## CENTER ON BUDGET AND POLICY PRIORITIES

CHANGES IN HUD FAIR MARKET RENTS FROM FISCAL YEAR 2004 TO FISCAL YEAR 2005												
West Virginia												
	Two-Bedroom Fair Market Rent			Three-Bedroom Fair Market Rent			Four-Bedroom Fair Market Rent					
County	2004	2005	Change from 2004 to 2005	2004	2005	Change from 2004 to 2005	2004	2005	Change from 2004 to 2005			
Barbour County	\$389	\$422	8.5%	50000.0%	55300.0%	10.6%	\$582	\$569	-2.2%			
Berkeley County	\$609	\$619	1.6%	76200.0%	82100.0%	7.7%	\$856	\$982	14.7%			
Boone County	\$389	\$410	5.4%	50000.0%	50700.0%	1.4%	\$582	\$562	-3.4%			
Braxton County	\$389	\$422	8.5%	50000.0%	55300.0%	10.6%	\$582	\$569	-2.2%			
Brooke County	\$457	\$461	0.9%	58200.0%	57600.0%	-1.0%	\$649	\$625	-3.7%			
Cabell County	\$472	\$483	2.3%	60200.0%	59700.0%	-0.8%	\$663	\$617	-6.9%			
Calhoun County	\$389	\$471	21.1%	50000.0%	61900.0%	23.8%	\$582	\$703	20.8%			
Clay County	\$389	\$531	36.5%	50000.0%	69500.0%	39.0%	\$582	\$716	23.0%			
Doddridge County	\$389	\$465	19.5%	50000.0%	55700.0%	11.4%	\$582	\$662	13.7%			
Fayette County	\$389	\$443	13.9%	50000.0%	54800.0%	9.6%	\$582	\$589	1.2%			
Gilmer County	\$389	\$422	8.5%	50000.0%	55300.0%	10.6%	\$582	\$569	-2.2%			
Grant County	\$389	\$507	30.3%	50000.0%	66400.0%	32.8%	\$582	\$824	41.6%			
Greenbrier County	\$402	\$446	10.9%	50200.0%	53600.0%	6.8%	\$582	\$705	21.1%			
Hampshire County	\$391	\$507	29.7%	51300.0%	66400.0%	29.4%	\$582	\$824	41.6%			
Hancock County	\$457	\$461	0.9%	58200.0%	57600.0%	-1.0%	\$649	\$625	-3.7%			
Hardy County	\$389	\$507	30.3%	50000.0%	66400.0%	32.8%	\$582	\$824	41.6%			
Harrison County	\$427	\$462	8.2%	53300.0%	57900.0%	8.6%	\$640	\$647	1.1%			
Jackson County	\$389	\$471	21.1%	53200.0%	61900.0%	16.4%	\$582	\$703	20.8%			
Jefferson County	\$672	\$598	-11.0%	87400.0%	87300.0%	-0.1%	\$990	\$1,051	6.2%			
Kanawha County	\$531	\$541	1.9%	72900.0%	72600.0%		\$797	\$747				
Lewis County	\$389	\$410	5.4%	50000.0%	51400.0%		\$582	\$529	-9.1%			
Lincoln County	\$389	\$421	8.2%	50000.0%	51600.0%		\$582	\$531	-8.8%			
Logan County	\$389	\$437	12.3%	50300.0%	53700.0%		\$595	\$552				
Marion County	\$426	\$490	15.0%	54500.0%	58600.0%	7.5%	\$629	\$714	13.5%			

Marshall County	\$457	\$460	0.7%	58200.0%	57800.0%	-0.7%	\$649	\$675	4.0%
Mason County	\$389	\$382	-1.8%	50000.0%	48400.0%	-3.2%	\$597	\$517	-13.4%
McDowell County	\$389	\$409	5.1%	50000.0%	55800.0%	11.6%	\$582	\$709	21.8%
Mercer County	\$389	\$420	8.0%	50000.0%	56800.0%	13.6%	\$582	\$719	23.5%
Mineral County	\$539	\$439	-18.6%	71200.0%	59200.0%	-16.9%	\$812	\$691	-14.9%
Mingo County	\$389	\$407	4.6%	50000.0%	51300.0%	2.6%	\$589	\$666	13.1%
Monongalia County	\$463	\$513	10.8%	64000.0%	67200.0%	5.0%	\$756	\$781	3.3%
Monroe County	\$389	\$439	12.9%	50000.0%	54700.0%	9.4%	\$582	\$566	-2.7%
Morgan County	\$470	\$507	7.9%	59000.0%	66400.0%	12.5%	\$657	\$824	25.4%
Nicholas County	\$389	\$426	9.5%	50000.0%	54200.0%	8.4%	\$582	\$593	1.9%
Ohio County	\$457	\$460	0.7%	58200.0%	57800.0%	-0.7%	\$649	\$675	4.0%
Pendleton County	\$389	\$507	30.3%	50000.0%	66400.0%	32.8%	\$582	\$824	41.6%
Pleasants County	\$389	\$471	21.1%	50000.0%	61900.0%	23.8%	\$596	\$703	18.0%
Pocahontas County	\$389	\$438	12.6%	50000.0%	53600.0%	7.2%	\$582	\$636	9.3%
Preston County	\$389	\$499	28.3%	50000.0%	64700.0%	29.4%	\$582	\$755	29.7%
Putnam County	\$531	\$541	1.9%	72900.0%	72600.0%	-0.4%	\$797	\$747	-6.3%
Raleigh County	\$433	\$451	4.2%	55800.0%	57600.0%	3.2%	\$653	\$593	-9.2%
Randolph County	\$389	\$455	17.0%	50000.0%	58700.0%	17.4%	\$582	\$604	3.8%
Ritchie County	\$389	\$471	21.1%	50000.0%	61900.0%	23.8%	\$582	\$703	20.8%
Roane County	\$389	\$471	21.1%	50000.0%	61900.0%	23.8%	\$582	\$703	20.8%
Summers County	\$389	\$439	12.9%	50000.0%	54700.0%	9.4%	\$582	\$566	-2.7%
Taylor County	\$395	\$465	17.7%	50000.0%	55700.0%	11.4%	\$582	\$662	13.7%
Tucker County	\$389	\$422	8.5%	50000.0%	55300.0%	10.6%	\$582	\$569	-2.2%
Tyler County	\$409	\$471	15.2%	51100.0%	61900.0%	21.1%	\$582	\$703	20.8%
Upshur County	\$391	\$446	14.1%	50000.0%	59900.0%	19.8%	\$582	\$618	6.2%
Wayne County	\$472	\$483	2.3%	60200.0%	59700.0%	-0.8%	\$663	\$617	-6.9%
Webster County	\$389	\$438	12.6%	50000.0%	53600.0%	7.2%	\$582	\$636	9.3%
Wetzel County	\$420	\$400	-4.8%	52400.0%	50900.0%	-2.9%	\$660	\$579	-12.3%
Wirt County	\$389	\$471	21.1%	50000.0%	61900.0%	23.8%	\$582	\$703	20.8%
Wood County	\$452	\$488	8.0%	58600.0%	64400.0%	9.9%	\$635	\$723	13.9%
Wyoming County	\$389	\$409	5.1%	50000.0%	55800.0%	11.6%	\$582	\$709	21.8%

\*HUD recently conducted a Random Digit Dialing survey of rents in this area. However, the results of this survey were not available at the time that final 2005 FMRs were published. Housing agencies in this area have the option of using either 2004 or final 2005 FMRs until HUD publishes revised final FMRs based on the RDD survey.

Counties in yellow have a decrease of at least 9.1% in the FMR for at least one bedroom size shown. Decreases of this size are particularly significant because housing agencies are allowed to set payment standards (the maximum amount of rent a voucher can cover) between 90% and 110% of FMR. In areas where the FMR decrease is 9.1% or more (that is, where 110% of the 2005 FMR is less than 100% of the 2004 FMR), housing agencies will have to reduce the amount of rent vouchers can cover unless the agency gets special approval from HUD or happens to have a current

payment standard below 100% of the FMR.

Note: For background information on Fair Market Rents and discussion of the implications of Fair Market Rent changes for participants in the Housing Voucher Program and other federal housing programs, see www.cbpp.org/10-12-04hous.htm. For data on Fair Market Rents for other bedroom sizes see www.nlihc.org/2005fmrs/index.htm.