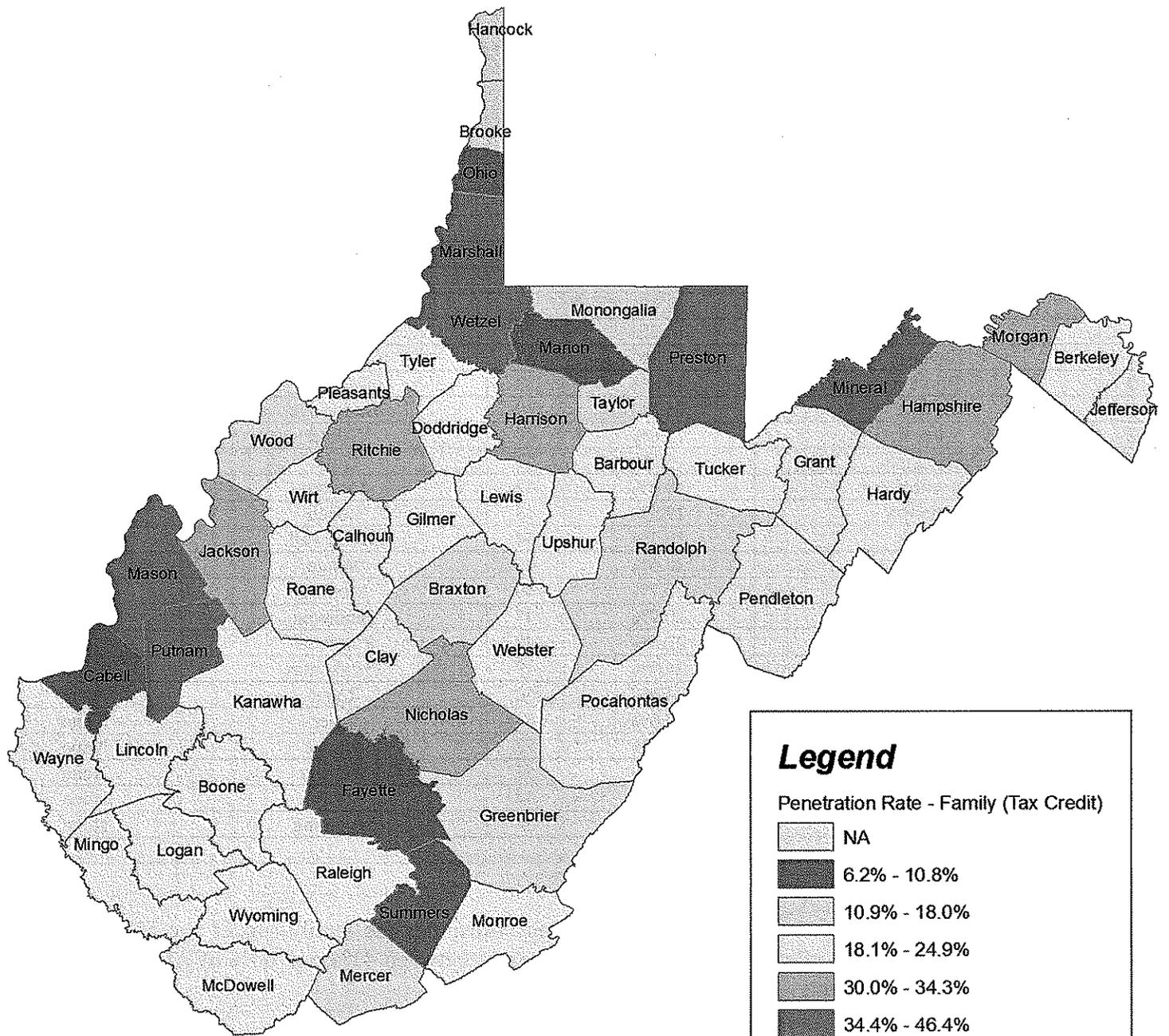## Family (Under Age 55) Penetration Rate Comparison – 2014: Tax Credit (41% - 60% AMHI)

Rank	County	Penetration Rate	Rank	County	Penetration Rate
1	Fayette	6.2%	29	Preston	38.1%
2	Ohio	8.0%	30	Marshall	39.5%
3	Summers	8.5%	31	Putnam	40.3%
4	Marion	9.3%	32	Mineral	43.0%
5	Cabell	10.8%	33	Mason	45.5%
6	Randolph	13.9%	34	Wetzel	46.4%
7	Taylor	14.0%	35	Barbour	None
8	Wood	14.2%	36	Boone	None
9	Hancock	15.7%	37	Calhoun	None
10	Braxton	15.8%	38	Clay	None
11	Brooke	15.8%	39	Doddridge	None
12	Mercer	15.8%	40	Gilmer	None
13	Monongalia	16.5%	41	Grant	None
14	Greenbrier	18.0%	42	Lincoln	None
15	Kanawha	19.2%	43	Logan	None
16	Tucker	19.7%	44	McDowell	None
17	Upshur	20.6%	45	Mingo	None
18	Hardy	20.7%	46	Monroe	None
19	Jefferson	20.9%	47	Pendleton	None
20	Raleigh	22.6%	48	Pleasants	None
21	Berkeley	24.9%	49	Pocahontas	None
22	Lewis	24.9%	50	Roane	None
23	Ritchie	27.5%	51	Tyler	None
24	Harrison	28.1%	52	Wayne	None
25	Morgan	28.6%	53	Webster	None
26	Nicholas	32.8%	54	Wirt	None
27	Hampshire	33.1%	55	Wyoming	None
28	Jackson	34.3%			

Source: Vogt Santer Insights in-person field survey, HUD, Ribbon Demographics

The thematic map on the following page illustrates the family (under age 55) penetration rate for households with incomes between 41% and 60% of AMHI in each county.
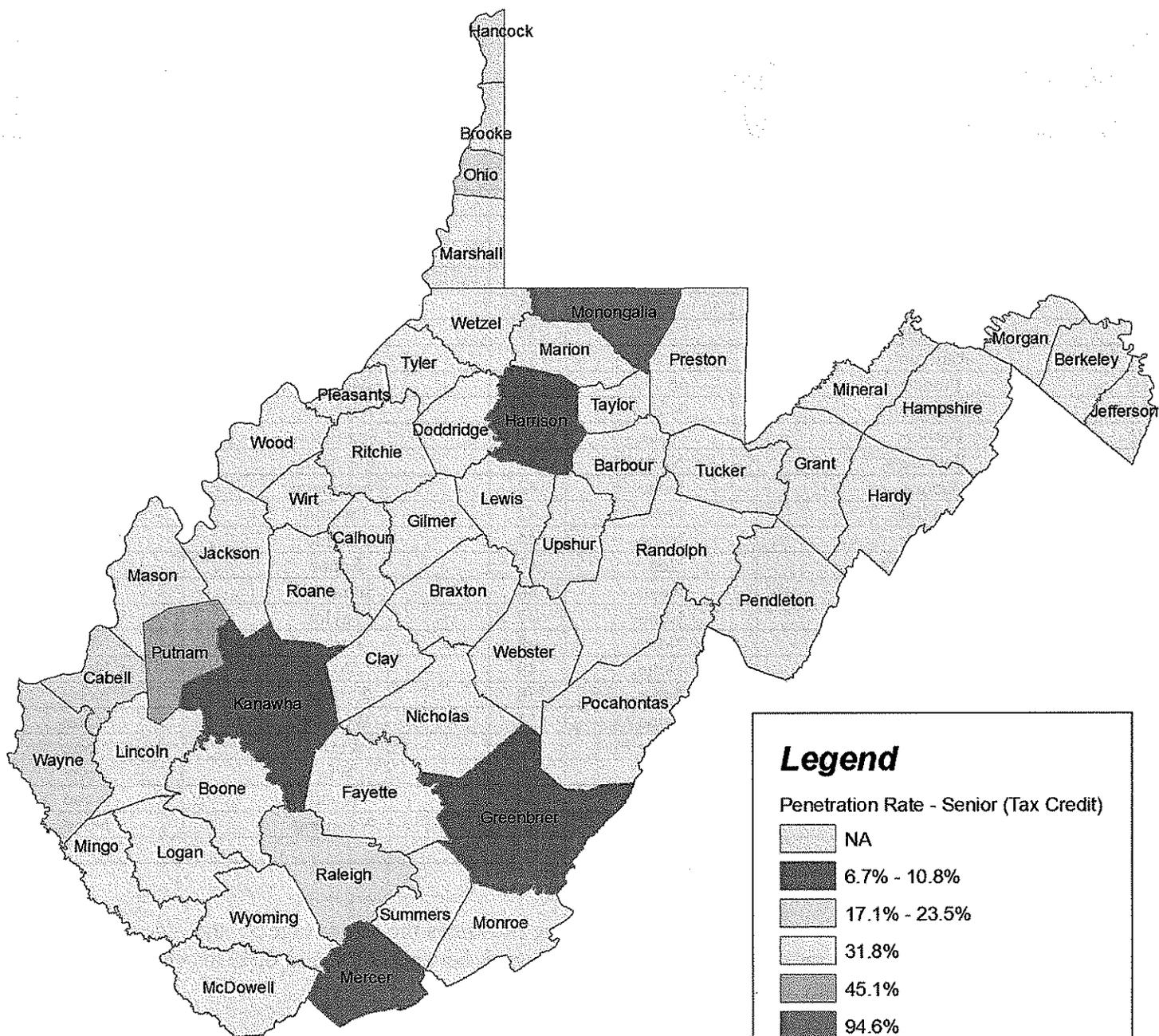
West Virginia Housing Development Fund

Vogt Santer Insights

Legend

Penetration Rate - Family (Tax Credit)

- NA
- 6.2% - 10.8%
- 10.9% - 18.0%
- 18.1% - 24.9%
- 30.0% - 34.3%
- 34.4% - 46.4%

West Virginia Housing
Development Fund

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Rank	County	Penetration Rate	Rank	County	Penetration Rate
1	Mercer	6.7%	29	Lincoln	None
2	Harrison	8.5%	30	Logan	None
3	Kanawha	8.8%	31	Marion	None
4	Greenbrier	10.8%	32	Marshall	None
5	Wayne	17.1%	33	Mason	None
6	Raleigh	18.6%	34	McDowell	None
7	Ohio	19.0%	35	Mineral	None
8	Cabell	23.5%	36	Mingo	None
9	Randolph	31.8%	37	Monroe	None
10	Putnam	45.1%	38	Morgan	None
11	Monongalia	94.6%	39	Nicholas	None
12	Barbour	None	40	Pendleton	None
13	Berkeley	None	41	Pleasants	None
14	Boone	None	42	Pocahontas	None
15	Braxton	None	43	Preston	None
16	Brooke	None	44	Ritchie	None
17	Calhoun	None	45	Roane	None
18	Clay	None	46	Summers	None
19	Doddridge	None	47	Taylor	None
20	Fayette	None	48	Tucker	None
21	Gilmer	None	49	Tyler	None
22	Grant	None	50	Upshur	None
23	Hampshire	None	51	Webster	None
24	Hancock	None	52	Wetzel	None
25	Hardy	None	53	Wirt	None
26	Jackson	None	54	Wood	None
27	Jefferson	None	55	Wyoming	None
28	Lewis	None			

Source: Vogt Santer Insights in-person field survey, HUD, Ribbon Demographics

The thematic map on the following page illustrates the senior (age 55 and older) penetration rate for households with incomes between 41% and 60% of AMHI in each county.

West Virginia Housing Development Fund

Vogt Santer Insights

Legend

Penetration Rate - Senior (Tax Credit)

- NA
- 6.7% - 10.8%
- 17.1% - 23.5%
- 31.8%
- 45.1%
- 94.6%

West Virginia Housing
Development Fund

Vogt Santer
Insights

Potential "Un-Met" Housing Need

The "un-met" housing need considers the penetration rate calculations and establishes the potential number of qualified renter households not being served by the various affordable housing programs. The *potential* "un-met" housing estimate is determined by subtracting the number of existing affordable rental units from the number of income-eligible renter households. These tables report the overall *potential* "un-met" housing need for each county. Note that any new product will capture only a fraction of the overall potential "un-met" housing need.
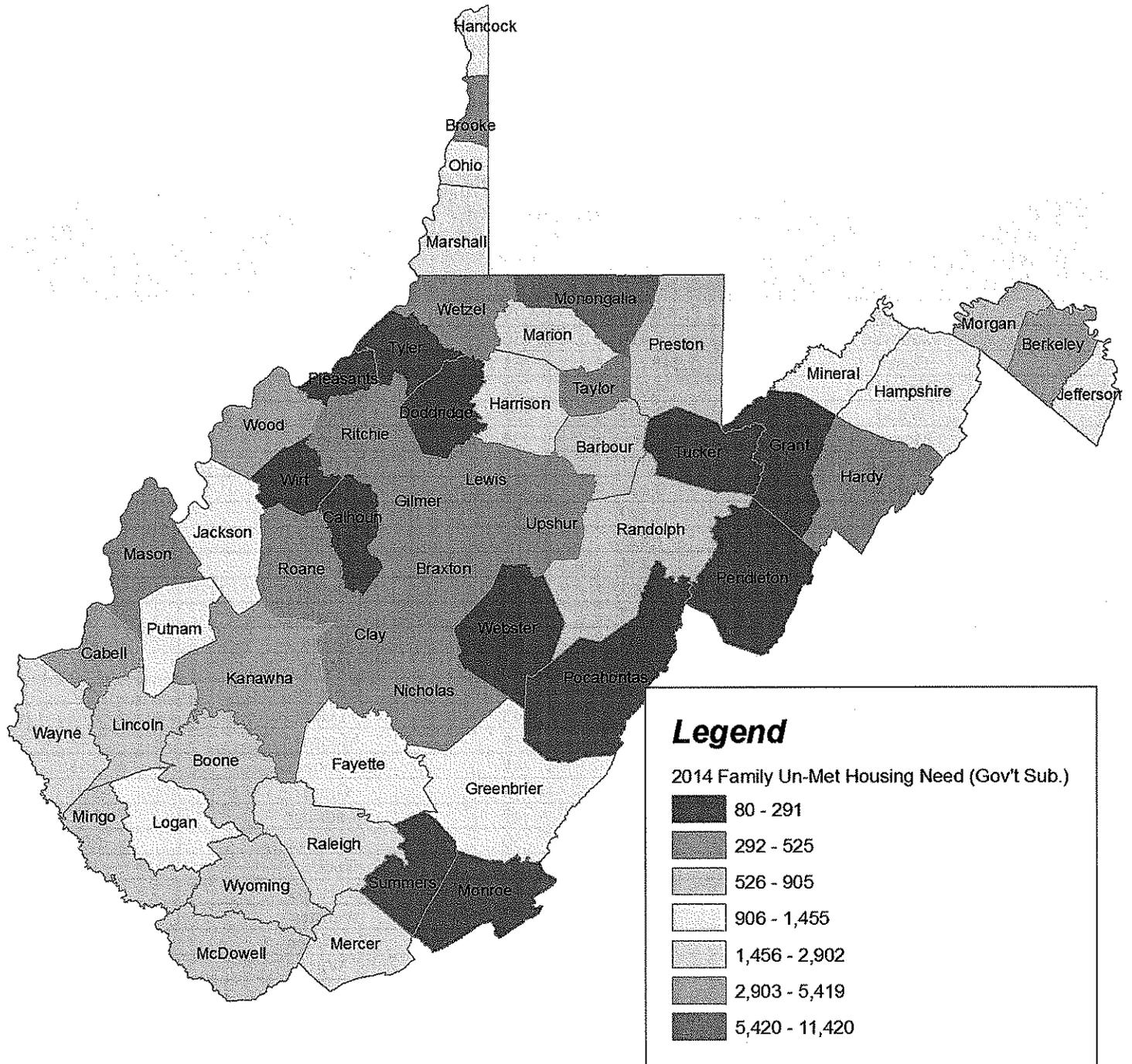
Family (Under Age 55) Potential "Un-Met" Housing Need – 2014: Government-Subsidized (0% - 50% AMHI)					
Rank	County	"Un-Met" Need Number	Rank	County	"Un-Met" Need Number
1	Monongalia	11,420 (6,256)	29	Boone	661
2	Kanawha	5,419	30	Barbour	627
3	Cabell	5,248 (3,826)	31	Roane	525
4	Berkeley	4,062	32	Upshur	514
5	Wood	3,793	33	Wetzel	507
6	Mercer	2,902	34	Brooke	505
7	Harrison	2,451	35	Nicholas	451
8	Marion	2,431	36	Mason	445
9	Raleigh	2,029	37	Braxton	438
10	Wayne	1,823	38	Gilmer	405
11	Ohio	1,455	39	Clay	380
12	Jefferson	1,403	40	Ritchie	353
13	Fayette	1,377	41	Lewis	352
14	Logan	1,355	42	Taylor	349
15	Greenbrier	1,272	43	Hardy	321
16	Hampshire	1,160	44	Calhoun	291
17	Putnam	1,041	45	Tyler	272
18	Hancock	1,006	46	Monroe	262
19	Marshall	989	47	Pocahontas	261
20	Mineral	984	48	Grant	260
21	Jackson	971	49	Doddridge	242
22	Randolph	905	50	Summers	203
23	Lincoln	808	51	Tucker	186
24	Preston	799	52	Pleasants	171
25	McDowell	794	53	Webster	160
26	Mingo	715	54	Pendleton	144
27	Wyoming	709	55	Wirt	80
28	Morgan	708			

Source: Vogt Santer Insights in-person field survey, HUD, Ribbon Demographics
The "un-met" need in red excludes the estimated share of renter households under age of 25 to compensate for low-income college students

West Virginia Housing
Development Fund

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    Insights

The thematic map below illustrates the family (under age 55) "un-met" housing need among units targeting households with incomes between 0% and 50% of AMHI in each county.

Legend

2014 Family Un-Met Housing Need (Gov't Sub.)

▓	80 - 291
▓	292 - 525
░	526 - 905
□	906 - 1,455
░	1,456 - 2,902
▓	2,903 - 5,419
▓	5,420 - 11,420

West Virginia Housing
Development Fund

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Insights

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Rank	County	"Un-Met" Need Number	Rank	County	"Un-Met" Need Number
1	Kanawha	2,826	29	Nicholas	321
2	Cabell	1,717	30	Braxton	320
3	Berkeley	1,419	31	Lewis	276
4	Wood	1,124	32	Taylor	261
5	Raleigh	1,115	33	Mingo	243
6	Harrison	1,097	34	Hardy	238
7	Mercer	916	35	Roane	230
8	Mineral	731	36	Jackson	226
9	Hancock	664	37	Brooke	209
10	Fayette	599	38	Putnam	200
11	Wayne	594	39	Summers	200
12	Monongalia	569	40	Calhoun	193
13	Ohio	550	41	Wyoming	179
14	Marion	522	42	Clay	175
15	Marshall	516	43	Pendleton	170
16	Hampshire	512	44	Barbour	160
17	Logan	493	45	Pocahontas	142
18	Greenbrier	483	46	Gilmer	135
19	Jefferson	481	47	Monroe	135
20	Randolph	439	48	Grant	133
21	Boone	394	49	Webster	130
22	Upshur	374	50	Tyler	126
23	Morgan	356	51	Ritchie	114
24	Mason	345	52	Doddridge	108
25	McDowell	332	53	Pleasants	108
26	Lincoln	327	54	Wirt	85
27	Preston	322	55	Tucker	74
28	Wetzel	322			

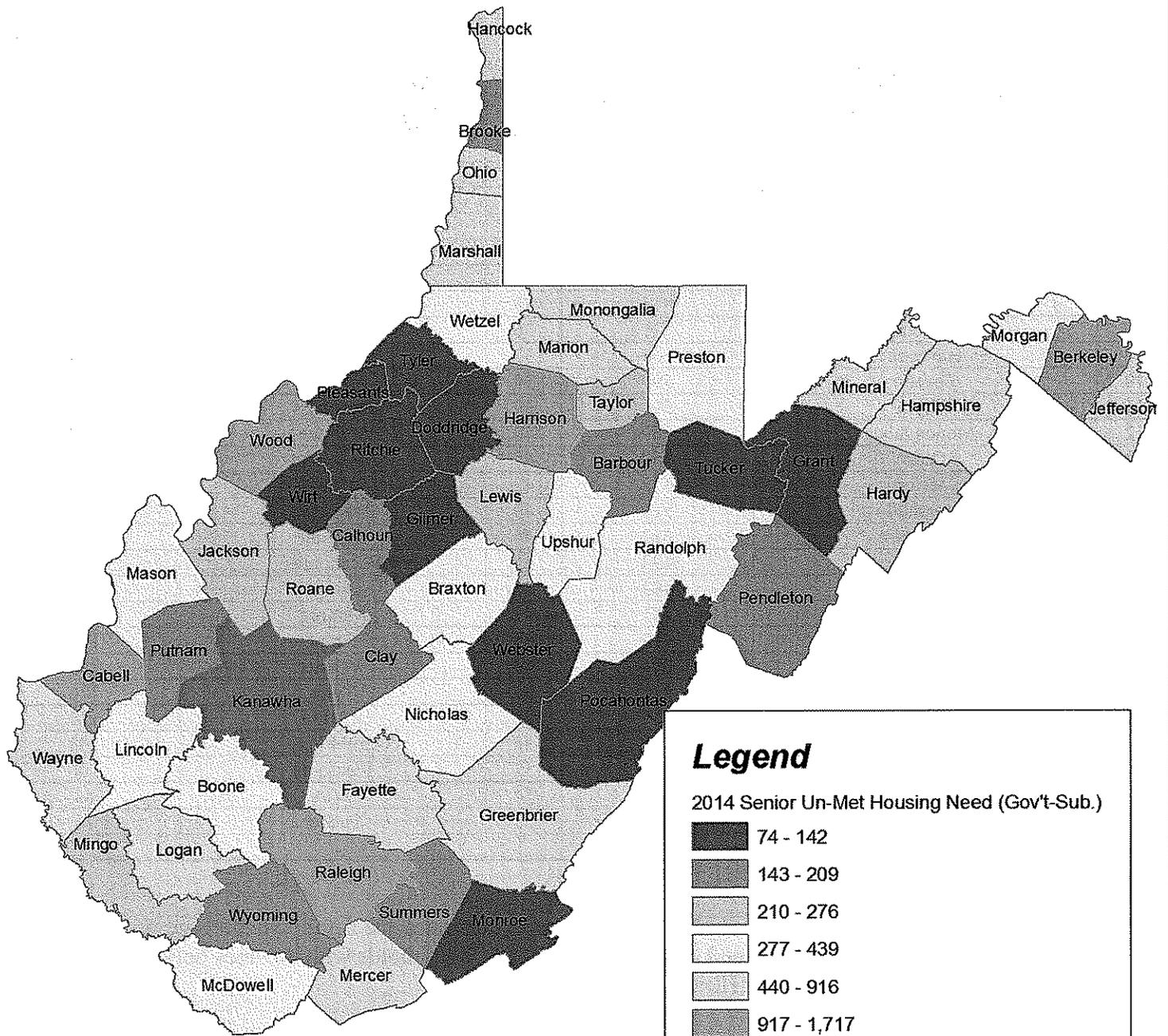Source: Vogt Santer Insights in-person field survey, HUD, Ribbon Demographics

The thematic map on the following page illustrates the family (under age 55) "un-met" housing need among units targeting households with incomes between 0% and 50% of AMHI in each county.

West Virginia Housing Development Fund
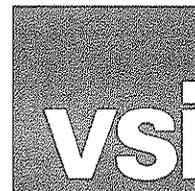
Vogt Santer Insights

Legend

2014 Senior Un-Met Housing Need (Gov't-Sub.)

	74 - 142
	143 - 209
	210 - 276
	277 - 439
	440 - 916
	917 - 1,717
	1,718 - 2,826

West Virginia Housing
Development Fund

VS Vogt Santer
Insights

	Family (Under Age 55) Potential "Un-Met" Housing Need – 2014: Tax Credit (41% - 60% AMHI)				
Rank	County	"Un-Met" Need Number	Rank	County	"Un-Met" Need Number
1	Kanawha	2,684	29	Jackson	180
2	Monongalia	1,864	30	Boone	173
3	Cabell	1,798	31	Barbour	170
4	Berkeley	1,487	32	Braxton	170
5	Wood	1,060	33	Lewis	169
6	Raleigh	774	34	McDowell	165
7	Marion	759	35	Lincoln	161
8	Mercer	704	36	Morgan	157
9	Ohio	666	37	Mineral	154
10	Jefferson	619	38	Mason	134
11	Harrison	583	39	Roane	121
12	Wayne	534	40	Gilmer	119
13	Fayette	487	41	Summers	118
14	Hancock	445	42	Wetzel	104
15	Greenbrier	438	43	Monroe	102
16	Logan	412	44	Hampshire	101
17	Putnam	368	45	Pocahontas	100
18	Mingo	320	46	Ritchie	100
19	Randolph	310	47	Pendleton	94
20	Marshall	277	48	Clay	93
21	Preston	273	49	Calhoun	90
22	Brooke	229	50	Tyler	87
23	Grant	210	51	Tucker	61
24	Upshur	193	52	Pleasants	54
25	Hardy	191	53	Webster	52
26	Wyoming	189	54	Wirt	49
27	Taylor	185	55	Doddridge	43
28	Nicholas	184			

Source: Vogt Santer Insights in-person field survey, HUD, Ribbon Demographics

The thematic map on the following page illustrates the family (under age 55) "un-met" housing need among units targeting households with incomes between 41% and 60% of AMHI in each county.

West Virginia Housing Development Fund

Vogt Santer Insights

Legend

2014 Family Un-Met Housing Need (Tax Credit)

	43 - 61
	62 - 134
	135 - 277
	278 - 487
	488 - 774
	775 - 1,487
	1,488 - 2,684

West Virginia Housing
Development Fund

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Rank	County	"Un-Met" Need Number	Rank	County	"Un-Met" Need Number
1	Kanawha	1,332	29	Braxton	122
2	Wood	590	30	Putnam	117
3	Cabell	489	31	Lincoln	113
4	Berkeley	466	32	Preston	105
5	Mercer	448	33	Taylor	102
6	Raleigh	429	34	Barbour	97
7	Ohio	427	35	Hardy	89
8	Harrison	344	36	Grant	85
9	Fayette	299	37	Morgan	84
10	Logan	291	38	Roane	84
11	Hancock	287	39	Calhoun	77
12	Greenbrier	264	40	Tyler	75
13	Mason	250	41	Hampshire	69
14	Jefferson	242	42	Summers	67
15	Marion	238	43	Pocahontas	66
16	Brooke	208	44	Wyoming	61
17	Lewis	195	45	Monroe	52
18	Wayne	194	46	Ritchie	49
19	Upshur	178	47	Pendleton	48
20	Mineral	168	48	Webster	48
21	Marshall	163	49	Pleasants	45
22	Nicholas	162	50	Clay	39
23	Mingo	161	51	Tucker	33
24	Jackson	159	52	Doddridge	32
25	Boone	147	53	Gilmer	32
26	McDowell	147	54	Wirt	29
27	Randolph	137	55	Monongalia	21
28	Wetzel	129			

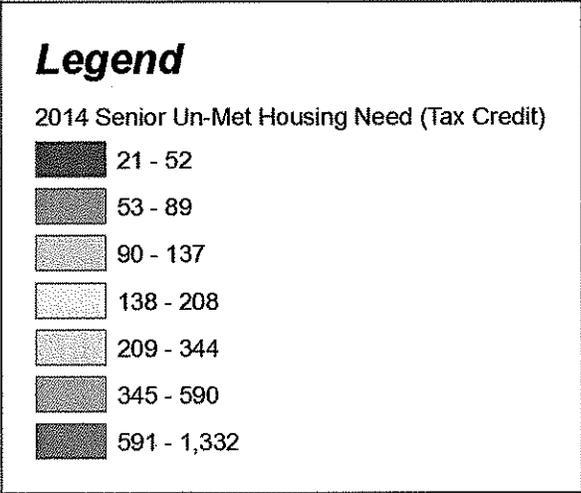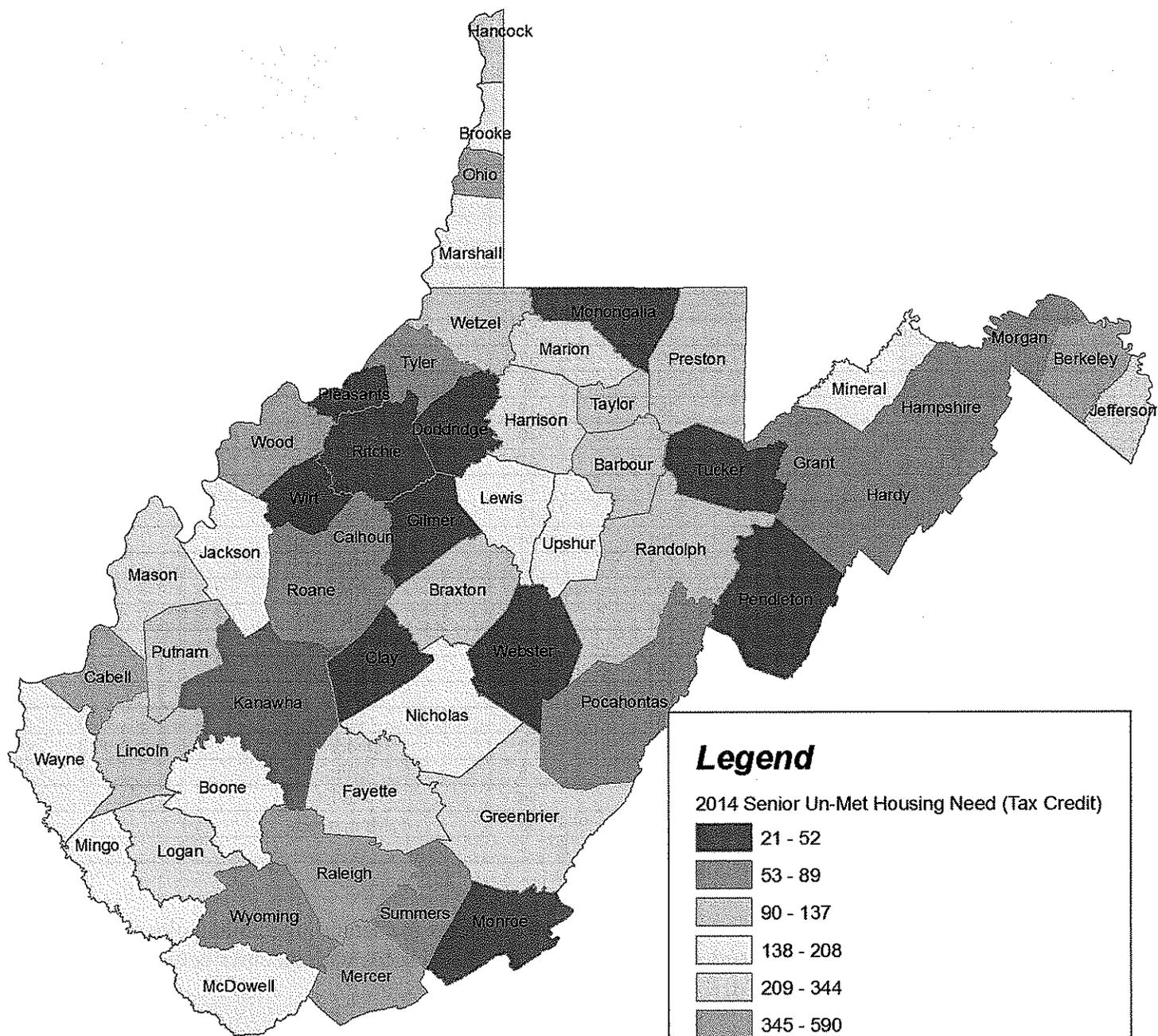Source: Vogt Santer Insights in-person field survey, HUD, Ribbon Demographics

The thematic map on the following page illustrates the senior (age 55 and older) "un-met" housing need among units targeting households with incomes between 41% and 60% of AMHI in each county.

West Virginia Housing Development Fund

Vogt Santer Insights

Legend

2014 Senior Un-Met Housing Need (Tax Credit)

- 21 - 52
- 53 - 89
- 90 - 137
- 138 - 208
- 209 - 344
- 345 - 590
- 591 - 1,332

West Virginia Housing
Development Fund

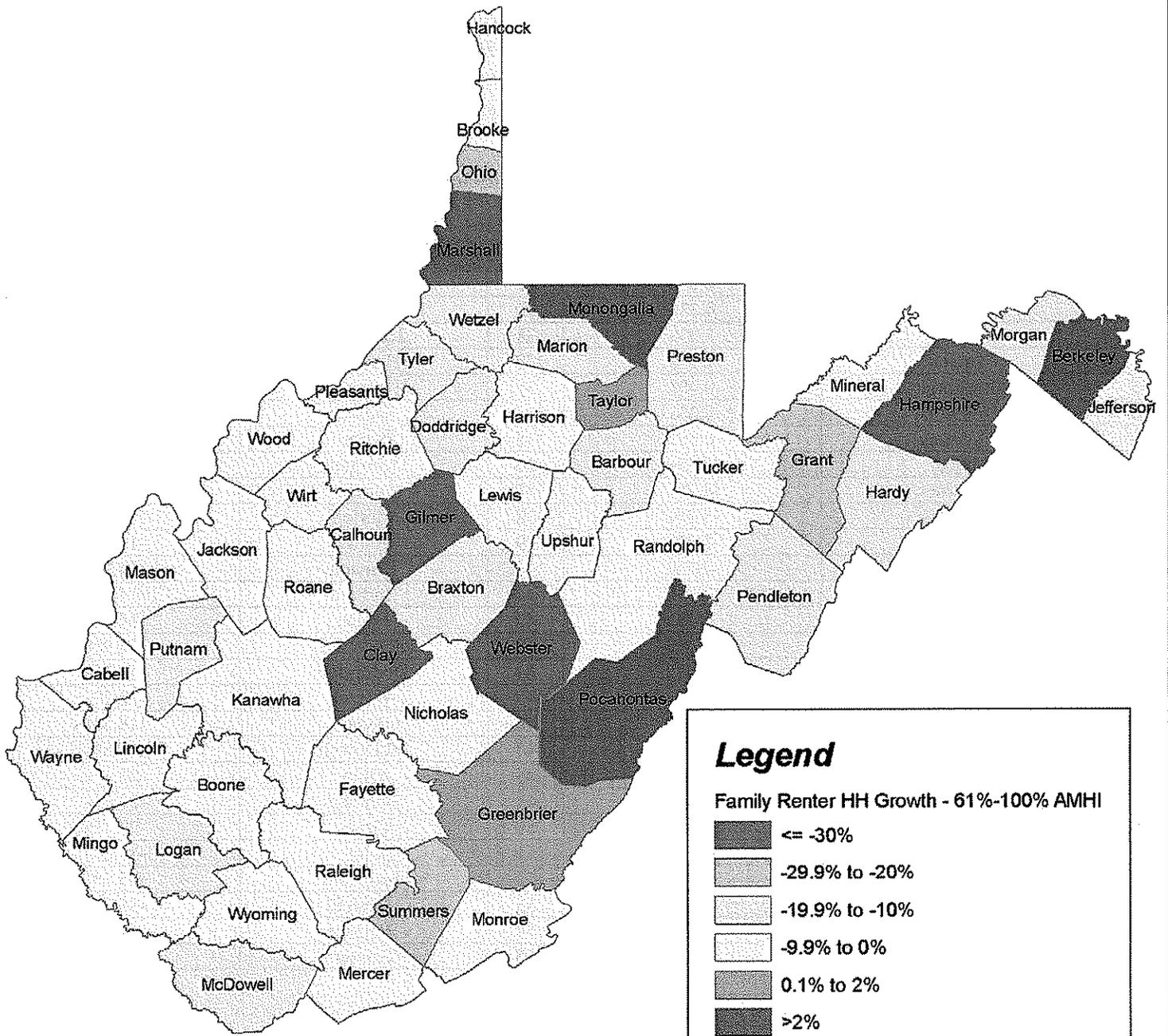VSI Vogt Santer
Insights

III-61
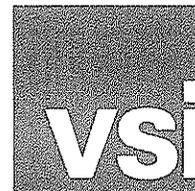
The next table illustrates the projected share of demographic growth among younger (under the age of 55) renter households with incomes between 61% and 100% of AMHI over the next five years (2014 to 2019). Typically, younger renter households with incomes between 61% and 100% of AMHI are the most likely demographic segment to qualify for and take advantage of the WVHDF first-time homebuyer loan program.

Family (Under Age 55) Renter Household Growth Projection (2014-2019) (61%-100% AMHI: Potential First-Time Homebuyer Income Target					
Rank	County	Growth Projection	Rank	County	Growth Projection
1	Monongalia	5.6%	29	Roane	-7.6%
2	Pocahontas	4.3%	30	Brooke	-8.9%
3	Berkeley	3.9%	31	Kanawha	-9.2%
4	Taylor	1.4%	32	Hancock	-9.5%
5	Greenbrier	0.4%	33	Harrison	-9.7%
6	Pleasants	0.0%	34	Calhoun	-10.2%
7	Wyoming	0.0%	35	Preston	-10.6%
8	Mercer	-1.3%	36	Morgan	-11.3%
9	Monroe	-1.7%	37	Putnam	-11.3%
10	Nicholas	-1.7%	38	Marion	-12.3%
11	Fayette	-2.5%	39	Hardy	-12.8%
12	Wayne	-2.7%	40	Braxton	-14.2%
13	Boone	-3.3%	41	Barbour	-14.6%
14	Lewis	-3.3%	42	Logan	-14.9%
15	Mineral	-3.3%	43	Pendleton	-14.9%
16	Randolph	-4.2%	44	Doddridge	-15.2%
17	Jackson	-4.9%	45	Wetzel	-18.2%
18	Wirt	-4.9%	46	Tyler	-18.3%
19	Tucker	-5.1%	47	McDowell	-19.8%
20	Wood	-5.8%	48	Ohio	-20.1%
21	Lincoln	-5.9%	49	Summers	-23.0%
22	Cabell	-6.1%	50	Grant	-27.1%
23	Mason	-6.5%	51	Clay	-33.6%
24	Mingo	-6.5%	52	Hampshire	-35.1%
25	Upshur	-6.7%	53	Marshall	-36.3%
26	Ritchie	-7.2%	54	Webster	-44.3%
27	Jefferson	-7.5%	55	Gilmer	-46.9%
28	Raleigh	-7.6%			

Source: HUD; ESRI; Ribbon Demographics, Vogt Santer Insights

The thematic map on the following page illustrates the family (under age 55) renter households growth projection between 2014 and 2019 among renter households with incomes between 61% and 100% of AMHI. The areas of greatest growth indication potential for first-time homebuyers.

Legend

Family Renter HH Growth - 61%-100% AMHI

▉	<= -30%
▓	-29.9% to -20%
░	-19.9% to -10%
☐	-9.9% to 0%
▒	0.1% to 2%
▉	>2%

West Virginia Housing
Development Fund

VSI Vogt Santer
Insights

The following table illustrates the total number of reported HMDA home loans made in 2012. Note that these loans are only the initial purchase and do not include refinancings.

Total HMDA-Reported Mortgage (Purchase*) Loans (2012)					
Rank	County	# of Loans	Rank	County	# of Loans
1	Kanawha	1,237	29	Lewis	88
2	Berkeley	1,161	30	Mason	85
3	Monongalia	968	31	Taylor	82
4	Putnam	651	32	Roane	73
5	Wood	606	33	Lincoln	72
6	Cabell	556	34	Mingo	69
7	Jefferson	529	35	Wetzel	69
8	Harrison	480	36	Hardy	68
9	Raleigh	438	37	Braxton	63
10	Marion	392	38	Wyoming	58
11	Ohio	308	39	Barbour	56
12	Mercer	275	40	Grant	46
13	Hancock	183	41	Monroe	43
14	Mineral	177	42	Pleasants	41
15	Greenbrier	175	43	Clay	40
16	Marshall	175	44	Tyler	35
17	Logan	171	45	Pocahontas	34
18	Wayne	170	46	Ritchie	28
19	Fayette	162	47	Doddridge	26
20	Upshur	158	48	Gilmer	24
21	Preston	156	49	Summers	24
22	Jackson	150	50	Pendleton	23
23	Nicholas	150	51	McDowell	21
24	Hampshire	134	52	Wirt	21
25	Brooke	102	53	Webster	18
26	Boone	97	54	Tucker	14
27	Randolph	96	55	Calhoun	11
28	Morgan	89			

Source: Federal Financial Institutions Examination Council; Home Mortgage Disclosure Act (HMDA) Data
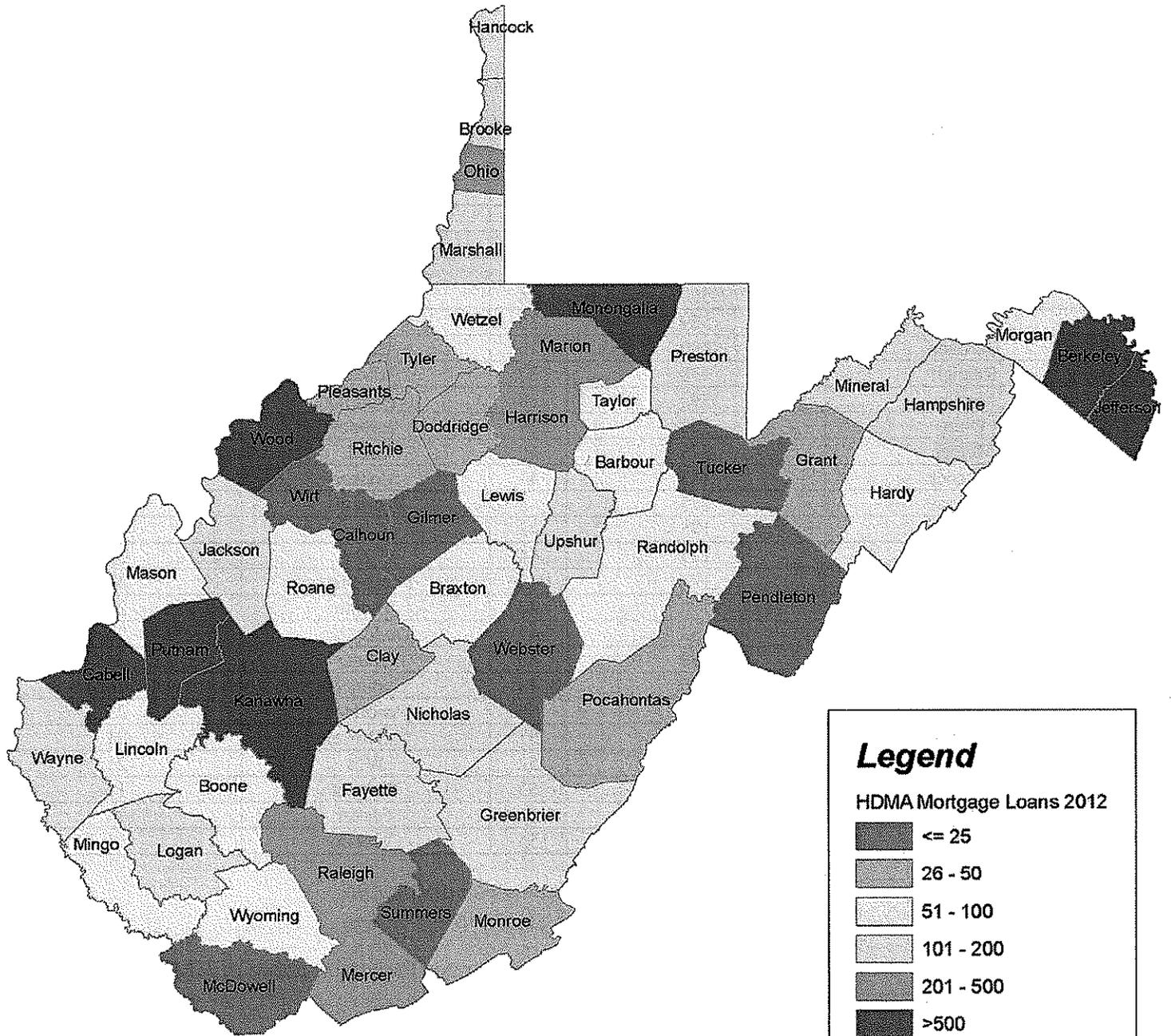*Loans represent purchase loans only, not re-finance loans

The thematic map on the following page illustrates the total number of HMDA-reported mortgage loans in each county.

West Virginia Housing
Development Fund

Vogt Santer
Insights

West Virginia Housing
Development Fund

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Insights

This table illustrates the total number of WVHDF first-time homebuyer mortgage loans originated in 2012.

Rank	County	# of Loans	Rank	County	# of Loans
Total WVHDF 1st-Time Homebuyer Mortgage Loans (2012)					
1	Kanawha	124	29	Hardy	2
2	Wood	78	30	Lincoln	2
3	Harrison	47	31	Logan	2
4	Monongalia	35	32	Mason	2
5	Berkeley	33	33	Ritchie	2
6	Marion	25	34	Boone	1
7	Fayette	19	35	Hampshire	1
8	Putnam	19	36	Lewis	1
9	Jefferson	14	37	Pendleton	1
10	Ohio	14	38	Randolph	1
11	Cabell	12	39	Tucker	1
12	Raleigh	10	40	Wirt	1
13	Jackson	9	41	Barbour	None
14	Mineral	7	42	Braxton	None
15	Wayne	7	43	Calhoun	None
16	Wetzel	7	44	Clay	None
17	Marshall	6	45	Doddridge	None
18	Pleasants	6	46	Gilmer	None
19	Upshur	6	47	Greenbrier	None
20	Morgan	5	48	McDowell	None
21	Nicholas	5	49	Mercer	None
22	Tyler	5	50	Mingo	None
23	Preston	4	51	Monroe	None
24	Hancock	3	52	Roane	None
25	Pocahontas	3	53	Summers	None
26	Taylor	3	54	Webster	None
27	Brooke	2	55	Wyoming	None
28	Grant	2			

Source: West Virginia Housing Development Fund (WVHDF)

The thematic map on the following page illustrates the total number of WVHDF first-time homebuyer mortgage loans in each county.

West Virginia Housing
Development Fund

Vogt Santer
Insights

Legend

1st-Time Homebuyer Mortgage Loans

- 0
- 1
- 2 - 5
- 6 - 10
- 11 - 20
- > 20

West Virginia Housing
Development Fund

VSI Vogt Santer
Insights

This table illustrates the share of WVHDF first-time homebuyer loans to the total number of HMDA mortgage loans in 2012.

Rank	County	Ratio	Rank	County	Ratio
Ratio of WVHDF 1st-Time Homebuyer Loans to HMDA Loans (2012)					
1	Hampshire	0.7%	28	Morgan	5.6%
2	Boone	1.0%	29	Jackson	6.0%
3	Randolph	1.0%	30	Marion	6.4%
4	Lewis	1.1%	31	Ritchie	7.1%
5	Logan	1.2%	32	Tucker	7.1%
6	Hancock	1.6%	33	Pocahontas	8.8%
7	Brooke	2.0%	34	Harrison	9.8%
8	Cabell	2.2%	35	Kanawha	10.0%
9	Raleigh	2.3%	36	Wetzel	10.1%
10	Mason	2.4%	37	Fayette	11.7%
11	Preston	2.6%	38	Wood	12.9%
12	Jefferson	2.6%	39	Tyler	14.3%
13	Lincoln	2.8%	40	Pleasants	14.6%
14	Berkeley	2.8%	41	Barbour	-
15	Putnam	2.9%	42	Braxton	-
16	Hardy	2.9%	43	Calhoun	-
17	Nicholas	3.3%	44	Clay	-
18	Marshall	3.4%	45	Doddridge	-
19	Monongalia	3.6%	46	Gilmer	-
20	Taylor	3.7%	47	Greenbrier	-
21	Upshur	3.8%	48	McDowell	-
22	Mineral	4.0%	49	Mercer	-
23	Wayne	4.1%	50	Mingo	-
24	Grant	4.3%	51	Monroe	-
25	Pendleton	4.3%	52	Roane	-
26	Ohio	4.5%	53	Summers	-
	West Virginia	**4.7%**	54	Webster	-
27	Wirt	4.8%	55	Wyoming	-

Source: West Virginia Housing Development Fund (WVHDF)

The thematic map on the following page illustrates the ratio of WVHDF first-time homebuyer loans to HMDA mortgage loans originated in 2012.

West Virginia Housing
Development Fund
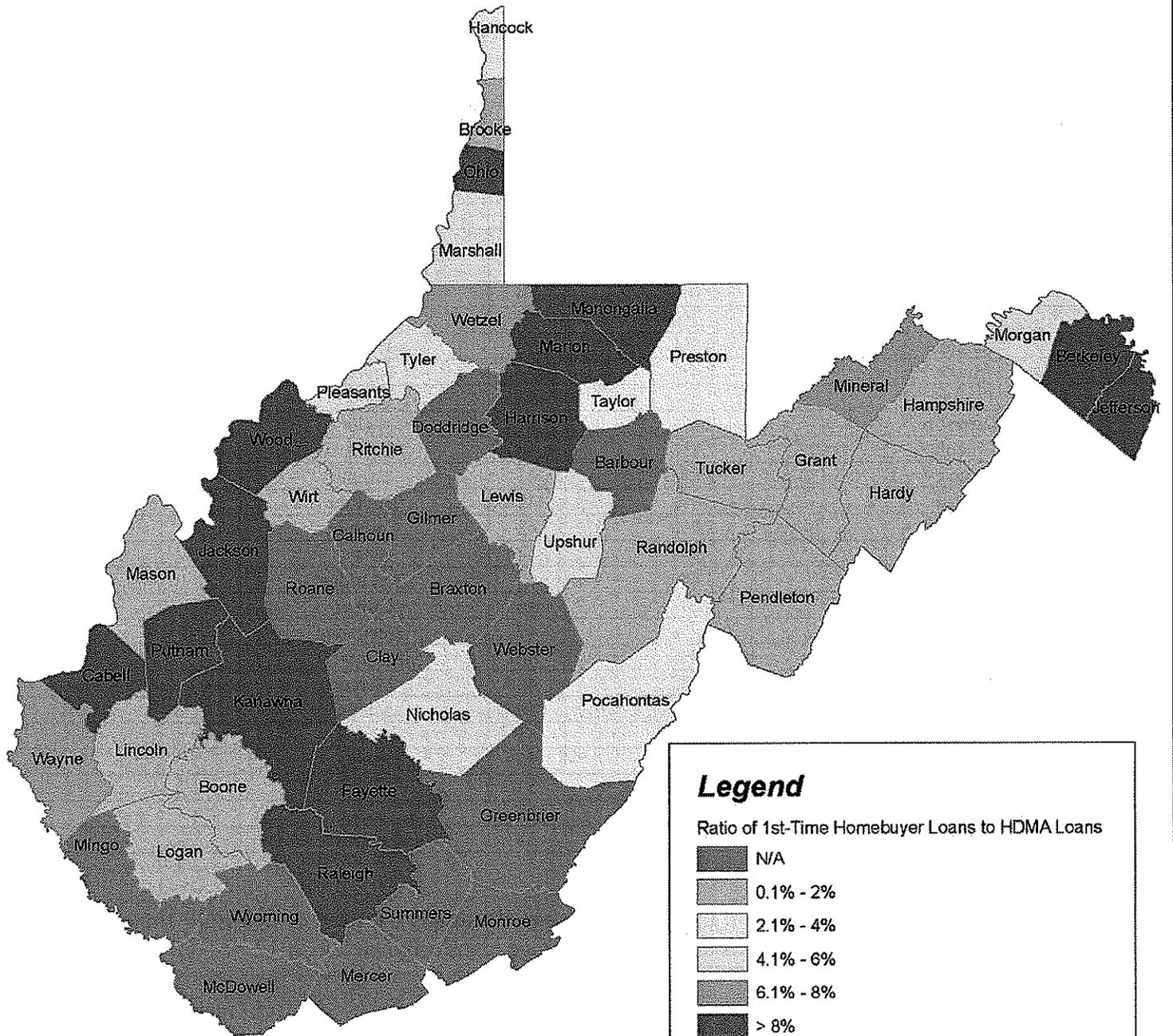
Vogt Santer
Insights

Legend

Ratio of 1st-Time Homebuyer Loans to HDMA Loans

- N/A
- 0.1% - 2%
- 2.1% - 4%
- 4.1% - 6%
- 6.1% - 8%
- > 8%

West Virginia Housing
Development Fund

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The following table illustrates the share of WVHDF first-time homebuyer loans to the total number of renter households under the age of 55 with incomes between 61% and 100% of AMHI. These renter households represent the likely pool of potential first-time homebuyers.
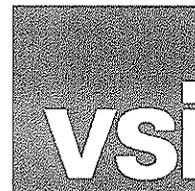
	Ratio of 2012 WVHDF 1st Time Homebuyer Loans to # of Renter Households with Income between 61% and 100% of AMHI				
Rank	County	Ratio	Rank	County	Ratio
1	Randolph	0.3%	28	Jackson	1.9%
2	Boone	0.3%	29	Putnam	2.4%
3	Lewis	0.4%	30	Kanawha	2.6%
4	Logan	0.4%	31	Marion	3.0%
5	Cabell	0.5%	32	Pocahontas	3.3%
6	Brooke	0.5%	33	Mineral	3.3%
7	Hancock	0.7%	34	Fayette	3.4%
8	Tucker	0.7%	35	Wetzel	3.9%
9	Mason	0.8%	36	Harrison	4.3%
10	Lincoln	0.8%	37	Morgan	4.7%
11	Raleigh	0.9%	38	Wood	5.2%
12	Upshur	1.2%	39	Tyler	7.0%
13	Marshall	1.2%	40	Pleasants	12.8%
14	Preston	1.3%	41	Barbour	-
15	Hampshire	1.3%	42	Braxton	-
16	Ritchie	1.3%	43	Calhoun	-
17	Pendleton	1.4%	44	Clay	-
18	Taylor	1.4%	45	Doddridge	-
19	Monongalia	1.5%	46	Gilmer	-
20	Wayne	1.6%	47	Greenbrier	-
21	Hardy	1.6%	48	McDowell	-
22	Jefferson	1.6%	49	Mercer	-
23	Wirt	1.6%	50	Mingo	-
24	Berkeley	1.7%	51	Monroe	-
25	Grant	1.7%	52	Roane	-
26	Nicholas	1.7%	53	Summers	-
27	Ohio	1.8%	54	Webster	-
	West Virginia	**1.8%**	55	Wyoming	-

Source: West Virginia Housing Development Fund (WVHDF); HUD; ESRI; Ribbon Demographics

The thematic map on the following page illustrates the ratio of WVHDF first-time homebuyer loans to the number of renter households in each county with incomes between 61% and 100% of AMHI for each respective county.

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Legend

Ratio of 1st-Time HB Loans to Renters with Income 61-100% of AMHI

- N/A
- 0.1% - 1%
- 1.1% - 2%
- 2.1% - 3%
- 3.1% - 4%
- > 4.0%

West Virginia Housing
Development Fund

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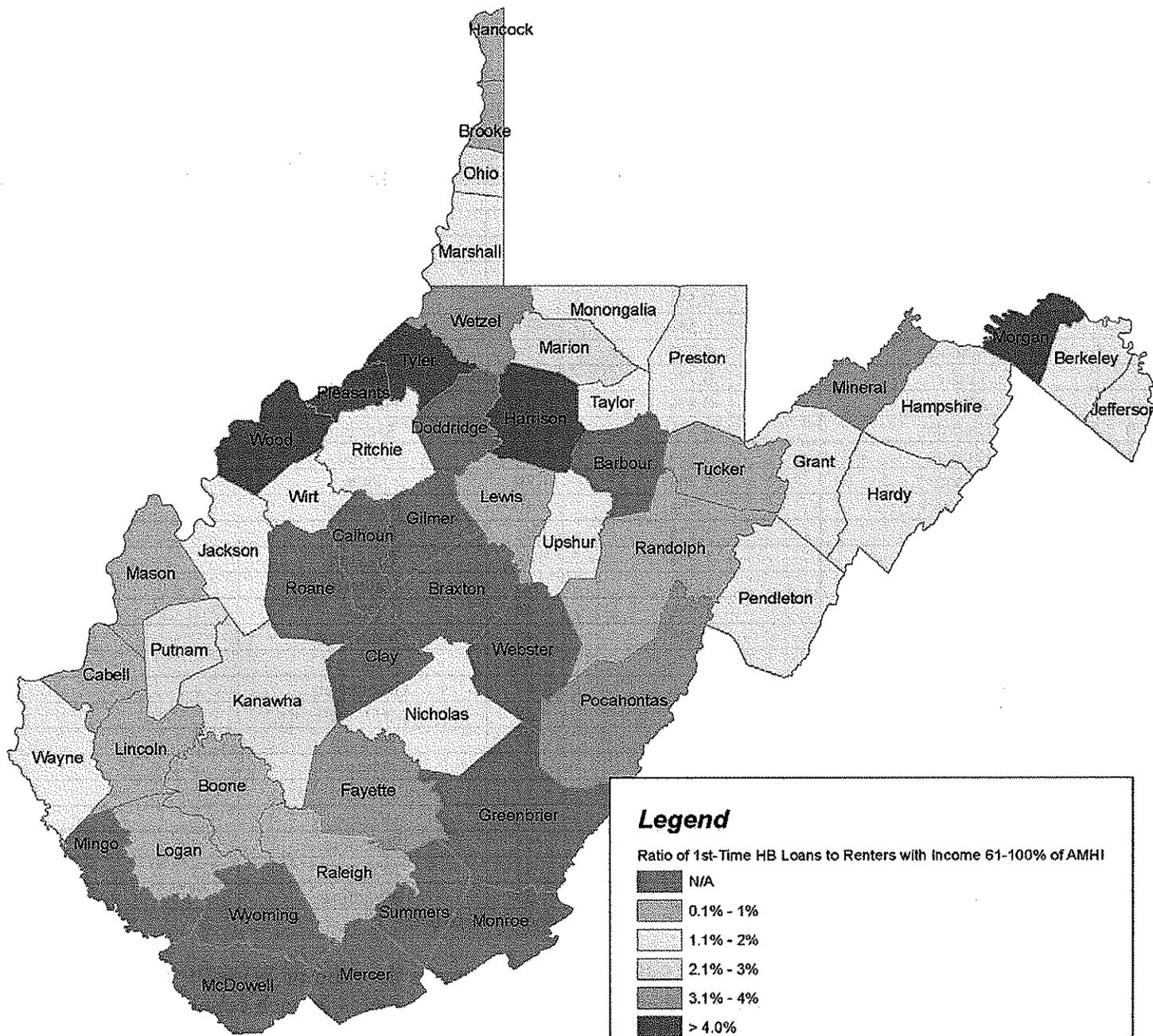
The following table illustrates the potential opportunity for first-time homebuyer loans in each county in the state. The opportunity need was calculated by taking the total number of income-eligible family (under age 55) renter households in each county (which represent the greatest potential demographic support base for the WVHDF first-time homebuyer loan program), applying the 1.8% state-wide average share of WVHDF first-time homebuyer loan recipients to income-eligible households (based on the total number of income-eligible renter households and the total number of first-time homebuyer loans) and subtracting the difference of the actual number of first-time homebuyer loan recipients in each county.

Potential 1st Time Homebuyer Loan Opportunity (61% - 100% AMHI)					
Rank	County	Number	Rank	County	Number
1	Cabell	28	29	Calhoun	2
2	Mercer	14	30	Jefferson	2
3	Greenbrier	13	31	Tucker	1
4	Raleigh	11	32	Gilmer	1
5	Monongalia	8	33	Wayne	1
6	Logan	8	34	Taylor	1
7	Mingo	6	35	Ritchie	1
8	Randolph	6	36	Hampshire	0
9	Hancock	5	37	Pendleton	0
10	Braxton	5	38	Hardy	0
11	Brooke	5	39	Nicholas	0
12	Wyoming	4	40	Grant	0
13	Boone	4	41	Wirt	0
14	Monroe	4	42	Ohio	0
15	McDowell	4	43	Jackson	-1
16	Lewis	4	44	Pocahontas	-1
17	Barbour	4	45	Morgan	-3
18	Webster	3	46	Mineral	-3
19	Upshur	3	47	Tyler	-4
20	Doddridge	3	48	Wetzel	-4
21	Marshall	3	49	Putnam	-5
22	Berkeley	3	50	Pleasants	-5
23	Mason	2	51	Fayette	-9
24	Roane	2	52	Marion	-10
25	Lincoln	2	53	Harrison	-27
26	Summers	2	54	Kanawha	-39
27	Clay	2	55	Wood	-51
28	Preston	2			

Source: West Virginia Housing Development Fund (WVHDF); HUD; ESRI; Ribbon Demographics

The thematic map on the following page illustrates the potential first-time homebuyer loan opportunity for each county, based on the statewide average of first-time homebuyer loan program efforts.

West Virginia Housing Development Fund

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Legend

Potential 1st-Time Homebuyer Loan Opportunity

- <= 0
- 1
- 2
- 3 - 5
- 6 - 10
- > 10

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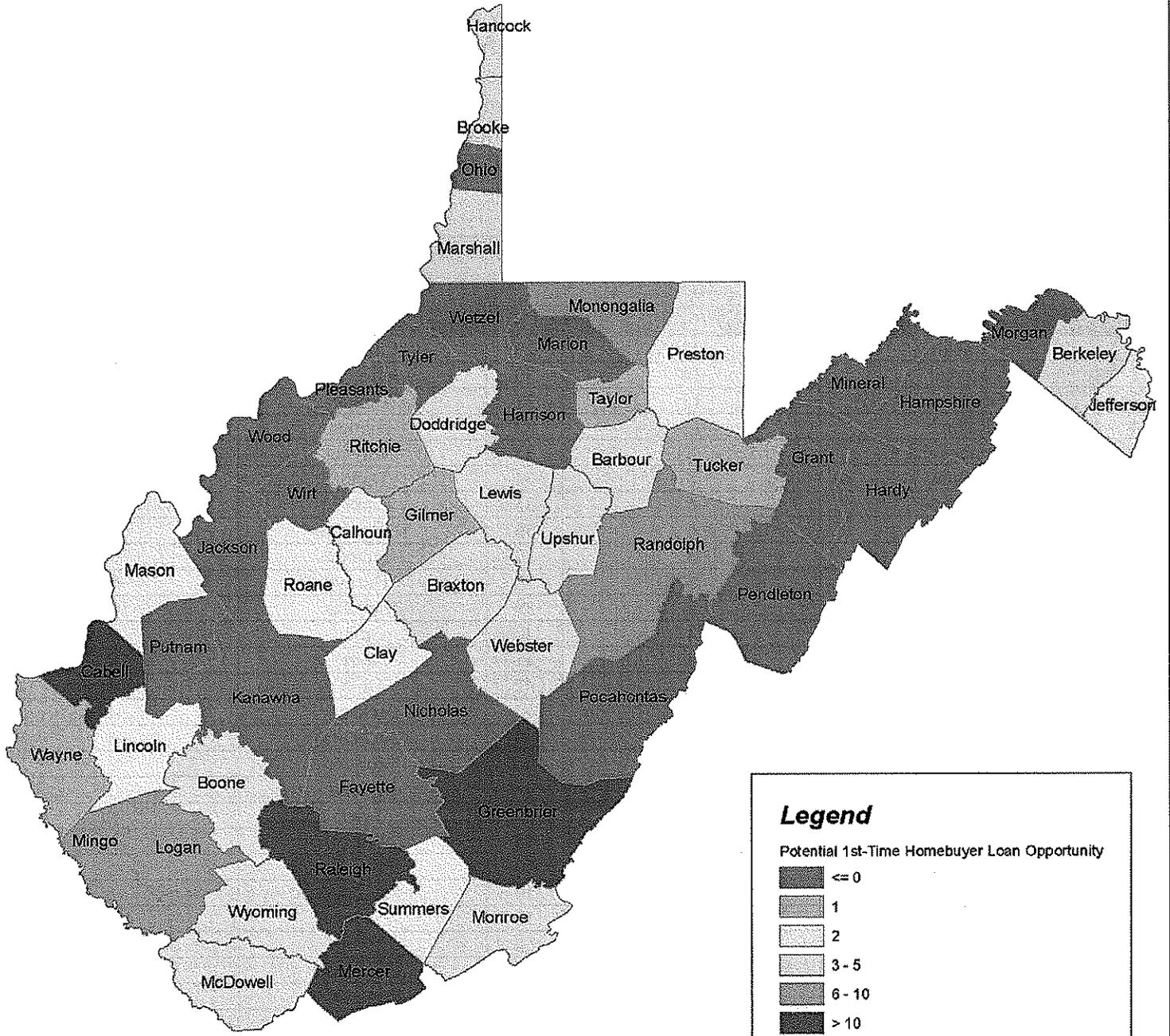
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The following is a description of the methodologies used in the West Virginia state-wide housing needs analysis.

A. General Description

Basic county statistics are provided, including the population, the number of households, incomes and home value information, as well as maps illustrating the locations of the counties.

B. Demographic Characteristics and Trends

Key demographic information is provided from the 2000 Census and the 2010 Census. In addition, demographic estimates and projections are made for 2014 (current-year estimate) and 2019 (projection). Data includes a variety of population statistics, distribution of ages and poverty status, as well as a distribution of population by race and population by geographic mobility (immigrant statistics). Household data that includes totals, trends, tenure, age and size is provided. Detailed household income data, including distributions of income levels by household size, tenure and age, is provided.

Demographic projections are provided by ESRI, a national provider of demographic projections, and Ribbon Demographics, a provider of HISTA data. This detailed data of households by household size, income, tenure and age is important to conducting detailed evaluations of housing demand compared to existing supply of housing choices.

The tables provided in the demographic section of each county analysis contain detailed distributions of households in the county by income, household size, tenure and age of head of household (HISTA). Note that the source of this date is a combination of data provided by the 2010 Census, ESRI and Ribbon Demographics. The detailed cross tabulations have been generated and distributed at the more detailed census block group level, where possible.

Various data sets are reported in the Census and in the American Community Survey (ACS). These data sets are not always in agreement, particularly in smaller geographic areas. The Census data is collected and reported at the census block group level, while the ACS data is reported at the census tract level. The HISTA data is tabulated based on a variety of data sets from different sources, including those noted above, resulting in some potential differences in households totals in the columns and rows of the data presented.

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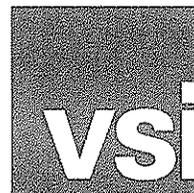
Annually, HUD projects the median household income level for each metro and non-metro county in the U.S. HUD's reported median household income for each metro and county (for four-person households) has been projected forward based on the actual historic HUD median income estimates. An analysis of the HUD reported median four-person household income over the past five years has been conducted to help estimate five-year projections.

C. Economic Trends

A distribution of labor force in each county is provided. Total employment and unemployment rates are included in this section of the analysis, as well as an evaluation of "in-place" employment that reports the share of employed persons living in the county who commute outside the county for employment. We have also included a list of the major employers in the area and a summary of economic findings based on interviews with local economic representatives.

D. Overview of Housing

The overview of housing provides additional demographic statistics relevant to the housing market in each county. This data includes information about tenure, type of vacancies, substandard housing, housing structures by year built, occupied housing units by structure type (including distribution of single-family homes up to 50+-unit structures, mobile homes, boat/RV/Van/etc.), tenure by occupants per room and percentage of renter overburdened households. Building permit data has been presented for the previous 10 years for single-family and multifamily units.

E. Rental Housing Inventory

A field survey of Tax Credit properties is provided (consists of projects containing more than 10 units in rural areas and more than 20 units in urban areas). All of these Tax Credit properties have been identified through lists provided by the West Virginia Housing Development Fund (WVHDF). Both 9% and 4% bond allocated projects have been included. We surveyed these listed WVHDF properties in person in order to evaluate overall condition and quality. The survey of housing was conducted between the time period of August 2013 and March 2014.

A survey of most available market-rate properties consisting of more than 10 units in rural areas and more than 20 units in urban areas was also conducted. For each property we collected details regarding, vacancies, unit and project amenities, year of construction, rent detail and unit square footage for each bedroom/unit type.

We conducted a survey of existing government-subsidized properties in each county. These properties were identified and surveyed to identify the supply of low- and very-low income housing choices.

A sample of non-conventional rental properties in each county was provided. These non-conventional rental properties include single-family homes, duplexes, mobile homes and/or other non-conventional housing options.

We identified planned and proposed affordable rental projects based on allocation lists provided by WVHDF.

Aggregate data has been calculated and provided, including occupancy levels, project/units surveyed by type, bedrooms, gross rents by bedroom/unit type, etc. We have summarized units surveyed by year built, as well as quality.

We rated each property surveyed on a scale of A through F based on quality and overall appearance (i.e. aesthetic appeal, building appearance, landscaping and grounds appearance). Our rating system is described as follows, with + and - variations assigned according to variances from the following general descriptions:

    A – Upscale/high quality property
    B – Good condition and quality
    C – Fair condition, in need of minor improvements
    D – Poor condition
    F – Serious disrepair, dilapidated

F. Single-Family Housing

We have completed an analysis of the typical cost of owning a home in each county based on current estimated housing values. An analysis of sold homes in 2011, 2012 and 2013 is provided for the counties in which the data was available. This home data includes number of homes sold, median sales price, median square footage, median price per square foot, median year built, median number of bedrooms and median number of bathrooms. In addition, the most recent sales data available is provided by bedroom type, when available.

According to the Federal Financial Institutions Examination Council, the Home Mortgage Disclosure Act (HMDA) was enacted by Congress in 1975 and was implemented by the Federal Reserve Board's Regulation C. On July 21, 2011, the rule-writing authority of Regulation C was transferred to the Consumer Financial Protection Bureau (CFPB). This regulation provides the public loan data that can be used to assist:

- in determining whether financial institutions are serving the housing needs of their communities;
- public officials in distributing public-sector investments so as to attract private investment to areas where it is needed;
- in identifying possible discriminatory lending patterns.

This regulation applies to certain financial institutions, including banks, savings associations, credit unions, and other mortgage lending institutions. While this data may not include every mortgage loan originated, it is the most comprehensive and standardized source of mortgage loan data for all counties in the state of West Virginia. The most recent HMDA year-end aggregated data available by county in West Virginia is from 2012.

In addition to the HMDA loan data, the West Virginia Housing Development Fund (WVHDF) has also provided mortgage origination data for 2012 and 2013 from the first-time homebuyer program. It is important to note that these first-time homebuyer program loans represent only a portion of the total home loans closed in the county, as well as a portion of the loans closed through WVHDF given other potential loan programs offered by WVHDF.

An analysis of the number of foreclosures and foreclosure rates for each county are provided. We have completed a "point-in-time" analysis from March 2014 to determine the number of foreclosed homes, as well as how the foreclosure rates compare to state and national trends, to identify those areas impacted by the housing crisis. The source of this data is RealtyTrac.

G. Income-Eligible Households

To establish the number of income-eligible households for various levels of housing, the HUD-reported household income data was provided and evaluated. The income levels evaluated were 0%-40% AMHI; 41%-60% AMHI, 61%-100% AMHI and 100% AMHI and higher, as well as 0%-50% AMHI. These ranges are generally accepted for establishing demand by different AMHI levels.

For the purpose of evaluating support levels, we needed to establish income ranges for the types of housing for which households would qualify. For support of family housing, we used the maximum allowable five-person household income level. For the purpose of evaluating the senior demographic support, we have considered the maximum allowable two-person household income level..

For example, the maximum income for a two-person senior household with income between 0% and 40% of AMHI in Barbour County is $15,200. Therefore, we assume that the minimum income requirement for a two-person household in the 41% to 60% AMHI income category would be $15,201. This approach eliminates overlap between the various targeted income levels and avoids double-counting eligible households in the market. The minimum income requirement for the subsidized units is $0.

Although most government-subsidized units actually target households with incomes up to 50% of AMHI and Tax Credit units often target households with incomes as low as 30% of AMHI, we used the income levels that are typical for specific program occupants. Typically, households with incomes below 40% of AMHI reside in government-subsidized units, while those with incomes between 41% and 60% typically reside in Tax Credit units and households with incomes between 61% and 100% of AMHI often reside in non-income-restricted market-rate units. Households with incomes above 100% of AMHI often reside in upscale non-conventional rentals, including single-family homes, duplexes, urban lofts, etc.

In addition, we have also projected the number of income-qualified households at 0% to 50% of AMHI, as this income segment typically qualified for government-subsidized affordable rental housing. A detailed explanation of the demand analysis methodology is included at the beginning of the demand section.

We have provided a detailed estimate of the number of income-eligible households in the county at various income levels (based on the current 2014 maximum allowable income limits and projecting forward through 2019). We have determined the projected change in income-eligible households for each specific age, income level and tenure. The source of this data is Ribbon Demographics HISTA (household income by household size, tenure and age of head of household) and ESRI data.
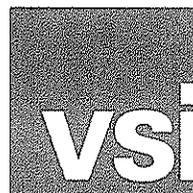
H. Penetration Rate Analysis

This analysis takes considers the number of existing affordable rental units (government-subsidized and/or Tax Credit) and Housing Choice Vouchers in-use compared to the number of income-eligible renter households at various AMHI levels. Essentially, this is the share of renter households being served by the various types of housing. For the purpose of this analysis, we have calculated a government-subsidized (very low-income households) penetration rate, analyzing renter households with incomes up to 50% of AMHI. We have also calculated a non-subsidized penetration rate analysis evaluating those households with incomes at 40% to 60% of AMHI, followed by an overall affordable (0% to 60% AMHI) calculation. Note that for counties where the distribution of Voucher holders by seniors/non-seniors was not available, we have assumed all Voucher holders are under the age of 55.

The overall affordable penetration rate does not include Housing Choice Vouchers in-use at existing non-subsidized Tax Credit rental units in an effort to avoid double-counting and inflating the penetration rate. The overall affordable penetration rate (0% to 60% AMHI) considers all affordable rental units compared to the number of income-eligible renter households that could potentially qualify for existing affordable housing.

I. "Un-Met" Housing Need

The "un-met" housing need considers the penetration rate calculations and establishes the potential number of qualified renter households not being served by the various affordable housing programs. The *potential* "un-met" housing estimate is determined by subtracting the number of existing affordable rental units from the number of income-eligible renter households. These tables report the overall *potential* "un-met" housing need for each county.

Any new product will capture only a fraction of the overall potential "un-met" housing need. The ability of any specific project to draw support from an entire county limits the project size and, at the very least, is determined by numerous factors, such as design type (garden vs. townhouse), unit mix and bedroom types, amenities, rents, targeted AMHI, targeted household type (senior vs. family) and location (proximity to community services), employment opportunities, visibility, access and surrounding land uses. Other factors that will also contribute to a project's ability to draw support include characteristics of the existing supply and any planned rental projects, as well as and the economic and demographic trends and characteristics of the market.

Our demand projections assume that any new project will be well-designed, offer competitive rents and features, be within a good location and will have the ability to draw from its Primary Market Area (PMA). The site-specific PMA will depend on the location, size and features of the proposed site and will rarely coincide with the boundaries of the county.

Well-designed projects with marketable features, location and rents could potentially capture a greater share than the 10% or 20%. Conversely, a poorly designed project, with inferior amenities and low quality, and disproportionately high rents may have difficulty capturing 20% of the market. Therefore, planning and research should be conducted for each project being considered for development. A site-specific market study will be important to determine the specific amount of support for the subject county.

J. Interviews

Interviews and local perspectives from realtors, government officials and housing authority representatives are included in this section. This final section of the analysis provides local stakeholder interviews regarding the general description of each specific county.