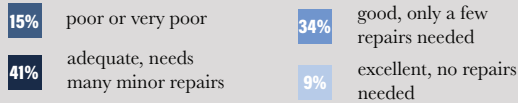
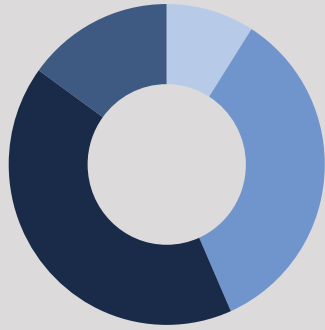


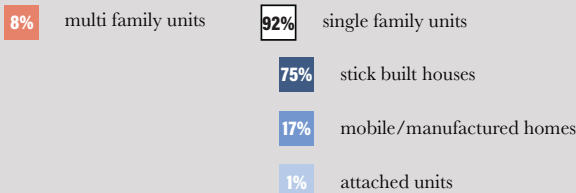
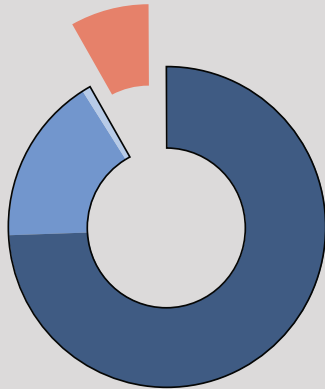
# 2020 Barbour County Housing Assessment Summary



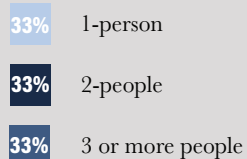
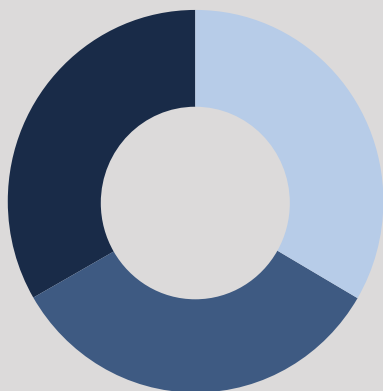
## Condition of Housing Stock



## Housing Type



## Size of Households



## Finding #1

**Many county residents can not find an affordable unit to purchase or afford to rent.**

Workers in 7 of the 10 most common occupations in Barbour County are not able to afford to purchase a house in the county (average costs of \$945/month.) Similarly, workers in 3 of the top 10 occupations would struggle to afford a median rent (\$558/month) in the county.

These groups include retail workers, office clerks, cashiers, construction labor, wait staff, personal care aides, and food prep/service workers. Affordability is defined as housing that costs 30% or less of a household's total monthly income.

## Finding #2

**Prospective residents have a hard time moving to Barbour County.**

Low for-sale inventory and few rental units combined with poor quality of many of the for-sale and for-rent units\* make it hard for employees, families, and students to find a place to live in Barbour County.

\*see top left graph for condition of housing stock

## Finding #3

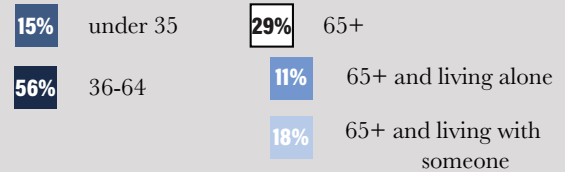
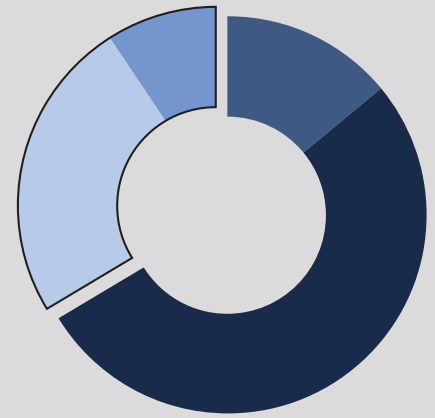
**The housing market is constricted by a lack of good housing options for all segments of the population.**

Low rents despite reported need and market vacancy rates indicate the available stock is likely limited, in poor condition, or a location mismatch.

While the average family size has gotten smaller the size of older houses has remained the same creating a mismatch. At the same time, elderly residents have few downsizing options and so must remain living in family-sized houses that they struggle to maintain.



## Age of Head of Household



## Next Steps

### Demand Segments

**New Households:** There is potential for at least 46 new households to locate into Barbour County in the next seven years based on job growth projections.

**Low/Fixed Income Housing:** Barbour County needs 400 units of housing affordable for low or fixed-income households. Low income is defined as households earning less than 80% of the Area Median Income (AMI) which, for Barbour County is \$30,350 for a single person or \$43,350 for a 4-person household.

**Senior Housing:** 1,900 existing households are headed by someone 65 or older. See top right graph.

The most viable development will combine the needs of all three of the above mentioned areas of demand.

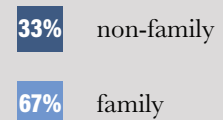
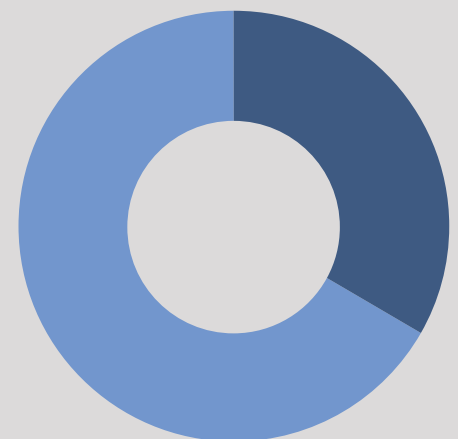
Efforts should first provide new, affordable housing to loosen market and allow households mobility to upgrade/downsize, then re-invest in existing housing units.

Housing challenges will intensify without active leadership efforts by community members, civic leaders, and both for-profit and non-profit developers.

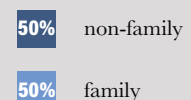
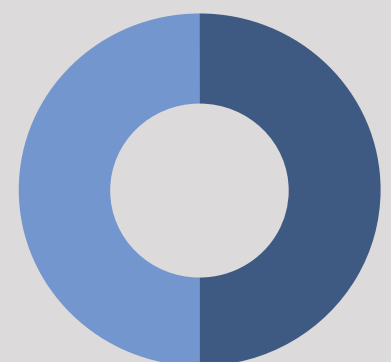
Low and moderate income units will require support, resources, and subsidies from local, state, and/or federal governments.

Housing and community development initiatives go hand in hand to attract and anchor residents.

## Household Type - Barbour County



## Household Type - Philippi City Only



# information & resources

This document contains a summary of the data and conclusions from the Barbour County Housing Assessment Study completed by Woodlands Development & Lending, the Barbour County Development Authority, WVU Extension Service, and the Virginia Center for Housing Research at Virginia Tech.

Complete copies of the study are available at the Woodlands office (address below), at the Barbour County Development Authority office (address below) and online at [www.wdgv.org](http://www.wdgv.org).

The study team analyzed market-wide housing data and conducted interviews with local housing experts and those who understand existing and future need. The team compared Barbour County and county cities to the regional housing market delineated using commuting pattern data. The regional market includes Harrison, Lewis, Marion, Monongalia, Preston, Randolph, Taylor, Tucker, and Upshur counties and neighboring population centers.

The study was funded by the Barbour County Commission, WV Housing Development Fund, Partner Community Capital REDI, and Century Mine. Research was conducted between 2018 and 2020.



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