

HOUSING NEEDS ASSESSMENT

Wood County,
West Virginia

2022



BOWEN
NATIONAL
RESEARCH

ACKNOWLEDGEMENTS

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We would also like to thank all property owners, leasing agents, employers and stakeholders that provided valuable data and information for this assessment. A full list of sources can be found in Addendum J.

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I. INTRODUCTION

A. PURPOSE

Wood County Development Authority & Parkersburg-Wood County Area Development Corporation retained Bowen National Research in March 2022 for the purpose of conducting a Housing Needs Assessment of Wood County, West Virginia.

With changing demographic and employment characteristics and trends expected over the years ahead, it is important for Wood County and its citizens to understand the current market conditions and projected changes that are expected to occur that will influence future housing needs. Toward that end, this report intends to:

- Provide an overview of present-day Wood County.
- Present and evaluate past, current, and projected detailed demographic characteristics.
- Present and evaluate employment characteristics and trends, as well as the economic drivers impacting the area.
- Determine current characteristics of all major housing components within the market (rental housing alternatives and for-sale/ownership).
- Evaluate ancillary factors that affect housing market conditions and development (e.g., commuting/migration patterns, community services, crime, residential blight, development opportunities, housing policies and regulations, housing program overview, developer/investor identification, special needs populations, and university/college overview).
- Provide housing gap estimates by tenure and income segment.
- Collect community input from area employers, community stakeholders, and residents/commuters in the form of online surveys and interviews.

By accomplishing the study's objectives, government officials, area stakeholders, and area employers can: (1) better understand the county's evolving housing market, (2) establish housing priorities, (3) modify or expand local government housing policies, and (4) enhance and/or expand the county's housing market to meet current and future housing needs.

B. METHODOLOGIES

The following methods were used by Bowen National Research:

Study Area Delineation

The primary geographic scope of this study focused on Wood County, West Virginia. As such, the Primary Study Area (PSA) is the area within the boundaries of Wood County. We also provided various metrics for two submarkets within the county, Parkersburg and Vienna, as well as for the balance of the county. State and national data was used, when available, as a base of comparison for selected data sets. Maps of the study areas are provided in Section III of this report.

Demographic Information

Demographic data for population, households, and housing was secured from ESRI, the 2000, 2010 and 2020 U.S. Census, the U.S. Department of Commerce, and the American Community Survey. This data has been used in its primary form and by Bowen National Research for secondary calculations. All sources are referenced throughout the report and in Addendum J. Estimates and projections of key demographic data for 2021 and 2026 were also provided.

Employment Information

Employment information was obtained and evaluated for various geographic areas that were part of this overall study. This information included data related to wages by occupation, employment by job sector, total employment, unemployment rates, identification of top employers, and identification of large-scale job expansions or contractions. Most information was obtained through the U.S. Department of Labor, Bureau of Labor Statistics. Bowen National Research also conducted numerous interviews with local stakeholders familiar with the area's employment characteristics and trends.

Other Housing Factors

We evaluated other factors that impact housing, including employee commuting patterns, resident mobility patterns, availability of common community services, the degree of crime, prevalence of residential blight, residential development opportunities, housing policies and regulations, housing program overview, developer/investor identification as potential development partners, special needs populations (e.g., homeless, disabled, veterans, and substance use disorder) and an overview of local higher education institutions. This data was provided for the overall county and, when applicable, compared with state and national data.

Housing Component Definitions

This study focuses on rental and for-sale housing components. Rentals include multifamily apartments (generally 10+ units per building), non-conventional rentals such as single-family homes, duplexes, units over storefronts, etc., and mobile home parks. For-sale housing includes individual homes, mobile homes, and projects within subdivisions.

Housing Supply Documentation

From June to August 2022, Bowen National Research conducted telephone research, as well as online research, of the area's housing supply. Additionally, market analysts from Bowen National Research traveled to the area in early August 2022, conducting research on the housing properties identified in this study, as well as obtaining other on-site information relative to this analysis. The following data was collected on each multifamily rental property:

1. Property Information: Name, address, total units, and number of floors
2. Owner/Developer and/or Property Manager: Name and telephone number
3. Population Served (i.e., seniors vs. family, low-income vs. market-rate, etc.)
4. Available Amenities/Features: Both in-unit and within the overall project
5. Years Built and Renovated (if applicable)
6. Vacancy Rates
7. Distribution of Units by Bedroom Type
8. Square Feet and Number of Bathrooms by Bedroom Type
9. Gross Rents or Price Points by Bedroom Type
10. Property Type
11. Quality Ratings
12. GPS Locations

For-Sale housing data included details on home price, year built, location, number of bedrooms/bathrooms, price per-square-foot and other property attributes. Data was analyzed for both historical transactions and currently available residential units.

Housing Demand

Based on the current demographic data for 2021 and projected data for 2026 and taking into consideration the housing data from our field survey of area housing alternatives, we are able to project the potential number of new units the PSA (Wood County) can support. The following summarizes the metrics used in our demand estimates.

- *Rental Housing* – We included renter household growth, the number of units required for a balanced market, the need for replacement housing, and commuter/external market support, as the demand components in our estimates for new rental housing units. As part of this analysis, we accounted for vacancies reported among all surveyed rental alternatives. We concluded this analysis by providing the number of rental units that the market can support by different income segments and rent levels.
- *For-Sale Housing* – We included owner household growth, the number of units required for a balanced market, the need for replacement housing, commuter/external market support, and step-down support as the demand components in our estimates for new for-sale housing units. As part of this analysis, we accounted for vacancies reported among all surveyed for-sale alternatives. We concluded this analysis by providing the number of units that the market can support by different income segments and price points.

C. REPORT LIMITATIONS

The intent of this report is to collect and analyze significant levels of data for Wood County and its various submarkets. Bowen National Research relied on a variety of data sources to generate this report (see Addendum J). These data sources are not always verifiable; however, Bowen National Research makes a concerted effort to assure accuracy. While this is not always possible, we believe that our efforts provide an acceptable standard margin of error. Bowen National Research is not responsible for errors or omissions in the data provided by other sources.

We have no present or prospective interest in any of the properties included in this report, and we have no personal interest or bias with respect to the parties involved. Our compensation is not contingent on an action or event resulting from the analyses, opinions, or use of this study. Any reproduction or duplication of this study without the expressed approval of the Wood County Development Authority & Parkersburg-Wood County Area Development Corporation, or Bowen National Research is strictly prohibited.

II. EXECUTIVE SUMMARY

The purpose of this report is to evaluate the housing needs of Wood County, West Virginia. To that end, we conducted a Housing Needs Assessment that considers the following:

- Demographic Characteristics and Trends
- Economic Conditions and Initiatives
- Existing Housing Stock Costs, Availability, Conditions and Features
- Various Other Housing Factors (Commuting Patterns, Migration Patterns, Community Services, Development Opportunities, Crime Analysis, Housing Policies and Regulations, Housing Programs Overview, Developer/Investor Identification, Special Needs Populations, University/College Overview and Residential Blight)
- Quantified Housing Gap Estimates
- Employer, Stakeholder, and Resident/Commuter Survey Results

Based on these metrics, we were able to identify housing needs by affordability and tenure (rental vs. ownership) and provide recommendations on possible ways to address local housing issues. This Executive Summary provides key findings and recommended strategies to address housing needs.

Geographic Study Areas

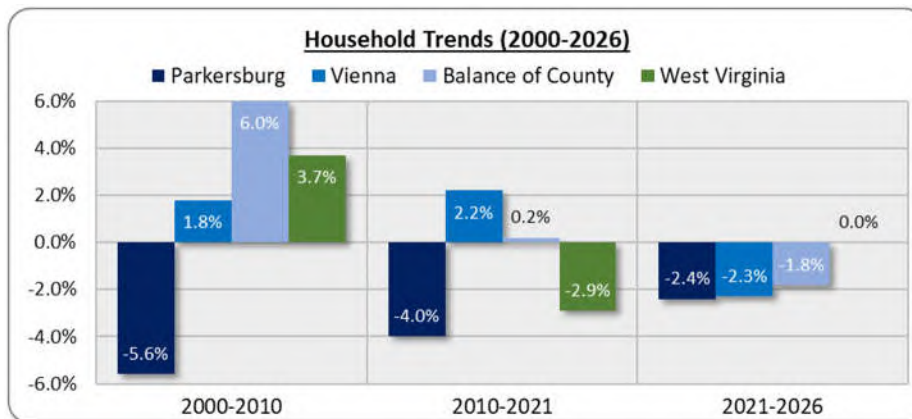
This report focuses on the Primary Study Area (PSA), which consists of Wood County, West Virginia. Additional information is provided for the Submarket Study Areas (SSAs), which consist of Parkersburg, Vienna, and the Balance of County. A map illustrating the PSA (Wood County) is shown on the right. Enlarged maps of all study areas are included starting on page III-3 of this report.



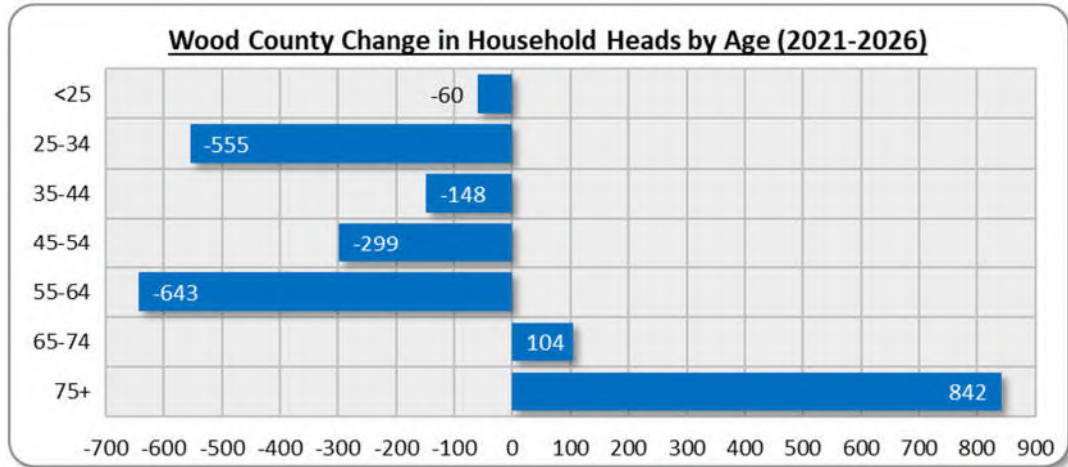
Demographics

Mirroring state trends, Wood County's population and household growth are expected to remain negative for the foreseeable future unless local housing issues are addressed

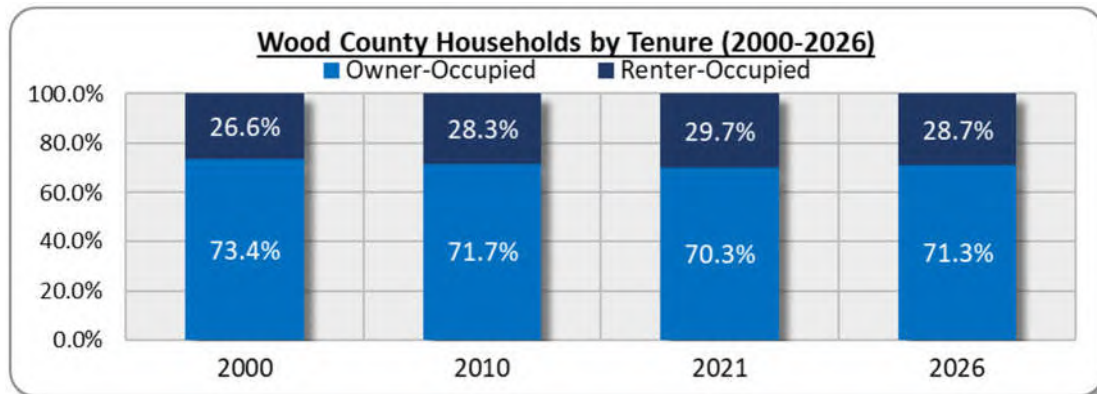
Wood County has Experienced Negative Population and Household Growth Since 2010, but the Introduction of Needed Housing could Reverse this Trend – Between 2010 and 2021, the population within the PSA (Wood County) declined by 2,921 people (3.4%). This is comparable to the rate of population decline statewide during the same period (3.5%). During the same time, the number of households in the PSA decreased by 417 (1.1%). Over the next five years, it is projected that the PSA population will decline by an additional 2.3%, while the number of households is projected to decrease by 2.1%, or approximately 759 households, with declines in the submarkets ranging from 1.8% to 2.4%. Although many factors contribute to the decline in population and households, it is likely that the lack of available, affordable or good quality housing has impacted demographic growth. As revealed in the resident/commuter survey, over 40% of people commuting into Wood County for work would consider moving to the county if adequate housing was developed.



Household Growth is Projected to be Positive Among Seniors (ages 65 and older) Through 2026, Adding to the Need for Housing to Meet the Specific Needs of These Age Cohorts – In 2021, household heads between 55 and 64 years of age (19.5%) and 65 and 74 years of age (18.9%) comprise the largest shares by age cohort in the PSA (Wood County). Collectively, the cohorts of household heads age 55 and older account for over half (53.4%) of all households in the PSA. This is a similar proportion of senior household heads when compared to the state (53.3%). Although the age cohort of 55 to 64 years in the PSA is projected to decrease by 9.1% through 2026, the cohorts of 65 to 74 years of age and 75 and older are projected to increase by 1.5% and 15.5%, respectively. This may indicate an increasing need for senior-oriented housing in the PSA over the next five years, including more maintenance-free housing that enables area seniors to downsize from their current residences. This transition would free up housing inventory for potential homebuyers, particularly some first-time homebuyers.



The County has a Disproportionately High Share of Owner-Occupied Housing, Representing a Need and Opportunity for Additional Rental Housing Product – In 2021, 70.3% of households in Wood County are owner households, which represents a slightly smaller share when compared to the state (72.5%) but is higher than most healthy, well-balanced markets. Among the SSAs, the balance of Wood County has the highest share of owner households (78.9%) while Parkersburg has the smallest share (58.1%). Although the overall number of households is projected to decrease between 2021 and 2026 for the PSA and SSAs, the *proportion* of owner households is projected to increase slightly among all four geographies. The relatively low share of rental product is likely contributing to the lack of available rental alternatives and the long wait lists maintained by rental property management companies and the local housing authority. As a result, there may be an opportunity to develop rental housing product in the market. The housing gaps for both rental and for-sale housing product for Wood County is illustrated on page II-13.

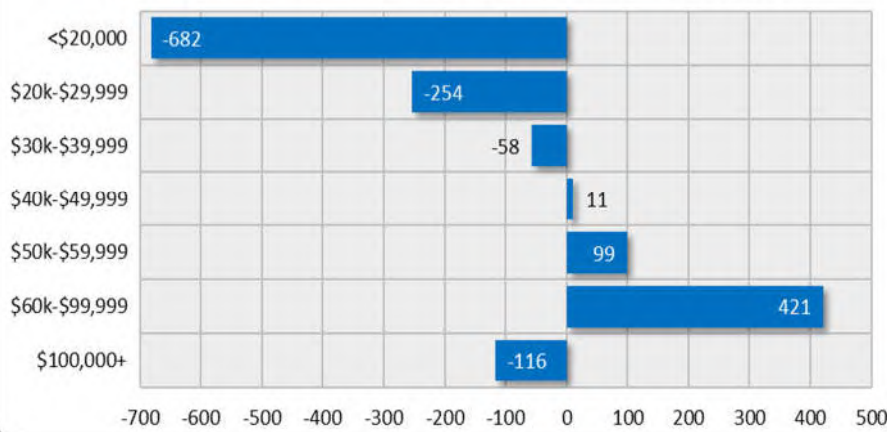


While Most Wood County Renter and Owner Household Growth is Projected to Occur Among Moderate and Higher Income Households, Low-Income Households Comprise the Majority of Renter Households and Limited Affordable Rental and For-Sale Product is Available – In 2021, PSA (Wood County) households earning less than \$40,000 annually comprised nearly two-thirds (64.5%) of all renter households. The PSA is projected to experience *renter* household growth among households earning between \$50,000 and \$99,999 over the next five years. During this same period, owner households in the Wood County PSA earning between \$60,000 and \$99,999 will increase by 3.4% and owner households earning \$100,000 or more will increase by 19.3%. No other owner household income segment is expected to increase. Given the fact that all affordability levels for both rental and for-sale housing have limited availability, there will be an ongoing need for a wide variety of product for the foreseeable future. The market’s inability to add new product will impact existing residents (forcing them to live in substandard or cost burdened housing) and limit the county’s ability to attract new residents.

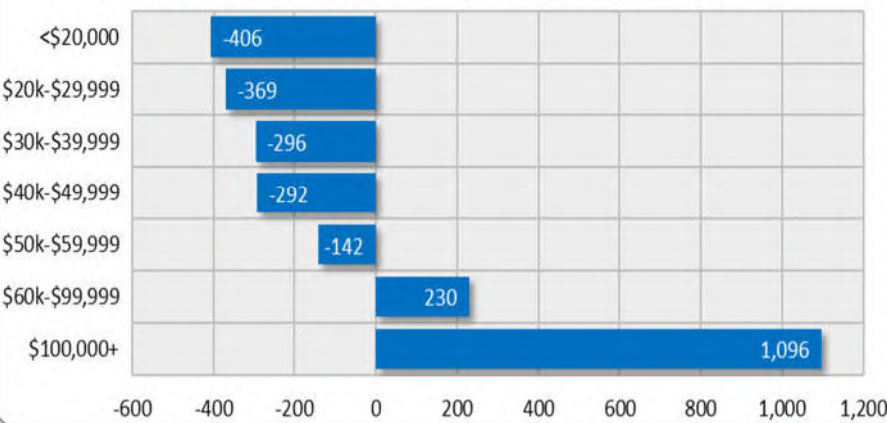
Households by Tenure & Income

While most of the projected growth of *renter* households in Wood County is expected to occur among moderate income households (earning between \$50,000 and \$99,999) leading to increased demand for market-rate rental housing, most renter households will still earn below \$40,000 by 2026. There is very limited available product for these lower-income households. As such, *affordable* rental alternatives will remain a critical component to the local housing market.

Wood County Change in Renter Households by Income (2021-2026)



Wood County Change in Owner Households by Income (2021-2026)



Owner household growth is projected to occur among households earning \$60,000 or more a year during the next five years in Wood County. This growth will add to the demand for for-sale product generally priced at \$200,000 or greater. However, the lack of available supply will continue to drive demand for a variety of for-sale product.

Housing Supply

Many Area Renters and Homeowners are Living in Housing that is Old, Substandard and Unaffordable, Demonstrating a Broad Range of Housing Affordability and Quality Issues – Over one-half of area housing units were built

Housing Affordability & Quality Remain Challenges for Many Area Households

With nearly 8,600 county households living in substandard or cost burdened housing situations, affordable and good quality housing alternatives should be part of future housing solutions.

prior to 1970, which is a higher share than the state’s average. While the county’s shares of substandard housing units, generally considered those either overcrowded and/or lacking complete plumbing or kitchens, are very similar to the state averages, there are over 400 overcrowded units and over 250 units lacking complete indoor plumbing or kitchens within the county. As such, with several hundred households that have housing quality issues, modernization and repairs to help in the preservation of the existing stock may need to be a housing priority for the county.

	Housing Age and Conditions											
	Pre-1970 Product				Overcrowded				Incomplete Plumbing or Kitchen			
	Renter		Owner		Renter		Owner		Renter		Owner	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Parkersburg	3,363	64.2%	6,230	76.7%	83	1.9%	71	0.9%	100	1.9%	55	0.6%
Vienna	485	46.9%	2,019	62.5%	42	3.9%	63	1.9%	26	2.5%	0	0.0%
Balance of County	1,074	30.5%	4,518	32.2%	79	1.9%	63	0.5%	38	1.1%	38	0.2%
Wood County	4,923	50.2%	12,767	50.3%	205	2.2%	197	0.8%	164	1.7%	93	0.3%
West Virginia	83,206	43.0%	218,913	40.5%	4,662	2.4%	4,875	0.9%	3,309	1.7%	4,277	0.8%

The county’s 42.8% share of cost burdened *renter* households is notably higher than the state average of 38.6%. Among the submarkets in the PSA, the city of Parkersburg has the highest shares of renter and owner cost burdened and severe cost burdened households, indicating that many households in Parkersburg have a greater housing affordability challenge than the other areas of the county. Overall, the county has an estimated 4,192 renter households and 3,754 owner households that are cost burdened. With an estimated 7,946 housing cost burdened households in the county, affordable housing alternatives should be part of future housing solutions.

	Household Income, Housing Costs and Affordability							
	2021 Households	Median Household Income	Estimated Median Home Value	Average Gross Rent	Share of Cost Burdened Households*		Share of Severe Cost Burdened Households**	
					Renter	Owner	Renter	Owner
Parkersburg	13,215	\$36,842	\$98,392	\$714	46.3%	16.2%	21.0%	5.6%
Vienna	4,808	\$54,825	\$144,194	\$701	41.2%	12.7%	9.6%	5.0%
Balance of County	18,131	\$56,519	\$156,121	\$804	38.0%	14.5%	11.6%	5.3%
Wood County	36,154	\$48,268	\$134,295	\$742	42.8%	14.8%	16.4%	5.4%
West Virginia	741,433	\$48,838	\$130,611	\$778	38.6%	14.6%	19.8%	5.8%

Source: American Community Survey (2016-2020); ESRI

*Paying more than 30% of income toward housing costs

**Paying more than 50% of income toward housing costs

Limited availability among multifamily apartment rentals in Wood County creates a challenge for the area but also represents a development opportunity for additional product.

Apartment Rentals are in High Demand and There is Significant Pent-Up Demand for Housing that Serves Very Low- and Low-Income Renter Households – Overall, demand for multifamily rental housing is very strong within the PSA given that only 18 of the 2,273 surveyed units were vacant, resulting in an overall 99.2% occupancy rate. In typical, well-balanced rental housing markets, the occupancy rate is generally between 94% and 96%. As such, the local market’s 99.2% is extremely high and indicates that the market is likely suffering from a significant shortage of multifamily rental housing. While the distribution of vacant units by submarket is nearly identical (ranging between five and seven vacancies), the occupancy rates differ somewhat from a low of 96.0% in Vienna to a high of 99.5% in Parkersburg. Regardless, the occupancy rates are high among each submarket and indicate all submarkets have a lack of available housing, though the deficiency is most pronounced in Parkersburg. It is worth pointing out that all surveyed projects operating under the Low-Income Housing Tax Credit program within the county are fully occupied, while there is only one vacant unit among the 892 surveyed government-subsidized units in the market. Wait lists for affordable rental options and Housing Choice Vouchers are long, demonstrating significant pent-up demand for such product. Based on this survey of rental housing, there does not seem to be any softness among multifamily rentals in the PSA. As such, there appears to be a development opportunity for a variety of rental products.

The following table summarizes the surveyed multifamily rental supply by project type and includes data for each submarket within the PSA (Wood County).

Project Type	Projects	Total Units	Vacant Units	Occupancy
Parkersburg				
Market-rate	12	696	7	99.0%
Tax Credit	8	317	0	100.0%
Tax Credit/Government-Subsidized	2	173	0	100.0%
Government-Subsidized	5	353	0	100.0%
Total	27	1,539	7	99.5%
Vienna				
Market-rate	4	88	5	94.3%
Government-Subsidized	1	62	1	98.4%
Total	5	150	6	96.0%
Balance of County				
Market-rate	7	244	5	98.0%
Tax Credit	1	36	0	100.0%
Tax Credit/Government-Subsidized	5	204	0	100.0%
Government-Subsidized	1	100	0	100.0%
Total	14	584	5	99.1%

Additional details of the area’s multifamily rental housing supply are provided in Section VI of this report.

Wood County has Approximately 52 Vacant Non-Conventional Rentals, Representing a Limited Inventory, Most of Which have Rents Above Multifamily Rentals – Typically, non-conventional rentals are those with four or fewer units

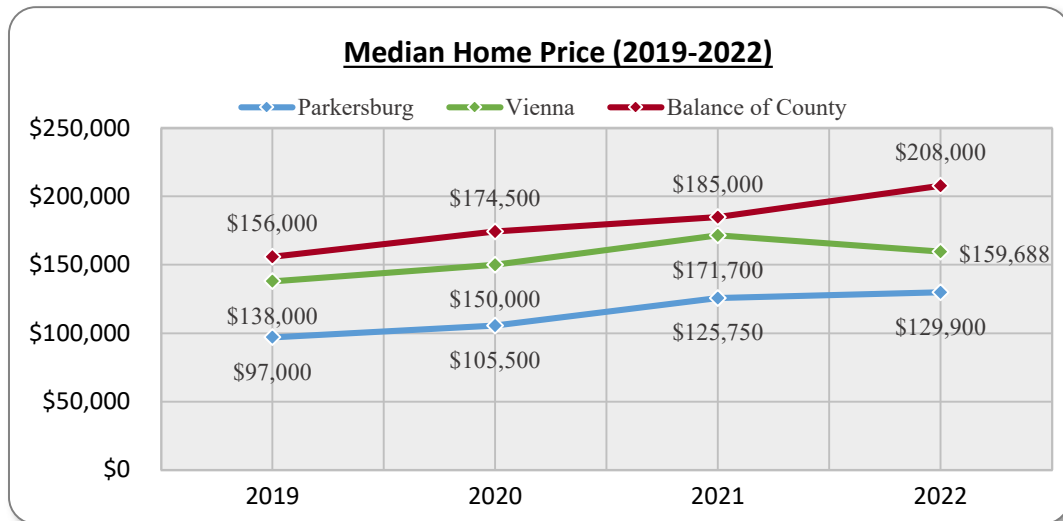
Non-Conventional Rentals have Limited Availability and are Unaffordable to Lower-Income Households

The 52 available non-student non-conventional rentals in Wood County result in an occupancy rate of 99.8%, reflective of limited availability. Most of the available rentals are not affordable to households earning below \$36,000.

within a single structure, such as a single-family home or duplex. Such housing represents over three quarters (76.1%) of Wood County’s renter-occupied housing stock. Bowen National Research identified 52 non-conventional rentals in the PSA that were listed as *available* for rent, resulting in an extremely high occupancy rate of 99.8%. The available non-conventional rentals identified in the county consist of studio to three-bedroom units, with average per unit rents ranging from \$650 to \$1,158 for these bedroom types. Despite the fact that the average year built indicates much of this non-conventional product is at least six decades old, the average collected rent by bedroom type for the most common bedroom types is \$803.53 for a two-bedroom unit and \$658.18

for a one-bedroom unit. When typical tenant utility costs (at least \$100) are also considered, the inventoried non-conventional units have *gross* average rents well over \$750 and are higher than many of the apartments surveyed in the area. As such, it is unlikely that many low-income residents would be able to afford non-conventional rental housing in the area. Based on this analysis, while the inventory of available non-conventional rentals is limited, the typical rents for such product indicate that such housing is not a viable alternative for most lower income households. It is worth pointing out that student-oriented non-conventional rentals and mobile home park rentals are operating with limited availability and are unaffordable to a large portion of the county’s residents. Additional analysis of college student rentals and mobile home parks are also included in Section VI of this report.

Historic For-Sale Housing Trends within Wood County Reveal Increased Sales Volume and Rising Prices – While the number of homes sold in the county increased between 2019 and 2021, the median sale price of these homes also increased. The largest increase in median home prices during this period occurred in the Parkersburg SSA (29.6%), followed by the Vienna SSA (24.4%), and the Balance of County (18.6%). While the preceding metrics are positive indicators of the strong level of demand for for-sale product in Wood County, they also indicate that rapidly increasing home prices may begin to make buying a home unattainable for many low- and moderate-income households. Detailed tables and analysis of various historical for-sale housing trends are provided beginning on page VI-26 of this report.



While Wood County Offers For-Sale Product at a Variety of Price Points, the Relatively Small Inventory of Available Product Provides Limited Choices for Existing and Future Residents and May Limit the Area’s Ability to Grow – There are two available inventory metrics most often used to evaluate the health of a for-sale housing market. This includes *Months Supply of Inventory* (MSI) and availability rate. Overall, based on the average annual absorption rate of 782 homes, the county’s 117 homes listed as available for purchase represent 1.8 months of supply. Typically, healthy, and well-balanced markets have an available supply that should take about four to six months to absorb (if no other units are added to the market). When comparing the 117 available units with the overall inventory of owner-occupied units (25,416 in 2021), the PSA has a vacancy/availability rate of only 0.5%, which is well below the normal range of 2.0% to 3.0% for a well-balanced for-sale/owner-occupied market. These are both indications of a likely shortage of for-sale housing. Over half (53.1%) of the available for-sale homes in the Parkersburg submarket are priced below \$150,000 with an additional 12 homes (24.5% of the available supply) priced between \$150,000 and \$199,999. Although these more affordably priced homes represent over three-fourths (77.6%) of the available supply in Parkersburg, the overall age and condition of these homes may make them a less attractive option to many buyers. This may be the case in the homes priced between \$150,000 and \$199,999, which have an average number of days on market of 120. By contrast, 45.8% of the available for-sale homes in Vienna and 52.3% of the homes in the Balance of County are listed at \$300,000 or more. At this price point, a household would have to have a minimum annual income of around \$100,000. Based on 2021 household income estimates, only 8.2% of renter households in Vienna and 8.4% of renter households in the Balance of County could afford product priced at \$300,000. Despite the fact that a majority of households cannot afford most of the available product, housing units are being sold relatively fast with an average number of days on market of 87 for Vienna and 56 for the Balance of County. The very limited available supply of product, regardless of price, is likely contributing to the shorter sales periods in all three submarkets. Regardless, with only 117 homes available for purchase, it is likely that the PSA has difficulty attracting new households and accommodating the needs of current county residents. This may limit economic and job growth potential as well as limit the growth of commercial opportunities within Wood County.

The distribution of the available for-sale product by list price for each submarket is shown in the table below. Additional data regarding available inventory by bedroom type, days on market, square footage, price per square foot, and year built are discussed in detail starting on page VI-35 of this report.

**Available For-Sale Housing by Price
(As of July 20, 2022)**

List Price	Parkersburg			Vienna			Balance of County		
	Number Available	Percent of Supply	Average Days on Market	Number Available	Percent of Supply	Average Days on Market	Number Available	Percent of Supply	Average Days on Market
Up to \$99,999	14	28.6%	68	0	0.0%	-	2	4.5%	57
\$100,000 to \$149,999	12	24.5%	43	3	12.5%	121	4	9.1%	59
\$150,000 to \$199,999	12	24.5%	120	7	29.2%	93	5	11.4%	36
\$200,000 to \$249,999	4	8.2%	45	2	8.3%	39	6	13.6%	41
\$250,000 to \$299,999	3	6.1%	43	1	4.2%	50	4	9.1%	29
\$300,000+	4	8.2%	66	11	45.8%	85	23	52.3%	69
Total	49	100.0%	71	24	100.0%	87	44	100.0%	56

Source: Berkshire Hathaway Home Services Real Estate Center

While Some County Senior Care Facilities are Operating at Occupancy Levels Below National Averages, Projected Senior Household Growth will Add to the Demand for Such Housing in the Foreseeable Future – A total of eight (8) senior care facilities, containing a total of 462 marketed beds/units, were identified and surveyed. The following table summarizes the surveyed facilities by property type.

Surveyed Senior Care Facilities - PSA (Wood County)						
Project Type	Projects	Marketed Beds/Units	Vacant	Occupancy Rate	National Occupancy Rate*	Base Monthly Rent Range
Congregate Care	1	16	7	43.8%	85.6%**	\$2,000
Assisted Living	3	112	25	77.7%	84.1%	\$2,800-\$3,700
Nursing Care	4	334	39	88.3%	86.0%	\$9,247-\$12,927
Total	8	462	71	84.6%	-	\$2,000-\$13,231

*Source: American Seniors Housing Association: The State of Seniors Housing 2021

**Rate based on survey of independent living facilities (congregate care data not provided)

Note: In some cases, daily rates were converted to monthly rates

The PSA (Wood County) is reporting overall occupancy rates ranging from 43.8% (congregate care) to 88.3% (nursing care). While the county’s occupancy rates for both the surveyed congregate care and assisted living projects are below the national averages, it is important to point out that the 43.8% occupancy rate among the congregate care beds is attributed entirely to a single project that was built in 1953 and has a base per-person fee of \$2,000. The 77.7% occupancy rate among the assisted living inventory is attributed to two of the three surveyed projects that each have occupancy rates below 77%. These projects are at least 40 years old. The third project, Milestone Senior Living, is located in Parkersburg and was opened in 2021. This 24-unit project is operating at an overall occupancy rate of 87.5%, the result of just three vacant units. As such, it appears that the market has responded well to modern assisted living product. Regardless of the vacancy issues at some senior properties, given the significant projected growth among seniors over the next several years, there may be an opportunity to develop additional senior care housing in the market.

Community Input Indicates that Area’s Housing Issues are Adversely Impacting the Community in Many Ways and Provides Insight on Possible Housing Priorities

– A total of 1,210 people participated in surveys that provided valuable insight as to local housing challenges and opportunities. The respondents included area employers, stakeholders, residents and non-resident commuters. Key findings illustrated the general consensus that housing affordability, availability and quality were the greatest housing challenges the area experienced. Most respondents indicated that housing with rents of less than \$1,000 and home prices less than \$200,000 were most needed. Some of the most commonly cited adverse impacts of housing issues included such things as limiting families’ abilities to grow/thrive, preventing seniors from living in housing that fits their needs, causing people to live in unsafe housing or neighborhoods, and creating difficulty for employers to attract employees. Many residents believed that priorities should be placed on providing assistance to first-time homebuyers and financial assistance to lower-income households to repair their existing residence. While the development of new housing was a commonly cited priority, many survey respondents also indicated that the preservation or repair of existing housing and the removal of residential blight should be priorities for the area. One of the most significant findings from these surveys originated from *non-residents* who commute into Wood County for work, of which approximately 41.1% indicated they would move to Wood County if adequate and affordable housing was made available. This may represent a significant opportunity for the community.

While the top answers to each survey are provided in the following tables, additional survey responses and analysis are provided in *Section IX: Community Input*.

Wood County, West Virginia Summary of Employer Survey Results		
Category	Top Needs / Issues	Consensus
Housing Issues for Employees	<ul style="list-style-type: none"> • Lack of Modern Housing • Lack of Quality Housing • Unaffordable For-Sale Housing 	<p>47.9*</p> <p>47.0*</p> <p>44.0*</p>
Impact for Employers	<ul style="list-style-type: none"> • Difficulty Attracting Employees 	28.0%
Current Employer Housing Assistance	<ul style="list-style-type: none"> • Do Not Provide Housing Assistance to Employees • Provide Housing Assistance to Employees 	<p>80.0%</p> <p>20.0%</p>
Housing Assistance Program Consideration	<ul style="list-style-type: none"> • Housing Counseling or Placement Services 	24.0%
Housing Program or Policy Importance	<ul style="list-style-type: none"> • Homebuyer Assistance • New Housing Development/Redevelopment 	<p>52.2*</p> <p>51.1*</p>
Housing Needs by Pricing	<ul style="list-style-type: none"> • Entry Level/Workforce For-Sale Housing (Below \$200,000) • Affordable Rental Housing (Under \$750/month) • Moderate For-Sale Housing (\$200,000-\$300,000) 	<p>61.0*</p> <p>58.0*</p> <p>51.0*</p>
Housing Needs by Product Type	<ul style="list-style-type: none"> • Single-Family Homes (Owner) • Duplex/Townhome (Owner) • Single-Family Homes (Rental) 	<p>70.7*</p> <p>46.9*</p> <p>46.9*</p>

*Denotes weighted score

**Wood County, West Virginia
Summary of Stakeholder Survey Results**

Category	Top Needs / Issues	Consensus
Housing Needs by Price Point	<ul style="list-style-type: none"> For-Sale Housing (Less than \$150,000) Rental Housing (Less than \$500/month) Rental Housing (\$500-\$999/month) 	<p align="center">83.9* 83.6* 83.3*</p>
Housing Needs by Population	<ul style="list-style-type: none"> Family Housing (2+ Bedrooms) Moderate Workforce (\$30,000-\$60,000) 	<p align="center">85.8* 83.9*</p>
Housing Needs by Style	<ul style="list-style-type: none"> Ranch Homes/Single Floor Plan Units 	<p align="center">85.8*</p>
Housing Issues Experienced	<ul style="list-style-type: none"> Limited Availability High Cost of Renovation Rent Affordability 	<p align="center">95.2* 86.7* 82.3*</p>
Priority by Construction Type	<ul style="list-style-type: none"> Clear Blighted/Unused Structures to Create Land for New Development Repair/Renovation/Revitalization of Existing Housing 	<p align="center">87.1* 83.3*</p>
Funding Priority	<ul style="list-style-type: none"> Homebuyer Assistance Home Repair/Loan 	<p align="center">87.9* 82.8*</p>
Residential Barriers	<ul style="list-style-type: none"> Cost of Labor/Materials 	<p align="center">83.3%</p>
Reduction of Barriers	<ul style="list-style-type: none"> Collaboration between Public and Private Sectors 	<p align="center">53.3%</p>
Areas of Focus	<ul style="list-style-type: none"> Develop New Housing Renovate/Repurpose Buildings for Housing 	<p align="center">64.5% 51.6%</p>
Housing Impact on Residents	<ul style="list-style-type: none"> Limits The Ability of Families to Grow/Thrive 	<p align="center">83.3*</p>
Renter Assistance Priorities	<ul style="list-style-type: none"> Credit Repair Assistance Housing Resource Center 	<p align="center">58.1% 58.1%</p>
Homeowner Assistance Priorities	<ul style="list-style-type: none"> Home Repair Assistance Homebuyer Down Payment Assistance 	<p align="center">82.8% 69.0%</p>
Housing Needs for Special Populations	<ul style="list-style-type: none"> Emergency Shelters (Homeless) Permanent Supportive Housing (Substance Use Disorder) Transitional Housing (Substance Use Disorder) Permanent Supportive Housing (Disabled Population) Emergency Shelter (Veterans) Permanent Supportive Housing (Veterans) 	<p align="center">85.7* 76.0* 76.0* 74.0* 73.2* 73.1*</p>

*Denotes weighted score

**Wood County, West Virginia
Summary of Resident/Commuter Survey Results**

Category	Top Needs / Issues	Consensus
Non-Resident Commute Times (Employed in Wood County)	<ul style="list-style-type: none"> Less than 15 minutes 15 to 30 minutes 31 to 45 minutes 	<p align="center">23.4% 33.3% 24.8%</p>
Housing Tenure	<ul style="list-style-type: none"> Own Rent Other 	<p align="center">64.7% 18.6% 16.7%</p>
Current Housing Structure Type	<ul style="list-style-type: none"> Single-Family Home 	<p align="center">75.8%</p>
Current Household Size	<ul style="list-style-type: none"> 2-person household 	<p align="center">34.0%</p>
Monthly Household Expenses	<ul style="list-style-type: none"> Over \$2,000 Between \$751 and \$1,000 Between \$1,001 and \$1,250 	<p align="center">16.5% 14.0% 13.1%</p>

(Continued)

**Wood County, West Virginia
Summary of Resident/Commuter Survey Results**

Category	Top Needs / Issues	Consensus
Top Housing Issue Experienced	<ul style="list-style-type: none">• Cost Burdened (paying 30% or more of income toward housing costs)	21.7%
Condition of Current Housing Market	<ul style="list-style-type: none">• Poor, many issues	44.1%
Issues Negatively Impacting Housing Market	<ul style="list-style-type: none">• High rental rates• Neglected/blighted properties/neighborhoods	42.7% 37.1%
Difficult to Find Appropriate Housing	<ul style="list-style-type: none">• Yes• Somewhat	42.9% 37.5%
Reason for Difficulty Finding Housing	<ul style="list-style-type: none">• Housing not affordable• Undesirable location or neighborhood	71.4% 52.0%
Need for Specific Housing Types	<ul style="list-style-type: none">• Rental Housing (less than \$500/month)• Family Homes (2+ bedrooms)• Housing for ages 25 to 40	84.6* 82.2* 77.8*
Need for Specific Housing Styles	<ul style="list-style-type: none">• Modern move-in ready single-family homes• Ranch homes/Single floor plan units• Apartments	81.1* 77.7* 73.5*
Non-Resident Interest in Moving to Wood County	<ul style="list-style-type: none">• Yes	41.1%
Preferred Residence Area of Wood County (Non-Residents)	<ul style="list-style-type: none">• Parkersburg (North end of town)• Vienna	26.7% 22.7%
Preferred Housing Style (Non-Residents)	<ul style="list-style-type: none">• Modern move-in ready single-family homes• Ranch homes/Single floor plan units	54.8% 54.8%
Bedrooms Required (Non-Residents)	<ul style="list-style-type: none">• 2-bedroom• 3-bedroom	41.1% 32.9%
Monthly Housing Expenses Willing to Pay (Non-Residents)	<ul style="list-style-type: none">• Between \$501 and \$750 per month	42.5%
Most Important Features in New Housing (Non-Residents)	<ul style="list-style-type: none">• Pet friendly• Availability of high-speed internet	67.6% 66.2%
Factors to Increase Likelihood of Relocating (Non-Residents)	<ul style="list-style-type: none">• Employment opportunities	27.6%

*Denotes a weighted score

Residential Blight

A total of 463 residential units were identified that exhibited some level of exterior blight. It should be noted that the interiors of properties were not evaluated as part of this survey. These 463 residential units represent 1.2% of the 40,215 housing units in Wood County (based on 2021 estimates). The 1.2% share is slightly higher than in other jurisdictions where Bowen National Research conducted surveys of residential blight and represents potential nuisances, safety hazards, and are potentially detrimental to nearby property uses and values. The frequency of blight by jurisdiction is shown in the table below.

City/Area	Number of Units	Share of Units
Parkersburg	360	77.8%
Vienna	49	10.6%
Remaining Areas of County	29	6.3%
Williamstown	25	5.4%
Wood County Total	463	100.0%

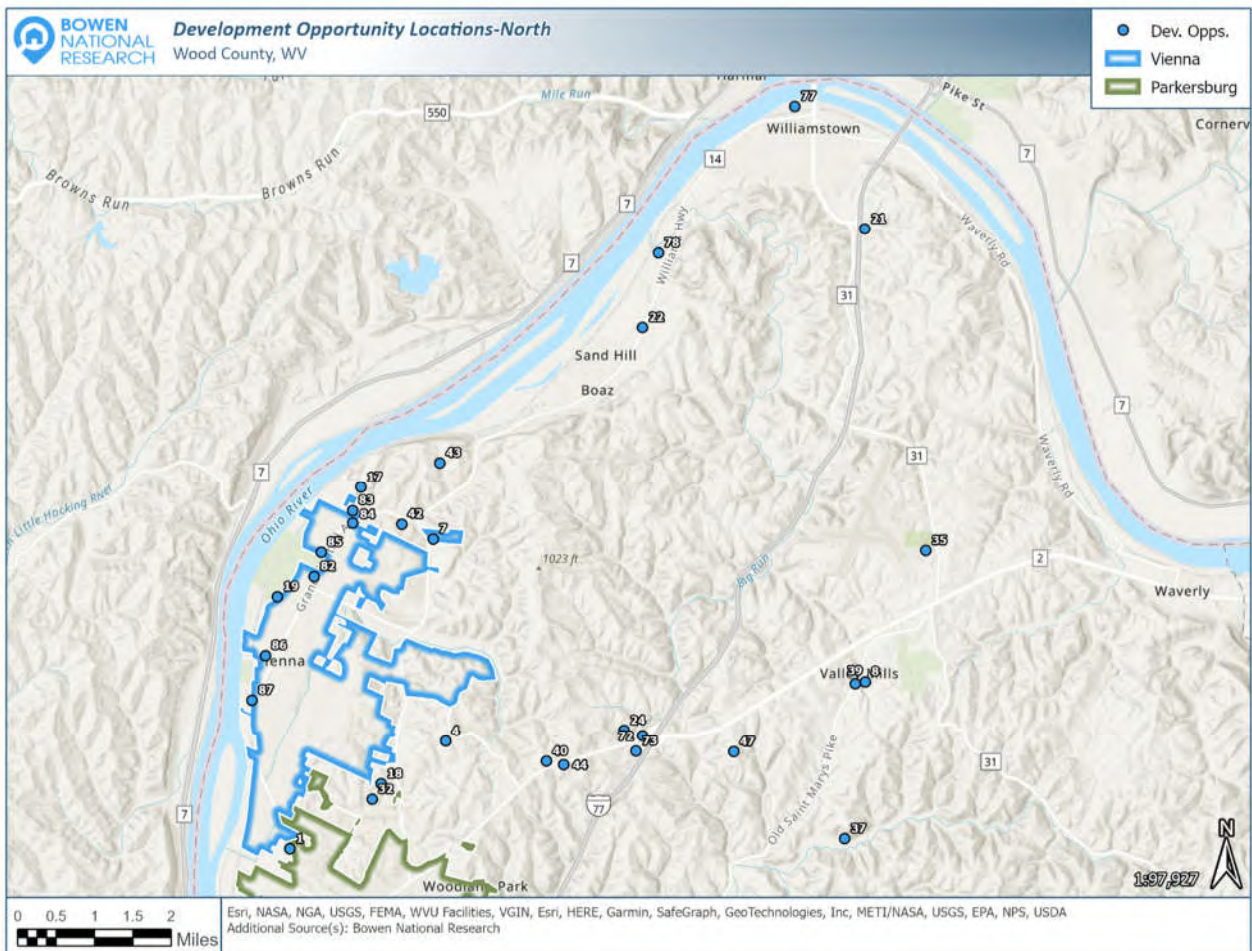
Source: Bowen National Research

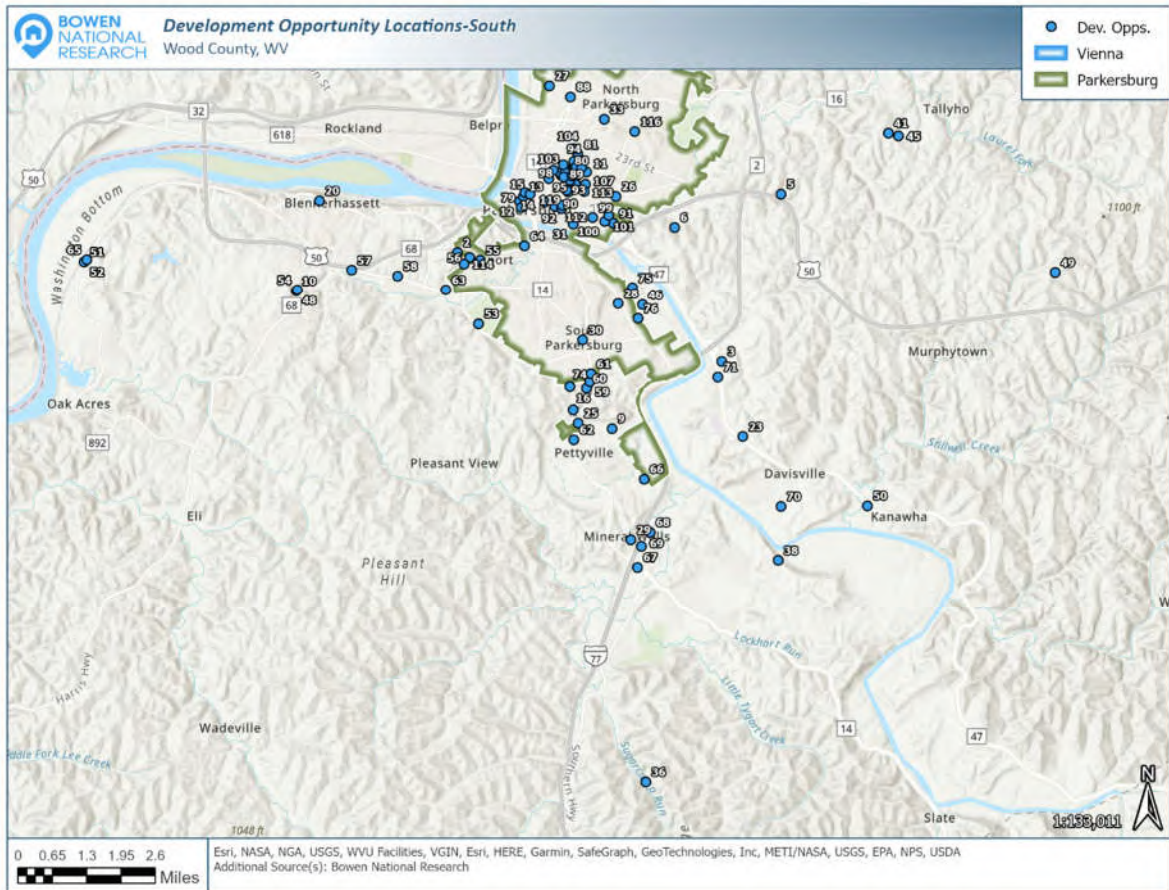
Note: Total shares of units may not equal 100.0% due to rounding.

A list of streets with the greatest concentrations of blight along with a corresponding map is included in Section VII of this report. It is important to point out that according to community surveys, respondents believe blight mitigation should be a priority in Wood County. Based on this and given the scale of blight, local jurisdictions should develop or expand upon a blight mitigation plan, making it a focus in future housing plans.

Development Opportunities

A total of 120 properties were identified as potential residential development opportunities (sites) within Wood County. Of the 120 total properties, 31 properties contain an existing building that is not necessarily vacant and may require demolition and new construction or adaptive reuse. The remaining 89 properties were vacant parcels of land that could potentially support residential development. It should be noted that our survey of potential development opportunities mostly consists of those properties that are actively marketed for sale. While potential development opportunities in Wood County may exist at numerous other properties not listed as part of this analysis, our survey is primarily restricted to those properties that were actively marketed for sale at the time of this report. A full listing of all identified properties is included starting on page VII-40, while profiles of parcels of at least one acre are included in Addendum D.





Based on our analysis, the presence of potential residential development sites (properties capable of delivering new housing units) within the PSA (Wood County) does not appear to be an obstacle to increasing the number of housing units. However, not all of these properties may be feasible to redevelop as housing due to overall age, condition, or structural makeup (availability and feasibility of identified properties were beyond the scope of this study). Regardless, local housing advocates should promote residential development opportunities that exist within the county.

Overall PSA (Wood County) Housing Needs

Numerous factors contribute to the housing demand within a market. This includes household growth, units required for a balanced market, replacement of substandard housing, and units required to meet the needs of commuters. In an effort to determine if there are any housing gaps in the market, we compared the preceding demand drivers with the existing and planned residential product in the market. This analysis was done at various affordability levels and for both rental and for-sale housing alternatives. Details of this analysis, including our methodology and assumptions, are included in Section VIII.

The following table summarizes the approximate potential number of new residential units that could be supported in the PSA (Wood County) over a five-year period.

PSA (Wood County) Housing Gap Estimates (2021 to 2026) – Number of Units Needed			
Housing Segment		Units Needed	Level of Demand
Rentals	Very Low-Income Rental Housing (\leq \$845/Month Rent)	691	High
	Low-Income/Workforce Rental Housing (\$846-\$1,352/Month Rent)	455	High
	Moderate-Income Rental Housing (\$1,353-\$2,028/Month Rent)	443	High
	High-Income Market-Rate Rental Housing (\$2,029+/Month Rent)	196	Moderate
	TOTAL UNITS	1,785	
For-Sale	Entry-Level For-Sale Homes (\leq \$112,667)	63	Limited
	Low-Income For-Sale Homes (\$112,668-\$180,267)	447	High
	Moderate-Income For-Sale Homes (\$180,268-\$270,400)	1,049	High
	High-Income Upscale For-Sale Housing (\$270,401+)	497	High
	TOTAL UNITS	2,056	

Note: Number of units assumes product is marketable, affordable and in a marketable location. Variations of product types will impact the actual number of units that can be supported. Additionally, incentives and/or government policy changes could encourage support for additional units that exceed the preceding projections.

Based on the preceding table, it is clear that there is a notable level of rental housing demand among all household income levels within Wood County. Overall, there is a housing need for 1,785 rental units in the county over the next five years. Nearly 40% of this need is for housing priced up to \$845 that is affordable to households earning less than \$33,801 annually. There is also a notable rental housing need for 455 and 443 units among the next two higher affordability levels. Without the addition of new rental product similar to the numbers cited in the table, the area will not meet the existing and changing housing needs of the market. The overall for-sale housing gap in Wood County is for approximately 2,056 units over the five-year projection period. While most price segments and affordability levels have some level of need, the greatest gap appears to be for housing priced between \$180,268 and \$270,400. There are nearly identical housing gaps among the \$112,668 to \$180,267 price segment and the \$270,401 and higher price segment. The preceding estimates illustrate that the county’s housing needs are broad and significant among both rental and for-sale product.

These estimates are based on current government policies and incentives, recent and projected demographic trends, current and anticipated economic trends, and available and planned residential units. Numerous factors impact a market’s ability to support new housing product. This is particularly true of individual housing projects or units. Certain design elements, pricing structures, target market segments (e.g., seniors, workforce, families, etc.), product quality, and location all influence the actual number of units that can be supported. Demand estimates could exceed those shown in the preceding table if the community changes policies or offers incentives to encourage people to move into the market or for developers to develop new housing product. Regardless, the estimated housing gaps shown in the preceding table should be used as a guide for establishing housing goals and priorities.

Recommendations

The following outlines possible actions or initiatives that should be considered for implementation to help address housing issues in Wood County. Because many of the following recommendations involve complicated processes, local governments will want to seek professional and legal counsel on selected items before pursuing certain initiatives. It is important to point out that financial, legal and other factors may limit local governments from implementing some of the following recommendations. As a result, local governments may need to have scaled-down or phased-in versions of some initiatives. Additionally, not all of these recommendations need to be implemented simultaneously to effectuate change. In the end, the following recommendations should be used as a guide to develop a formal Action Plan for Wood County and/or for individual municipalities.

IMPORTANT: Given the shortage of housing availability in Wood County, certain efforts should be given priority while others could be part of long-range planning efforts. As such, local governments and stakeholders should make the establishment of short-term (two-year) housing initiatives a top priority, while long-term planning covering five to 10 years should also be developed.

Action/Initiative	Description
Goal Setting	
<i>Define Overall Purpose & Priorities</i>	Define overall objectives or purposes behind housing efforts. This can be in the form of a mission statement, press release or informal outline of the objectives/purposes behind the plan and can include general goals, economic impact, and social/cultural benefits. Advocates/stakeholders may want to establish initial housing priorities.
<i>Establish Housing Production Goals</i>	Set short-term (annual or two-year) and long-term (five- or 10- year) housing production goals by the number and type of housing units to be built and/or preserved. Targeted populations (e.g., seniors, families, etc.) to be served could be part of stated goals.
<i>Establish Housing Funding Goals</i>	Using the preceding housing production goals as a guide, some level of analysis should be done to estimate the funding requirements to meet such goals.
<i>Develop Action Plan</i>	Based on the Housing Production Goals and Housing Funding Goals, begin to develop a formal Action Plan that would serve as the road map to achieving stated goals.
Action/Initiative	Description
Policy Considerations	
<i>Increase or Incentivize Density</i>	Consider modifying zoning ordinances to increase population or unit density within targeted areas and/or for targeted product type; Consider some form of density bonuses for projects that include targeted housing product.
<i>Reevaluate/Reimagine Building & Design Standards</i>	Reevaluate current building and design standards and consider more flexible requirements (e.g., property setbacks, parking, etc.).
<i>Lot Splits</i>	Evaluate process allowing lot splits to increase buildable land with existing infrastructure.
<i>Accessory Dwelling Units</i>	Evaluate zoning that would allow property owner to add new housing addition or convert existing space into residential use (recently passed in Parkersburg).
<i>Develop Residential Blight Strategy</i>	Residential blight is significant in the area, particularly in Parkersburg. The community should consider developing a plan to address blight through some combination of a blight task force, reevaluating code enforcement, providing blight mitigation funding, and other initiatives.

Action/Initiative	Description
Development Assistance	
<i>Infrastructure Assistance</i>	Consider including or expanding infrastructure to help reduce developer costs.
<i>Fee Changes</i>	Assess residential development fees and consider reducing, waiving, or reimbursing government fees.
<i>Expedite Permitting/Rezoning Process</i>	Implement a residential building permit process and/or rezoning process that expedites timelines for targeted products.
<i>Land Banking</i>	Explore land bank process to determine if it makes sense to establish a land bank to acquire, prepare and convey properties for residential development use.
<i>Promote Available Sites</i>	Buildable sites should be inventoried and promoted to encourage residential development. This may be part of land banking efforts.
<i>Predevelopment Assistance</i>	Local governments can be proactive in providing predevelopment assistance for developers to help facilitate development and offset some development costs. This may include site prep work, paying for appraisal/feasibility studies, or other preliminary costs often incurred by developers.
Action/Initiative	Description
Financial Resources	
<i>Bond Issuance</i>	Evaluate the possibility of issuing a housing bond to help pay for residential development for targeted product types.
<i>Housing Trust Fund (HTF)</i>	Explore establishing a housing trust fund to help support affordable residential development and preservation. The HTF could be funded through a housing bond, impact fees, proceeds from the conveyance of land, etc.
<i>Tax Increment Financing (TIF) Districts</i>	Consider establishing TIF districts to help stimulate investment and development within targeted areas.
<i>Promote/Leverage Qualified Opportunity Zones (QOZs)</i>	QOZs provide tax incentives for investment and development within predetermined areas (two within Wood County). Efforts should be made to actively promote these QOZs to potential developers and investors.
<i>Explore Other Funding Sources</i>	Local governments should explore other public funding sources and private sector development partners (e.g., developers, employers, foundations, etc.) that can provide resources to address housing.
Action/Initiative	Description
Resident Assistance	
<i>Home Repair/Weatherization</i>	Local governments should look at establishing/expanding home repair/weatherization program that provides funding to qualifying residents to help with eligible home repairs and weatherization. This can be in the form of a short-term revolving loan or forgivable grant.
<i>First-Time Homebuyer Down Payment</i>	Consider establishing/expanding a first-time homebuyer program for qualifying households to help with home purchase down payment, likely in the form of a grant.
Action/Initiative	Description
Outreach	
<i>Develop Outreach Plan</i>	Develop a plan that helps to identify potential development partners, determines mechanics for outreach efforts, and establishes roles/responsibilities for outreach efforts. The plan may include retaining a housing professional to facilitate outreach plans.
<i>Identify Development Partners</i>	Investigate various resources to develop a list of potential development partners including private sector developers, nonprofit groups, supportive services providers, foundations, employers, etc.
<i>Promote/Advertise Opportunities</i>	Through publications, trade shows, social media and other outlets, promote housing needs and development opportunities within the county to attract development and investment. The community may want to organize a housing forum that brings together government, private sector stakeholders, housing experts, and others to help promote opportunities.

Action/Initiative	Description
Education	
<i>Develop Housing Education Plan</i>	Develop an overarching housing education plan that has a unified objective and message. The program could include educating landlords, elected officials, stakeholders and residents (homebuyers, homeowners, and renters). Such efforts should include removing affordable housing stigmas, informing the public on the benefits of housing, promoting resources and programs to help address housing, etc. Such efforts could be offered through a housing forum or workshops, annual reports, social media or other methods.
<i>Learn From Others</i>	Given the complexity of housing issues, it is recommended that local governments and stakeholders research other communities and the efforts they have made to address housing. Learning from others can guide efforts in addressing local housing issues.
<i>Keep Community Informed</i>	It will be important to periodically update the community on housing challenges, recent housing initiatives, and future housing plans. Such efforts can include an annual report, a formal presentation in public venues, press releases, social media and other means of communication.
<i>Identify a Housing “Champion”</i>	Identify a group or person to lead housing initiatives. This may be a housing committee/commission, an existing housing advocacy group or association, or a professional retained to oversee housing initiatives.

III. COMMUNITY OVERVIEW AND STUDY AREAS

A. WOOD COUNTY OVERVIEW

This report focuses on the housing needs of Wood County, West Virginia, with supplemental analysis of three submarkets within the county (detailed on the following page). Recognized as a county in 1798, Wood County is located on the northwest boundary of West Virginia along the Ohio River and is approximately 76 miles north of the state capital of Charleston, West Virginia. While several State Highways (WV 2, 14, 47, 68, 95 and 618) serve the county, U.S. Highway 50 and Interstate 77 serve as the primary arterial routes in the county. Today, the county contains approximately 377 square miles and has 223.0 persons per-square-mile (state average is 73.8 persons per-square-mile).

Wood County was home to approximately 84,035 people in 2021, decreasing by 3.4% (2,921 people) since 2010. The two largest cities in Wood County, Parkersburg and Vienna, represent 47.9% of the county population combined. The remaining 52.1% of the county population resides either in the city of Williamstown, the town of North Hills, one of the county's six Census Designated Places, or the unincorporated areas outside of municipal limits. A large number of the commercial, government, healthcare and employment opportunities are located in the county's largest city and county seat, Parkersburg. The county offers numerous recreational opportunities including boating and fishing on the Ohio River, inland canoeing, hunting, biking, hiking, and high school sports venues. In addition, there are multiple opportunities to experience indoor recreation which include museums, theaters, shopping, ballet, and a satellite for the West Virginia Symphony. This tourism contributes to the local economy and helps to support many of the area's restaurants, retailers, and hotels. Blennerhassett Island State Park is one of the key attractions in the county and offers a historic ride on the Island Belle Sternwheeler.

Based on 2021 estimates, approximately seven-tenths (70.3%) of the county's housing units are owner occupied. Slightly more than three-fourths (76.1%) of rental units are within structures of four or fewer units, while 99.6% of owner-occupied units are single-family homes. It is worth pointing out that nearly 2,800 occupied housing structures (519 renter-occupied and 2,258 owner-occupied) are mobile home units. As shown in the supply section (Section VI) of this report, the market offers a wide variety of housing at different price points and rents, though availability is limited at certain affordability levels, especially within certain submarkets. Additional information regarding the county's demographic characteristics and trends, economic conditions, housing supply, and other factors that impact housing are included throughout this report.

B. STUDY AREAS – MARKET AREA DELINEATIONS

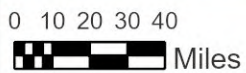
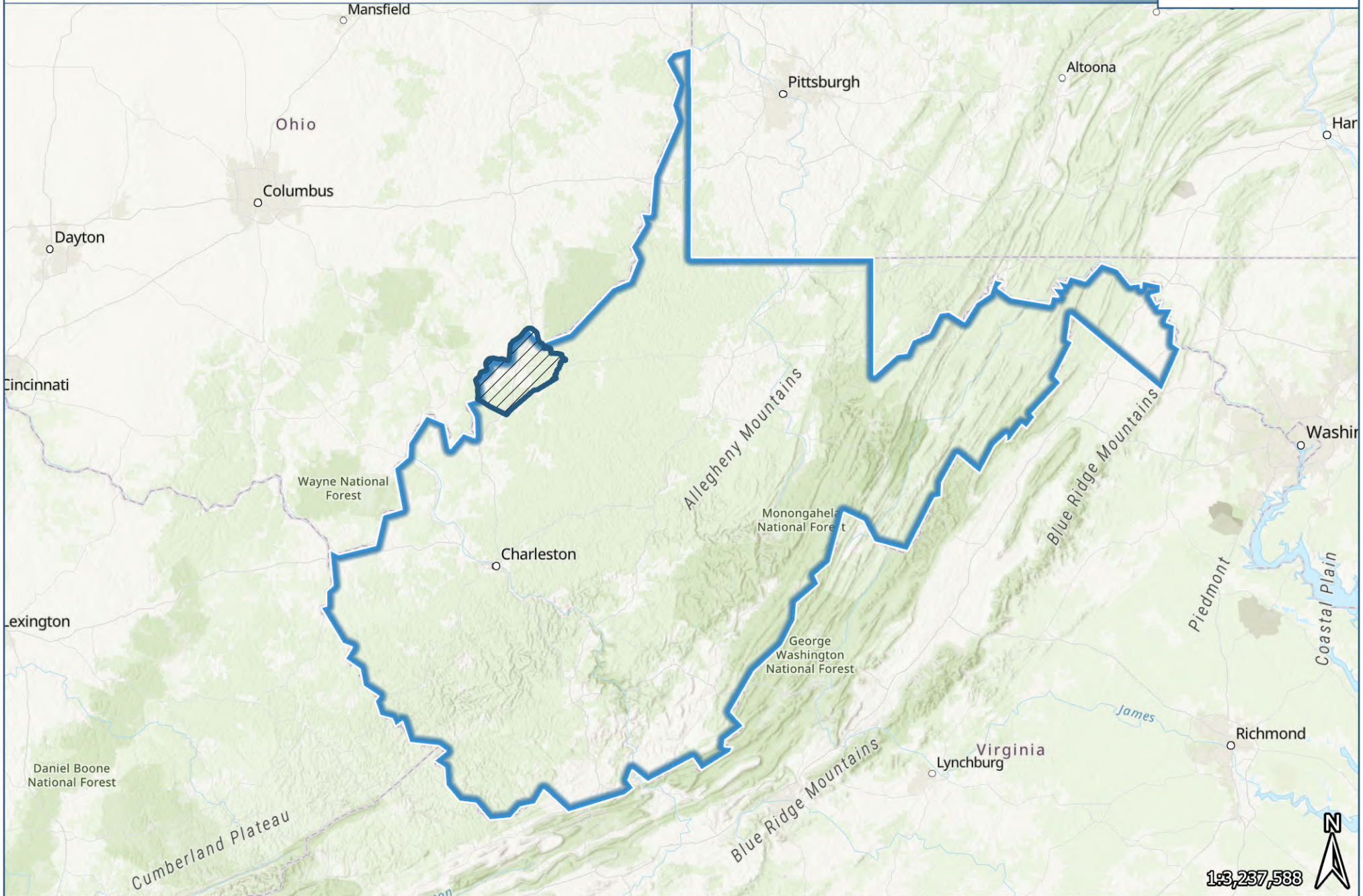
This report addresses the residential housing needs of Wood County. To this end, we focused our evaluation on the demographic and economic characteristics, as well as the existing housing stock, of the overall county. Because there are distinct variations between different areas within the county, we have also supplied some additional information and analysis on three individual submarkets within the county. In order to provide another base of comparison, we have included some data on the overall state of West Virginia and the overall United States, when applicable.

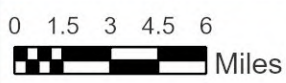
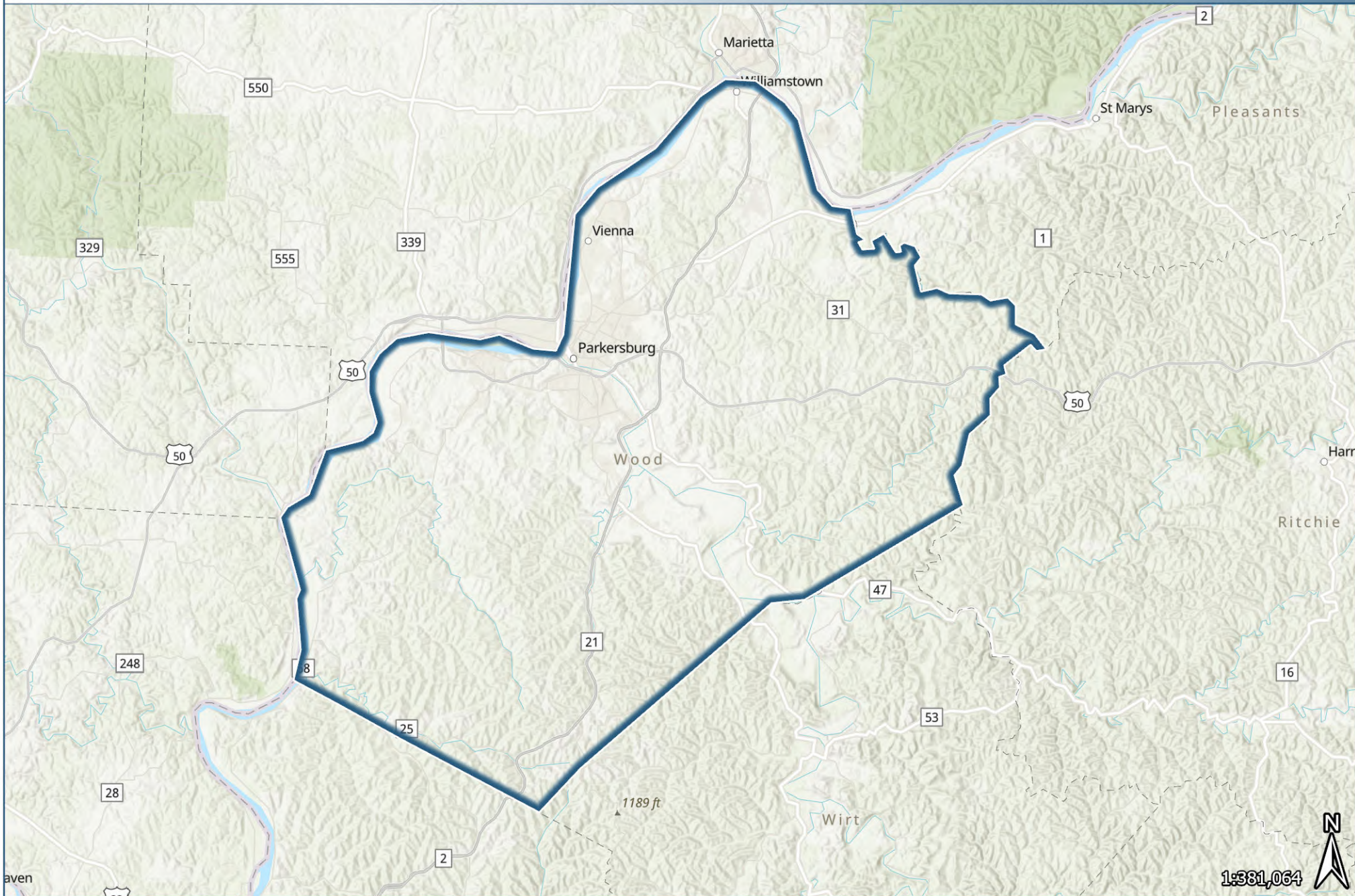
The following summarizes the various study areas used in this analysis.

Primary Study Area – The Primary Study Area (PSA) includes the entirety of Wood County.

Submarket Study Areas – The Submarket Study Areas (SSAs) are three separate areas that were selected by the Wood County Economic Development Foundation for supplemental analysis. These SSA areas include the two cities of Parkersburg and Vienna, with the third SSA comprising the balance of Wood County.

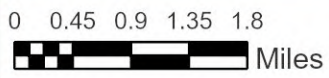
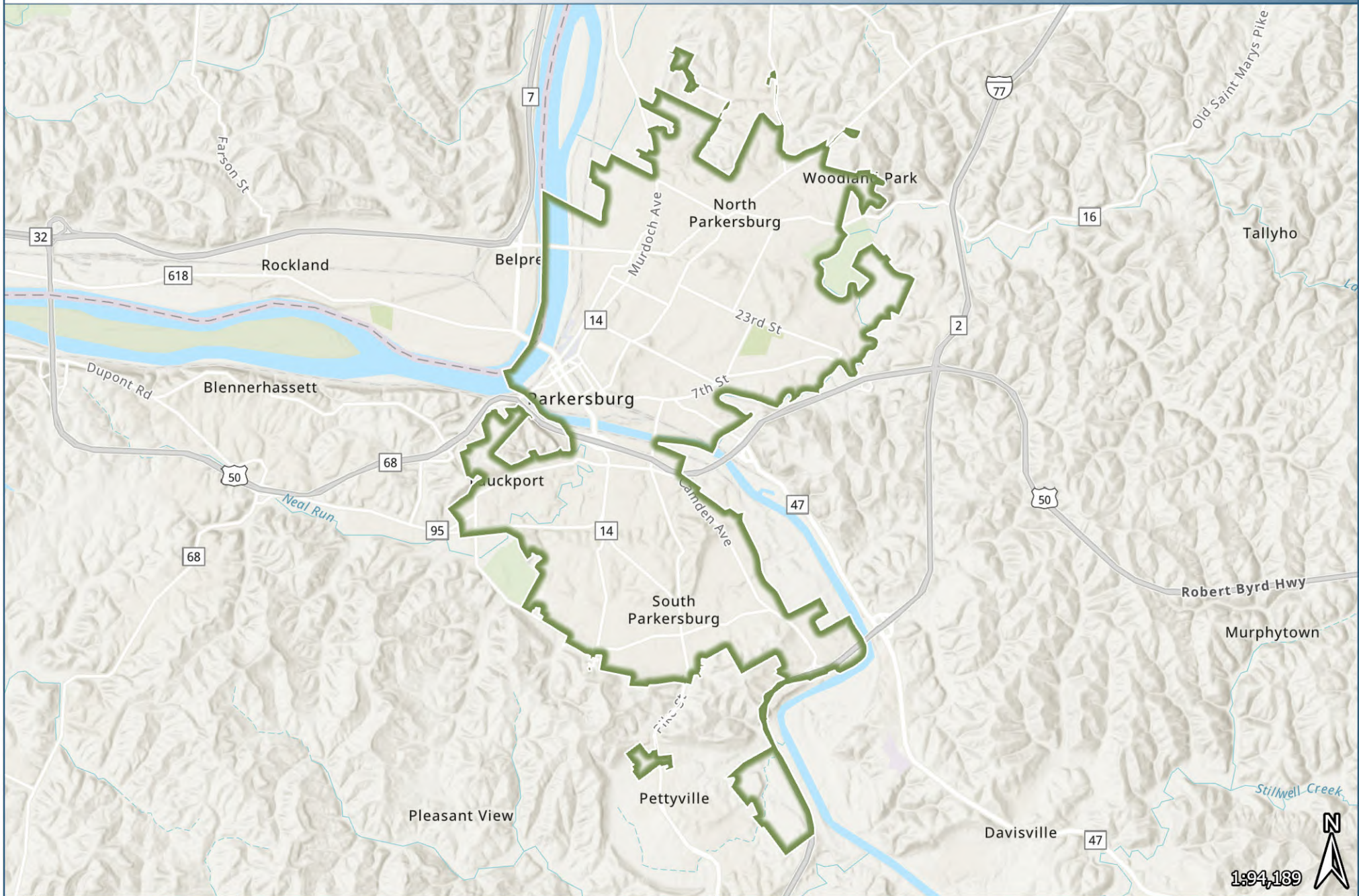
Maps delineating the boundaries of the various study areas are shown on the following pages.

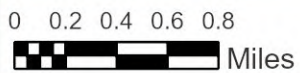
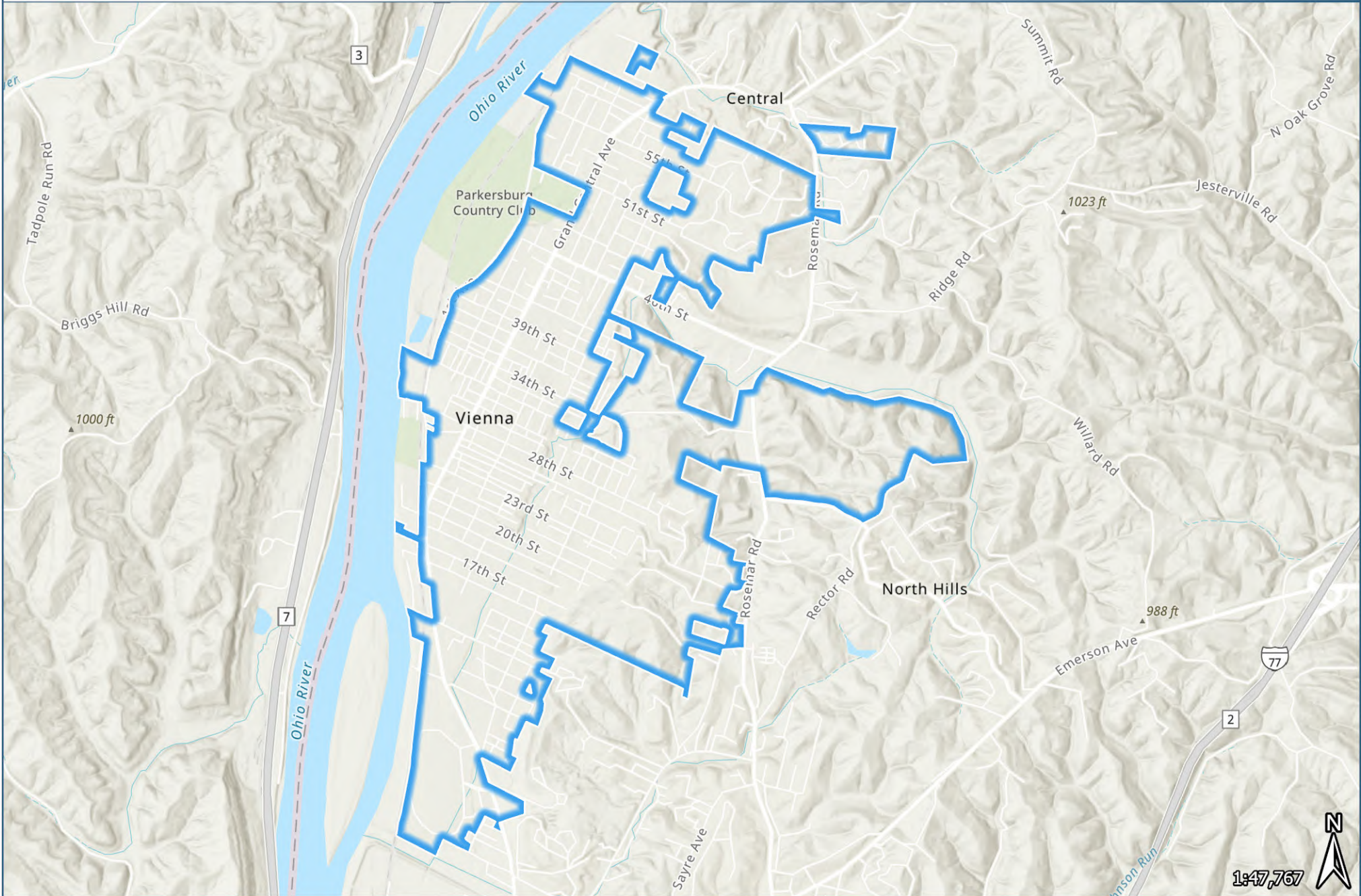




Esri, CGIAR, USGS, VGIN, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS
Additional Source(s): Bowen National Research







IV. DEMOGRAPHIC ANALYSIS

A. INTRODUCTION

This section of the report evaluates key demographic characteristics for the Primary Study Area (PSA - Wood County), the three Submarket Study Areas (SSAs – Parkersburg, Vienna, and the balance of Wood County), and West Virginia (statewide). Through this analysis, unfolding trends and unique conditions are often revealed regarding populations and households residing in the selected geographic areas. Demographic comparisons between these geographies provide insights into the human composition of housing markets. Critical questions, such as the following, can be answered with this information:

- Who lives in Wood County and what are these people like?
- In what kinds of household groupings do Wood County residents live?
- What share of people rent or own their Wood County residence?
- Are the number of people and households living in Wood County increasing or decreasing over time?
- How do Wood County residents, Submarket Study Area residents, and residents of the state compare with each other?

This section is comprised of three major parts: population characteristics, household characteristics, and demographic theme maps. Population characteristics describe the qualities of individual people, while household characteristics describe the qualities of people living together in one residence. Demographic theme maps graphically show varying levels (low to high concentrations) of a demographic characteristic across a geographic region.

It is important to note that 2000 and 2010 demographics are based on U.S. Census data (actual count), while 2021 and 2026 data are based on calculated estimates provided by ESRI, a nationally recognized demography firm. When applicable, adjustments to these estimates and projections are made using the most recent data from the 2020 Census count. The accuracy of estimates and projections depends on the realization of certain assumptions:

- Economic projections made by secondary sources materialize;
- Governmental policies with respect to residential development remain consistent;
- Availability of financing for residential development (i.e., mortgages, commercial loans, subsidies, Tax Credits, etc.) remains consistent;
- Sufficient housing and infrastructure are provided to support projected population and household growth.

Significant unforeseen changes or fluctuations among any of the preceding assumptions could have an impact on demographic estimates/projections.

B. POPULATION CHARACTERISTICS

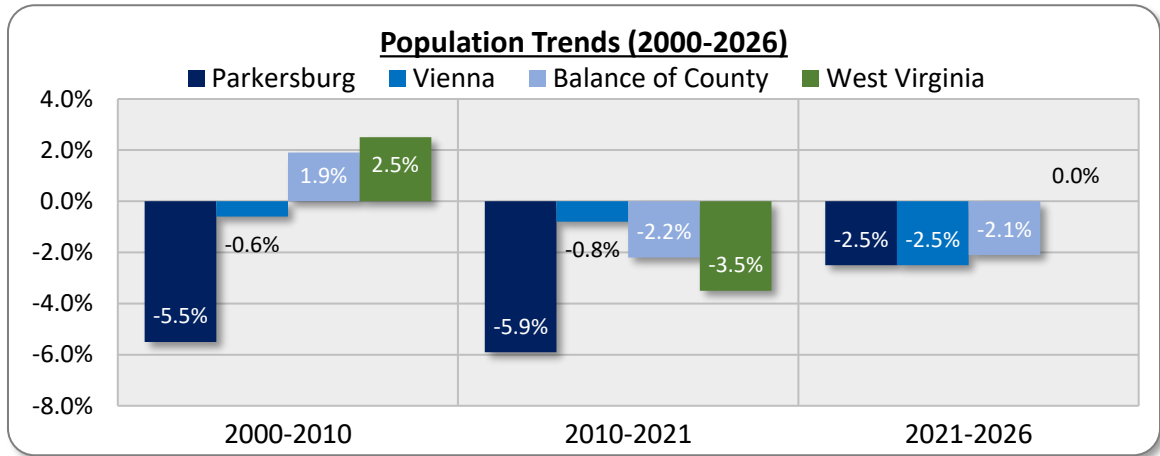
Population by numbers and percent change (growth or decline) for selected years is shown in the following table (estimates and projections account for 2020 Census data). It should be noted that some total numbers and percentages may not match the totals within or between tables in this section due to rounding.

	Total Population									
	2000 Census	2010 Census	Change 2000-2010		2021 Estimated	Change 2010-2021		2026 Projected	Change 2021-2026	
			Number	Percent		Number	Percent		Number	Percent
Parkersburg	33,244	31,429	-1,815	-5.5%	29,574	-1,855	-5.9%	28,835	-739	-2.5%
Vienna	10,798	10,734	-64	-0.6%	10,644	-90	-0.8%	10,378	-266	-2.5%
Balance of County	43,944	44,793	849	1.9%	43,817	-976	-2.2%	42,889	-928	-2.1%
Wood County	87,986	86,956	-1,030	-1.2%	84,035	-2,921	-3.4%	82,102	-1,933	-2.3%
West Virginia	1,808,344	1,852,994	44,650	2.5%	1,787,894	-65,100	-3.5%	1,787,752	-142	-0.0%

Source: 2000, 2010, 2020 Census; ESRI; Urban Decision Group; Bowen National Research

Between 2010 and 2021, the population within the PSA (Wood County) decreased by 2,921 people (3.4%). This is comparable to the rate of population decline statewide during the same period (3.5%). Compared to the SSAs included in this study, Wood County experienced a smaller population decline than Parkersburg (5.9%) but a larger decline than both Vienna (0.8%) and the balance of the county (2.2%). Between 2021 and 2026, it is projected that the population of the PSA will decline by an additional 2.3%, which is comparable to the rates among the three SSAs. The population of the state during this time period is projected to remain virtually unchanged.

The following graph compares the percent change in population since 2000 for the SSAs and the state of West Virginia.



Population by age cohorts for selected years is shown in the following table (estimates and projections account for 2020 Census data):

		Population by Age							Median Age
		<25	25 to 34	35 to 44	45 to 54	55 to 64	65 to 74	75+	
Parkersburg	2010	9,288 (29.6%)	4,084 (13.0%)	3,895 (12.4%)	4,646 (14.8%)	4,016 (12.8%)	2,760 (8.8%)	2,740 (8.7%)	41.0
	2021	8,015 (27.1%)	3,845 (13.0%)	3,726 (12.6%)	3,549 (12.0%)	4,081 (13.8%)	3,460 (11.7%)	2,898 (9.8%)	42.9
	2026	7,901 (27.4%)	3,460 (12.0%)	3,604 (12.5%)	3,518 (12.2%)	3,633 (12.6%)	3,575 (12.4%)	3,143 (10.9%)	43.5
	Change 2021-2026	-114 (-1.4%)	-385 (-10.0%)	-122 (-3.3%)	-31 (-0.9%)	-448 (-11.0%)	115 (3.3%)	245 (8.5%)	N/A
Vienna	2010	3,002 (28.0%)	1,225 (11.4%)	1,236 (11.5%)	1,573 (14.7%)	1,548 (14.4%)	1,121 (10.4%)	1,029 (9.6%)	44.2
	2021	2,618 (24.7%)	1,203 (11.3%)	1,320 (12.4%)	1,235 (11.6%)	1,543 (14.5%)	1,469 (13.8%)	1,256 (11.8%)	46.4
	2026	2,501 (24.3%)	1,038 (10.0%)	1,297 (12.5%)	1,287 (12.4%)	1,359 (13.1%)	1,474 (14.2%)	1,422 (13.7%)	47.5
	Change 2021-2026	-117 (-4.5%)	-165 (-13.7%)	-23 (-1.7%)	52 (4.2%)	-184 (-11.9%)	5 (0.3%)	166 (13.2%)	N/A
Balance of County	2010	13,290 (29.7%)	4,654 (10.4%)	6,077 (13.6%)	7,181 (16.0%)	6,522 (14.6%)	4,363 (9.7%)	2,706 (6.0%)	42.5
	2021	11,384 (26.0%)	4,784 (10.9%)	5,206 (11.9%)	5,888 (13.4%)	6,729 (15.4%)	6,080 (13.9%)	3,745 (8.5%)	45.9
	2026	10,944 (25.5%)	4,205 (9.8%)	5,198 (12.1%)	5,376 (12.5%)	6,256 (14.6%)	6,199 (14.5%)	4,712 (11.0%)	47.2
	Change 2021-2026	-440 (-3.9%)	-579 (-12.1%)	-8 (-0.2%)	-512 (-8.7%)	-473 (-7.0%)	119 (2.0%)	967 (25.8%)	N/A
Wood County	2010	25,583 (29.4%)	9,963 (11.5%)	11,207 (12.9%)	13,400 (15.4%)	12,085 (13.9%)	8,243 (9.5%)	6,475 (7.4%)	42.2
	2021	22,017 (26.2%)	9,832 (11.7%)	10,252 (12.2%)	10,672 (12.7%)	12,353 (14.7%)	11,009 (13.1%)	7,899 (9.4%)	44.9
	2026	21,346 (26.0%)	8,703 (10.6%)	10,099 (12.3%)	10,181 (12.4%)	11,248 (13.7%)	11,248 (13.7%)	9,277 (11.3%)	45.9
	Change 2021-2026	-671 (-3.0%)	-1,129 (-11.5%)	-153 (-1.5%)	-491 (-4.6%)	-1,105 (-8.9%)	239 (2.2%)	1,378 (17.4%)	N/A
West Virginia	2010	556,417 (30.0%)	220,698 (11.9%)	237,494 (12.8%)	276,156 (14.9%)	264,825 (14.3%)	163,520 (8.8%)	133,884 (7.2%)	41.3
	2021	484,519 (27.1%)	216,335 (12.1%)	221,704 (12.4%)	221,694 (12.4%)	259,245 (14.5%)	232,426 (13.0%)	151,971 (8.5%)	43.8
	2026	484,481 (27.1%)	189,502 (10.6%)	223,469 (12.5%)	221,681 (12.4%)	239,559 (13.4%)	243,134 (13.6%)	185,926 (10.4%)	44.8
	Change 2021-2026	-38 (-0.0%)	-26,833 (-12.4%)	1,770 (0.8%)	-18 (-0.0%)	-19,686 (-7.6%)	10,708 (4.6%)	33,955 (22.3%)	N/A

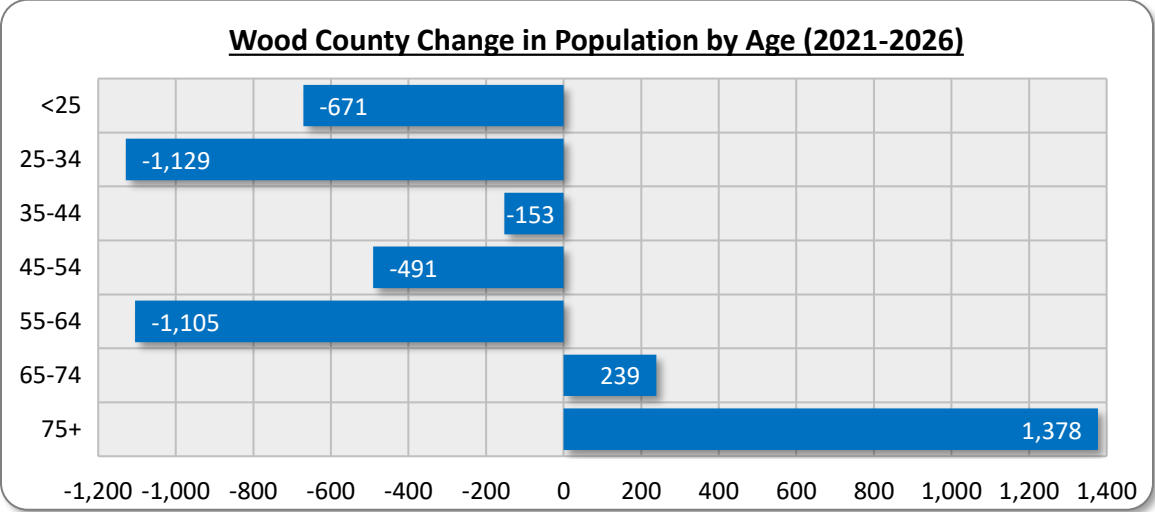
Source: 2000, 2010, 2020 Census; ESRI; Urban Decision Group; Bowen National Research

N/A – Not Applicable

In 2021, the median age for the population of the PSA (Wood County) was 44.9 years, which represents a 6.4% increase over the 2010 median age (42.2 years). In 2021, the median age for Wood County was slightly higher than that for the state of West Virginia (43.8 years). The median age for the population of the PSA is projected to increase to 45.9 years by 2026, or an increase of 2.2%. This trend of an increasing median age is consistent with the state of West Virginia and the SSAs.

In 2021, over one-fourth (26.2%) of the PSA population was less than 25 years of age, over one-third (36.6%) was between the ages of 25 and 54, and 37.2% was age 55 or older. While projections for 2026 indicate the largest *share* of the PSA population will remain those under 25 years of age (26.0%), significant *growth* is projected to occur among the age cohorts of 75 years of age and older (17.4%) and 65 to 74 years (2.2%). The growth in the oldest population cohorts (65 years and older) are due primarily to the population aging in place and is consistent with statewide trends during this period. As such, it is likely that the demand for senior-oriented housing will increase within the PSA.

The following graph compares the projected change in population by age cohort for the PSA (Wood County) between 2021 and 2026.



Population by race for 2021 is shown in the following table (adjusted to account for 2020 Census data):

		Population by Race					
		White Alone	Black or African American Alone	Asian Alone	Some Other Race Alone	Two or More Races	Total
Parkersburg	Number	26,915	599	155	289	1,616	29,574
	Percent	91.0%	2.0%	0.5%	1.0%	5.5%	100.0%
Vienna	Number	9,720	130	209	58	528	10,644
	Percent	91.3%	1.2%	2.0%	0.5%	5.0%	100.0%
Balance of County	Number	41,295	307	199	251	1,764	43,817
	Percent	94.2%	0.7%	0.5%	0.6%	4.0%	100.0%
Wood County	Number	77,928	1,037	562	599	3,909	84,035
	Percent	92.7%	1.2%	0.7%	0.7%	4.7%	100.0%
West Virginia	Number	1,605,521	65,599	15,060	17,045	84,668	1,787,894
	Percent	89.8%	3.7%	0.8%	1.0%	4.7%	100.0%

Source: 2020 Census; ESRI; Urban Decision Group; Bowen National Research

In 2021, over nine-tenths (92.7%) of residents within the PSA (Wood County) identified as “White Alone,” which is a larger share than the state overall (89.8%). Approximately 4.7% of residents within the PSA identified as “Two or More Races,” 1.2% identified as “Black or African American Alone,” and 0.7% identified as “Asian Alone,” or “Some Other Race Alone.” As such, the distribution of population by race within the PSA is slightly less diverse than the state overall.

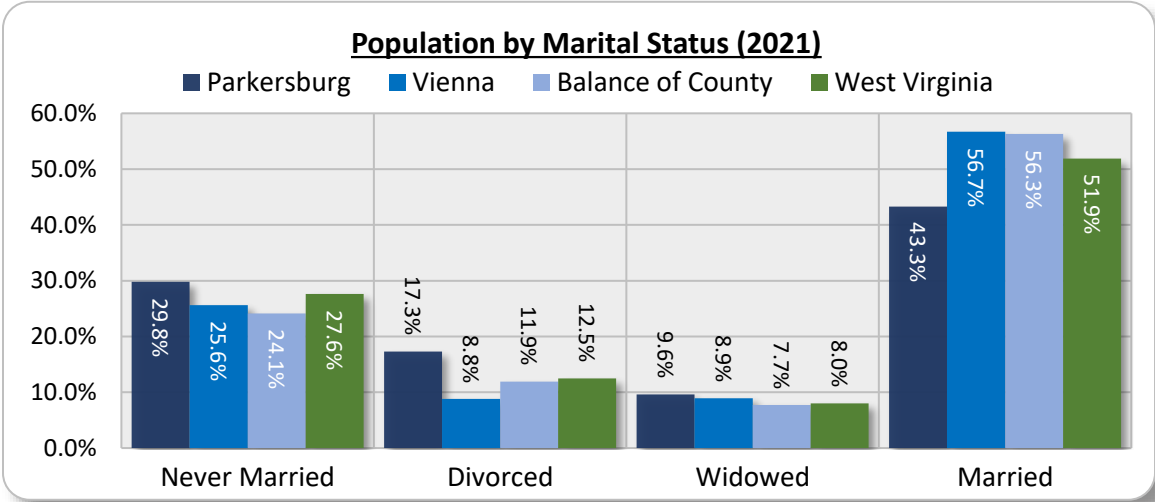
Population (age 15 and older) by marital status for 2021 is shown in the following table (adjusted to account for 2020 Census data):

		Population by Marital Status				
		Not Married			Married	Total
		Never Married	Divorced	Widowed		
Parkersburg	Number	7,343	4,263	2,365	10,669	24,641
	Percent	29.8%	17.3%	9.6%	43.3%	100.0%
Vienna	Number	2,335	803	812	5,172	9,122
	Percent	25.6%	8.8%	8.9%	56.7%	100.0%
Balance of County	Number	8,887	4,393	2,823	20,724	36,827
	Percent	24.1%	11.9%	7.7%	56.3%	100.0%
Wood County	Number	18,565	9,459	6,000	36,565	70,589
	Percent	26.3%	13.4%	8.5%	51.8%	100.0%
West Virginia	Number	415,651	188,248	120,479	781,605	1,505,983
	Percent	27.6%	12.5%	8.0%	51.9%	100.0%

Source: 2020 Census; ESRI; Urban Decision Group; Bowen National Research

As the preceding illustrates, in 2021, over half (51.8%) of the PSA (Wood County) population is married. This represents a nearly identical share when compared to the state (51.9%). Compared to the SSAs, the share of the married population in the PSA is larger than Parkersburg (43.3%), but lower than both Vienna (56.7%) and the balance of the county (56.3%). Overall, the distribution of population by marital status in the PSA closely resembles the shares for each status within the state.

The following graph compares the shares of population by marital status for the SSAs and the state of West Virginia for 2021.



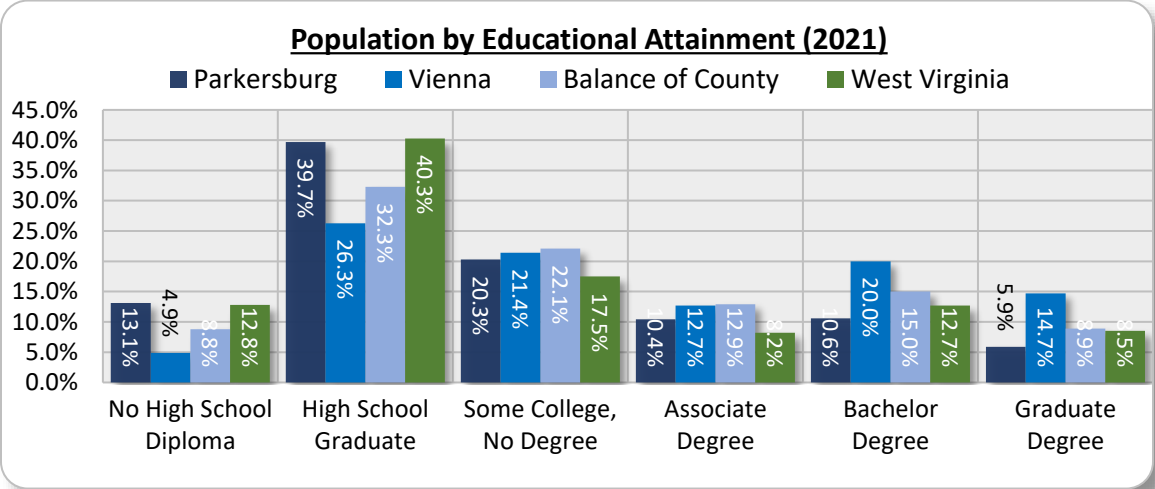
Population (age 25 and older) by highest educational attainment for 2021 is shown in the following table (adjusted to account for 2020 Census data):

		Population by Educational Attainment						
		No High School Diploma	High School Graduate	Some College, No Degree	Associate Degree	Bachelor Degree	Graduate Degree	Total
Parkersburg	Number	2,827	8,567	4,381	2,244	2,287	1,273	21,580
	Percent	13.1%	39.7%	20.3%	10.4%	10.6%	5.9%	100.0%
Vienna	Number	393	2,109	1,716	1,018	1,603	1,179	8,017
	Percent	4.9%	26.3%	21.4%	12.7%	20.0%	14.7%	100.0%
Balance of County	Number	2,854	10,457	7,166	4,174	4,847	2,878	32,376
	Percent	8.8%	32.3%	22.1%	12.9%	15.0%	8.9%	100.0%
Wood County	Number	6,073	21,133	13,262	7,437	8,738	5,330	61,973
	Percent	9.8%	34.1%	21.4%	12.0%	14.1%	8.6%	100.0%
West Virginia	Number	166,996	525,777	228,315	106,982	165,691	110,896	1,304,657
	Percent	12.8%	40.3%	17.5%	8.2%	12.7%	8.5%	100.0%

Source: 2020 Census; ESRI; Urban Decision Group; Bowen National Research

Within the PSA (Wood County), the share of individuals with a post-secondary degree (34.7%) is higher than the shares for the state of West Virginia (29.4%) and Parkersburg (26.9%), but significantly lower than Vienna (47.4%). The share of individuals within the PSA lacking a high school diploma (9.8%) is lower than the share for the state (12.8%). As earning capacity has a high correlation to educational attainment, a low share of post-secondary degrees and/or a high share of individuals lacking high school diplomas in an area typically means the population generally has lower earning potential. As the PSA population has a slightly higher share of the population with post-secondary degrees and a slightly lower share of individuals lacking a high school diploma than the state, the PSA population has an overall higher level of educational attainment and earning potential than the state. This is particularly true among the population living in Vienna.

The following graph compares the shares of population by educational attainment.



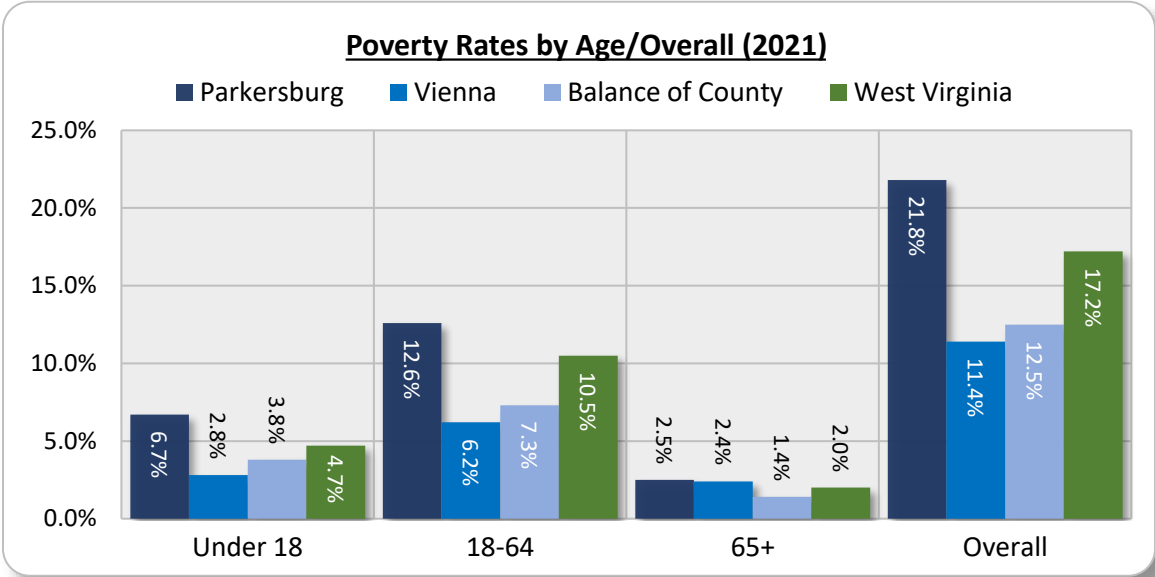
Population by poverty status for 2021 is shown in the following table (adjusted to account for 2020 Census data):

		Population by Poverty Status						Total
		Income below poverty level:			Income at or above poverty level:			
		<18	18 to 64	65+	<18	18 to 64	65+	
Parkersburg	Number	1,981	3,726	739.35	4,259	13,841	5,028	29,574
	Percent	6.7%	12.6%	2.5%	14.4%	46.8%	17.0%	100.0%
Vienna	Number	298	660	255	1,692	5,247	2,491	10,644
	Percent	2.8%	6.2%	2.4%	15.9%	49.3%	23.4%	100.0%
Balance of County	Number	1,670	3,177	601.859	7,663	22,845	7,860	43,817
	Percent	3.8%	7.3%	1.4%	17.5%	52.1%	17.9%	100.0%
Wood County	Number	3,950	7,563	1,597	13,614	41,933	15,378	84,035
	Percent	4.7%	9.0%	1.9%	16.2%	49.9%	18.3%	100.0%
West Virginia	Number	84,031	187,729	35,758	278,911	877,856	323,609	1,787,894
	Percent	4.7%	10.5%	2.0%	15.6%	49.1%	18.1%	100.0%

Source: U.S. Census Bureau, 2016-2020 American Community Survey; 2020 Census; Urban Decision Group; Bowen National Research

Approximately 15.6% of the population in the PSA (Wood County) suffers from poverty, which reflects a lower overall poverty rate than the state (17.2%). Among the SSAs, Parkersburg has the highest poverty rate (21.8%), while Vienna has the lowest rate (11.4%). Of the individuals living below poverty level in the PSA, 30.1% are less than 18 years of age, 57.7% are between 18 and 64 years of age, and 12.2% are 65 and older. Among the three age cohorts in the PSA, children (less than 18 years of age) are the most disproportionately affected group (22.5% poverty rate), followed by adults ages 18 to 64 years (15.3%). Seniors (age 65 and older) have the lowest poverty rate (9.4%) among the three age cohorts in the PSA. Poverty rates among all three age cohorts are slightly lower than poverty rates for the state overall, which has a 23.2% rate for children, 17.6% rate for adults between 18 and 64 years of age, and a 10.0% rate for seniors 65 and older.

The following graph compares the poverty rates by age/overall for 2021.



Population by migration (previous residence one year prior to survey) for 2021, based on 2016-2020 ACS figures, is shown in the following table (adjusted to account for 2020 Census population data):

		Population by Migration					
		Same House	Different House in Same County	Different County In Same State	Different State	Moved from Abroad	Total
Parkersburg	Number	25,907	2,603	562	473	30	29,574
	Percent	87.6%	8.8%	1.9%	1.6%	0.1%	100.0%
Vienna	Number	9,675	585	117	245	21	10,644
	Percent	90.9%	5.5%	1.1%	2.3%	0.2%	100.0%
Balance of County	Number	39,461	3,031	666	627	33	43,817
	Percent	90.1%	6.9%	1.5%	1.4%	0.1%	100.0%
Wood County	Number	75,043	6,219	1,345	1,345	84	84,035
	Percent	89.3%	7.4%	1.6%	1.6%	0.1%	100.0%
West Virginia	Number	1,584,074	110,849	48,273	41,122	3,576	1,787,894
	Percent	88.6%	6.2%	2.7%	2.3%	0.2%	100.0%

Source: U.S. Census Bureau, 2016-2020 American Community Survey; 2020 Census; ESRI; Urban Decision Group; Bowen National Research

Nearly nine-tenths (89.3%) of PSA (Wood County) residents remained in the same house within the past year, which is a slightly higher rate when compared to the state (88.6%). Of the PSA residents, 7.4% moved from a different house within the county within the past year, 1.6% moved from a different county within the state, 1.6% moved from a different state, and only 0.1% moved from abroad. Among the SSAs, Parkersburg has the most transient population with 12.4% of the population having moved in the past year, while Vienna has the least transient population with only 9.1% having moved in the past year. Regardless, the population of Wood County would generally be considered relatively intransient. These statistics indicate a comparatively stable housing market with regards to the PSA. Additional migration data and analysis are provided starting on page VII-16 of this report.

Population densities for selected years are shown in the following table:

		Population Densities			
		Year			
		2000	2010	2021	2026
Parkersburg	Population	33,244	31,429	29,574	28,835
	Area in Square Miles	12.33	12.33	12.33	12.33
	Density	2,695.4	2,548.3	2,398.5	2,338.6
Vienna	Population	10,798	10,734	10,644	10,378
	Area in Square Miles	3.97	3.97	3.97	3.97
	Density	2,721.3	2,705.2	2,681.1	2,614.1
Balance of County	Population	43,944	44,793	43,817	42,889
	Area in Square Miles	360.46	360.46	360.46	360.46
	Density	121.9	124.3	121.6	119.0
Wood County	Population	87,986	86,956	84,035	82,102
	Area in Square Miles	376.76	376.76	376.76	376.76
	Density	233.5	230.8	223.0	217.9
West Virginia	Population	1,808,344	1,852,994	1,787,894	1,787,752
	Area in Square Miles	24,229.93	24,229.93	24,229.93	24,229.93
	Density	74.6	76.5	73.8	73.8

Source: 2000, 2010, 2020 Census; ESRI; Urban Decision Group; Bowen National Research

The population density of the PSA (Wood County) decreased by approximately 3.4% from 2010 to 2021, which is a slightly smaller decline than the state overall (3.5%). The Parkersburg SSA experienced the largest density decline (5.9%), while the Vienna SSA experienced the smallest decline (0.9%) during this same time period. Although projections indicate that the population density of the PSA will decline from 2021 to 2026, the rate of decline is expected to decrease to 2.2%.

C. HOUSEHOLD CHARACTERISTICS

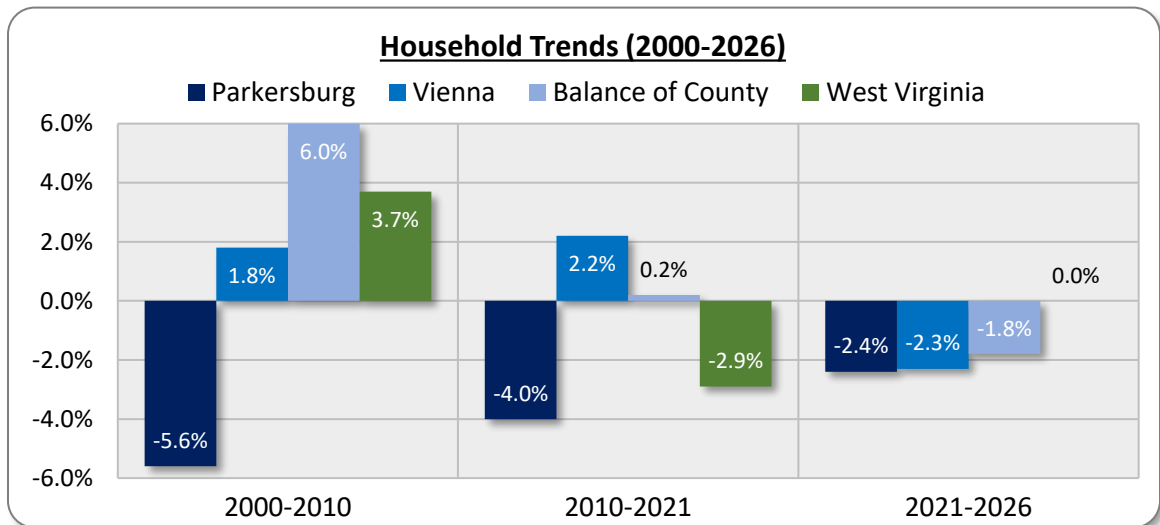
Households by numbers and percent change (growth or decline) for selected years are shown in the following table (estimates and projections account for 2020 Census data):

	Total Households									
	2000 Census	2010 Census	Change 2000-2010		2021 Estimated	Change 2010-2021		2026 Projected	Change 2021-2026	
			Number	Percent		Number	Percent		Number	Percent
Parkersburg	14,583	13,773	-810	-5.6%	13,215	-588	-4.0%	12,898	-317	-2.4%
Vienna	4,619	4,703	84	1.8%	4,808	105	2.2%	4,697	-266	-2.3%
Balance of County	17,073	18,095	1,022	6.0%	18,131	36	0.2%	17,800	-331	-1.8%
Wood County	36,275	36,571	296	0.8%	36,154	-417	-1.1%	35,395	-759	-2.1%
West Virginia	736,481	763,831	27,350	3.7%	741,433	-22,398	-2.9%	741,774	341	0.0%

Source: 2000, 2010, 2020 Census; ESRI; Urban Decision Group; Bowen National Research

There were approximately 36,571 households within the PSA (Wood County) in 2010. The number of households in the PSA decreased by 417 (1.1%) between 2010 and 2021. This represents a smaller percentage decline in households than the state during the time period (2.9%). While the Parkersburg SSA experienced a decline of approximately 588 households (4.0%) from 2010 to 2021, the number of households in the Vienna SSA increased by 2.2% and the balance of Wood County increased by 0.2%. Over the next five years, the number of households within the PSA is projected to decrease by 2.1%, or approximately 759 households, with declines in the SSAs ranging from 1.8% to 2.4%.

The following graph compares the percent change in households between 2000 and 2026 for the SSAs and the state of West Virginia:



Household heads by age cohorts for selected years are shown in the following table (adjusted to account for 2020 Census data):

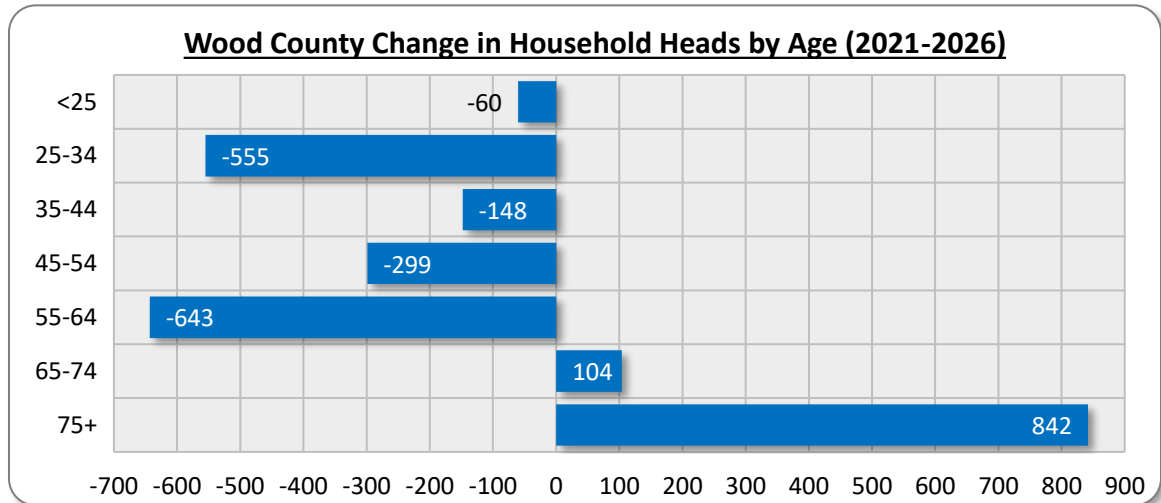
		Household Heads by Age						
		<25	25 to 34	35 to 44	45 to 54	55 to 64	65 to 74	75+
Parkersburg	2010	660 (4.8%)	2,024 (14.7%)	2,133 (15.5%)	2,707 (19.7%)	2,510 (18.2%)	1,842 (13.4%)	1,897 (13.8%)
	2021	529 (4.0%)	1,877 (14.2%)	1,996 (15.1%)	2,022 (15.3%)	2,498 (18.9%)	2,286 (17.3%)	2,009 (15.2%)
	2026	516 (4.0%)	1,690 (13.1%)	1,948 (15.1%)	2,012 (15.6%)	2,231 (17.3%)	2,335 (18.1%)	2,167 (16.8%)
	Change 2021-2026	-13 (-2.5%)	-187 (-10.0%)	-48 (-2.4%)	-10 (-0.5%)	-267 (-10.7%)	49 (2.1%)	158 (7.9%)
Vienna	2010	179 (3.8%)	585 (12.4%)	670 (14.2%)	891 (18.9%)	915 (19.5%)	698 (14.8%)	765 (16.3%)
	2021	144 (3.0%)	562 (11.7%)	712 (14.8%)	702 (14.6%)	885 (18.4%)	899 (18.7%)	904 (18.8%)
	2026	132 (2.8%)	479 (10.2%)	686 (14.6%)	723 (15.4%)	775 (16.5%)	888 (18.9%)	1,015 (21.6%)
	Change 2021-2026	-12 (-8.3%)	-83 (-14.8%)	-26 (-3.7%)	21 (3.0%)	-110 (-12.4%)	-11 (-1.2%)	111 (12.3%)
Balance of County	2010	589 (3.3%)	2,090 (11.6%)	3,180 (17.6%)	3,911 (21.6%)	3,717 (20.5%)	2,746 (15.2%)	1,862 (10.3%)
	2021	484 (2.7%)	2,080 (11.5%)	2,643 (14.6%)	3,097 (17.1%)	3,667 (20.2%)	3,648 (20.1%)	2,510 (13.8%)
	2026	449 (2.5%)	1,795 (10.1%)	2,569 (14.4%)	2,787 (15.7%)	3,401 (19.1%)	3,714 (20.9%)	3,083 (17.3%)
	Change 2021-2026	-35 (-7.2%)	-285 (-13.7%)	-74 (-2.8%)	-310 (-10.0%)	-266 (-7.3%)	66 (1.8%)	573 (22.8%)
Wood County	2010	1,428 (3.9%)	4,699 (12.8%)	5,985 (16.4%)	7,511 (20.5%)	7,140 (19.5%)	5,287 (14.5%)	4,521 (12.4%)
	2021	1,157 (3.2%)	4,519 (12.5%)	5,351 (14.8%)	5,821 (16.1%)	7,050 (19.5%)	6,833 (18.9%)	5,423 (15.0%)
	2026	1,097 (3.1%)	3,964 (11.2%)	5,203 (14.7%)	5,522 (15.6%)	6,407 (18.1%)	6,937 (19.6%)	6,265 (17.7%)
	Change 2021-2026	-60 (-5.2%)	-555 (-12.3%)	-148 (-2.8%)	-299 (-5.1%)	-643 (-9.1%)	104 (1.5%)	842 (15.5%)
West Virginia	2010	35,294 (4.6%)	97,906 (12.8%)	121,813 (15.9%)	151,071 (19.8%)	156,865 (20.5%)	106,214 (13.9%)	94,668 (12.4%)
	2021	28,916 (3.9%)	91,938 (12.4%)	108,991 (14.7%)	116,405 (15.7%)	147,545 (19.9%)	144,579 (19.5%)	103,059 (13.9%)
	2026	28,187 (3.8%)	80,853 (10.9%)	109,783 (14.8%)	114,975 (15.5%)	133,519 (18.0%)	149,097 (20.1%)	125,360 (16.9%)
	Change 2021-2026	-729 (-2.5%)	-11,085 (-12.1%)	792 (0.7%)	-1,430 (-1.2%)	-14,026 (-9.5%)	4,518 (3.1%)	22,301 (21.6%)

Source: 2000, 2010, 2020 Census; ESRI; Urban Decision Group; Bowen National Research

In 2021, household heads between 55 and 64 years of age (19.5%) and 65 and 74 years of age (18.9%) comprise the largest shares by age cohort in the PSA (Wood County). Collectively, the cohorts of household heads age 55 and older account for over half (53.4%) of all households in the PSA. This is a similar proportion of senior household heads when compared to the state (53.3%). Although, the age cohort of 55 to 64 years in the PSA is projected to decrease

by 9.1% through 2026, the cohorts of 65 to 74 years of age and 75 and older are projected to increase by 1.5% and 15.5%, respectively. This may indicate an increasing need for senior-oriented housing in the PSA over the next five years.

The following graph illustrates the projected change in households by age for the PSA (Wood County) between 2021 and 2026.



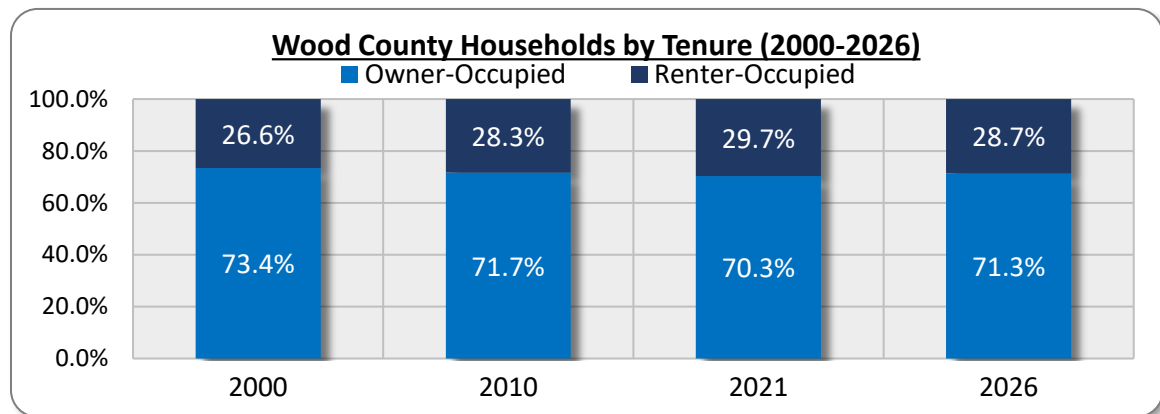
Households by tenure for selected years are shown in the following table (adjusted to account for 2020 Census data):

		Households by Tenure							
		2000		2010		2021		2026	
Household Type		Number	Percent	Number	Percent	Number	Percent	Number	Percent
Parkersburg	Owner-Occupied	8,955	61.4%	8,300	60.3%	7,678	58.1%	7,623	59.1%
	Renter-Occupied	5,628	38.6%	5,473	39.7%	5,537	41.9%	5,275	40.9%
	Total	14,583	100.0%	13,773	100.0%	13,215	100.0%	12,898	100.0%
Vienna	Owner-Occupied	3,533	76.5%	3,437	73.1%	3,467	72.1%	3,429	73.0%
	Renter-Occupied	1,086	23.5%	1,266	26.9%	1,341	27.9%	1,268	27.0%
	Total	4,619	100.0%	4,703	100.0%	4,808	100.0%	4,697	100.0%
Balance of County	Owner-Occupied	14,122	82.7%	14,499	80.1%	14,305	78.9%	14,204	79.8%
	Renter-Occupied	2,951	17.3%	3,596	19.9%	3,826	21.1%	3,596	20.2%
	Total	17,073	100.0%	18,095	100.0%	18,131	100.0%	17,800	100.0%
Wood County	Owner-Occupied	26,609	73.4%	26,237	71.7%	25,416	70.3%	25,237	71.3%
	Renter-Occupied	9,666	26.6%	10,334	28.3%	10,738	29.7%	10,158	28.7%
	Total	36,275	100.0%	36,571	100.0%	36,154	100.0%	35,395	100.0%
West Virginia	Owner-Occupied	553,699	75.2%	561,013	73.4%	537,539	72.5%	544,462	73.4%
	Renter-Occupied	182,782	24.8%	202,818	26.6%	203,894	27.5%	197,312	26.6%
	Total	736,481	100.0%	763,831	100.0%	741,433	100.0%	741,774	100.0%

Source: 2000, 2010, 2020 Census; ESRI; Urban Decision Group; Bowen National Research

From 2010 to 2021, the number of owner households in the PSA (Wood County) decreased by 821 households, or 3.1%, while the number of renter households increased by 404 households, or an increase of 3.9%. In 2021, 70.3% of households in Wood County are owner households, which represents a slightly smaller share when compared to the state (72.5%). Among the SSAs, the balance of Wood County has the highest share of owner households (78.9%) while Parkersburg has the smallest share (58.1%). Although the overall number of households is projected to decrease between 2021 and 2026 for the PSA and SSAs, the *proportion* of owner households is projected to increase slightly among all four geographies. This trend of ownership versus renting is consistent with statewide trend projections for the time period.

The following graph illustrates household tenure within the PSA (Wood County) for various years:



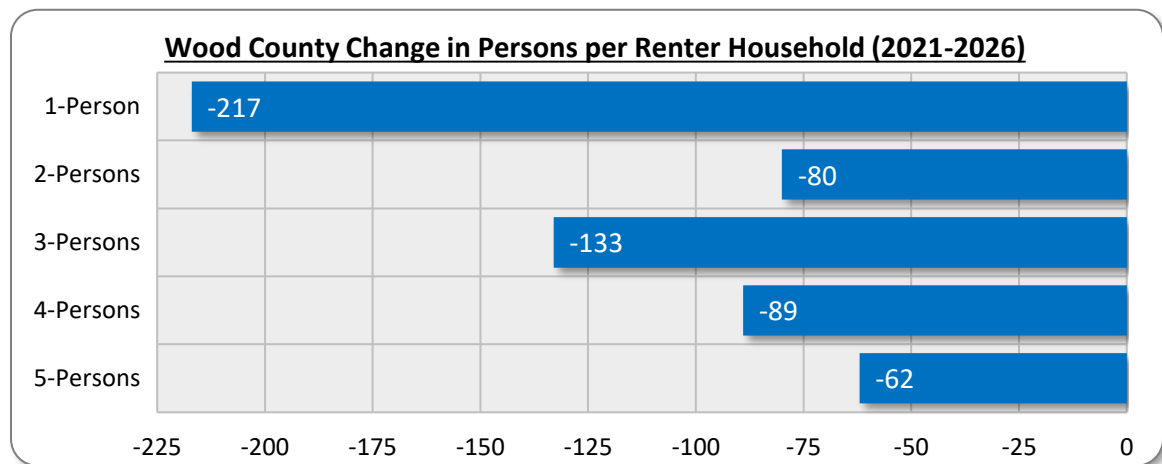
Renter households by size for selected years are shown in the following table for Wood County and the state of West Virginia (adjusted to account for 2020 Census data). Note: persons per renter household data is not available for geographies smaller than the county level.

		Persons Per Renter Household						Average H.H. Size
		1-Person	2-Person	3-Person	4-Person	5-Person	Total	
Wood County	2010	4,211 (40.8%)	2,736 (26.5%)	1,545 (14.9%)	1,195 (11.6%)	647 (6.3%)	10,334 (100.0%)	2.16
	2021	4,778 (44.6%)	3,361 (31.3%)	1,321 (12.3%)	698 (6.5%)	580 (5.4%)	10,738 (100.0%)	1.96
	2026	4,561 (44.9%)	3,281 (32.3%)	1,188 (11.7%)	609 (6.0%)	518 (5.1%)	10,158 (100.0%)	1.94
West Virginia	2010	88,611 (43.7%)	54,578 (26.9%)	28,618 (14.1%)	18,801 (9.3%)	12,210 (6.0%)	202,818 (100.0%)	2.07
	2021	84,004 (41.2%)	56,886 (27.9%)	30,176 (14.8%)	19,982 (9.8%)	12,845 (6.3%)	203,894 (100.0%)	2.12
	2026	81,095 (41.1%)	55,445 (28.1%)	29,202 (14.8%)	19,337 (9.8%)	12,233 (6.2%)	197,312 (100.0%)	2.12

Source: 2000, 2010, 2020 Census; ESRI; Urban Decision Group; Bowen National Research
H.H. - Households

With an average renter household size of 1.96 in 2021, one- and two-person households represent 75.9% of all renter households within Wood County. Over the next five years, the overall number of renter households in the PSA is projected to decrease by 580 households, or 5.4%. The largest decrease in *number* is projected to occur among the one-person renter households (217), while the largest *percentage* decrease will be among the four-person renter households (12.8%).

The following graph shows the projected change in persons per *renter* household for Wood County between 2021 and 2026:



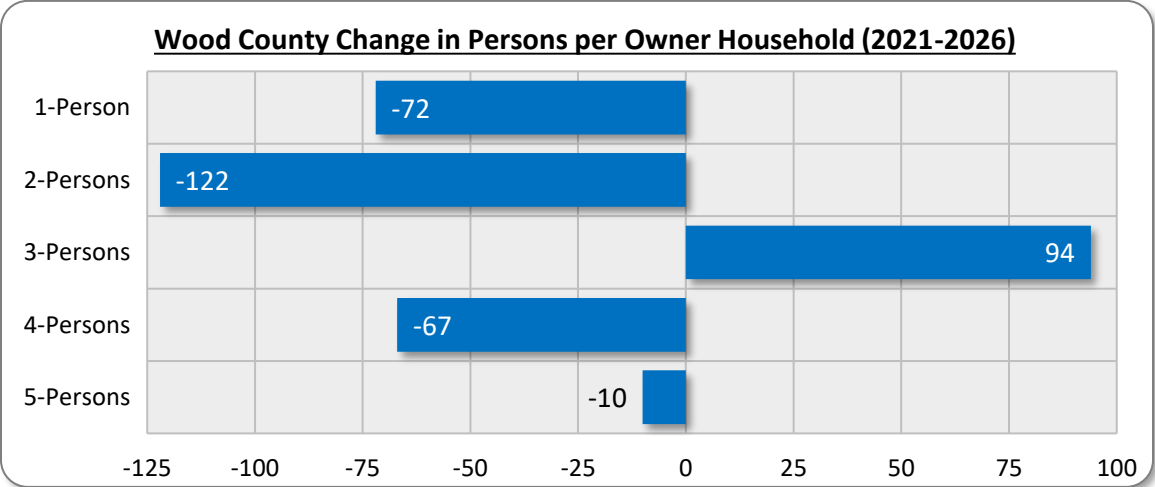
Owner households by size for Wood County and the state of West Virginia for selected years are shown in the following table (adjusted to account for 2020 Census data). Note: persons per owner household data is not available for geographies smaller than the county level.

		Persons Per Owner Household					Total	Average H.H. Size
		1-Person	2-Person	3-Person	4-Person	5-Person		
Wood County	2010	6,536 (24.9%)	10,741 (40.9%)	4,148 (15.8%)	3,206 (12.2%)	1,606 (6.1%)	26,237 (100.0%)	2.34
	2021	6,684 (26.3%)	10,192 (40.1%)	4,600 (18.1%)	2,465 (9.7%)	1,474 (5.8%)	25,416 (100.0%)	2.30
	2026	6,612 (26.2%)	10,070 (39.9%)	4,694 (18.6%)	2,398 (9.5%)	1,464 (5.8%)	25,237 (100.0%)	2.30
West Virginia	2010	139,748 (24.9%)	225,696 (40.2%)	91,613 (16.3%)	67,209 (12.0%)	36,746 (6.5%)	561,013 (100.0%)	2.35
	2021	141,373 (26.3%)	215,553 (40.1%)	84,394 (15.7%)	60,204 (11.2%)	36,015 (6.7%)	537,539 (100.0%)	2.32
	2026	144,282 (26.5%)	217,785 (40.0%)	85,481 (15.7%)	60,980 (11.2%)	35,934 (6.6%)	544,462 (100.0%)	2.32

Source: 2000, 2010, 2020 Census; ESRI; Urban Decision Group; Bowen National Research
H.H. – Household

With an average owner household size of 2.30 in 2021, one- and two-person owner households represent roughly two-thirds (66.4%) of the PSA owner households. This is an identical share when compared to the share of one- and two-person owner households in the state (66.4%). Over the next five years, owner households, overall, are projected to decrease by approximately 179 households, or 0.7%, in the PSA. The largest decrease by *number* will occur among two-person owner households (122), while the largest *percentage* decrease will occur among four-person households (2.7%). However, an increase of 94 households, or 2.0%, is projected to occur among the three-person owner households during this time period.

The following graph illustrates the projected change in persons per *owner* household for Wood County between 2021 and 2026:



The distribution of households by income is illustrated in the following table (adjusted to account for 2020 Census data):

		Households by Income							
		<\$10,000	\$10,000 - \$19,999	\$20,000 - \$29,999	\$30,000 - \$39,999	\$40,000 - \$49,999	\$50,000 - \$59,999	\$60,000 - \$99,999	\$100,000+
Parkersburg	2010	2,082 (15.1%)	2,787 (20.2%)	1,734 (12.6%)	1,439 (10.4%)	1,669 (12.1%)	1,085 (7.9%)	1,995 (14.5%)	982 (7.1%)
	2021	1,903 (14.4%)	1,995 (15.1%)	1,612 (12.2%)	1,586 (12.0%)	1,123 (8.5%)	965 (7.3%)	2,815 (21.3%)	1,216 (9.2%)
	2026	1,690 (13.1%)	1,677 (13.0%)	1,354 (10.5%)	1,457 (11.3%)	1,109 (8.6%)	1,058 (8.2%)	3,134 (24.3%)	1,419 (11.0%)
	Change 2021-2026	-213 (-11.2%)	-318 (-15.9%)	-258 (-16.0%)	-129 (-8.1%)	-14 (-1.2%)	93 (9.6%)	319 (11.3%)	203 (16.7%)
Vienna	2010	345 (7.3%)	621 (13.2%)	475 (10.1%)	457 (9.7%)	556 (11.8%)	431 (9.2%)	866 (18.4%)	952 (20.2%)
	2021	327 (6.8%)	404 (8.4%)	500 (10.4%)	606 (12.6%)	389 (8.1%)	365 (7.6%)	1,226 (25.5%)	990 (20.6%)
	2026	272 (5.8%)	315 (6.7%)	380 (8.1%)	540 (11.5%)	348 (7.4%)	333 (7.1%)	1,310 (27.9%)	1,198 (25.5%)
	Change 2021-2026	-55 (-16.8%)	-89 (-22.0%)	-120 (-24.0%)	-66 (-10.9%)	-41 (-10.5%)	-32 (-8.8%)	84 (6.9%)	208 (21.0%)
Balance of County	2010	1,544 (8.5%)	2,478 (13.7%)	1,999 (11.0%)	1,826 (10.1%)	2,159 (11.9%)	1,926 (10.6%)	3,898 (21.5%)	2,265 (12.5%)
	2021	1,385 (7.6%)	1,686 (9.3%)	1,648 (9.1%)	1,930 (10.6%)	1,489 (8.2%)	1,490 (8.2%)	4,564 (25.2%)	3,940 (21.7%)
	2026	1,224 (6.9%)	1,441 (8.1%)	1,416 (8.0%)	1,790 (10.1%)	1,233 (6.9%)	1,370 (7.7%)	4,829 (27.1%)	4,497 (25.3%)
	Change 2021-2026	-161 (-11.6%)	-245 (-14.5%)	-232 (-14.1%)	-140 (-7.3%)	-256 (-17.2%)	-120 (-8.1%)	265 (5.8%)	557 (14.1%)
Wood County	2010	3,977 (10.9%)	5,894 (16.1%)	4,212 (11.5%)	3,721 (10.2%)	4,388 (12.0%)	3,439 (9.4%)	6,754 (18.5%)	4,186 (11.4%)
	2021	3,615 (10.0%)	4,085 (11.3%)	3,760 (10.4%)	4,122 (11.4%)	3,001 (8.3%)	2,820 (7.8%)	8,605 (23.8%)	6,146 (17.0%)
	2026	3,186 (9.0%)	3,433 (9.7%)	3,150 (8.9%)	3,787 (10.7%)	2,690 (7.6%)	2,761 (7.8%)	9,273 (26.2%)	7,114 (20.1%)
	Change 2021-2026	-429 (-11.9%)	-652 (-16.0%)	-610 (-16.2%)	-335 (-8.1%)	-311 (-10.4%)	-59 (-2.1%)	668 (7.8%)	968 (15.8%)
West Virginia	2010	83,023 (10.9%)	122,993 (16.1%)	106,341 (13.9%)	88,646 (11.6%)	78,935 (10.3%)	62,469 (8.2%)	137,916 (18.1%)	83,508 (10.9%)
	2021	62,280 (8.4%)	87,489 (11.8%)	83,040 (11.2%)	76,368 (10.3%)	69,695 (9.4%)	59,315 (8.0%)	161,632 (21.8%)	141,614 (19.1%)
	2026	54,150 (7.3%)	77,144 (10.4%)	72,694 (9.8%)	69,727 (9.4%)	67,501 (9.1%)	57,858 (7.8%)	177,284 (23.9%)	165,416 (22.3%)
	Change 2021-2026	-8,130 (-13.1%)	-10,345 (-11.8%)	-10,346 (-12.5%)	-6,641 (-8.7%)	-2,194 (-3.1%)	-1,457 (-2.5%)	15,652 (9.7%)	23,802 (16.8%)

Source: 2000, 2010, 2020 Census; ESRI; Urban Decision Group; Bowen National Research

The PSA (Wood County) has a diverse mix of households by income level. In 2021, households earning less than \$40,000 annually comprise 43.1% of all PSA households, which is a slightly larger share than the share for the state (41.7%). Among the SSAs, Parkersburg has the highest proportion (53.7%) of households earning less than \$40,000 annually. Both Vienna (38.2%) and the

balance of Wood County (36.6%) have shares of this lower income cohort smaller than that for the PSA. An examination of the higher income levels indicates that slightly more than two-fifths (40.8%) of PSA households earn \$60,000 or more annually, which represents a share nearly identical to that of the state (40.9%). Among the SSAs, the balance of Wood County has the highest share (46.9%) of households earning \$60,000 or more annually, followed by Vienna (46.1%) and Parkersburg (30.5%).

The preceding data illustrates that, although the distribution of household income within the Wood County PSA is generally comparable to that of the state, the Parkersburg SSA, in particular, has a relatively high share of lower income households and low share of higher income households. This indicates that, while affordable housing is important for the entire Wood County PSA, it is critically important for the households within the Parkersburg SSA.

Median household income for selected years is shown in the following table:

	Median Household Income				
	2010 Census	2021 Estimated	% Change 2010-2021	2026 Projected	% Change 2021-2026
Parkersburg	\$31,970	\$36,842	15.2%	\$42,480	15.3%
Vienna	\$48,156	\$54,825	13.8%	\$64,761	18.1%
Balance of County	\$45,560	\$56,519	24.1%	\$65,451	15.8%
Wood County	\$41,097	\$48,268	17.4%	\$55,266	14.5%
West Virginia	\$37,847	\$48,838	29.0%	\$55,242	13.1%

Source: 2000, 2010 Census; ESRI; Urban Decision Group; Bowen National Research

As the preceding table illustrates, the median household income for the PSA (Wood County) in 2021 is \$48,268, which is comparable to that of the state (\$48,838). Both the Vienna SSA (\$54,825) and balance of Wood County (\$56,519) have median household incomes well above that of the PSA; however, the Parkersburg SSA median household income (\$36,842) is 23.7% below that of the PSA. This is consistent with the households by income data presented in the previous tables. Projections for 2026 show that the median household income for the PSA will increase to \$55,266, or an increase of 14.5%. This represents a larger increase than that for the state overall (13.1%). Among the SSAs, Vienna is projected to experience the largest increase (18.1%) in median household income, while Parkersburg is projected to have the smallest (15.3%) increase.

The distribution of *renter* households by income is illustrated in the following table:

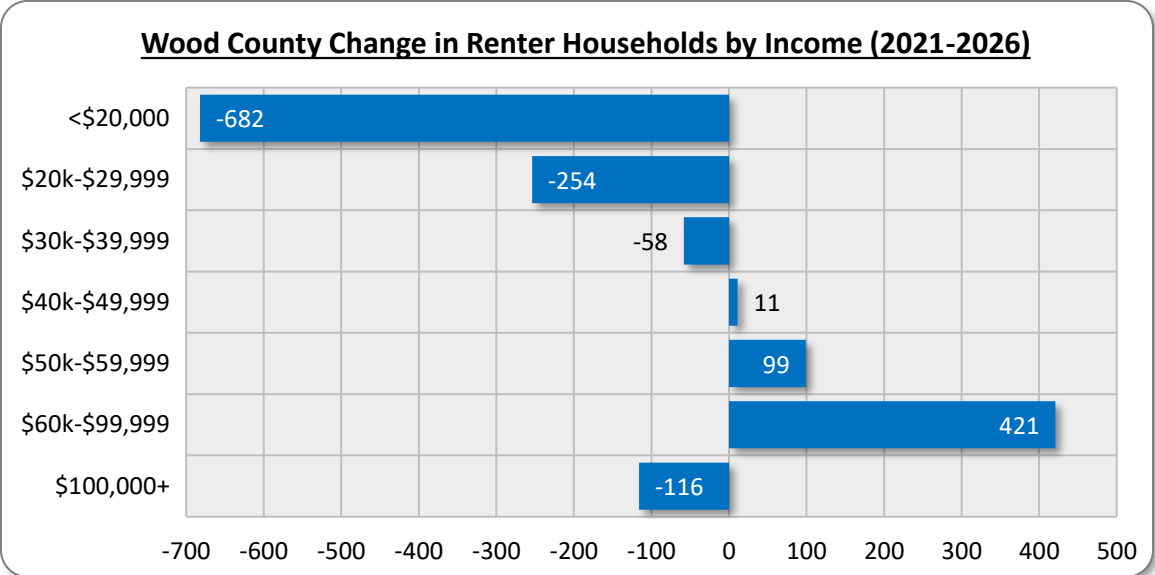
		Renter Households by Income							
		<\$10,000	\$10,000 - \$19,999	\$20,000 - \$29,999	\$30,000 - \$39,999	\$40,000 - \$49,999	\$50,000 - \$59,999	\$60,000 - \$99,999	\$100,000+
Parkersburg	2010	1,395 (25.5%)	1,563 (28.6%)	730 (13.3%)	565 (10.3%)	467 (8.5%)	240 (4.4%)	408 (7.4%)	106 (1.9%)
	2021	1,229 (22.2%)	1,141 (20.6%)	781 (14.1%)	709 (12.8%)	443 (8.0%)	277 (5.0%)	792 (14.3%)	166 (3.0%)
	2026	1,071 (20.3%)	955 (18.1%)	665 (12.6%)	670 (12.7%)	485 (9.2%)	348 (6.6%)	981 (18.6%)	100 (1.9%)
	Change 2021-2026	-158 (-12.9%)	-186 (-16.3%)	-116 (-14.9%)	-39 (-5.5%)	42 (9.5%)	71 (25.6%)	189 (23.9%)	-66 (-39.8%)
Vienna	2010	216 (17.1%)	321 (25.4%)	178 (14.1%)	138 (10.9%)	131 (10.3%)	77 (6.1%)	139 (11.0%)	65 (5.1%)
	2021	182 (13.6%)	198 (14.8%)	201 (15.0%)	215 (16.0%)	125 (9.3%)	80 (6.0%)	263 (19.6%)	76 (5.7%)
	2026	148 (11.7%)	153 (12.1%)	159 (12.5%)	205 (16.2%)	126 (9.9%)	90 (7.1%)	326 (25.7%)	61 (4.8%)
	Change 2021-2026	-34 (-18.7%)	-45 (-22.7%)	-42 (-20.9%)	-10 (-4.7%)	1 (0.8%)	10 (12.5%)	63 (24.0%)	-15 (-19.7%)
Balance of County	2010	765 (21.3%)	988 (27.5%)	545 (15.2%)	356 (9.9%)	329 (9.1%)	208 (5.8%)	358 (10.0%)	46 (1.3%)
	2021	586 (15.2%)	637 (16.5%)	521 (13.5%)	515 (13.3%)	366 (9.5%)	255 (6.6%)	749 (19.4%)	230 (6.0%)
	2026	467 (12.9%)	497 (13.7%)	425 (11.8%)	506 (14.0%)	334 (9.2%)	273 (7.6%)	918 (25.4%)	195 (5.4%)
	Change 2021-2026	-119 (-20.3%)	-140 (-22.0%)	-96 (-18.4%)	-9 (-1.7%)	-32 (-8.7%)	18 (7.1%)	169 (22.6%)	-35 (-15.2%)
Wood County	2010	2,351 (22.7%)	2,849 (27.6%)	1,457 (14.1%)	1,019 (9.9%)	929 (9.0%)	548 (5.3%)	957 (9.3%)	225 (2.2%)
	2021	1,997 (18.7%)	1,976 (18.4%)	1,503 (14.0%)	1,439 (13.4%)	934 (8.7%)	612 (5.7%)	1,804 (16.8%)	472 (4.4%)
	2026	1,686 (16.6%)	1,605 (15.8%)	1,249 (12.3%)	1,381 (13.6%)	945 (9.3%)	711 (7.0%)	2,225 (21.9%)	356 (3.5%)
	Change 2021-2026	-311 (-15.6%)	-371 (-18.8%)	-254 (-16.9%)	-58 (-4.0%)	11 (1.2%)	99 (16.2%)	421 (23.3%)	-116 (-24.6%)
West Virginia	2010	44,568 (22.0%)	53,501 (26.4%)	32,132 (15.8%)	21,177 (10.4%)	16,342 (8.1%)	10,030 (4.9%)	19,094 (9.4%)	5,973 (2.9%)
	2021	34,458 (16.9%)	41,798 (20.5%)	29,972 (14.7%)	23,040 (11.3%)	19,370 (9.5%)	12,438 (6.1%)	29,361 (14.4%)	13,457 (6.6%)
	2026	29,597 (15.0%)	36,897 (18.7%)	27,229 (13.8%)	21,902 (11.1%)	20,126 (10.2%)	12,628 (6.4%)	33,148 (16.8%)	15,785 (8.0%)
	Change 2021-2026	-4,861 (-14.1%)	-4,901 (-11.7%)	-2,743 (-9.2%)	-1,138 (-4.9%)	756 (3.9%)	190 (1.5%)	3,787 (12.9%)	2,328 (17.3%)

Source: 2000, 2010, 2020 Census; ESRI; Urban Decision Group; Bowen National Research

In 2021, the largest single cohort of renter households by income within the PSA (Wood County) earns less than \$10,000 annually (18.7%), while renter households earning between \$10,000 and \$19,999 (18.4%) comprise the second largest cohort. Collectively, these two income groups represent well over one-third (37.1%) of all renter households in the PSA. Additionally, renter

households earning less than \$40,000 annually comprise nearly two-thirds (64.5%) of all renter households in the PSA. This is a similar share when compared to the state (63.4%), which is generally considered a high proportion of low income renter households. This signals the importance of affordable housing within the rental market in Wood County, particularly within the Parkersburg SSA where nearly seven-tenths (69.7%) of renter households earn less than \$40,000 annually. Although these lower income renter households are projected to decline through 2026, the share (58.3%) of renter households earning less than \$40,000 annually within the PSA will remain relatively high, and only slightly below the share for the state (58.6%).

The following graph illustrates renter household income growth between 2021 and 2026 for the PSA (Wood County).



The following table shows the distribution of *owner* households by income:

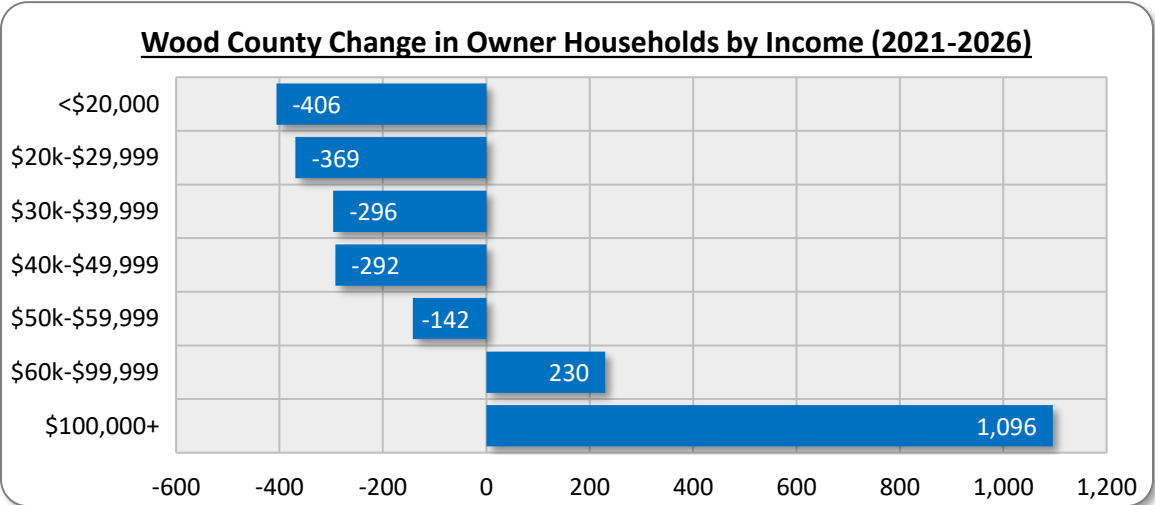
		Owner Households by Income							
		<\$10,000	\$10,000 - \$19,999	\$20,000 - \$29,999	\$30,000 - \$39,999	\$40,000 - \$49,999	\$50,000 - \$59,999	\$60,000 - \$99,999	\$100,000+
Parkersburg	2010	687 (8.3%)	1,224 (14.8%)	1,004 (12.1%)	874 (10.5%)	1,202 (14.5%)	845 (10.2%)	1,587 (19.1%)	876 (10.6%)
	2021	676 (8.8%)	860 (11.2%)	837 (10.9%)	875 (11.4%)	683 (8.9%)	683 (8.9%)	2,019 (26.3%)	1,044 (13.6%)
	2026	625 (8.2%)	717 (9.4%)	686 (9.0%)	793 (10.4%)	625 (8.2%)	709 (9.3%)	2,157 (28.3%)	1,311 (17.2%)
	Change 2021-2026	-51 (-8.1%)	-143 (-16.1%)	-151 (-17.9%)	-82 (-9.6%)	-58 (-8.5%)	26 (4.4%)	138 (6.9%)	267 (25.8%)
Vienna	2010	129 (3.7%)	300 (8.7%)	297 (8.6%)	319 (9.3%)	425 (12.4%)	354 (10.3%)	727 (21.1%)	887 (25.8%)
	2021	142 (4.1%)	208 (6.0%)	298 (8.6%)	392 (11.3%)	267 (7.7%)	284 (8.2%)	964 (27.8%)	912 (26.3%)
	2026	123 (3.6%)	161 (4.7%)	223 (6.5%)	336 (9.8%)	219 (6.4%)	247 (7.2%)	981 (28.6%)	1,138 (33.2%)
	Change 2021-2026	-19 (-13.4%)	-47 (-22.6%)	-75 (-25.2%)	-56 (-14.3%)	-48 (-18.0%)	-37 (-13.0%)	17 (1.8%)	226 (24.8%)
Balance of County	2010	779 (5.4%)	1,490 (10.3%)	1,454 (10.0%)	1,470 (10.1%)	1,830 (12.6%)	1,718 (11.8%)	3,540 (24.4%)	2,219 (15.3%)
	2021	1,385 (7.6%)	1,686 (9.3%)	1,648 (9.1%)	1,930 (10.6%)	1,489 (8.2%)	1,490 (8.2%)	4,564 (25.2%)	3,940 (21.7%)
	2026	1,224 (6.9%)	1,441 (8.1%)	1,416 (8.0%)	1,790 (10.1%)	1,233 (6.9%)	1,370 (7.7%)	4,829 (27.1%)	4,497 (25.3%)
	Change 2021-2026	-161 (-11.6%)	-245 (-14.5%)	-232 (-14.1%)	-140 (-7.3%)	-256 (-17.2%)	-120 (-8.1%)	265 (5.8%)	557 (14.1%)
Wood County	2010	1,626 (6.2%)	3,045 (11.6%)	2,755 (10.5%)	2,702 (10.3%)	3,459 (13.2%)	2,891 (11.0%)	5,797 (22.1%)	3,961 (15.1%)
	2021	1,627 (6.4%)	2,110 (8.3%)	2,262 (8.9%)	2,694 (10.6%)	2,059 (8.1%)	2,211 (8.7%)	6,761 (26.6%)	5,693 (22.4%)
	2026	1,514 (6.0%)	1,817 (7.2%)	1,893 (7.5%)	2,398 (9.5%)	1,767 (7.0%)	2,069 (8.2%)	6,991 (27.7%)	6,789 (26.9%)
	Change 2021-2026	-113 (-6.9%)	-293 (-13.9%)	-369 (-16.3%)	-296 (-11.0%)	-292 (-14.2%)	-142 (-6.4%)	230 (3.4%)	1,096 (19.3%)
West Virginia	2010	38,455 (6.9%)	69,492 (12.4%)	74,209 (13.2%)	67,469 (12.0%)	62,593 (11.2%)	52,439 (9.3%)	118,822 (21.2%)	77,535 (13.8%)
	2021	27,414 (5.1%)	46,228 (8.6%)	52,679 (9.8%)	53,754 (10.0%)	49,991 (9.3%)	46,766 (8.7%)	132,772 (24.7%)	127,934 (23.8%)
	2026	24,501 (4.5%)	40,290 (7.4%)	45,735 (8.4%)	47,368 (8.7%)	47,368 (8.7%)	45,190 (8.3%)	144,827 (26.6%)	149,183 (27.5%)
	Change 2021-2026	-2,913 (-10.6%)	-5,938 (-12.8%)	-6,944 (-13.2%)	-6,386 (-11.9%)	-2,623 (-5.2%)	-1,576 (-3.4%)	12,055 (9.1%)	21,249 (16.6%)

Source: 2000, 2010, 2020 Census; ESRI; Urban Decision Group; Bowen National Research

In 2021, nearly half (49.0%) of owner households in the PSA (Wood County) earn \$60,000 or more annually. This is a similar share when compared to the state (48.5%). Although the Vienna SSA has a much larger share (54.1%), and the balance of Wood County has a similar share (46.9%), of these higher income owner households in comparison to the entire PSA, the Parkersburg SSA has a significantly lower share (39.9%). This illustrates the added importance of

affordable for-sale housing within the Parkersburg SSA. Between 2021 and 2026, projections indicate that owner households in the Wood County PSA earning between \$60,000 and \$99,999 will increase by 3.4%, while owner households earning \$100,000 or more will increase by 19.3%. This is significant as these are the only two owner household income cohorts with projected increases during this time period, likely indicating an increase in demand for higher-end for-sale product in the market. It is important to understand, however, that nearly one-third (30.2%) of owner households in the PSA are still projected to earn less than \$40,000 annually and will remain a significant portion of all owner households.

The following graph illustrates owner household income growth between 2021 and 2026 for the PSA (Wood County).



D. DEMOGRAPHIC THEME MAPS

The following demographic theme maps for the study area are presented after this page:

- Median Household Income
- Renter Household Share
- Owner Household Share
- Older Adult Population Share (55 + years)
- Younger Adult Population Share (20 to 34 years)
- Population Density

The demographic data used in these maps is based on U.S. Census, American Community Survey (ACS) and ESRI data sets.

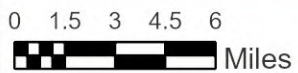
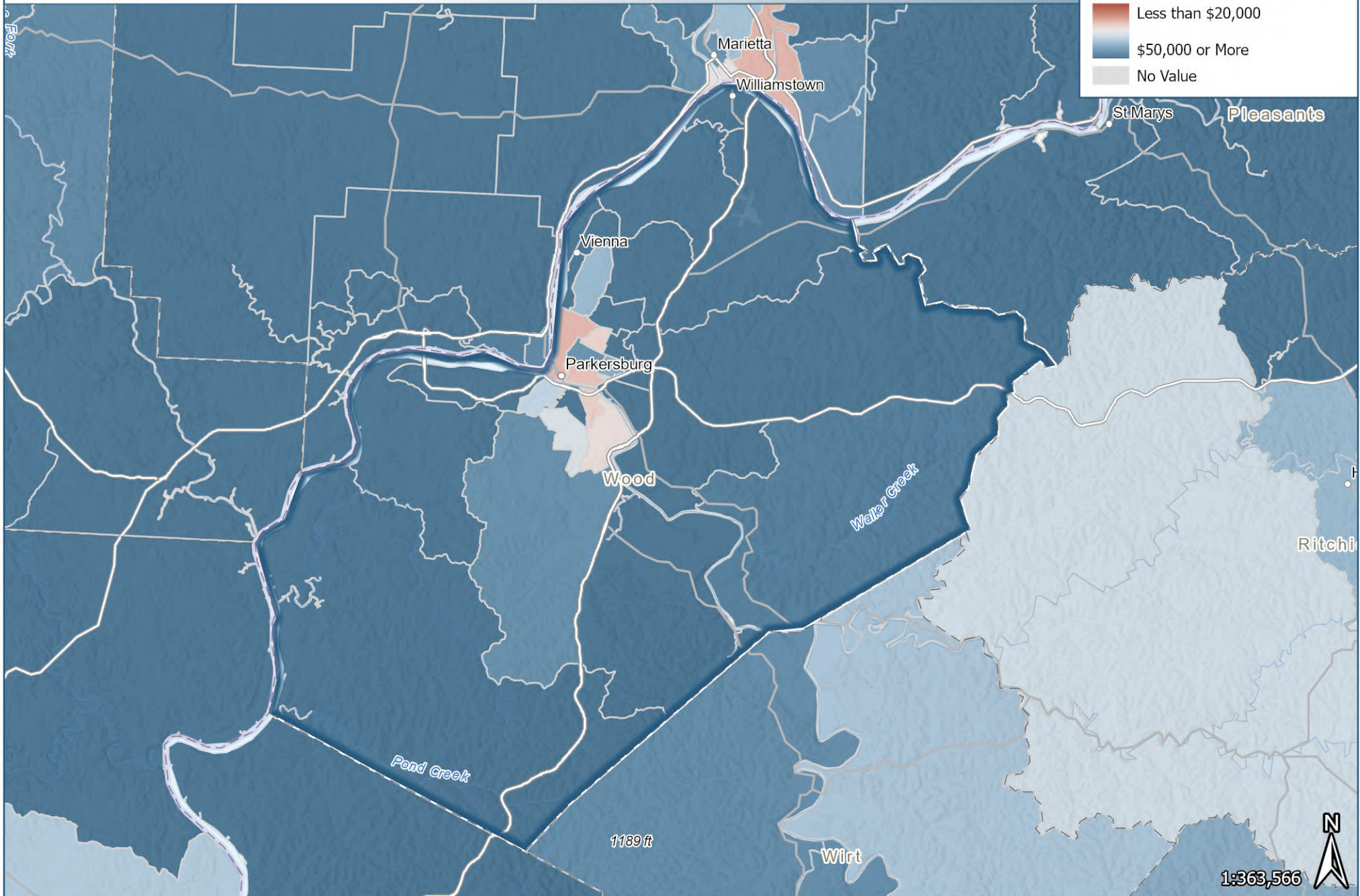
PSA

Median Household Income

Less than \$20,000

\$50,000 or More

No Value



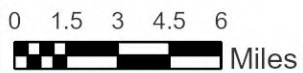
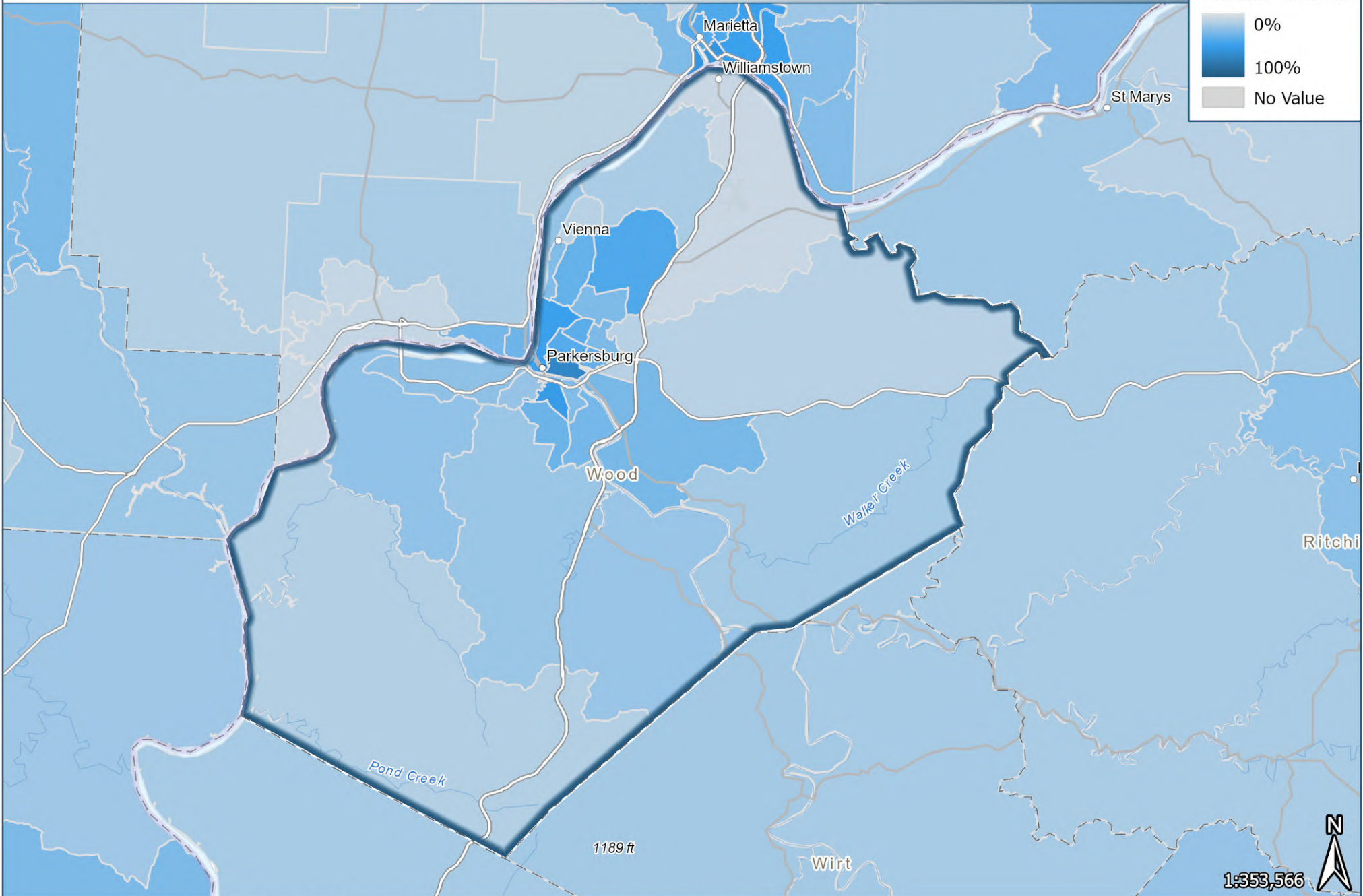
PSA

Renter Share

0%

100%

No Value



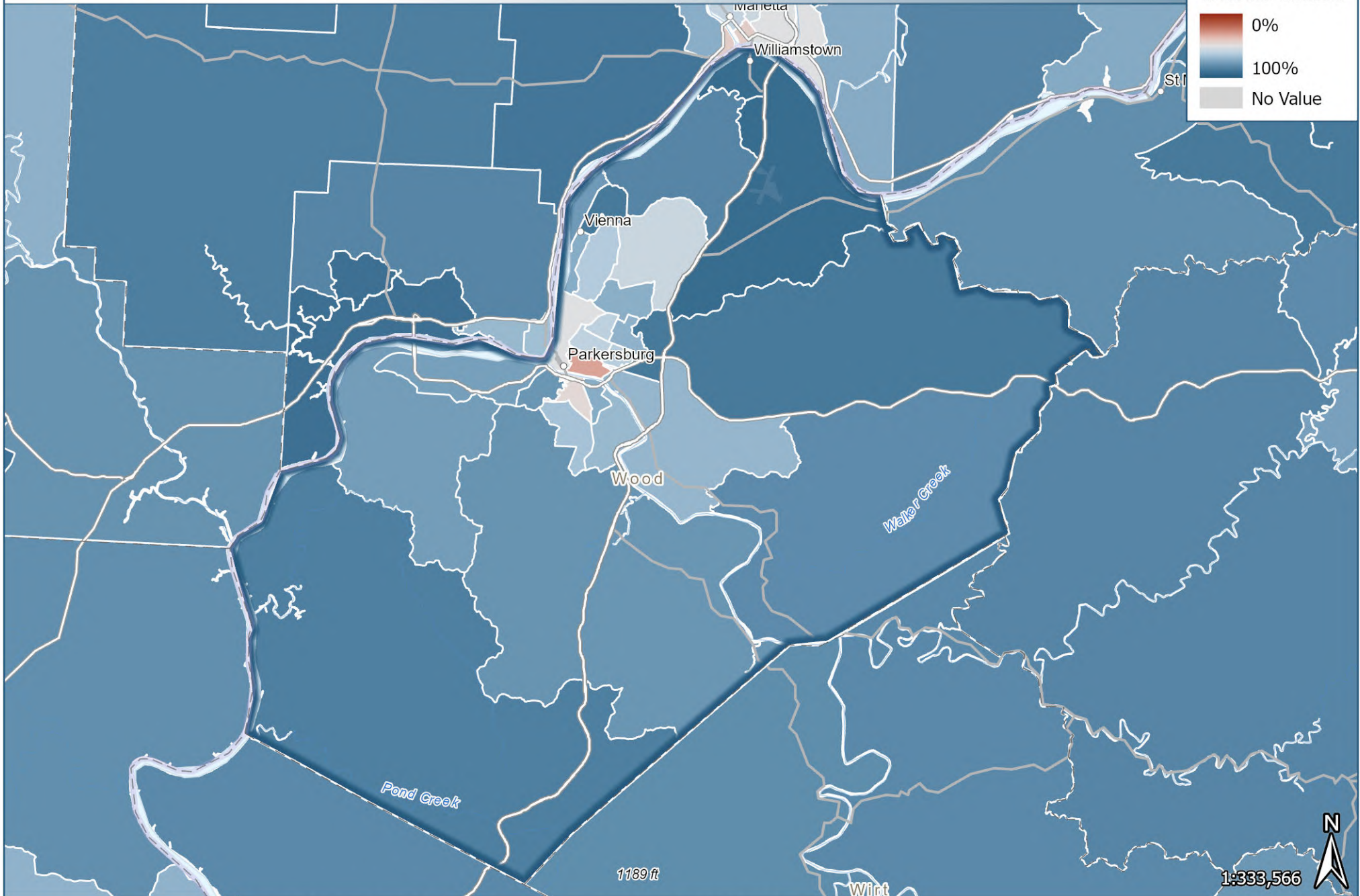
PSA

Owner Share

0%

100%

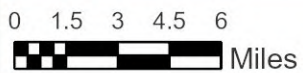
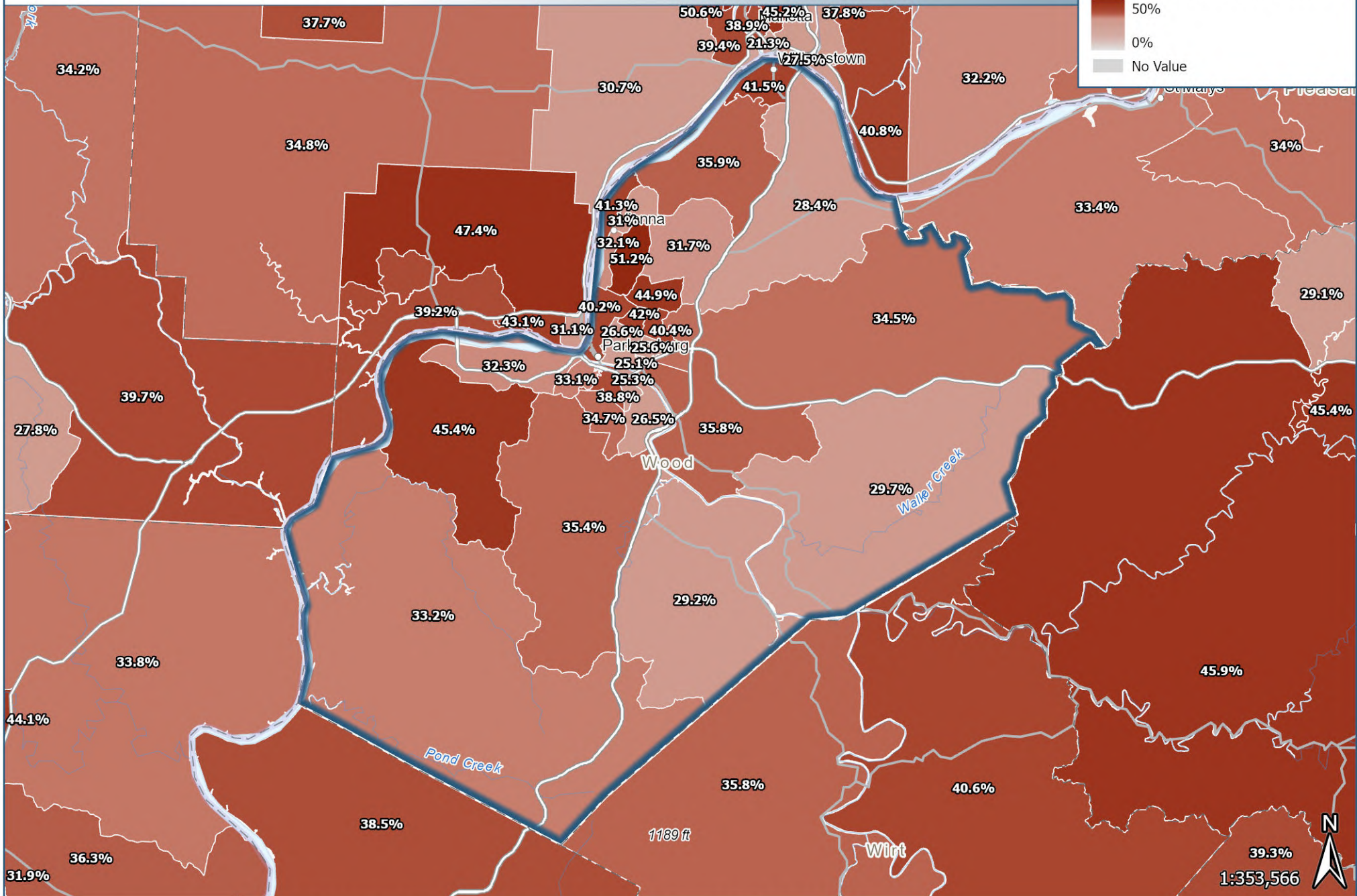
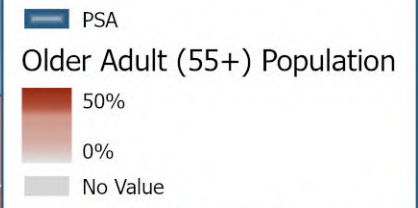
No Value



0 1.5 3 4.5 6
Miles

Esri, CGIAR, USGS, VGIN, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS
Additional Source(s): Bowen National Research

1:333,566



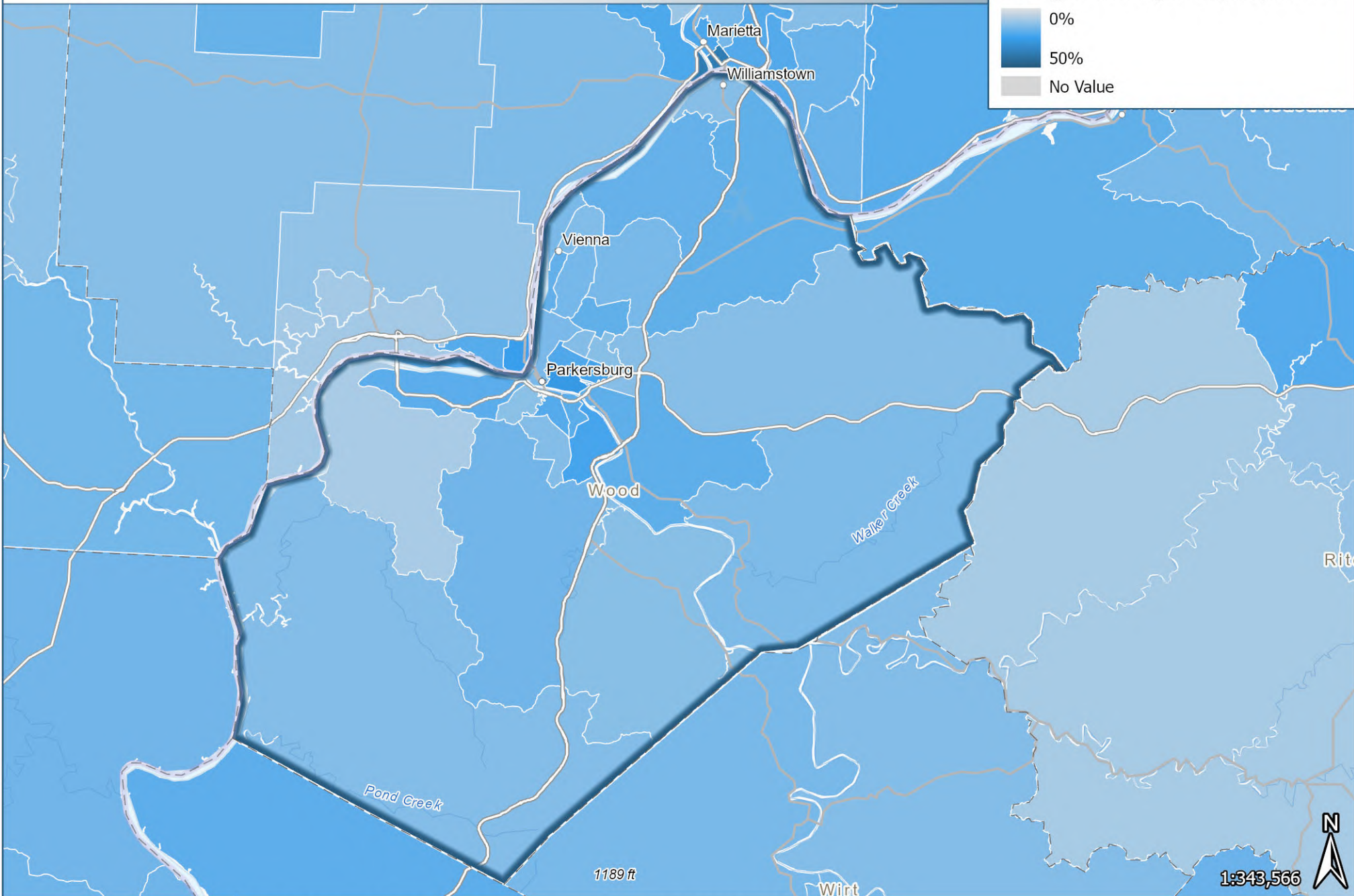
PSA

Younger Adult (20-34) Population

0%

50%

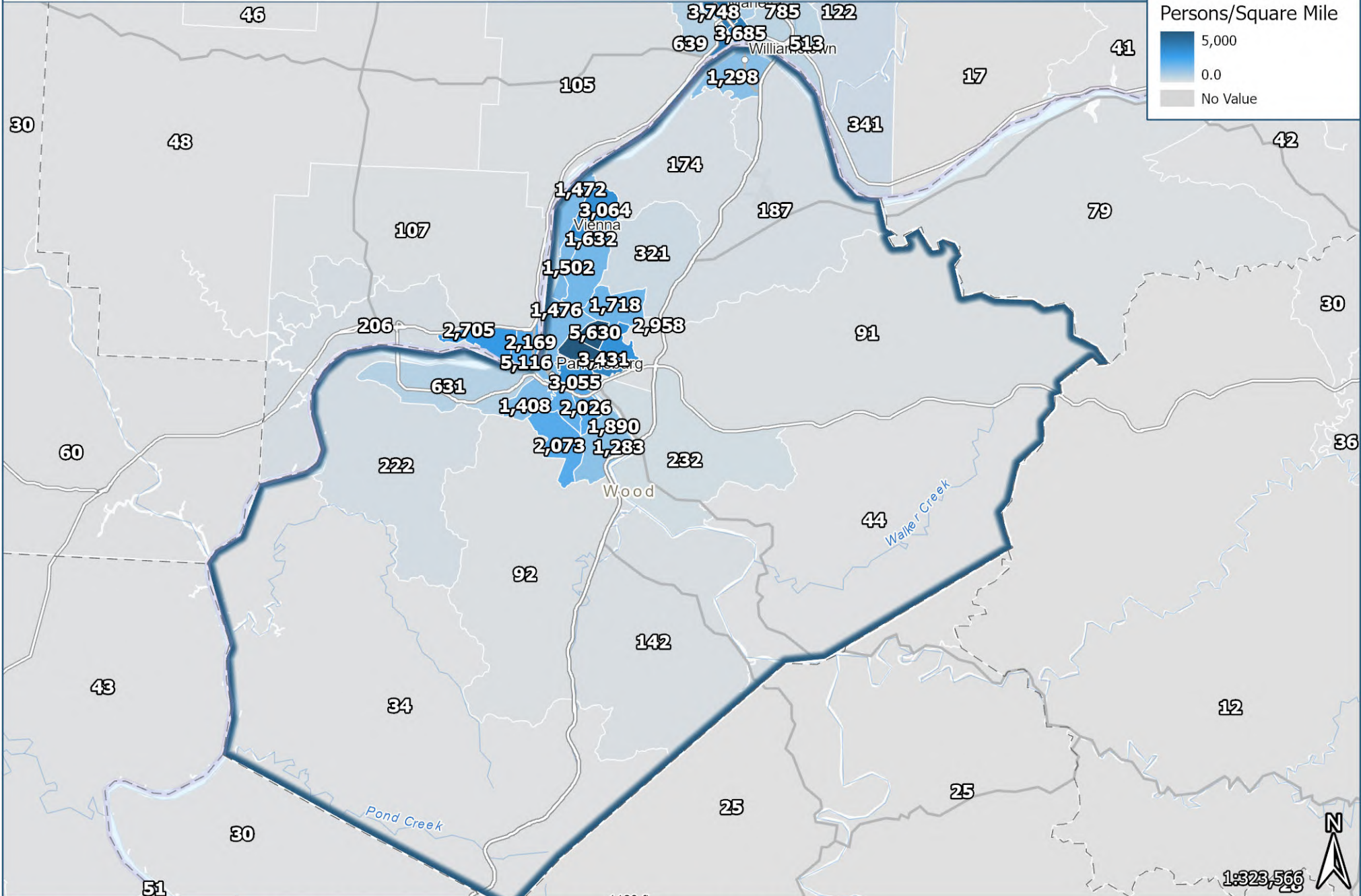
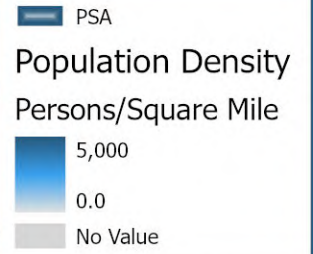
No Value



0 1.5 3 4.5 6
Miles

Esri, CGIAR, USGS, VGIN, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS
Additional Source(s): Bowen National Research

1:343,566



V. ECONOMIC ANALYSIS

A. INTRODUCTION

The need for housing within a given geographic area is influenced by the number of households choosing to live there. Although the number of households in Wood County at any given time is a function of many factors, one of the primary reasons for residency is job availability. In this section, the workforce and employment trends that affect the PSA (Wood County) are examined and compared to the West Virginia and United States aggregate numbers. Data comprising the PSA's three submarkets (Parkersburg, Vienna, and the balance of Wood County) is also included and analyzed.

B. WORKFORCE ANALYSIS

The PSA (Wood County) has an employment base of nearly 40,000 individuals within a broad range of employment sectors. Each submarket within the Wood County PSA contains a unique combination of industries which require employees of varying skills and education levels. The following evaluates key economic metrics within the various study areas considered in this report. It should be noted that based on the availability of various economic data metrics, some information is presented only for the selected geographic areas, which may include the PSA (Wood County), the individual submarkets, the Parkersburg-Vienna Metropolitan Statistical Area (MSA), and/or the state of West Virginia, depending upon the availability of such data.

Employment by Industry

The distribution of employment by industry sector in the submarket study areas, the PSA (Wood County), and the state of West Virginia is distributed as follows:

NAICS Group	Employment by Industry					
	Parkersburg		Vienna		Balance of County	
	Employees	Percent	Employees	Percent	Employees	Percent
Agriculture, Forestry, Fishing & Hunting	0	0.0%	0	0.0%	42	0.4%
Mining	16	0.1%	0	0.0%	37	0.3%
Utilities	87	0.4%	0	0.0%	164	1.4%
Construction	505	2.2%	70	1.4%	736	6.1%
Manufacturing	427	1.9%	63	1.3%	1,944	16.2%
Wholesale Trade	552	2.4%	12	0.2%	433	3.6%
Retail Trade	3,389	14.7%	1,814	37.4%	2,360	19.7%
Transportation & Warehousing	241	1.0%	21	0.4%	422	3.5%
Information	423	1.8%	97	2.0%	210	1.8%
Finance & Insurance	1,438	6.2%	162	3.3%	298	2.5%
Real Estate & Rental & Leasing	333	1.4%	138	2.8%	204	1.7%
Professional, Scientific & Technical Services	989	4.3%	87	1.8%	437	3.6%
Management of Companies & Enterprises	45	0.2%	0	0.0%	0	0.0%
Administrative, Support, Waste Management & Remediation Services	551	2.4%	38	0.8%	308	2.6%
Educational Services	1,234	5.4%	273	5.6%	695	5.8%
Health Care & Social Assistance	6,242	27.1%	660	13.6%	808	6.7%
Arts, Entertainment & Recreation	217	0.9%	90	1.9%	139	1.2%
Accommodation & Food Services	2,115	9.2%	881	18.2%	1,220	10.2%
Other Services (Except Public Administration)	1,320	5.7%	311	6.4%	1,150	9.6%
Public Administration	2,843	12.3%	126	2.6%	237	2.0%
Non-classifiable	64	0.3%	9	0.2%	143	1.2%
Total	23,031	100.0%	4,852	100.0%	11,987	100.0%

NAICS Group	Employment by Industry			
	Wood County		West Virginia	
	Employees	Percent	Employees	Percent
Agriculture, Forestry, Fishing & Hunting	42	0.1%	1,454	0.2%
Mining	53	0.1%	8,001	1.1%
Utilities	251	0.6%	4,238	0.6%
Construction	1,311	3.3%	28,074	3.9%
Manufacturing	2,434	6.1%	35,501	5.0%
Wholesale Trade	997	2.5%	24,937	3.5%
Retail Trade	7,563	19.0%	92,416	12.9%
Transportation & Warehousing	684	1.7%	24,331	3.4%
Information	730	1.8%	14,305	2.0%
Finance & Insurance	1,898	4.8%	24,487	3.4%
Real Estate & Rental & Leasing	675	1.7%	11,121	1.6%
Professional, Scientific & Technical Services	1,513	3.8%	36,246	5.1%
Management of Companies & Enterprises	45	0.1%	1,557	0.2%
Administrative, Support, Waste Management & Remediation Services	897	2.2%	13,356	1.9%
Educational Services	2,202	5.5%	57,964	8.1%
Health Care & Social Assistance	7,710	19.3%	144,938	20.3%
Arts, Entertainment & Recreation	446	1.1%	18,390	2.6%
Accommodation & Food Services	4,215	10.6%	68,120	9.5%
Other Services (Except Public Administration)	2,781	7.0%	40,022	5.6%
Public Administration	3,206	8.0%	61,114	8.6%
Non-classifiable	215	0.5%	3,721	0.5%
Total	39,868	100.0%	714,293	100.0%

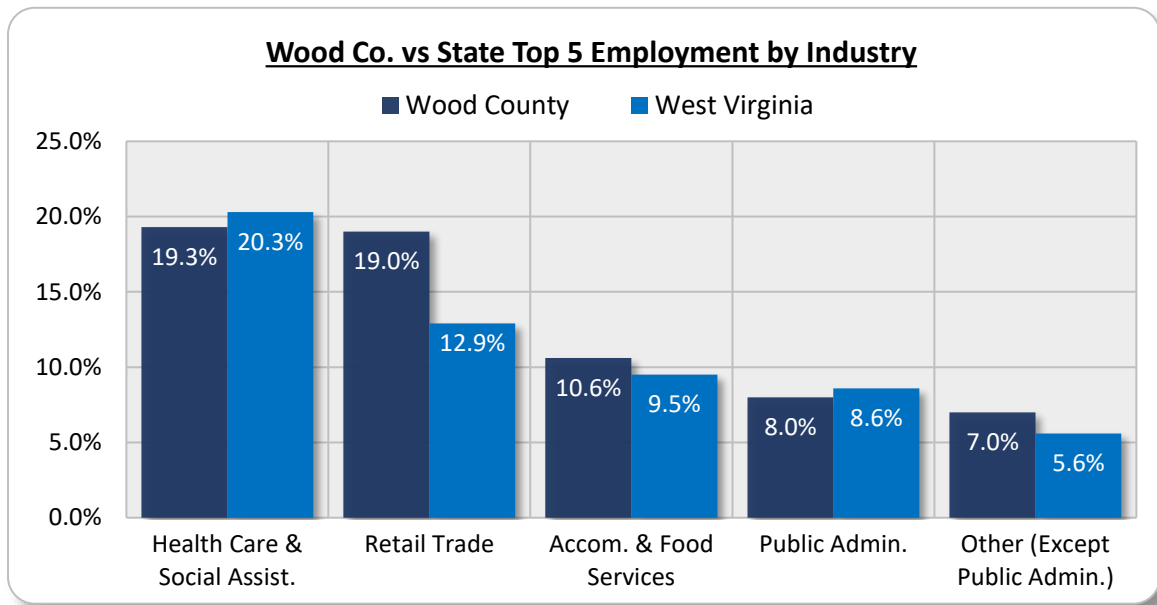
*Source: 2010 Census; ESRI; Urban Decision Group; Bowen National Research

E.P.E. - Average Employees Per Establishment

Note: Since this survey is conducted of establishments and not of residents, some employees may not live within the study area. These employees, however, are included in our labor force calculations because their places of employment are located within the study area.

The labor force within the PSA (Wood County) is based primarily in four sectors. Health Care & Social Assistance (19.3%), Retail Trade (19.0%), Accommodation & Food Services (10.6%), and Public Administration (8.0%). Combined, these four job sectors represent over half (56.9%) of the PSA's employment base. These same sectors also represent the four largest sectors for the state overall at a similarly combined share (51.3%). Within the Parkersburg SSA, Health Care & Social Assistance accounts for the largest sector of the labor force (27.1%), followed by Retail Trade (14.7%), Public Administration (12.3%), and Accommodation & Food Services (9.2%). As the Parkersburg SSA accounts for over half (57.8%) of the total Wood County labor force, it is not surprising that Parkersburg's distribution of labor force by sector closely resembles that of the county as a whole. Within the Vienna SSA, the labor force is more heavily concentrated among only three sectors, which are Retail Trade (37.4%), Accommodation & Food Services (18.2%), and Health Care & Social Assistance (13.6%). As such, the Vienna SSA has the least diversified labor force in terms of sectors in Wood County, with only three sectors comprising nearly seven-tenths (69.2%) of the total labor force in the SSA. While Retail Trade (19.7%) and Accommodation & Food Services (10.2%) are two of the top four sectors within the balance of Wood County, it is interesting to note that Manufacturing (16.2%) and Other Services (9.6%) are also among the top sectors.

The following graphs illustrates the distribution of employment by job sector for the five largest employment sectors in the PSA compared to the state by the share they represent of their overall respective markets.



Employment Characteristics and Trends

Typical wages by job category for the Parkersburg-Vienna Metropolitan Statistical Area (MSA) are compared with those of West Virginia in the following table:

Typical Wage by Occupation Type		
Occupation Type	Parkersburg-Vienna MSA	West Virginia
Management Occupations	\$93,590	\$93,980
Business and Financial Occupations	\$73,670	\$64,490
Computer and Mathematical Occupations	\$80,580	\$71,360
Architecture and Engineering Occupations	\$77,480	\$79,160
Community and Social Service Occupations	\$40,100	\$42,710
Art, Design, Entertainment and Sports Medicine Occupations	\$40,530	\$44,560
Healthcare Practitioners and Technical Occupations	\$73,100	\$75,670
Healthcare Support Occupations	\$25,140	\$27,670
Protective Service Occupations	\$38,000	\$39,110
Food Preparation and Serving Related Occupations	\$24,020	\$25,070
Building and Grounds Cleaning and Maintenance Occupations	\$28,030	\$28,590
Personal Care and Service Occupations	\$28,140	\$29,430
Sales and Related Occupations	\$29,590	\$32,940
Office and Administrative Support Occupations	\$34,940	\$36,140
Construction and Extraction Occupations	\$43,830	\$51,150
Installation, Maintenance and Repair Occupations	\$44,470	\$47,430
Production Occupations	\$43,930	\$42,410
Transportation and Moving Occupations	\$33,010	\$36,200

Source: U.S. Department of Labor, Bureau of Statistics

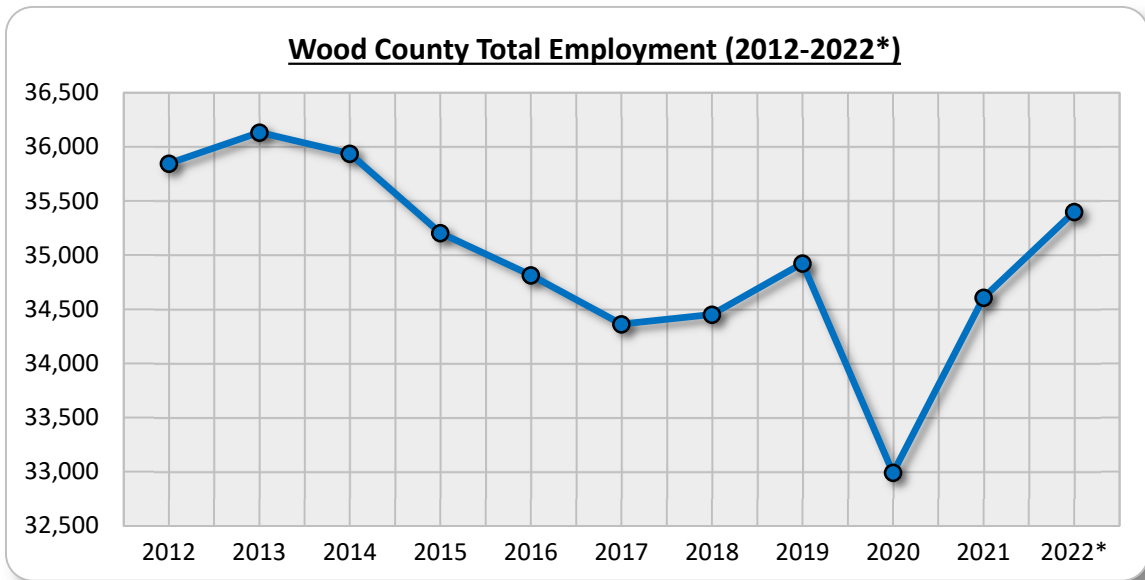
Most annual blue-collar salaries range from \$24,020 to \$44,470 within the Parkersburg-Vienna MSA. White-collar jobs, such as those related to professional positions, management and medicine, have an average salary of \$79,684. Overall, wages within the area are approximately 3.7% lower than the overall state wages. While white-collar professions in the study area earn, on average, 3.6% more than those within the state, blue-collar job wages are 6.5% less than the average state wages. Within the metropolitan statistical area, wages by occupation vary widely and are reflective of a diverse job base that covers a wide range of industry sectors and job skills, as well as diverse levels of education and experience. Because employment is distributed among a variety of professions with diverse income levels, there are likely a variety of housing needs by affordability level. However, with nearly a third (29.6%) of the PSA labor force employed in either the Retail Trade or Accommodation & Food Services sectors, a significant share of employees in the PSA likely earns less than \$30,000 annually. As such, it is likely that local wages are contributing to the demand for affordable housing alternatives. Household income, which was illustrated and evaluated earlier in this report, has been considered in our housing gap estimates shown later in this study.

Total employment reflects the number of employed persons who live within the county regardless of where they work. The following illustrates the total employment base for Wood County, the state of West Virginia and the United States.

Year	Total Employment					
	Wood County		West Virginia		United States	
	Total Number	Percent Change	Total Number	Percent Change	Total Number	Percent Change
2012	35,845	-	749,587	-	143,548,588	-
2013	36,133	0.8%	745,849	-0.5%	144,904,568	0.9%
2014	35,938	-0.5%	743,955	-0.3%	147,293,817	1.6%
2015	35,206	-2.0%	739,455	-0.6%	149,540,791	1.5%
2016	34,816	-1.1%	737,205	-0.3%	151,934,228	1.6%
2017	34,363	-1.3%	743,786	0.9%	154,721,780	1.8%
2018	34,451	0.3%	752,726	1.2%	156,709,685	1.3%
2019	34,924	1.4%	757,484	0.6%	158,806,263	1.3%
2020	32,991	-5.5%	719,175	-5.1%	149,192,714	-6.1%
2021	34,608	4.9%	749,132	4.2%	154,178,982	3.3%
2022*	35,401	2.3%	762,032	1.7%	157,420,669	2.1%

Source: Department of Labor; Bureau of Labor Statistics
 *Through June

From 2012 to 2019, the employment base in Wood County decreased by 921 (2.6%), compared to the statewide increase of 1.1% and national increase of 10.6%. During 2020, the employment base declined by 1,933 (5.5%) from the preceding year. Much of this decline is attributed to the economic impact of the COVID-19 pandemic. Through June 2022, total employment in Wood County increased to 35,401. This represents an increase of 7.3% over 2020 levels, indicating a recovery rate greater than that of West Virginia (6.0%) and the United States (5.5%) for the same period.



*Through June

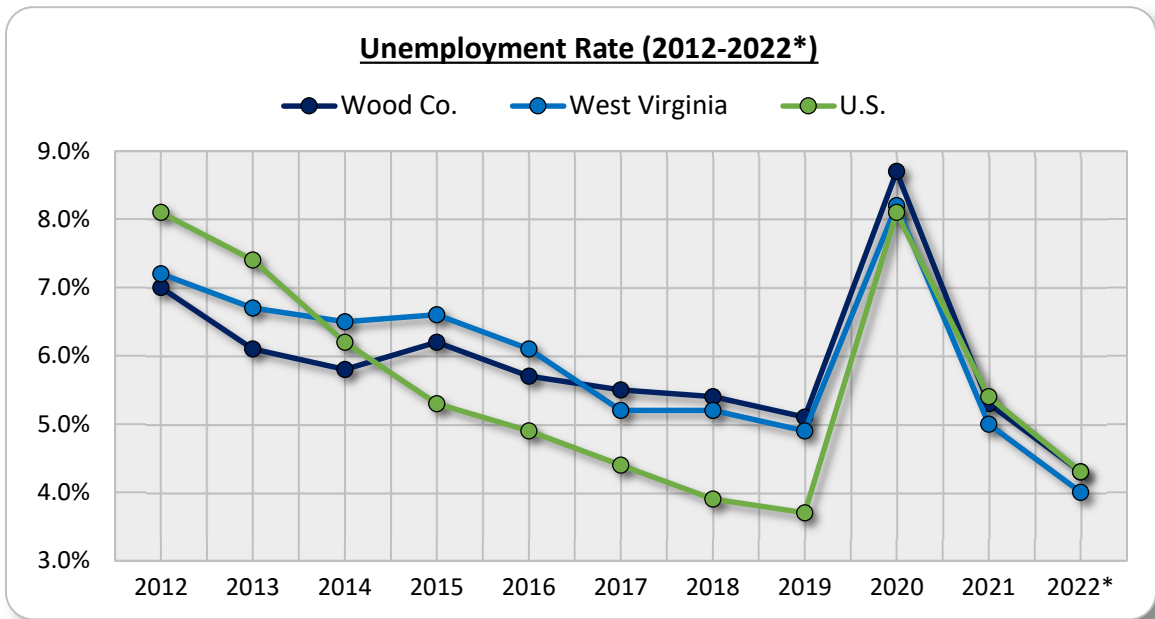
Unemployment rates for Wood County, the state of West Virginia and the United States are illustrated as follows:

Year	Unemployment Rate		
	Wood County	West Virginia	United States
2012	7.0%	7.2%	8.1%
2013	6.1%	6.7%	7.4%
2014	5.8%	6.5%	6.2%
2015	6.2%	6.6%	5.3%
2016	5.7%	6.1%	4.9%
2017	5.5%	5.2%	4.4%
2018	5.4%	5.2%	3.9%
2019	5.1%	4.9%	3.7%
2020	8.7%	8.2%	8.1%
2021	5.3%	5.0%	5.4%
2022*	4.3%	4.0%	4.3%

Source: Department of Labor, Bureau of Labor Statistics

*Through June

Between 2012 and 2019, unemployment rates in the county declined from 7.0% to 5.1%, which was very comparable to the state unemployment rates during the same period. The unemployment rate for 2020 was 8.7%, and although this was the highest rate recorded since 2012, this was primarily a result of the economic impact of COVID-19. Through June 2022, the rate has dropped to 4.3%, which is the lowest rate for the county since 2012 and is comparable to both the state and national unemployment rates for the period. This indicates that the local economy is not only recovering from the effects of COVID-19, but is actually outperforming the employment metrics prior to the pandemic.



*Through June

In order to get a better sense of the initial impact the COVID-19 pandemic had on the local economy and subsequent recovery; we evaluated monthly unemployment rates from January 2020 to June 2022. The following table illustrates the monthly unemployment rate in Wood County for the most recent 30-month period for which data is currently available.

Wood County - Monthly Unemployment Rate			
Month	2020	2021	2022
January	6.0%	7.3%	4.9%
February	6.2%	7.2%	5.0%
March	6.8%	6.6%	4.3%
April	17.0%	5.9%	3.8%
May	13.7%	5.5%	3.5%
June	10.1%	6.0%	4.3%
July	9.9%	5.1%	-
August	8.1%	4.9%	-
September	7.5%	3.9%	-
October	6.2%	3.6%	-
November	6.0%	3.6%	-
December	6.3%	3.8%	-

Source: Department of Labor, Bureau of Labor Statistics

Between January 2020 and March 2020, the unemployment rate remained between 6.0% and 6.8%. The unemployment rate reached 17.0% in April 2020, which was the result of the COVID-19 stay-at-home orders that impacted many non-essential businesses and reduced capacity and production at many businesses. In October 2020, the unemployment rate decreased to 6.2%, which was comparable to pre-pandemic levels. In May 2022, the county unemployment rate reached a 30-month low (3.5%). As of June 2022 (the most recent month for which data is available), the unemployment rate was at 4.3%, which represents an unemployment rate well below the pre-pandemic rate of 6.8% (March 2020).

WARN (layoff notices):

The Worker Adjustment and Retraining Notification (WARN) Act requires advance notice of qualified plant closings and mass layoffs. WARN notices were reviewed on July 22, 2022. According to the West Virginia Department of Commerce, there have been no WARN notices reported for Wood County over the past 12 months.

In-place employment reflects the total number of jobs within the county regardless of the employee's county of residence. The following table illustrates the total in-place employment base for Wood County.

In-Place Employment Wood County			
Year	Employment	Change	Percent Change
2011	38,251	-	-
2012	38,342	91	0.2%
2013	37,960	-382	-1.0%
2014	37,772	-188	-0.5%
2015	37,459	-313	-0.8%
2016	36,598	-861	-2.3%
2017	35,611	-987	-2.7%
2018	35,220	-391	-1.1%
2019	35,410	190	0.5%
2020	32,731	-2,679	-7.6%
2021	33,535	804	2.5%

Source: Department of Labor, Bureau of Labor Statistics

Data for 2021, the most recent year that year-end figures are available, indicates in-place employment in Wood County to be 96.9% of the total Wood County employment. In-place employment increased in two of the past three years, with the only decline occurring in the 2020 COVID-influenced year.

The preceding table illustrates in-place employment (people working within Wood County) decreased by 2,841 jobs from 2011 to 2019. In-place employment further decreased by 2,679 in 2020, largely due to the economic effects of COVID-19. In 2021, the in-place employment for Wood County increased by 804, or 2.5%, year over year. While much of this overall decline is reflective of the effects of COVID-19, data prior to the pandemic shows that in-place employment within the county was already in a state of moderate decline. However, as shown previously in this section and based on the employment outlook information that follows, the economy has been recovering over the past several months and is expected to experience positive job growth in the near future.

Employment Outlook




The ten largest employers within the Wood County area (comprising a total of 9,932 employees) are summarized as follows:

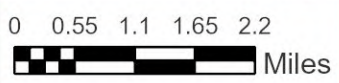
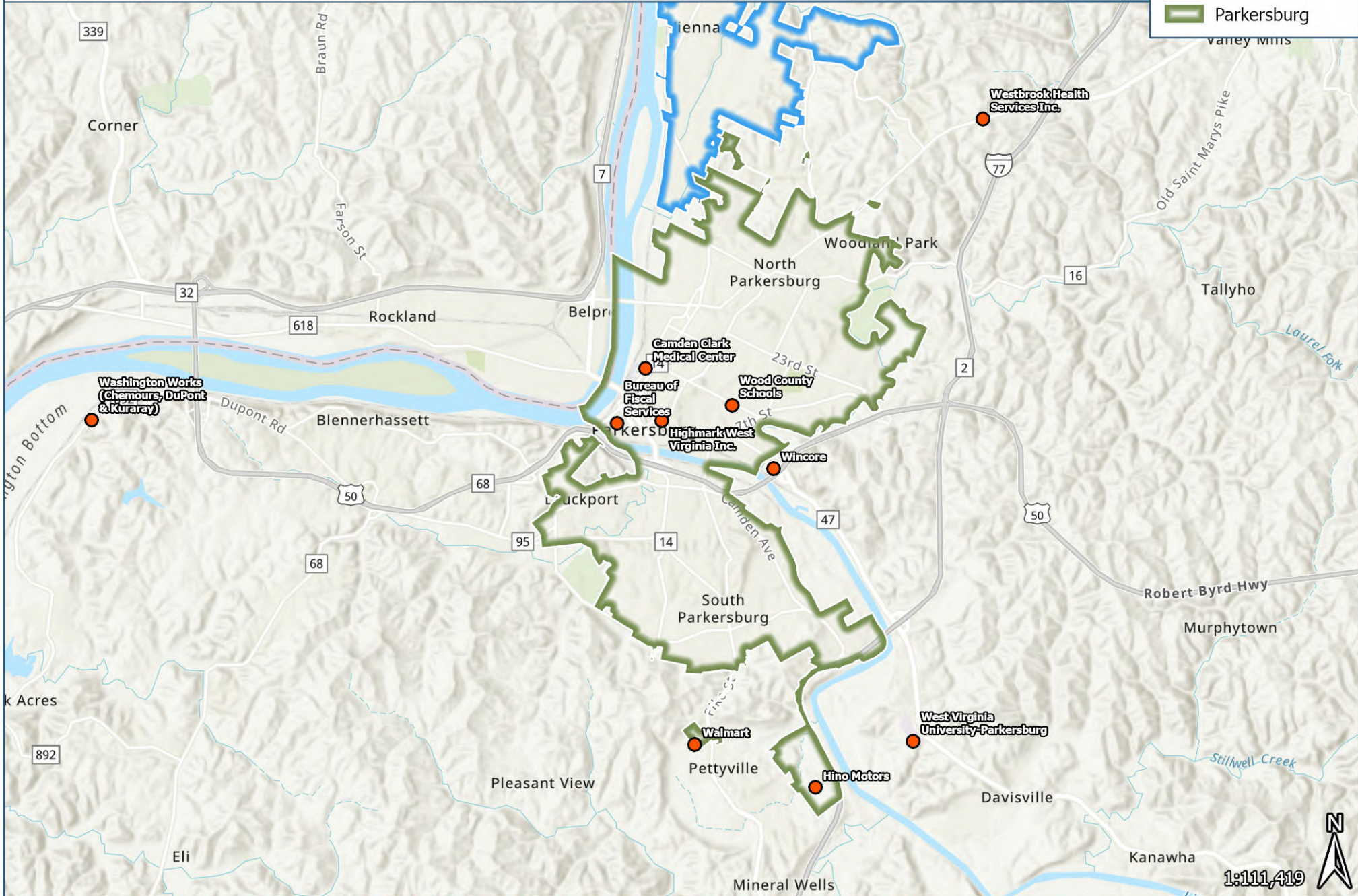
Employer Name	Business Type	Total Employed
Camden Clark Medical Center	Healthcare	2,100
Bureau of Fiscal Services	U.S. Treasury	2,000
Washington Works (Chemours, DuPont & Kuraray)	Plastics Manufacturer	1,750
Wood County Schools	Education	1,671
Hino Motors	Truck Assembly Plant	495
Highmark West Virginia, Incorporated	Healthcare Insurance	450
Westbrook Health Services, Incorporated	Healthcare	388
West Virginia University-Parkersburg	Higher Education	372
Walmart	Grocery/Retail	356
Wincore	Window & Door Manufacturer	350
	Total	9,932

Source: Wood County Development Authority (April 2022)

Major employers in the area are primarily engaged in healthcare, public administration, manufacturing, and education. The diversity of major employers helps to partially insulate the area from significant economic downturns and cyclical employment shifts. This appears to be confirmed by the fact that Wood County's annual unemployment rate of 8.7% in COVID-influenced 2020, while slightly higher, was comparable to the rates for the state of West Virginia (8.2%) and the United States (8.1%).

A map delineating the location of the area's largest employers is included on the following page.

-  Major Employers
-  Vienna
-  Parkersburg



Esri, NASA, NGA, USGS, WVU Facilities, VGIN, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA
Additional Source(s): Bowen National Research

1:111,419



Economic and Infrastructure Development

Economic development can improve the economic well-being and quality of life for a region or community by building local wealth, diversifying the economy, and creating and retaining jobs. Local perspective on the economy as well as several notable developments in the area are summarized as follows.

According to a representative with the Wood County Development Authority, the economy is both stable and subtly improving. The local economy is still recovering from the COVID-19 pandemic, which contributed to inflation and caused some supply chain issues. Despite the effects of the pandemic, there are several projects in various stages of planning, including several smaller businesses that have either recently been announced, recently opened, or will soon open. These businesses include, but are not limited to, Wings Etc., Chipotle, HomeGoods, TJ Maxx, PetSmart, and Ross. Additionally, FedEx opened a new location on the south side of Parkersburg near the end of 2021. The \$50 million project is expected to employ 250 people. Further, Hino Motors USA expanded and opened their truck assembly plant in the Coldwater Creek Distribution Center in Parkersburg in 2019. The \$100 million investment was expected to create 250 jobs by 2022. The company will also be moving their cab assembly operation currently in Japan to the new facility.

Emerson Commons is a planned retail project near Interstate 77 in Parkersburg. Wood County Officials approved a \$5 million bond issued in late 2017 which allowed the 383-acre site to be a Tax Increment Financing (TIF) district. Developers purchased the bonds and will repay the loans with gains in property tax revenues. Initially, developers focused on a 50-acre parcel of the TIF zone, but the plan is that this early development will spur growth throughout the 383 acres. Menard's, a hardware and home improvement chain store, is expected to be the retail anchor at Emerson Commons. Currently, there are four other tenants, BFS, Tim Horton's, Burger King, and Sleep Inn & Suites with space for 11 additional tenants.

There are currently two major infrastructure projects in Wood County. The Parkersburg Bridge Partners purchased the former Memorial Toll Bridge from the city of Parkersburg in 2022 for rehabilitation, which is estimated to create \$48 million in local economic output and create 285 new jobs. As of late July 2022, bids are currently being accepted to extend water and sewer services to Boreman Hill, which will open the prospective development of 100 acres of land near Parkersburg.

VI. HOUSING SUPPLY ANALYSIS

This housing supply analysis includes a variety of housing alternatives. Understanding the historical trends, market performance, characteristics, composition, and current housing choices provide critical information as to current market conditions and future housing potential. The housing data presented and analyzed in this section includes primary data collected directly by Bowen National Research and secondary data sources including American Community Survey (ACS), U.S. Census housing information, and data provided by various government entities and real estate professionals.

While there are a variety of housing options offered in the Primary Study Area (PSA, Wood County), we focused our analysis on the most common housing alternatives. The housing structures included in this analysis are:

- **Rental Housing** – Rental properties consisting of multifamily apartments (generally with 10 or more units within a structure) were identified and surveyed. An analysis of non-conventional rentals (typically with four or less units in a structure) was also conducted.
- **For-Sale Housing** – For-sale housing alternatives, both recent sales activity and currently available supply, were inventoried. This data included single-family homes, condominiums, mobile homes, and other traditional housing alternatives. It includes stand-alone product as well as homes within planned developments or projects.
- **Mobile Homes** – An inventory of mobile home parks was conducted along with a sample survey of mobile home rental alternatives.
- **Senior Care Housing** – We surveyed senior care facilities that provide both shelter and care housing alternatives to seniors requiring some level of personal care (e.g., dressing, bathing, medical reminders, etc.) and medical care. This includes independent living, assisted living, and nursing homes.

For the purposes of this analysis, the housing supply information is presented for the Primary Study Area (PSA, Wood County) and its submarkets. When applicable, local housing data is compared with the state of West Virginia and the nation.

Maps illustrating the location of various housing types are included throughout this section.

A. OVERALL HOUSING SUPPLY (SECONDARY DATA)

This section of analysis on the area housing supply is based on secondary data sources such as the U.S. Census, American Community Survey and ESRI, and is provided for the PSA (Wood County), the various submarkets within the county, and the state of West Virginia, when applicable. When possible, data from the 2020 Census is used in conjunction with ESRI estimates to provide the most up-to-date data. Note that some small variation of total numbers and percentages within tables may exist due to rounding.

Overall Occupied Housing Characteristics

The 2021 estimated distribution of households by tenure for the various submarkets, the PSA (Wood County), and the state of West Virginia are shown in the following table.

Households by Tenure – 2021 Estimates			
	Household Type	Number	Percent
Parkersburg	Owner-Occupied	7,678	58.1%
	Renter-Occupied	5,537	41.9%
	Total	13,215	100.0%
Vienna	Owner-Occupied	3,467	72.1%
	Renter-Occupied	1,341	27.9%
	Total	4,808	100.0%
Balance of County	Owner-Occupied	14,305	78.9%
	Renter-Occupied	3,826	21.1%
	Total	18,131	100.0%
Wood County	Owner-Occupied	25,416	70.3%
	Renter-Occupied	10,738	29.7%
	Total	36,154	100.0%
West Virginia	Owner-Occupied	537,539	72.5%
	Renter-Occupied	203,894	27.5%
	Total	741,433	100.0%

Source: 2020 Census; ESRI; Urban Decision Group; Bowen National Research

In 2021, 70.3% of households in Wood County are owner households, which represents a slightly smaller share when compared to the state (72.5%). Among the SSAs, the balance of Wood County has the highest share of owner households (78.9%) while Parkersburg has the smallest share (58.1%).

The following table compares key housing age and conditions of each study area and the state based on 2016-2020 American Community Survey (ACS) data. Housing units built over 50 years ago (pre-1970), overcrowded housing (1.01+ persons per room), or housing that lacks complete indoor kitchens or bathroom plumbing are illustrated for each study area by tenure. It is important to note that some occupied housing units may have more than one housing issue.

	Housing Age and Conditions											
	Pre-1970 Product				Overcrowded				Incomplete Plumbing or Kitchen			
	Renter		Owner		Renter		Owner		Renter		Owner	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Parkersburg	3,363	64.2%	6,230	76.7%	83	1.9%	71	0.9%	100	1.9%	55	0.6%
Vienna	485	46.9%	2,019	62.5%	42	3.9%	63	1.9%	26	2.5%	0	0.0%
Balance of County	1,074	30.5%	4,518	32.2%	79	1.9%	63	0.5%	38	1.1%	38	0.2%
Wood County	4,923	50.2%	12,767	50.3%	205	2.2%	197	0.8%	164	1.7%	93	0.3%
West Virginia	83,206	43.0%	218,913	40.5%	4,662	2.4%	4,875	0.9%	3,309	1.7%	4,277	0.8%

Source: American Community Survey (2016-2020); ESRI

In terms of housing age or condition, the most notable issue within Wood County appears to be associated with older housing stock, particularly within Parkersburg. Nearly two-thirds (64.2%) of the rental units and over three-quarters (76.7%) of the owner units in Parkersburg were built prior to 1970, which are much higher shares than the state’s averages of this older product. The shares of substandard housing units, generally considered those either overcrowded and/or lacking complete plumbing or kitchens, are very similar to the state averages. Regardless, there are over 400 overcrowded units in the county and over 250 units lacking complete indoor plumbing or kitchens within the county. So, while not great in share, there still remain a few hundred households that have housing quality issues. Modernization and repairs of existing stock may need to be a housing priority for the county.

The following table compares key household income, housing cost, and housing affordability metrics of each study area and the state. It should be noted that cost burdened households pay over 30% of their income toward housing costs, while severe cost burdened households pay over 50% of their income toward housing.

	Household Income, Housing Costs and Affordability							
	2021 Households	Median Household Income	Estimated Median Home Value	Average Gross Rent	Share of Cost Burdened Households*		Share of Severe Cost Burdened Households**	
					Renter	Owner	Renter	Owner
Parkersburg	13,215	\$36,842	\$98,392	\$714	46.3%	16.2%	21.0%	5.6%
Vienna	4,808	\$54,825	\$144,194	\$701	41.2%	12.7%	9.6%	5.0%
Balance of County	18,131	\$56,519	\$156,121	\$804	38.0%	14.5%	11.6%	5.3%
Wood County	36,154	\$48,268	\$134,295	\$742	42.8%	14.8%	16.4%	5.4%
West Virginia	741,433	\$48,838	\$130,611	\$778	38.6%	14.6%	19.8%	5.8%

Source: American Community Survey (2016-2020); ESRI

*Paying more than 30% of income toward housing costs

**Paying more than 50% of income toward housing costs

The PSA’s (Wood County) 2021 estimated median home value of \$134,295 is slightly above the state’s estimated value of \$130,611. However, the average gross rent of \$742 for the PSA is slightly below the state’s average gross rent of \$778. While the shares of cost burdened and severe cost burdened households in the county are generally comparable to the state averages, the county’s 42.8% of cost burdened *renter* households is notably higher than the state average of

38.6%. Among the submarkets in the PSA, the city of Parkersburg has the highest shares of renter and owner cost burdened and severe cost burdened households, indicating that many households in Parkersburg have a greater housing affordability challenge than the other areas of the county. Overall, the county has an estimated 4,192 renter households and 3,754 owner households that are cost burdened. With an estimated 7,946 housing cost burdened households in the county, affordable housing alternatives should be part of future housing solutions.

B. HOUSING SUPPLY ANALYSIS (BOWEN NATIONAL SURVEY)

1. Introduction

Bowen National Research conducted research and analysis of various housing alternatives within the PSA (Wood County). This analysis includes rental housing, for-sale and owner-occupied housing, and senior care facilities. Given the prevalence of mobile homes, a supplemental analysis of mobile home parks and a sample survey of mobile homes is provided.

The following provides details of the local housing market, based on product type (e.g., multifamily rentals, non-conventional rentals, for-sale housing and senior care facilities).

2. Multifamily Rental Housing

Between June and August of 2022, Bowen National Research surveyed (both by telephone and in-person) 46 multifamily rental housing projects within the PSA (Wood County). While these rentals do not represent all multifamily rental housing projects in the market, they provide significant insight as to the market conditions of commonly offered multifamily rental product. We believe this survey represents a good base from which characteristics and trends of multifamily rental housing can be evaluated and from which conclusions can be drawn. It is important to point out that this inventory of rentals does *not* include non-conventional (small multifamily projects or single-family home) rentals. These alternatives are addressed later in this section.

Projects identified, inventoried, and surveyed operate under a number of affordable housing programs including Low-Income Housing Tax Credit (LIHTC), HUD Section 8, and other federal housing programs, as well as market-rate. Definitions of each housing program are included in Addendum I: Glossary.

Managers and leasing agents at each project were surveyed to collect a variety of property information including vacancies, rental rates, design characteristics, amenities, utility responsibility, and other features. Each project was also personally visited and rated based on exterior quality and upkeep.

The following table summarizes the surveyed multifamily rental supply by project type and includes data for each submarket within the PSA (Wood County).

Project Type	Projects	Total Units	Vacant Units	Occupancy
Parkersburg				
Market-rate	12	696	7	99.0%
Tax Credit	8	317	0	100.0%
Tax Credit/Government-Subsidized	2	173	0	100.0%
Government-Subsidized	5	353	0	100.0%
Total	27	1,539	7	99.5%
Vienna				
Market-rate	4	88	5	94.3%
Government-Subsidized	1	62	1	98.4%
Total	5	150	6	96.0%
Balance of County				
Market-rate	7	244	5	98.0%
Tax Credit	1	36	0	100.0%
Tax Credit/Government-Subsidized	5	204	0	100.0%
Government-Subsidized	1	100	0	100.0%
Total	14	584	5	99.1%

Overall, demand for multifamily rental housing is very strong within the PSA, given that only 18 of the 2,273 surveyed units were vacant, resulting in an overall 99.2% occupancy rate. In typical, well-balanced rental housing markets, the occupancy rate is generally between 94% and 96%. As such, the local market's 99.2% is extremely high and indicates that the market is likely suffering from a significant shortage of multifamily rental housing. While the distribution of vacant units by submarket is nearly identical (ranging between five and seven vacancies), the occupancy rates differ somewhat from a low of 96.0% in Vienna to a high of 99.5% in Parkersburg. Regardless, the occupancy rates are high among each submarket and indicate all submarkets have a lack of available housing, though the deficiency is most pronounced in Parkersburg. It is worth pointing out that all surveyed projects operating under the Low-Income Housing Tax Credit program within the county are fully occupied, while there is only one vacant unit among the 892 surveyed government-subsidized units in the market. Based on this survey of rental housing, there does not seem to be any softness among multifamily rentals in the PSA. As such, there appears to be a development opportunity for a variety of rental products. Each multifamily rental housing segment is evaluated in detail in this section.

Market-Rate Apartments

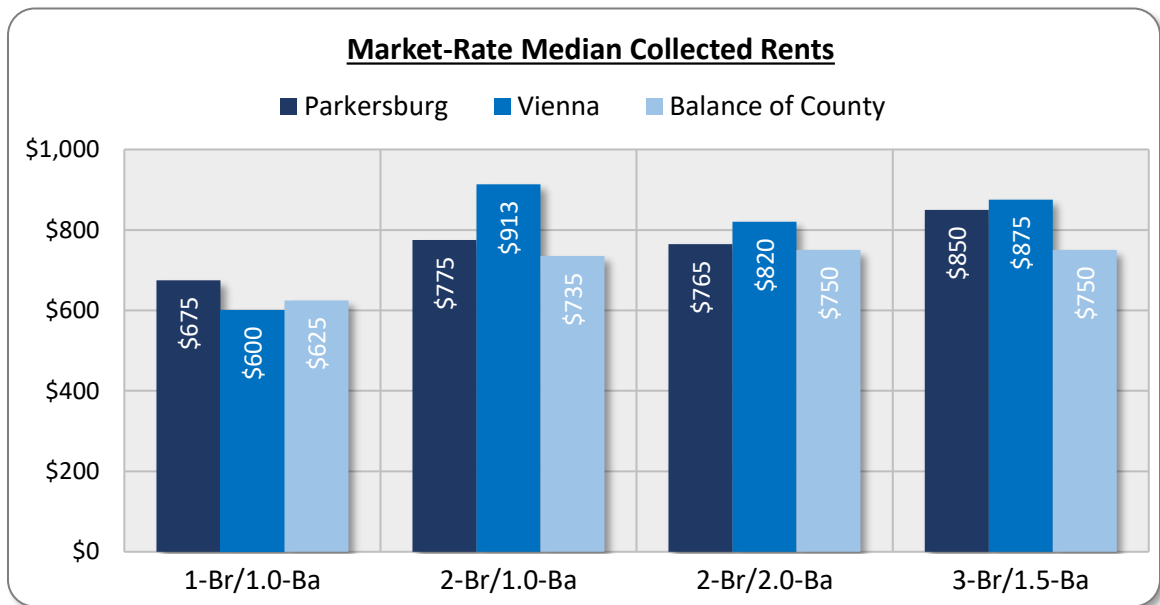
A total of 23 market-rate multifamily projects were surveyed in the PSA (Wood County). Overall, these properties contain 1,028 market-rate units, of which only 17 are vacant. The following table summarizes the market-rate units by bedroom/bathroom type.

Market-Rate						
Bedroom	Baths	Units	Distribution	Vacancy	% Vacant	Median Collected Rent
Parkersburg						
One-Bedroom	1.0	205	29.5%	2	1.0%	\$675
Two-Bedroom	1.0	312	44.8%	4	1.3%	\$775
Two-Bedroom	1.5	40	5.7%	0	0.0%	\$850
Two-Bedroom	2.0	88	12.6%	0	0.0%	\$765
Three-Bedroom	1.0	7	1.0%	0	0.0%	\$875
Three-Bedroom	1.5	35	5.0%	1	2.9%	\$850
Three-Bedroom	2.0	2	0.3%	0	0.0%	\$1,350
Four-Bedroom	2.0	7	1.0%	0	0.0%	\$1,025
Total Market-Rate		696	100.0%	7	1.0%	-
Vienna						
One-Bedroom	1.0	2	2.3%	2	100.0%	\$600
Two-Bedroom	1.0	28	31.8%	2	7.1%	\$913
Two-Bedroom	2.0	42	47.7%	1	2.4%	\$820
Three-Bedroom	1.0	8	9.1%	0	0.0%	\$855
Three-Bedroom	1.5	8	9.1%	0	0.0%	\$875
Total Market-Rate		88	100.0%	5	5.7%	-
Balance of County						
Studio	1.0	10	4.1%	0	0.0%	\$445
One-Bedroom	1.0	30	12.3%	0	0.0%	\$625
Two-Bedroom	1.0	5	2.0%	0	0.0%	\$735
Two-Bedroom	1.5	114	46.7%	2	1.8%	\$750
Two-Bedroom	2.0	5	2.0%	0	0.0%	\$750
Three-Bedroom	1.5	40	16.4%	0	0.0%	\$750
Three-Bedroom	2.0	40	16.4%	3	7.5%	\$950
Total Market-Rate		244	100.0%	5	2.0%	-

The PSA's overall vacancy rate of 1.7% (98.3% occupancy rate) is extremely low. The lowest overall market-rate vacancy rate among the submarkets is within Parkersburg with a 1.0% vacancy rate, reflective of just seven vacant units among the city's 696 surveyed market-rate units. It is worth pointing out that three market-rate properties maintain wait lists, with the largest individual project wait list having 25 households and all properties have a combined 31 households waiting for available market-rate housing. This is indicative of a very strong level of pent-up demand for market-rate rental housing.

Based on a comparison of the most common bedroom types offered in the market, it appears that the lowest median rents are offered in the Balance of County submarket, while Parkersburg has some of the highest median rents by bedroom type. These higher rents in Parkersburg are also reflected in the higher cost burden share among renter households in Parkersburg. Regardless of affordability, each submarket appears to be lacking sufficient market-rate rental inventory to meet the needs of each respective market.

The following graph illustrates median market-rate rents among common bedroom types offered in the PSA.



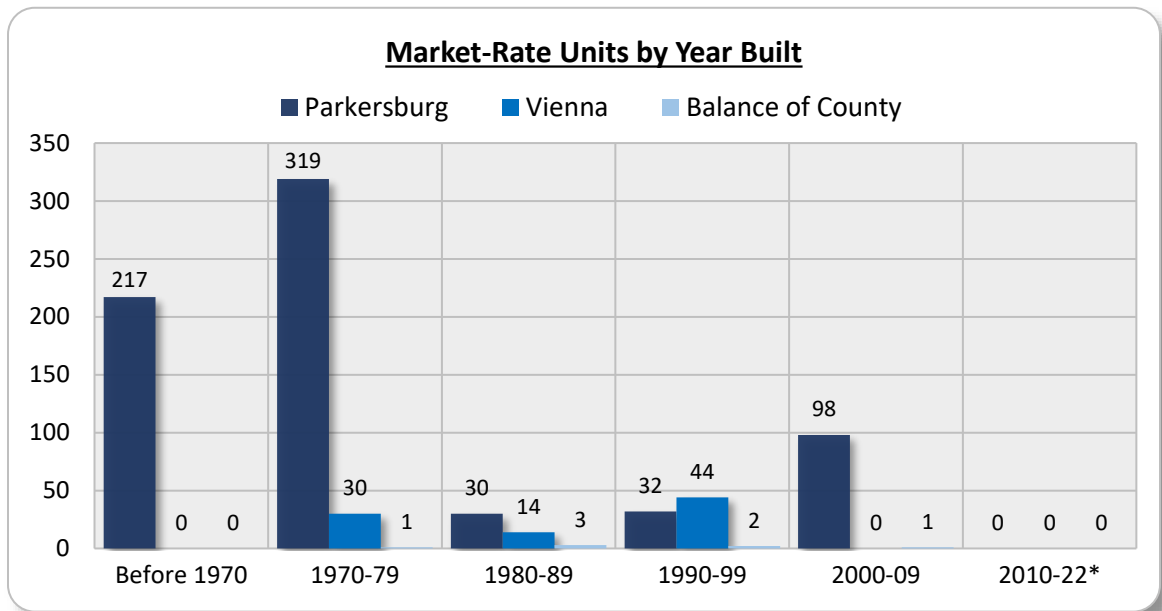
The following table summarizes the distribution of market-rate rental product surveyed by year built for the PSA (Wood County):

Year Built – Market-Rate									
Year Built	Parkersburg			Vienna			Balance of County		
	Projects	Units	Vacancy Rate	Projects	Units	Vacancy Rate	Projects	Units	Vacancy Rate
Before 1970	2	217	3.2%	0	0	-	0	0	-
1970 to 1979	6	319	0.0%	2	30	6.7%	1	16	0.0%
1980 to 1989	2	30	0.0%	1	14	0.0%	3	114	1.8%
1990 to 1999	1	32	0.0%	1	44	6.8%	2	75	0.0%
2000 to 2009	1	98	0.0%	0	0	-	1	39	7.7%
2010 to 2022*	0	0	-	0	0	-	0	0	-

*As of August

The largest shares of market-rate product in the PSA (Wood County) consists of product built prior to 1980 and is located in Parkersburg. The Vienna and Balance of County submarkets offer slightly more modern product, with the bulk of product within these submarkets built in the 1980s and 1990s. Regardless, the overall PSA has experienced very minimal introduction of new market-rate product since 2020. This may represent a development opportunity in the county.

The distribution of surveyed market-rate units in the PSA (Wood County) by development period is shown in the following graph.



*As of August

Representatives of Bowen National Research personally visited the surveyed rental projects within the market and rated the exterior quality of each property on a scale of "A" (highest) through "F" (lowest). All properties were rated based on quality and overall appearance (i.e., aesthetic appeal, building appearance, landscaping and grounds appearance).

The following is a distribution of the market-rate supply by quality rating.

Market-Rate Properties				Median Collected Rent				
Quality Rating	Projects	Total Units	Vacancy Rate	Studio	One-Br.	Two-Br.	Three-Br.	Four+-Br.
Parkersburg								
B+	2	130	0.0%	-	\$700	\$800	\$1,350	-
B	2	173	0.0%	-	\$675	\$775	\$875	\$1,025
B-	3	220	0.5%	-	\$625	\$775	\$850	-
C+	3	126	0.0%	-	\$650	\$695	\$1,250	-
C	2	47	12.8%	-	\$550	\$675	-	-
Vienna								
B	2	64	7.8%	-	\$600	\$825	\$865	-
B-	2	24	0.0%	-	-	\$1,950	\$865	-
Balance of County								
B-	4	167	3.0%	-	-	\$850	\$850	-
C+	2	28	0.0%	-	-	\$750	-	-
C	1	49	0.0%	\$445	\$625	\$750	-	-

The vast majority of the surveyed market-rate supply in the PSA (Wood County) consists of product with a quality rating “B-” or higher, indicating the market has a large inventory of good quality market-rate apartment product. As the preceding table illustrates, there is a clear rent premium for higher quality product.

Tax Credit Apartments

Tax Credit housing is developed under the Low-Income Housing Tax Credit (LIHTC) program. Typically, these units serve households with incomes of up to 60% of Area Median Household Income (AMHI), though recent legislation allows for some units to target households with incomes of up to 80% of AMHI. A total of nine surveyed multifamily projects with 353 units operate under the programmatic restrictions of the Tax Credit program.

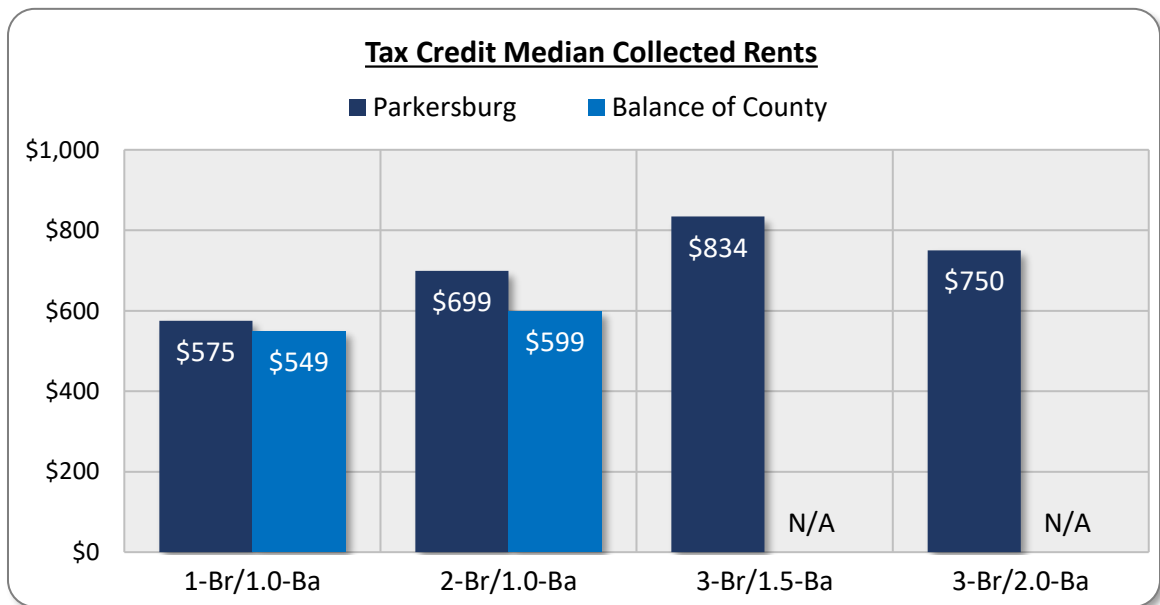
The following table summarizes the breakdown of non-subsidized Tax Credit units surveyed within the PSA (Wood County) submarkets.

Non-Subsidized Tax Credit						
Bedroom	Baths	Units	Distribution	Vacancy	% Vacant	Median Collected Rent
Parkersburg						
One-Bedroom	1.0	63	19.9%	0	0.0%	\$575
Two-Bedroom	1.0	165	52.1%	0	0.0%	\$699
Three-Bedroom	1.5	32	10.1%	0	0.0%	\$834
Three-Bedroom	2.0	50	15.8%	0	0.0%	\$750
Four-Bedroom	2.0	7	2.2%	0	0.0%	\$983
Total Tax Credit		317	100.0%	0	0.0%	-
Balance of County						
One-Bedroom	1.0	4	11.1%	0	0.0%	\$549
Two-Bedroom	1.0	24	66.7%	0	0.0%	\$599
Three-Bedroom	1.0	8	22.2%	0	0.0%	\$649
Total Tax Credit		36	100.0%	0	0.0%	-

Eight of the nine Tax Credit projects and 317 of the 353 units at these projects are within Parkersburg. The remaining project with its 36 units is located in the Balance of County submarket. There were no Tax Credit projects identified in Vienna. There is pent-up demand for this type of housing, as all Tax Credit units are occupied and all nine of the projects maintain a wait list with as many as 33 households. In total, there appear to be approximately 116 households waiting for units at Tax Credit projects in the county.

While the 353 Tax Credit units in the PSA (Wood County) primarily consist of two-bedroom units (53.3%), the market has a slightly disproportionately low share (18.9%) distribution of one-bedroom units, when compared to other markets. This may represent a development opportunity for product with studio and one-bedroom units that would serve the needs of smaller household sizes and seniors. Regardless, demand for all bedroom types among the Tax Credit supply is strong, given there are no vacancies among any of the bedroom types. The median rents by bedroom type among the Tax Credit product are significantly lower than the rents of corresponding bedroom types among the market-rate supply. As such, Tax Credit housing is a value in the overall market, which is likely contributing to its strong level of demand.

The following graph illustrates median Tax Credit rents among common bedroom types offered in the PSA.



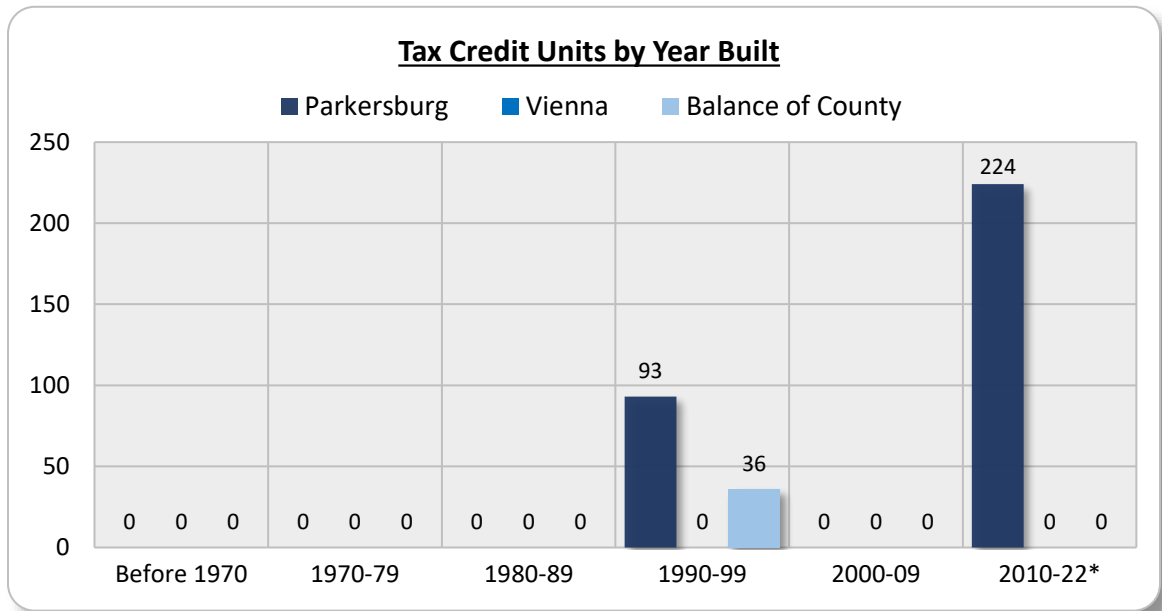
The following is a distribution of Tax Credit product surveyed by year built for the Parkersburg and Balance of County submarkets. As previously stated, there were no Tax Credit projects identified in the Vienna submarket. (Note: The Tax Credit program started in 1986):

Year Built – Non-Subsidized Tax Credit						
Year Built	Parkersburg			Balance of County		
	Projects	Units	Vacancy Rate	Projects	Units	Vacancy Rate
Before 1970	0	0	-	0	0	-
1970 to 1979	0	0	-	0	0	-
1980 to 1989	0	0	-	0	0	-
1990 to 1999	2	93	0.0%	1	36	0.0%
2000 to 2009	0	0	-	0	0	-
2010 to 2022*	6	224	0.0%	0	0	-

*As of August

Most of the surveyed Tax Credit units were built between 2010 and 2022, offering a more modern alternative compared to market-rate rental properties in the market. There are no Tax Credit vacancies regardless of development period.

The distribution of Tax Credit units in the PSA by year built is shown in the following graph:



*As of August

Representatives of Bowen National Research personally visited the surveyed Tax Credit rental projects within the market and rated the exterior quality of each property on a scale of "A" (highest) through "F" (lowest). All properties were rated based on quality and overall appearance (i.e., aesthetic appeal, building appearance, landscaping and grounds appearance). The following is a distribution of the Tax Credit properties by quality rating.

Quality Rating – Non-Subsidized Tax Credit			
Parkersburg			
Quality Rating	Projects	Total Units	Vacancy Rate
A	2	86	0.0%
B+	5	187	0.0%
B	1	44	0.0%
Balance of County			
B	1	36	0.0%

The surveyed Tax Credit projects in the county are all rated a “B” or better indicating that the non-subsidized Tax Credit product is in good condition. Regardless of quality, demand for affordable housing is strong in the PSA.

Government-Subsidized Housing

A total of 14 projects were identified within the PSA (Wood County) that offer at least some units that operate with a government subsidy. Government-subsidized housing typically requires residents to pay 30% of their adjusted gross income toward rent and generally qualifies households with incomes of up to 50% of AMHI.

The distribution of surveyed government-subsidized units by bedroom/ bathroom configuration within the PSA are summarized as follows.

Subsidized Tax Credit					
Bedroom	Baths	Units	Distribution	Vacancy	% Vacant
Parkersburg					
Studio	1.0	13	7.5%	0	0.0%
One-Bedroom	1.0	160	92.5%	0	0.0%
Total Subsidized Tax Credit		173	100.0%	0	0.0%
Balance of County					
Studio	1.0	15	7.4%	0	0.0%
One-Bedroom	1.0	86	42.2%	0	0.0%
Two-Bedroom	1.0	78	38.2%	0	0.0%
Three-Bedroom	1.0	25	12.3%	0	0.0%
Total Subsidized Tax Credit		204	100.0%	0	0.0%

Government-Subsidized					
Parkersburg					
Bedroom	Baths	Units	Distribution	Vacancy	% Vacant
One-Bedroom	1.0	216	61.2%	0	0.0%
Two-Bedroom	1.0	81	22.9%	0	0.0%
Three-Bedroom	1.0	36	10.2%	0	0.0%
Four-Bedroom	1.5	18	5.1%	0	0.0%
Five-Bedroom	2.0	2	0.6%	0	0.0%
Total Subsidized		353	100.0%	0	0.0%
Vienna					
Studio	1.0	16	25.8%	1	6.3%
One-Bedroom	1.0	46	74.2%	0	0.0%
Total Subsidized		62	100.0%	1	1.6%
Balance of County					
One-Bedroom	1.0	24	24.0%	0	0.0%
Two-Bedroom	1.5	68	68.0%	0	0.0%
Three-Bedroom	1.5	8	8.0%	0	0.0%
Total Subsidized		100	100.0%	0	0.0%

The 14 subsidized projects within the PSA contain 892 units and are 99.9% occupied. Twelve of the 14 subsidized projects have wait lists that contain an overall total of 222 households, with the longest individual project wait list of 125 households and three to six months. Based on this research, it is evident that there is pent-up demand for housing that is affordable to very low-income renter households (making 50% or less of AMHI). Because of the very limited options available, many very low-income households must consider other rental housing alternatives such as the non-subsidized multifamily housing options or non-conventional housing options (e.g., single-family homes and duplexes, or even mobile homes).

According to a representative with the Parkersburg Housing Authority, there are approximately 1,089 Housing Choice Vouchers issued within Wood County, 983 of which are currently known to be in use. There is a total of 1,046 households currently on the waiting list for additional vouchers. The waiting list covers other areas the housing authority serves which include Wirt, Marshall, Wetzel, Tyler, Doddridge, Pleasants, and Ritchie counties plus additional areas outside of those counties. The waiting list is open. Annual turnover within the voucher program is estimated at 141 households. This reflects the continuing need for affordable housing alternatives and/or Housing Choice Voucher assistance. Given there were no available Tax Credit units and very few available market-rate apartment units identified in the market, it is not surprising that more than 100 voucher holders are unable to find housing that will accept their vouchers.

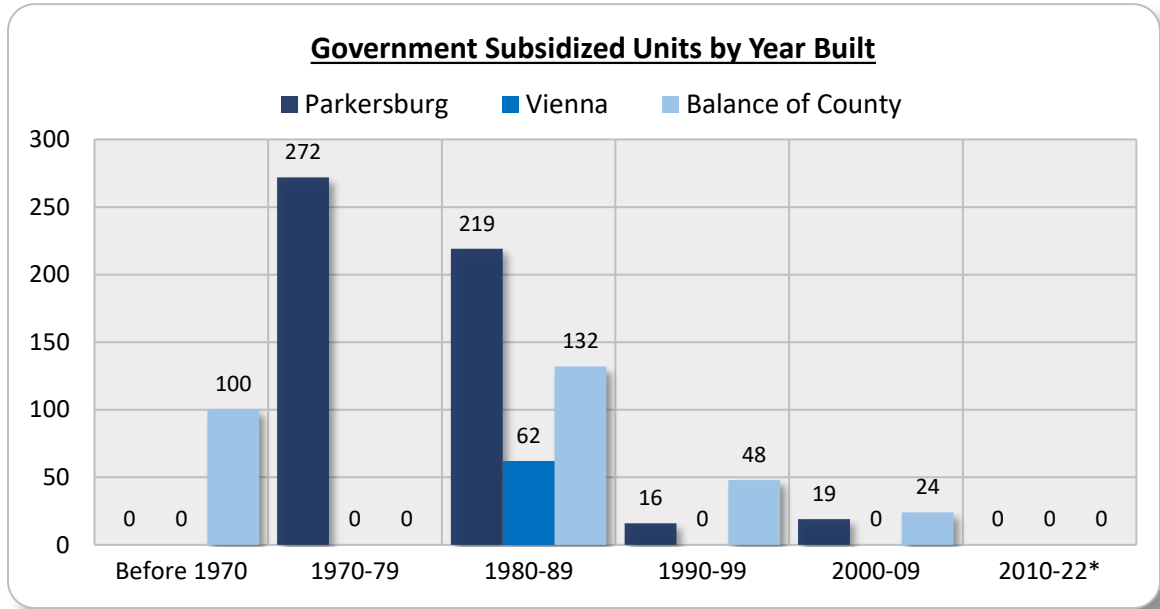
The following table summarizes the distribution of government-subsidized product surveyed by year built for the PSA and its submarkets:

Year Built – Government Subsidized									
Year Built	Parkersburg			Vienna			Balance of County		
	Projects	Units	Vacancy Rate	Projects	Units	Vacancy Rate	Projects	Units	Vacancy Rate
Before 1970	0	0	-	0	0	-	1	100	0.0%
1970 to 1979	2	272	0.0%	0	0	-	0	0	-
1980 to 1989	3	219	0.0%	1	62	1.6%	2	132	0.0%
1990 to 1999	1	16	0.0%	0	0	-	2	48	0.0%
2000 to 2009	1	19	0.0%	0	0	-	1	24	0.0%
2010 to 2022*	0	0	-	0	0	-	0	0	-

*As of August

Most of the overall PSA’s (Wood County) subsidized apartment supply was built between 1970 and 1989, comparable to other markets.

The following graph illustrates the inventory of surveyed government-subsidized units by development period for the PSA:



*As of August

Representatives of Bowen National Research personally visited the surveyed rental projects within the market and rated the exterior quality of each property on a scale of "A" (highest) through "F" (lowest). All properties were rated based on quality and overall appearance (i.e., aesthetic appeal, building appearance, landscaping and grounds appearance). The following is a distribution of subsidized housing by quality rating.

Quality Rating – Government Subsidized			
Quality Rating	Projects	Units	Vacancy Rate
Parkersburg			
B	3	189	0.0%
B-	3	189	0.0%
C	1	148	0.0%
Vienna			
B-	1	62	1.6%
Balance of County			
B+	1	100	0.0%
B	2	124	0.0%
B-	3	80	0.0%

Most of the PSA’s (Wood County) subsidized rental units are within projects with a “B-” rating or higher. This rating is representative of a project in good condition. Only one project with 148 subsidized units, representing 16.2% of the surveyed subsidized units, was rated “C.” Such product may require some improvements or repairs.

We also evaluated the potential number of existing subsidized affordable housing units that are at risk of losing their affordable status. Several properties in the county operate as a subsidized project under a current HUD contract. Because these contracts have a designated renewal date, it is important to understand if any of these projects are at risk of an expiring contract in the near future that could result in the reduction of affordable rental housing stock (Note: Properties with recently scheduled HUD contract renewal/expiration dates are shown in red).

Expiring HUD Contracts Wood County, WV						
Property Name	City	Total Units	Assisted Units	Expiration Date	Program Type	Target Population
Adams Apartments	Parkersburg	16	16	5/31/2022	PRAC/811	Family
Chateau Hills	Parkersburg	100	99	7/31/2033	Sec 8 NC	Family
Unity Housing, LP (Gihon Unity)	Parkersburg	50	49	7/27/2029	202/8 NC	Senior
Hillview Terrace	Vienna	62	62	12/14/2035	202/8 NC	Senior
Market Manor	Parkersburg	112	111	4/30/2026	HFDA/8 NC	Senior & Disabled
Parkland Place	Parkersburg	133	133	11/30/2040	LMSA	Senior
Pleasantview Towers	Vienna	117	116	9/30/2031	HFDA/8 NC	Senior & Disabled
Rolling Hills Townhomes and Cottages	Parkersburg	100	100	9/24/2029	LMSA	Family
South Parkersburg Unity Plaza	Parkersburg	60	60	6/30/2039	202/8 NC	Senior & Disabled
Unity Court Apartments	Parkersburg	20	19	5/31/2023	PRAC/202	Senior

Source: HUDUser.gov Assistance & Section 8 Contracts Database (Updated 07.29.22); Bowen National Research

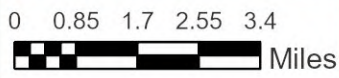
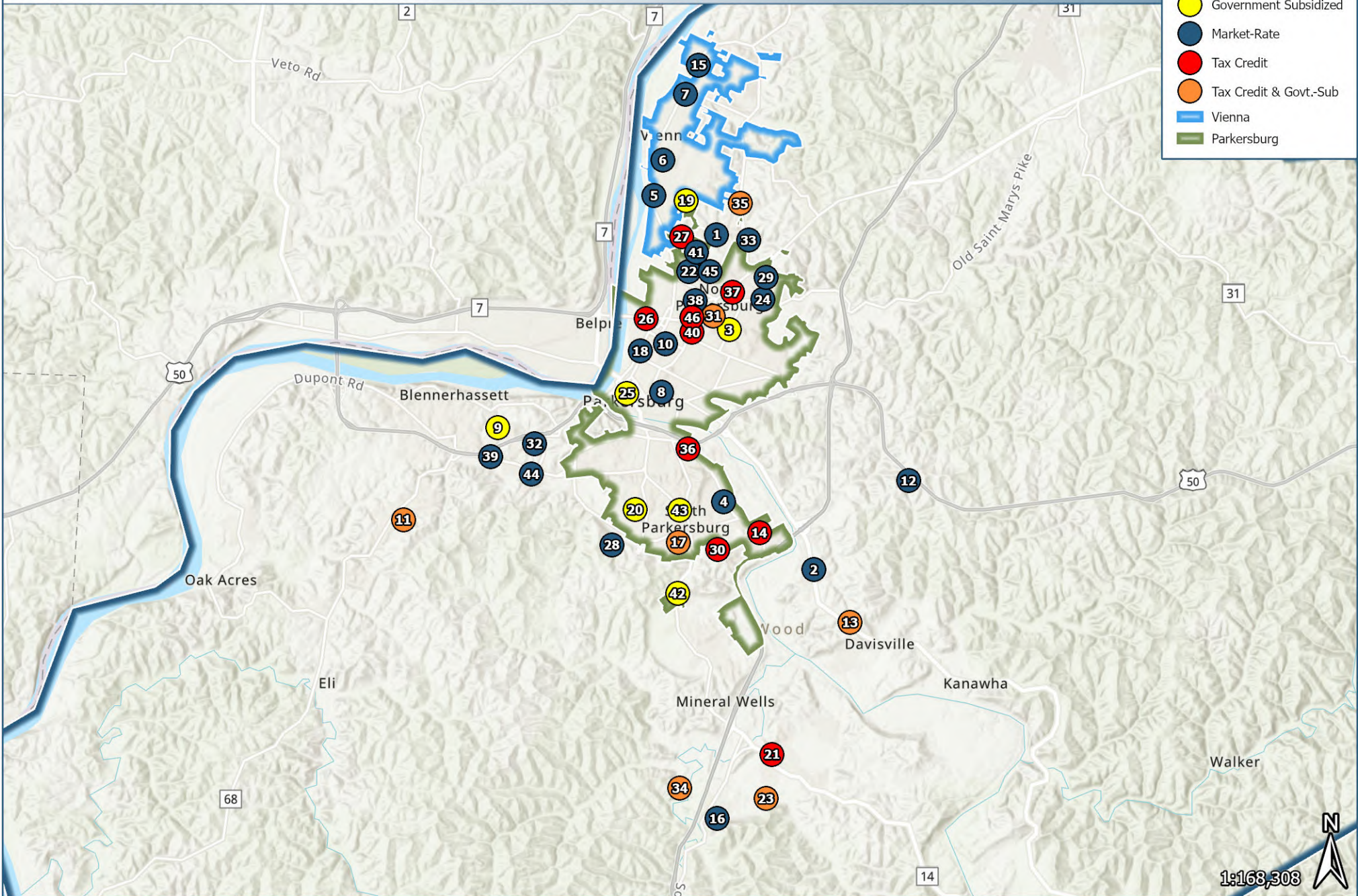
While all HUD supported projects are subject to annual appropriations by the federal government, it appears that three projects have an overall renewal date within the next five years (by 2026) and are at *potential* risk of losing their government assistance in the near future. It is worth pointing out that one of these projects had its HUD contract scheduled for expiration/renewal in the past six months. It is unknown if this project had its contract renewed. Given the high occupancy rates and wait lists among the market's surveyed subsidized properties, it will be important for the area's low-income residents that the projects with pending expiring HUD contracts be preserved in order to continue to house some of the market's most economically vulnerable residents.

A map illustrating the location of all multifamily apartments surveyed within the overall PSA is included on the following page.

PSA

Apartment Type

- Government Subsidized
- Market-Rate
- Tax Credit
- Tax Credit & Govt.-Sub
- Vienna
- Parkersburg



3. Non-Conventional Rental Housing

Non-conventional rentals are generally considered rental units consisting of single-family homes, duplexes, units over store fronts, mobile homes, etc. Typically, these rentals are older, offer few amenities, and lack on-site management and maintenance staff. For the purposes of this analysis, we have assumed that rental properties consisting of four or less units are non-conventional rentals. Based on the American Community Survey, the following table summarizes the distribution of renter-occupied units by number of units in a structure:

		Renter-Occupied Housing by Units in Structure		
		4 or Less*	5 or More	Total
Parkersburg	Number	3,224	1037	4,261
	Percent	75.7%	24.4%	100.0%
Vienna	Number	703	382	1,085
	Percent	64.8%	35.2%	100.0%
Balance of Market	Number	3,271	840	4,111
	Percent	79.6%	20.5%	100.0%
Wood County	Number	7,198	2260	9,458
	Percent	76.1%	23.9%	100.0%
West Virginia	Number	142,938	50280	193,218
	Percent	74.0%	26.0%	100.0%

*Includes single-family homes, duplexes, fourplexes, and mobile homes

As the preceding table illustrates, non-conventional rentals with four or fewer units per structure dominate the local housing market, as they represent over three quarters (76.1%) of rental units in the PSA (Wood County). This characteristic appears to exist in each of the submarkets, as the vast majority of the rental housing stock in each submarket consists of smaller, non-conventional alternatives.

The following summarizes monthly gross rents (per unit) for area rental alternatives. While this data includes all rentals and may include some multifamily apartments, most of the local market's rental supply consists of non-conventional rentals. Therefore, it is reasonable to assume that the following provides some insight on the composition of non-conventional rental housing rents. It should be noted, gross rents include tenant-paid rents and tenant-paid utilities.

Gross Rents by Market								
Gross Rent	Parkersburg		Vienna		Balance of County		Wood County	
	Number of Units	Percent of Units	Number of Units	Percent of Units	Number of Units	Percent of Units	Number of Units	Percent of Units
Less than \$300	307	5.9%	208	20.1%	148	4.2%	662	6.8%
\$300-\$500	639	12.2%	41	4.0%	309	8.8%	988	10.1%
\$500-\$750	2,119	40.4%	315	30.4%	838	23.8%	3,274	33.4%
\$750-\$1,000	1,338	25.5%	216	20.9%	1,000	28.4%	2,555	26.1%
\$1,000-\$1,500	435	8.3%	122	11.8%	401	11.4%	960	9.8%
\$1,500-\$2,000	86	1.6%	5	0.5%	114	3.2%	205	2.1%
\$2,000+	26	0.5%	18	1.7%	21	0.6%	65	0.7%
No Cash Rent	290	5.5%	110	10.6%	690	19.6%	1,090	11.1%
Total	5,240	100.0%	1,035	100.0%	3,521	100.0%	9,799	100.0%

Source: American Community Survey 2016-2020; Urban Decision Group

As the preceding table illustrates, the largest share (33.4%) of PSA (Wood County) rental units have rents between \$500 and \$750. More than a quarter (26.1%) of rental units in the PSA have rents between \$750 and \$1,000. The distribution of units within the submarkets primarily fell within these same two rent ranges. While less frequent, it is worth pointing out that more than 10% of rental units are achieving gross rents of \$1,000 or more, illustrating the ability to achieve a rent premium in this market.

In June through August 2022, Bowen National Research identified 52 non-conventional rentals in the PSA that were listed as *available* for rent. These properties were identified through a variety of online sources. Additionally, staff of Bowen National Research interviewed several real estate property management companies and conducted on-site research to identify listings of available rentals. Through this extensive research, we believe that we have identified most vacant non-conventional rentals in the PSA. While these rentals do not represent all non-conventional rentals, these units are representative of common characteristics of the various non-conventional rental alternatives available in the market. As a result, these rentals provide a good baseline to compare the rental rates, number of bedrooms, number of bathrooms, and other features of non-conventional rentals. It should be noted that these rentals are of *non-student* rentals, as student-oriented rentals are included later in this section. The available non-conventional rentals in Wood County are summarized in the following table.

Non-Conventional Rentals (Non-Student)							
Bedroom Type	Units	Average Number of Baths	Average Year Built	Average Square Feet	Rent Range	Average Rent	Average Rent Per Square Foot
Studio	1	1.0	1926	-	\$650 - \$650	\$650.00	-
One-Bedroom	11	1.1	1934	651	\$500 - \$1,000	\$658.18	\$1.06
Two-Bedroom	30	1.3	1955	949	\$575 - \$1,600	\$803.53	\$0.86
Three-Bedroom	10	1.6	1962	1,244	\$800 - \$1,500	\$1,158.50	\$0.91

The available non-conventional rentals identified in the county consist of studio to three-bedroom units, with average per unit rents ranging from \$650 to \$1,158 for these bedroom types. Despite the fact that the average year built indicates much of this non-conventional product is at least six decades old, the average collected rent by bedroom type for the most common bedroom types is \$803.53 for a two-bedroom unit and \$658.18 for a one-bedroom unit. When typical tenant utility costs (at least \$100) are also considered, the inventoried non-conventional units have *gross* average rents well over \$750 and are higher than many of the apartments surveyed in the area. As such, it is unlikely that many low-income residents would be able to afford non-conventional rental housing in the area. Based on this analysis, while the inventory of available non-conventional rentals is limited, the typical rents for such product indicate that such housing is not a viable alternative for most lower income households.

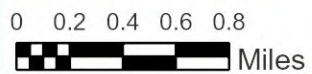
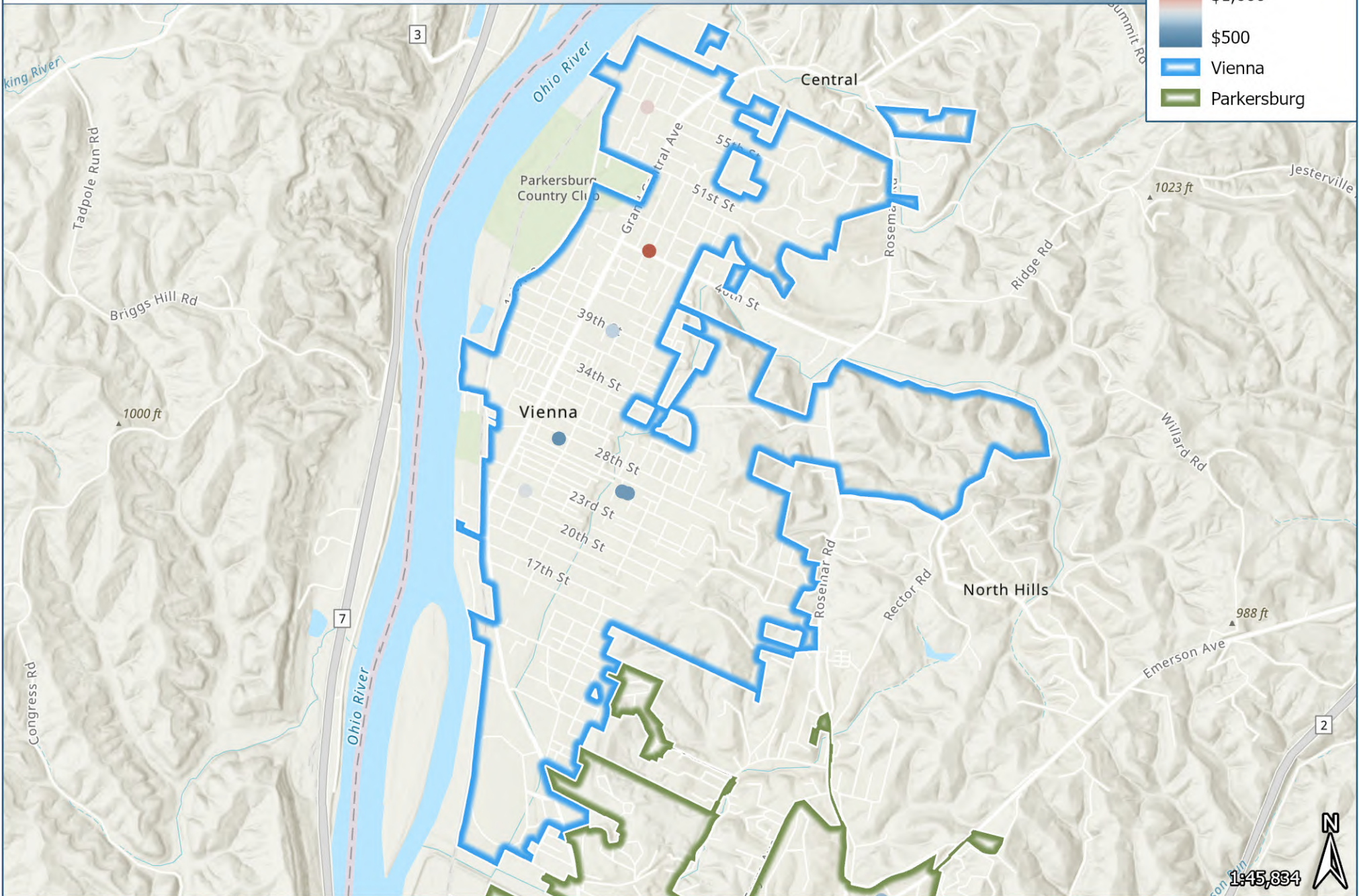
Maps delineating the location of identified non-conventional (non-student) rentals currently *available* to rent in the area are included on the following pages.

\$1,600

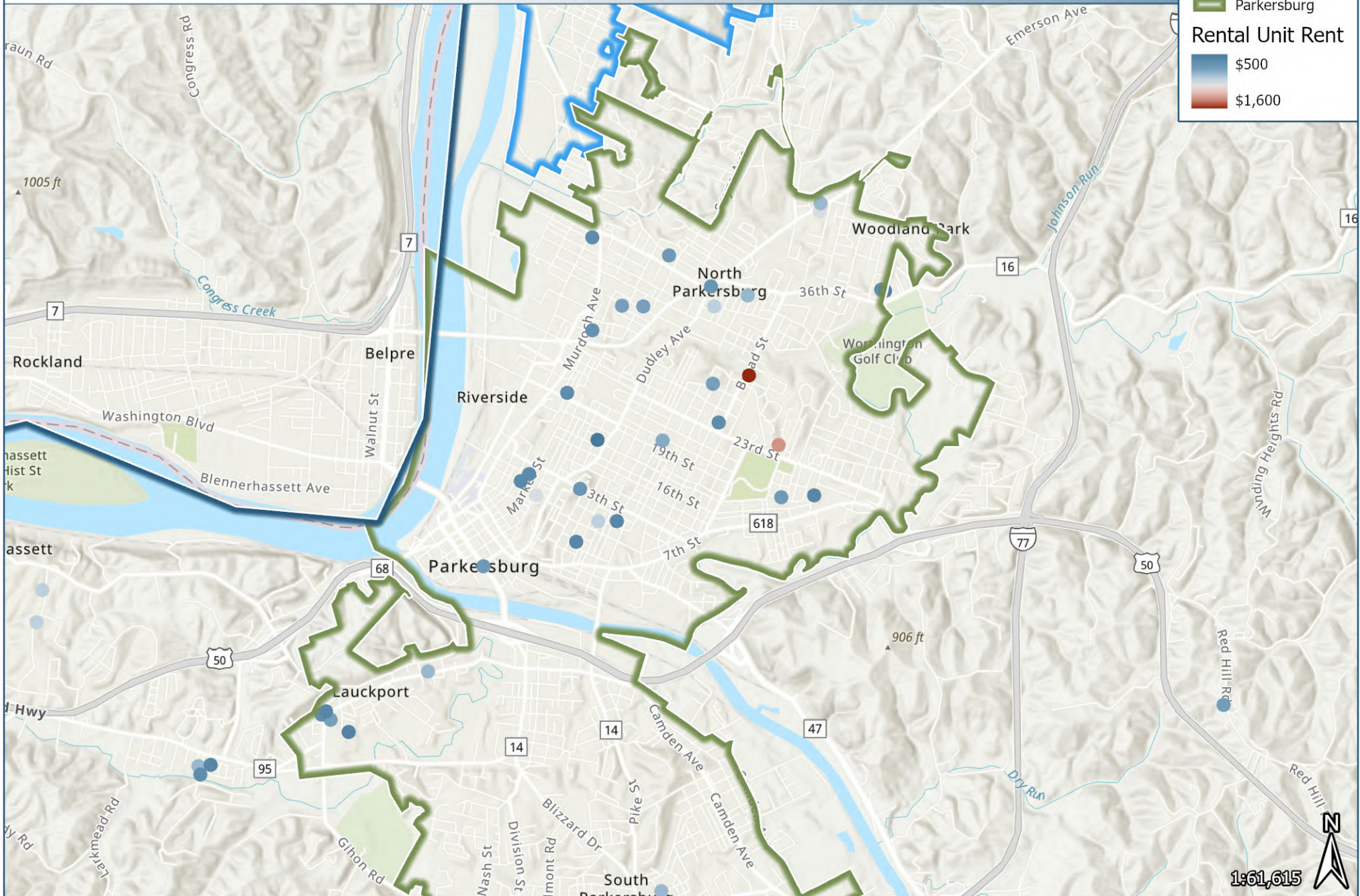
\$500

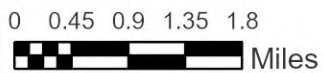
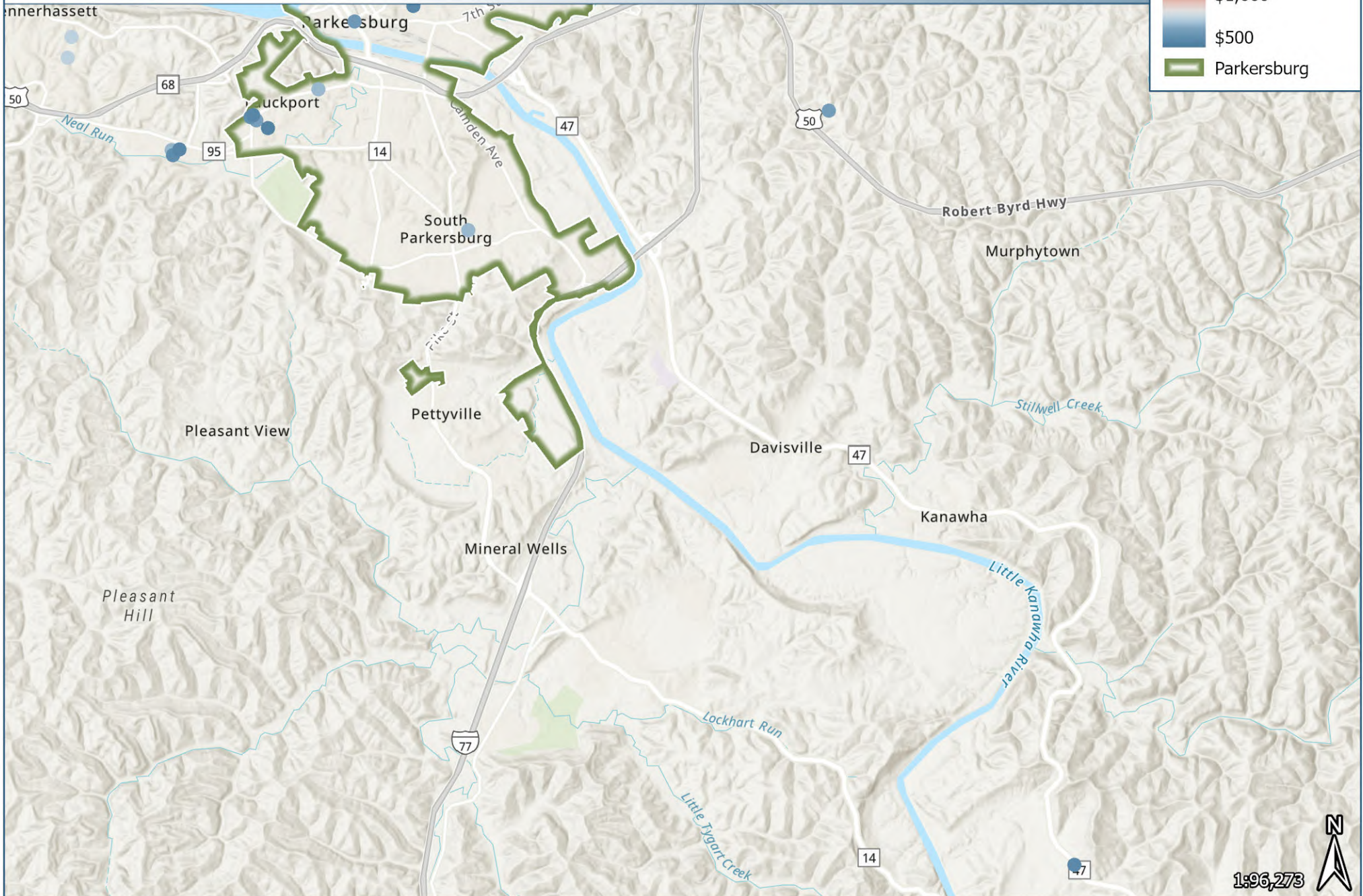
Vienna

Parkersburg



■ PSA
■ Vienna
■ Parkersburg
Rental Unit Rent
■ \$500
■ \$1,600





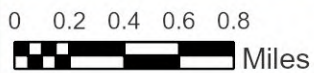
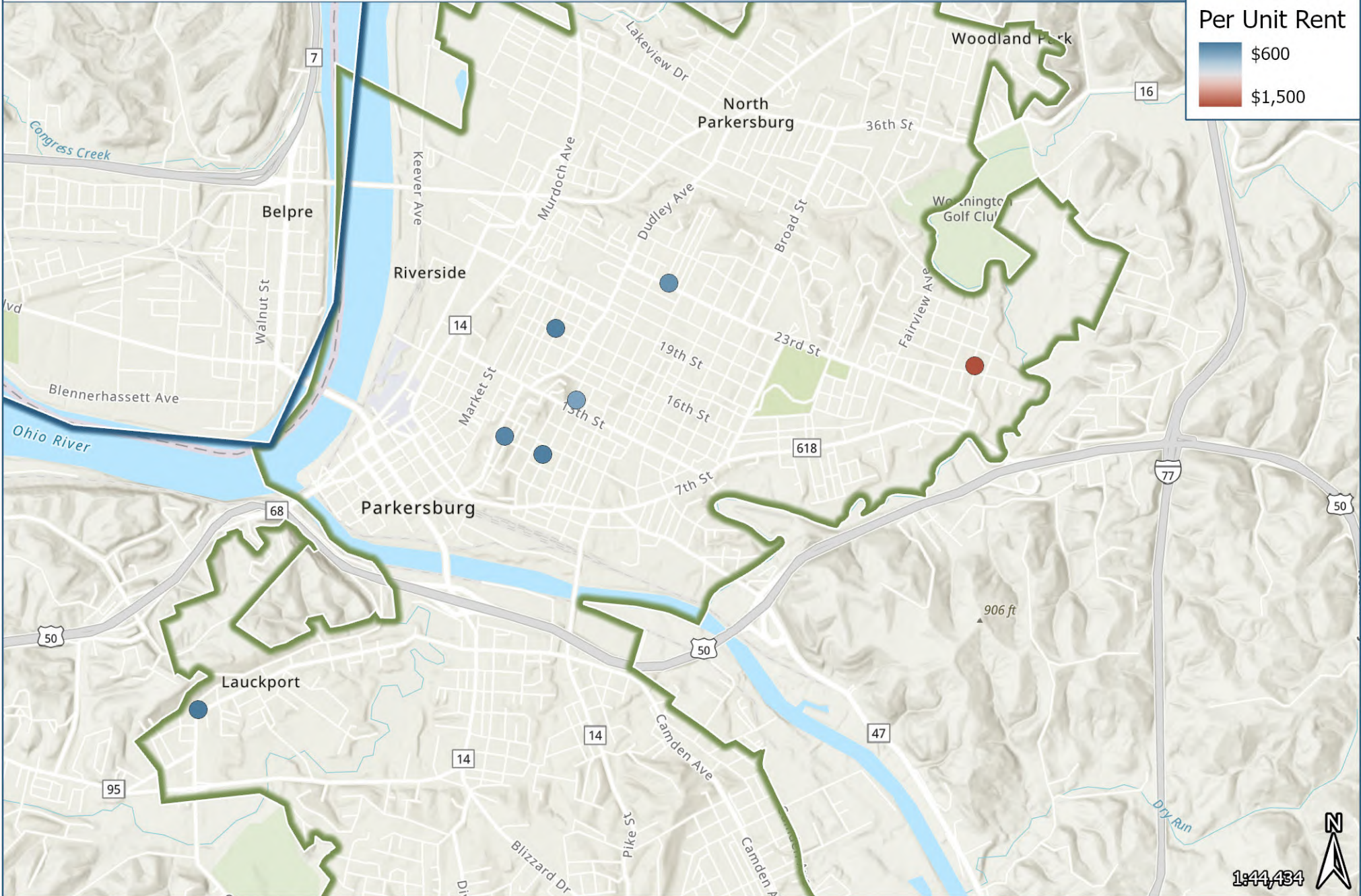
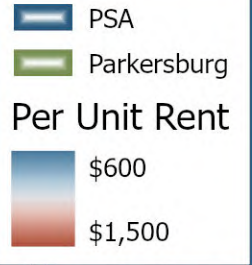
In June through August 2022, Bowen National Research identified seven non-conventional *student* rentals in the PSA that were listed as *available* for rent. These properties were identified through a variety of online sources. Additionally, staff of Bowen National Research either interviewed or looked at online sources of several real estate property management companies and conducted on-site research to identify listings of available rentals. Through this extensive research, we believe that we have identified most vacant non-conventional student rentals in the PSA. While these rentals do not represent all non-conventional student rentals, these units are representative of common characteristics of the various non-conventional rental alternatives available in the market. As a result, these rentals provide a good baseline to compare the rental rates, number of bedrooms, number of bathrooms, and other features of non-conventional rentals. The available non-conventional student rentals in Wood County are summarized in the following table.

Non-Conventional Rentals (Student)							
Bedroom Type	Units	Average Number of Baths	Average Year Built	Average Square Feet	Rent Range	Average Rent	Average Rent Per Square Foot
One-Bedroom	3	1.0	1940	600	\$600 - \$650	\$625	\$1.08
Two-Bedroom	3	1.0	1928	845	\$625 - \$750	\$690	\$0.82
Three-Bedroom	1	1.5	1963	1,610	\$1,500 - \$1,500	\$1,500	\$0.93

*Monthly Collected Rent Per Unit (not per bedroom or per student) is used for comparison purposes with non-student rentals.

The available non-conventional student rentals identified in the county consist of one- to three-bedroom units, with average per unit rents ranging from \$625 to \$1,500 for these bedroom types. Despite the fact that the average year built indicates much of this non-conventional product is at least nine decades old, the average collected rent by bedroom type for the most common bedroom types is \$625 for a one-bedroom unit and \$690 for a two-bedroom unit. Similar to non-student rentals, when typical tenant utility costs (at least \$100) are also considered, the inventoried non-conventional student rental units have *gross* average rents well over \$700 and are higher than many of the apartments surveyed in the area. As such, it is unlikely that many low-income residents would be able to afford non-conventional student rental housing in the area. Based on this analysis, while the inventory of available non-conventional rentals is limited, the typical rents for such product indicate that such housing is not a viable alternative for most lower income households.

A map delineating the location of identified non-conventional student rentals currently available to rent in the area is included on the following page.



C. FOR-SALE HOUSING SUPPLY

1. Introduction

Bowen National Research obtained for-sale housing data from the local Multiple Listing Service provider for the PSA (Wood County). The *historical* and *available* for-sale data which we collected and analyzed includes the distribution of housing by number of bedrooms, price point, and year built. While this sales/listing data does not include all for-sale residential transactions or supply in the study areas, it does consist of the majority of such product and therefore, it is representative of market norms for for-sale housing product.

The following tables summarize the recently sold and available homes for each study area:

Sold For-Sale Housing Supply*		
Study Area	Number of Homes	Median Price
Parkersburg	1,116	\$115,000
Vienna	573	\$155,000
Balance of County	1,114	\$175,000

Source: Berkshire Hathaway Home Services Real Estate Center

*Sales from January 1, 2019 to July 20, 2022

Available For-Sale Housing Supply**		
Study Area	Number of Homes	Median Price
Parkersburg	49	\$142,000
Vienna	24	\$261,250
Balance of County	44	\$332,000

Source: Berkshire Hathaway Home Services Real Estate Center

**As of July 20, 2022

Within the PSA (Wood County), over 2,800 homes were sold during the period between January 2019 and July 2022. Of these recent historical sales, 1,116 homes were sold in the Parkersburg SSA at a median price of \$115,000, and 573 homes were sold in the Vienna SSA at a median price of \$155,000. The remaining 1,114 homes sold during this time period were in the balance of Wood County with a median price of \$175,000. This equates to an annual average of approximately 782 homes sold in the PSA (entirety of Wood County). The volume of the historical homes sold is nearly identical within the Parkersburg SSA (39.8%) and the balance of Wood County (39.7%), with the remainder being in the Vienna SSA (20.4%).

The *available* for-sale housing stock within the PSA consists of 117 units. A total of 49 homes, or 41.9% of the available for-sale housing stock, are within the Parkersburg SSA at a median list price of \$142,000, which is the lowest of the submarkets. Within the balance of Wood County, there are 44 homes available for sale, representing 37.6% of the overall available homes, at a median list price of \$332,000. Vienna has the least number of available for-sale homes (24), comprising 20.5% of the overall available for-sale housing stock within the PSA.

2. Historical For-Sale Analysis

Through the local Multiple Listing Service, we identified 2,803 housing units within the PSA (Wood County) that were sold between January 2019 and July 2022. Most (99.3%) of identified recently sold for-sale product within the county consists of single-family homes.

In an effort to better understand the health of a for-sale housing market, it is important to understand numerous historical metrics of the for-sale housing supply, including trends in both annual home sales volume (number of homes sold) and annual median home sale prices since 2019. The following table illustrates the annual sales activity from 2019 to 2022 for each study area.

Sales History by Year (January 1, 2019 to July 20, 2022)				
Parkersburg				
Year	Number Sold	Percent Change	Median Sale Price	Percent Change
2019	259	-	\$97,000	-
2020	288	11.2%	\$105,500	8.8%
2021	368	27.8%	\$125,750	19.2%
2022*	201	-	\$129,900	3.3%
Vienna				
Year	Number Sold	Percent Change	Median Sale Price	Percent Change
2019	153	-	\$138,000	-
2020	162	5.9%	\$150,000	8.7%
2021	168	3.7%	\$171,700	14.5%
2022*	90	-	\$159,688	-7.0%
Balance of County				
Year	Number Sold	Percent Change	Median Sale Price	Percent Change
2019	299	-	\$156,000	-
2020	322	7.7%	\$174,500	11.9%
2021	322	0.0%	\$185,000	6.0%
2022*	171	-	\$208,000	12.4%

Source: Berkshire Hathaway Home Services Real Estate Center

*As of July 20, 2022

Within the PSA (Wood County), the number of homes sold on an annual basis has increased year over year for the time period listed. In 2019, 711 homes were sold in Wood County. This increased to 772 in 2020 and to 858 in 2021. Through July 20, 2022, there have been 462 homes sold in the PSA, which equates to an annual projection of approximately 843 homes sold for 2022.

Although each of the study areas listed had increases in the number of homes sold year over year for the time period listed, with the exception of the Balance of County in 2021 which equaled the 2020 total (322), Parkersburg had the largest year over year increase in homes sold (27.8% increase in 2021) for any of the study areas. Additionally, the number of homes sold in the Parkersburg SSA increased by 109 homes, or an increase of 42.1%, from 2019 to 2021. The increase in homes sold in the entire PSA, and among each of the study areas of the PSA, indicates there is significant increasing demand within the for-sale housing market of Wood County.

It is also important to note that while the number of homes sold increased between 2019 and 2021, the median sale price of these homes also increased. The largest increase in median home prices during this period occurred in the Parkersburg SSA (29.6%), followed by the Vienna SSA (24.4%), and the Balance of County (18.6%). Although the median sale price of homes sold through July 20, 2022 decreased by 7.0% year over year in the Vienna SSA, the Parkersburg SSA median sale price increased by an additional 3.3%, and the Balance of County increased by 12.4%. While many of the preceding metrics are positive indicators of the strong level of demand for for-sale product in Wood County, they also indicate that rapidly increasing home prices may begin to make buying a home unattainable for many low- and moderate-income households.

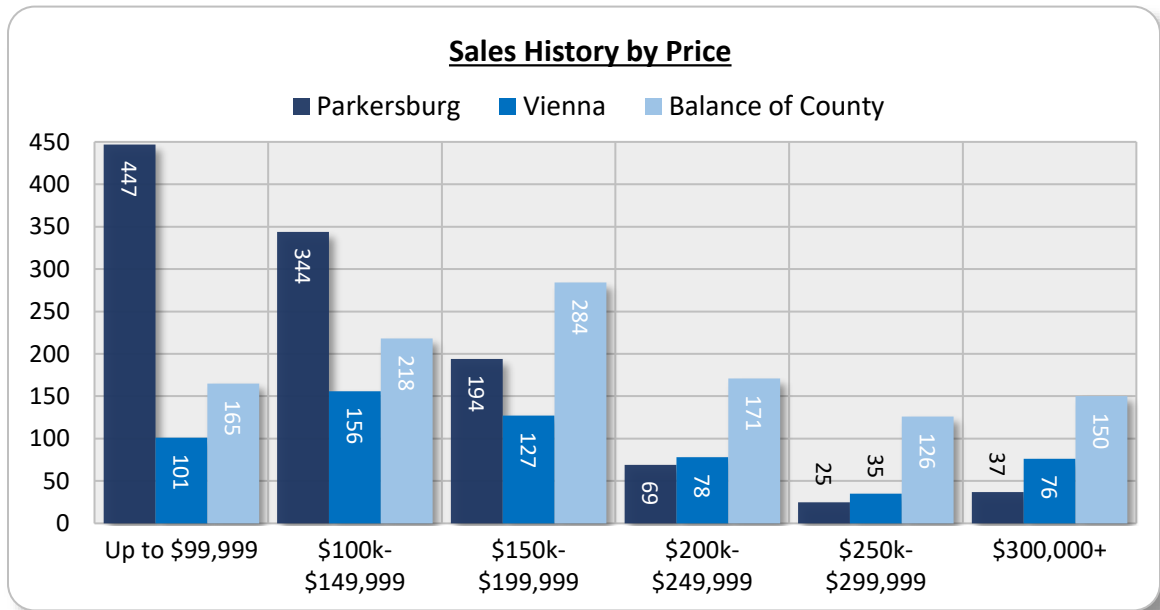
The distribution of homes recently sold *by price point* for each study area is summarized in the following table.

Sales History by Price (January 1, 2019 to July 20, 2022)									
List Price	Parkersburg			Vienna			Balance of County		
	Number Sold	Percent of Supply	Average Days on Market	Number Sold	Percent of Supply	Average Days on Market	Number Sold	Percent of Supply	Average Days on Market
Up to \$99,999	447	40.1%	85	101	17.6%	79	165	14.8%	76
\$100,000 to \$149,999	344	30.8%	70	156	27.2%	65	218	19.6%	77
\$150,000 to \$199,999	194	17.4%	71	127	22.2%	48	284	25.5%	65
\$200,000 to \$249,999	69	6.2%	61	78	13.6%	84	171	15.4%	77
\$250,000 to \$299,999	25	2.2%	72	35	6.1%	73	126	11.3%	66
\$300,000+	37	3.3%	99	76	13.3%	99	150	13.5%	66
Total	1,116	100.0%	77	573	100.0%	71	1,114	100.0%	71

Source: Berkshire Hathaway Home Services Real Estate Center

As the preceding illustrates, of the homes sold in the Parkersburg SSA, over two-fifths (40.1%) had sale prices below \$100,000 and nearly one-third (30.8%) had sale prices between \$100,000 and \$149,999. This equates to 70.9% of homes in the Parkersburg SSA having sold for less than \$150,000 and represents a much higher share of such homes when compared to the Vienna SSA (44.8%) and the Balance of County (34.4%). As such, many first-time homebuyers and low-income households are more likely to locate income-appropriate housing within the Parkersburg SSA. It is important to point out that while the market has had a notable amount of product sold at prices below \$150,000, much of this product is well over 70 years old and often requires additional funds for repairs and weatherization. The age of product is discussed further later in this section. The largest shares of homes sold within Vienna were between \$100,000 and \$149,999 (27.2%) and between \$150,000 and \$199,999 (22.2%). Within the Balance of County, over one-fourth (25.5%) of homes sold between \$150,000 and \$199,999 and a notable share (11.3%) sold between \$250,000 and \$299,999. As such, the data suggests that the Balance of County generally has the most diverse and well balanced for-sale product by price point among the three study areas. Regardless of price segment or study area, the average number of days on market is generally low within the PSA. This is reflective of a high level of demand for a variety of for-sale homes in Wood County.

The distribution of recent home sales *by price point* within the various study areas is illustrated in the following graph.



The following table illustrates recent home sales *by bedroom type*:

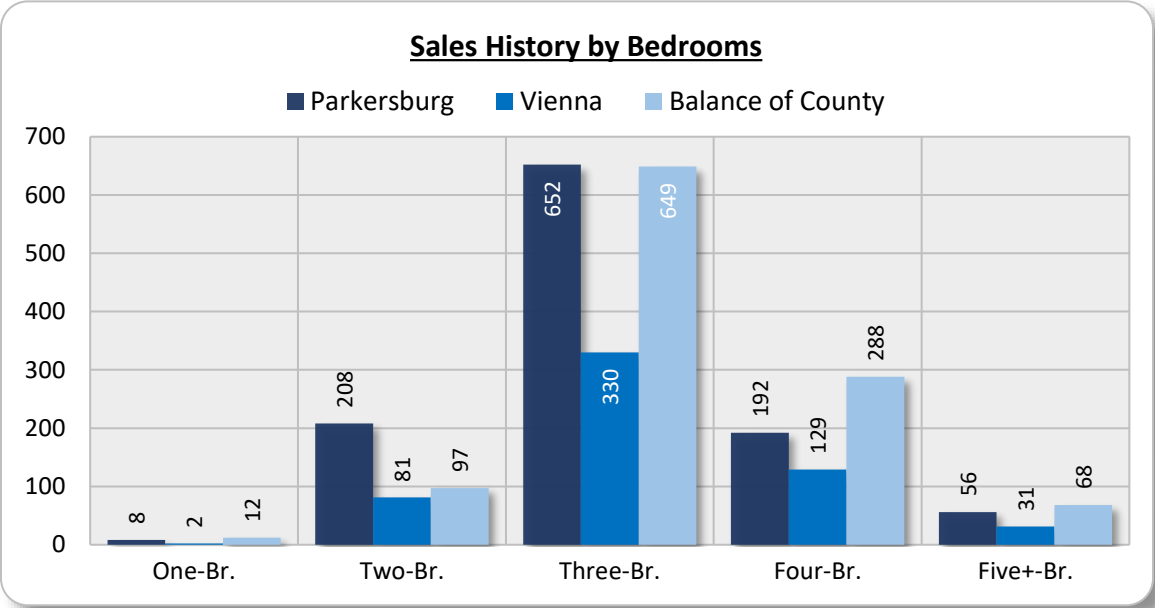
Sales History by Bedrooms (January 1, 2019 to July 20, 2022)								
Parkersburg								
Bedrooms	Number Sold	Average Baths	Average Square Feet	Average Year Built	Price Range	Median Sale Price	Median Price per Sq. Ft.	Average Days on Market
One-Br.	8	1.0	837	1945	\$4,000 - \$67,000	\$45,000	\$60.37	93
Two-Br.	208	1.25	1,098	1943	\$9,200 - \$195,000	\$80,000	\$75.57	73
Three-Br.	652	1.75	1,491	1948	\$4,000 - \$460,000	\$115,000	\$80.96	74
Four-Br.	192	2.25	2,044	1943	\$14,500 - \$415,000	\$154,000	\$78.22	80
Five+-Br.	56	3.5	3,600	1941	\$21,500 - \$850,000	\$212,000	\$71.90	102
Total	1,116	1.75	1,609	1946	\$4,000 - \$850,000	\$115,000	\$79.44	77
Vienna								
Bedrooms	Number Sold	Average Baths	Average Square Feet	Average Year Built	Price Range	Median Sale Price	Median Price per Sq. Ft.	Average Days on Market
One-Br.	2	1.0	565	1920	\$55,000	\$55,000	\$97.60	47
Two-Br.	81	1.25	1,165	1949	\$20,500 - \$280,000	\$90,000	\$87.44	75
Three-Br.	330	1.75	1,488	1963	\$45,000 - \$452,000	\$148,000	\$105.49	65
Four-Br.	129	2.75	2,325	1972	\$50,000 - \$775,000	\$235,500	\$107.27	84
Five+-Br.	31	4.0	3,828	1983	\$82,000 - \$1,215,000	\$375,000	\$108.36	80
Total	573	2.0	1,757	1964	\$20,500 - \$1,215,000	\$155,000	\$103.61	71
Balance of County								
Bedrooms	Number Sold	Average Baths	Average Square Feet	Average Year Built	Price Range	Median Sale Price	Median Price per Sq. Ft.	Average Days on Market
One-Br.	12	1.0	775	1986	\$25,000 - \$285,000	\$95,000	\$117.33	82
Two-Br.	97	1.5	1,235	1972	\$2,600 - \$380,000	\$120,000	\$100.81	68
Three-Br.	649	2.0	1,634	1976	\$10,000 - \$975,000	\$160,000	\$107.95	70
Four-Br.	288	2.5	2,318	1980	\$9,000 - \$925,000	\$230,000	\$103.11	71
Five+-Br.	68	3.5	3,011	1986	\$47,500 - \$1,550,000	\$287,750	\$107.31	84
Total	1,114	2.25	1,843	1978	\$2,600 - \$1,550,000	\$175,000	\$105.56	71

Source: Berkshire Hathaway Home Services Real Estate Center

Number of listings excluded in square feet and price per sq. ft. calculations due to missing data: Parkersburg (53), Vienna (39), Balance of County (87)

As the preceding illustrates, two- and three-bedroom homes dominate the sales history within the Parkersburg SSA as over three-fourths (77.1%) of homes sold since 2019 have been of these bedroom types. By comparison, three- and four-bedroom type homes comprise over four-fifths of homes sold in both the Vienna SSA (80.1%) and the Balance of County (84.1%). The homes in the Parkersburg SSA have an average year built of 1946, which indicates a much older product compared to the homes in the Vienna SSA (average year built of 1964) and the Balance of County (average year built of 1978). The age and condition of these older homes appears to be reflected in the lower pricing as homes in the Parkersburg SSA have the lowest median price per square foot (\$79.44), followed by Vienna (\$103.61) and the Balance of County (\$105.56).

The distribution of recent home sales *by bedroom type* within the various study areas is shown in the following graph:



Recent home sales *by year built* for each study area are enumerated below:

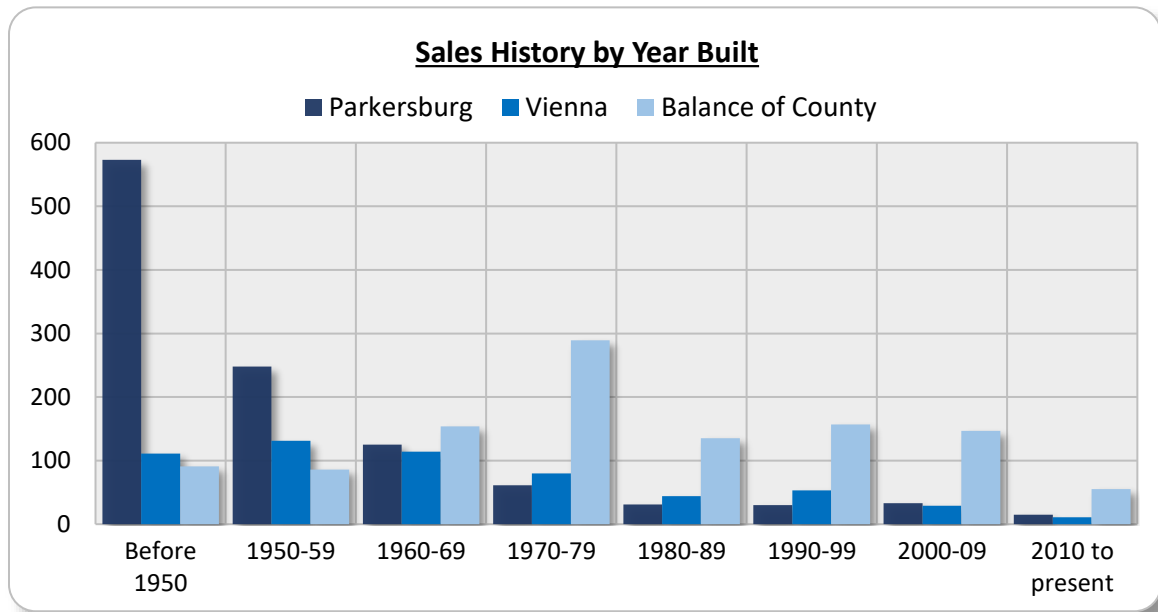
Sales History by Year Built (January 1, 2019 to July 20, 2022)							
Parkersburg							
Year Built	Number Sold	Average Beds/Baths	Average Square Feet	Price Range	Median Sale Price	Median Price per Sq. Ft.	Average Days on Market
Before 1950	573	3/1.75	1,658	\$4,000 - \$565,000	\$95,000	\$67.15	86
1950 to 1959	248	3/1.5	1,355	\$9,200 - \$360,000	\$114,700	\$88.69	67
1960 to 1969	125	3/2.0	1,490	\$34,000 - \$404,500	\$131,500	\$98.01	67
1970 to 1979	61	3/2.25	1,763	\$50,000 - \$491,000	\$159,000	\$99.36	63
1980 to 1989	31	3/2.25	1,746	\$28,500 - \$315,000	\$167,000	\$95.43	54
1990 to 1999	30	3/2.5	2,092	\$92,900 - \$650,000	\$228,950	\$105.52	37
2000 to 2009	33	3/2.5	2,347	\$38,000 - \$840,000	\$180,500	\$96.61	106
2010 to present	15	3/2.25	1,505	\$67,000 - \$850,000	\$159,000	\$101.92	77
Total	1,116	3/1.75	1,609	\$4,000 - \$850,000	\$115,000	\$79.44	77
Vienna							
Year Built	Number Sold	Average Beds/Baths	Average Square Feet	Price Range	Median Sale Price	Median Price per Sq. Ft.	Average Days on Market
Before 1950	111	3/1.5	1,377	\$20,500 - \$945,000	\$108,000	\$86.08	69
1950 to 1959	131	3/1.75	1,396	\$45,000 - \$585,000	\$126,500	\$97.52	67
1960 to 1969	114	3/2.0	1,555	\$48,725 - \$526,250	\$162,500	\$110.95	64
1970 to 1979	80	3/2.0	1,649	\$50,000 - \$400,000	\$165,450	\$109.62	70
1980 to 1989	44	4/3.0	2,566	\$101,000 - \$1,215,000	\$253,150	\$100.11	58
1990 to 1999	53	4/3.0	2,809	\$129,000 - \$775,000	\$321,000	\$112.57	81
2000 to 2009	29	3/2.75	2,702	\$114,000 - \$950,000	\$265,500	\$108.85	135
2010 to present	11	3/2.5	1,943	\$160,000 - \$490,000	\$249,900	\$145.75	79
Total	573	3/2.0	1,757	\$20,500 - \$1,215,000	\$155,000	\$103.61	71
Balance of County							
Year Built	Number Sold	Average Beds/Baths	Average Square Feet	Price Range	Median Sale Price	Median Price per Sq. Ft.	Average Days on Market
Before 1950	91	3/1.5	1,526	\$2,600 - \$390,000	\$127,500	\$88.11	69
1950 to 1959	86	3/1.5	1,415	\$20,000 - \$249,900	\$125,000	\$89.58	82
1960 to 1969	154	3/2.0	1,525	\$10,000 - \$360,000	\$158,750	\$115.48	77
1970 to 1979	289	3/2.0	1,645	\$21,000 - \$1,550,000	\$164,900	\$102.26	64
1980 to 1989	135	3/2.25	1,845	\$18,200 - \$925,000	\$180,000	\$102.19	64
1990 to 1999	157	3/2.5	2,184	\$25,000 - \$740,000	\$230,000	\$104.13	76
2000 to 2009	147	4/3.0	2,562	\$53,250 - \$1,150,000	\$291,500	\$128.49	72
2010 to present	55	3/2.5	2,103	\$76,000 - \$975,000	\$255,000	\$127.06	75
Total	1,114	3/2.25	1,843	\$2,600 - \$1,550,000	\$175,000	\$105.56	71

Source: Berkshire Hathaway Home Services Real Estate Center

Number of listings excluded in square feet and price per sq. ft. calculations due to missing data: Parkersburg (53), Vienna (39), Balance of County (87)

Nearly three-fifths (58.3%) of the homes sold in the PSA (Wood County) were built prior to 1970. This is most pronounced in the Parkersburg SSA where 84.8% of homes were built prior to 1970, although the Vienna SSA also has a significant share (62.1%) of such homes. The older homes in the Parkersburg SSA are generally smaller (average of 1,609 square feet), have a lower median sale price (\$115,000), and a lower median price per square foot (\$79.44) when compared to the relatively newer homes in the Vienna SSA and the Balance of County. By contrast, the homes in the Balance of County have the largest share of homes built after 1980 (44.3%), the largest average square feet (1,843), highest median sale price (\$175,000), and the highest median price per square foot (\$105.56). It should be noted that although homes in the Parkersburg SSA have lower median sale prices compared to homes in Vienna and the Balance of County, many of these homes are significantly older and likely require costly updates and repairs. This can result in homes either becoming unaffordable to low-income households or lead to poor neighborhood conditions and blight as homeowners are unable to afford required repairs and upkeep for these properties.

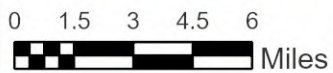
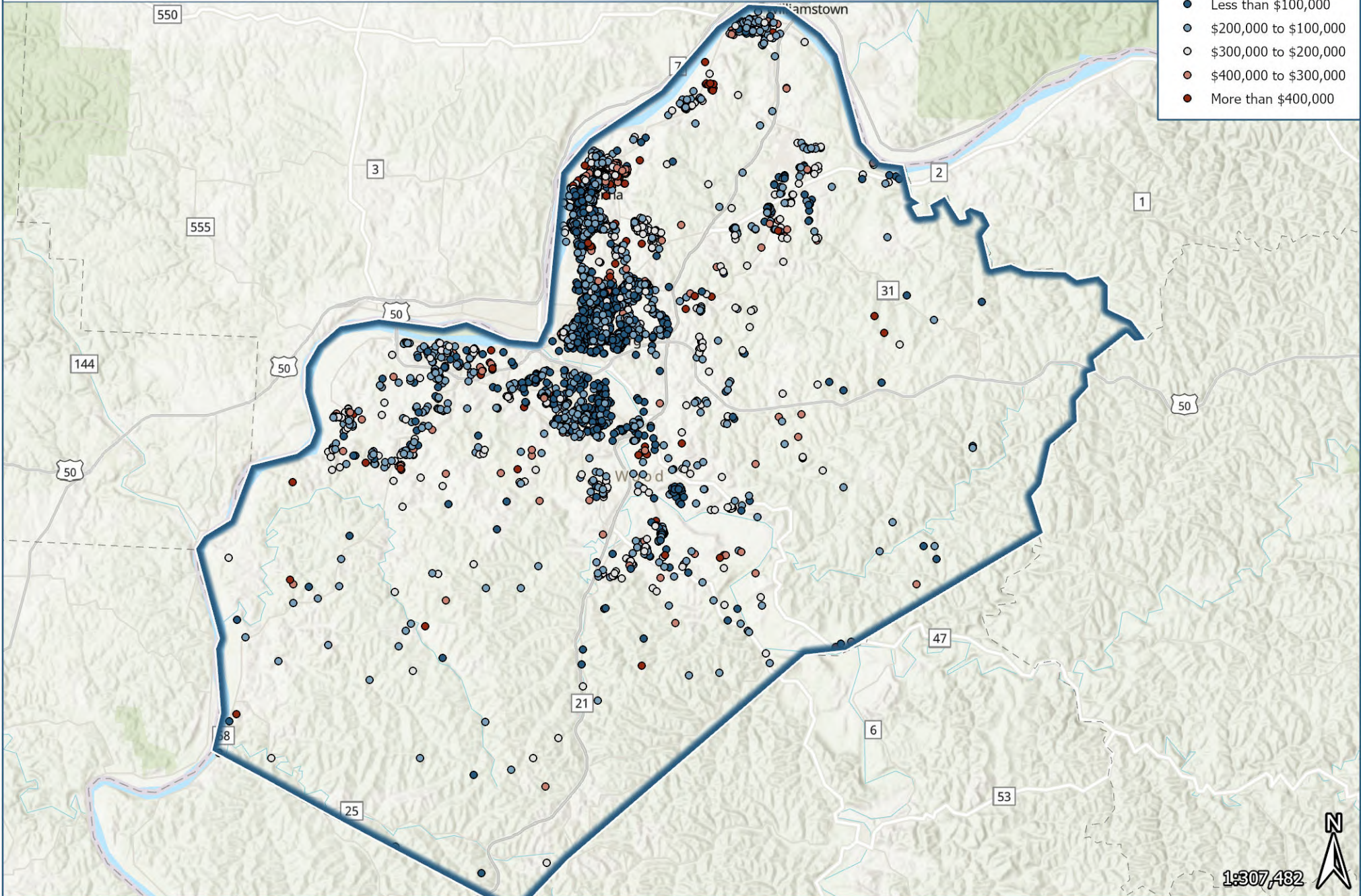
The distribution of recent home sales *by year built* within the various study areas is shown in the following graph:



A map illustrating the location of all homes sold by price range since January 1, 2019 within the various study areas is included on the following page.

Price Sold

- Less than \$100,000
- \$200,000 to \$100,000
- \$300,000 to \$200,000
- \$400,000 to \$300,000
- More than \$400,000



3. Available For-Sale Housing Supply

Utilizing data from the local Multiple Listing Service, we identified 117 housing units within the overall county that were listed as *available* for purchase as of July 20, 2022. All of the product we evaluated were single-family home listings. While it is likely that some other for-sale residential units are available for purchase, such homes were not identified during our research due to the method of advertisement or simply because the product was not actively marketed. Regardless, the available inventory of for-sale product identified in this analysis provides a good baseline for evaluating the for-sale housing alternatives offered in Wood County.

There are two available inventory metrics most often used to evaluate the health of a for-sale housing market. This includes *Months Supply of Inventory* (MSI) and availability rate. Overall, based on the average annual absorption rate of 782 homes, the county's 117 homes listed as available for purchase represent 1.8 months of supply. Typically, healthy, and well-balanced markets have an available supply that should take about four to six months to absorb (if no other units are added to the market). When comparing the 117 units with the overall inventory of owner-occupied units (25,416 in 2021), the PSA has a vacancy/availability rate of only 0.5%, which is well below the normal range of 2.0% to 3.0% for a well-balanced for-sale/owner-occupied market. These are both indications of a likely shortage of for-sale housing.

The available for-sale housing *by bedroom type* within the various study areas is summarized in the following table.

Available For-Sale Housing by Bedrooms (As of July 20, 2022)

Parkersburg								
Bedrooms	Number Available	Average Baths	Average Square Feet	Average Year Built	Price Range	Median List Price	Median Price per Sq. Ft.	Average Days on Market
Two-Br.	10	1.25	1,351	1940	\$30,000 - \$199,000	\$103,500	\$87.60	113
Three-Br.	24	1.75	1,494	1945	\$50,000 - \$229,000	\$125,000	\$88.73	52
Four-Br.	13	2.5	2,438	1936	\$140,000 - \$434,000	\$228,000	\$103.50	77
Five+-Br.	2	3.25	3,754	1922	\$257,900 - \$469,000	\$363,450	\$95.13	44
Total	49	2.0	1,808	1941	\$30,000 - \$469,000	\$142,000	\$95.79	71
Vienna								
Bedrooms	Number Available	Average Baths	Average Square Feet	Average Year Built	Price Range	Median List Price	Median Price per Sq. Ft.	Average Days on Market
Two-Br.	3	1.75	2,089	1931	\$110,000 - \$377,900	\$175,000	\$125.97	227
Three-Br.	14	2.0	1,708	1969	\$105,000 - \$649,000	\$197,000	\$163.70	68
Four-Br.	4	3.0	2,756	1989	\$200,000 - \$654,000	\$461,750	\$167.44	69
Five+-Br.	3	4.25	2,990	1974	\$448,500 - \$699,000	\$479,000	\$213.37	60
Total	24	2.5	2,091	1968	\$105,000 - \$699,000	\$261,250	\$143.98	87
Balance of County								
Bedrooms	Number Available	Average Baths	Average Square Feet	Average Year Built	Price Range	Median List Price	Median Price per Sq. Ft.	Average Days on Market
Two-Br.	3	1.75	1,169	1963	\$89,000 - \$145,000	\$125,000	\$101.46	38
Three-Br.	22	2.0	1,948	1984	\$89,000 - \$849,000	\$249,450	\$155.79	50
Four-Br.	15	3.25	3,352	1990	\$155,000 - \$1,700,000	\$469,000	\$177.18	54
Five+-Br.	4	5.25	5,713	1995	\$350,000 - \$950,000	\$670,000	\$125.92	111
Total	44	2.75	2,716	1986	\$89,000 - \$1,700,000	\$332,000	\$142.92	56

Source: Berkshire Hathaway Home Services Real Estate Center

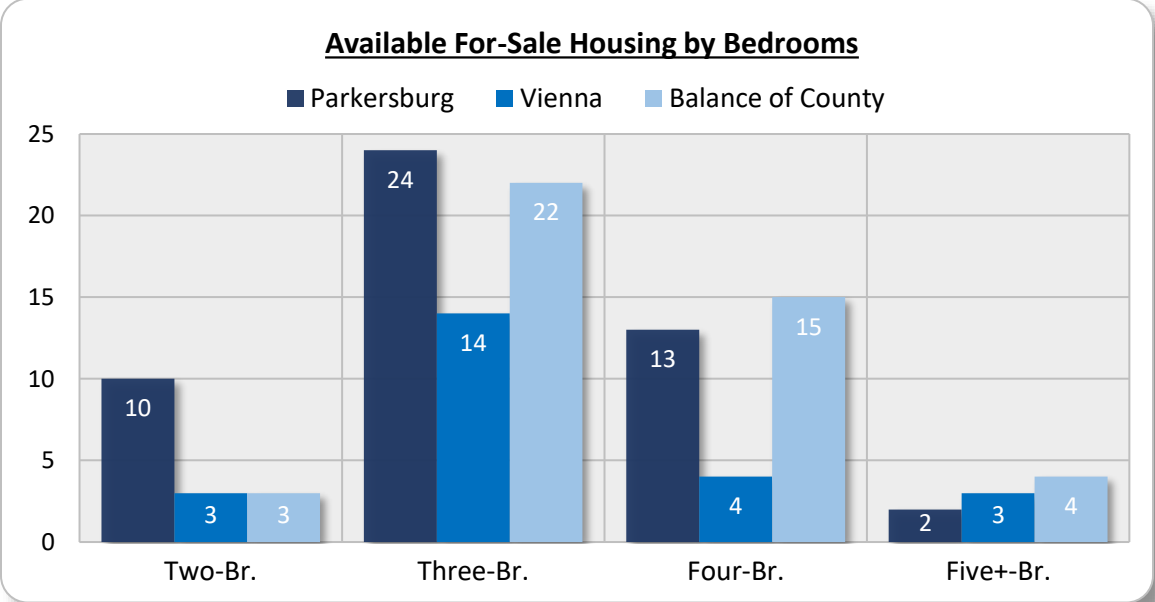
As previously noted, a total of 117 housing units were listed as being available for purchase in Wood County as of July 20, 2022. Of these, 49 (41.9%) were in Parkersburg, 24 (20.5%) were in Vienna, and 44 (37.6%) were in the Balance of the County.

The greatest number of available homes in the PSA consist of three-bedroom units, which is similar to other markets. With just nine one-bedroom units and 28 two-bedroom units available for purchase, the county has few smaller bedroom types to meet the needs of single-persons, couples or seniors. This may represent a development opportunity in the county for two-bedroom or smaller units that are most often part of a condominium project. Regardless, the market needs a variety of bedroom types.

The highest median list price among the submarkets is in the Balance of County at \$332,000. This is followed by Vienna (\$261,250) and then Parkersburg (\$142,000). This is not surprising since the available for-sale inventory in the Parkersburg SSA has an average year built of 1941. Compared to the Balance of County, which has an average year built of 1986, the housing inventory in both Parkersburg and Vienna is considerably older. Conservatively assuming a 5% down payment, a household would

have to earn approximately \$45,000 annually to afford a median-priced home in Parkersburg, while a household purchasing a median-priced home in the Balance of County would have to earn approximately \$105,000 annually. Within the Parkersburg submarket, approximately 26.3% of renter households would have the income to buy a median-priced home. While this is a significantly higher share of renter households with sufficient income to afford a median-priced home compared to Vienna (14.0%) and the Balance of County (6.0%), it should be noted that a majority of the homes in Parkersburg are older and likely require costly updates and repairs. As such, homebuying is unattainable for the vast majority of first-time homeowners (renters) in the PSA, regardless of submarket.

The distribution of available homes *by bedroom type* within the study areas is shown in the following graph:



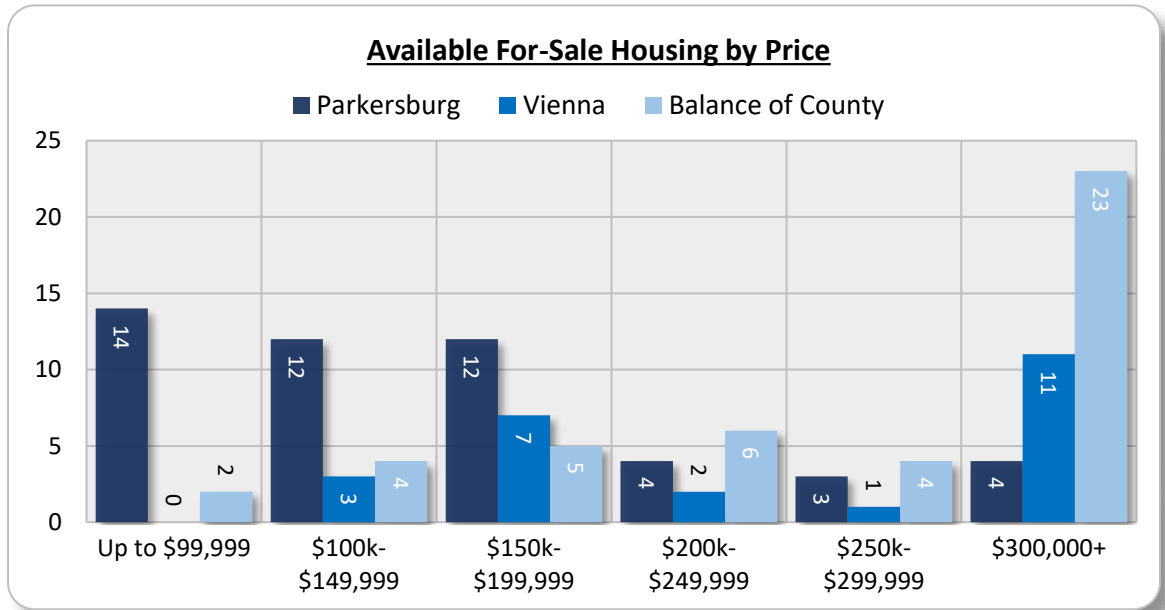
The following table summarizes the distribution of available for-sale residential units by *price point* within the various study areas:

Available For-Sale Housing by Price (As of July 20, 2022)									
List Price	Parkersburg			Vienna			Balance of County		
	Number Available	Percent of Supply	Average Days on Market	Number Available	Percent of Supply	Average Days on Market	Number Available	Percent of Supply	Average Days on Market
Up to \$99,999	14	28.6%	68	0	0.0%	-	2	4.5%	57
\$100,000 to \$149,999	12	24.5%	43	3	12.5%	121	4	9.1%	59
\$150,000 to \$199,999	12	24.5%	120	7	29.2%	93	5	11.4%	36
\$200,000 to \$249,999	4	8.2%	45	2	8.3%	39	6	13.6%	41
\$250,000 to \$299,999	3	6.1%	43	1	4.2%	50	4	9.1%	29
\$300,000+	4	8.2%	66	11	45.8%	85	23	52.3%	69
Total	49	100.0%	71	24	100.0%	87	44	100.0%	56

Source: Berkshire Hathaway Home Services Real Estate Center

Over half (53.1%) of the available for-sale homes in the Parkersburg submarket are priced below \$150,000 with an additional 12 homes (24.5% of the available supply) priced between \$150,000 and \$199,999. Although these more affordably priced homes represent over three-fourths (77.6%) of the available supply in Parkersburg, the overall age and condition of these homes may make them a less attractive option to many buyers. This may be the case in the homes priced between \$150,000 and \$199,999, which have an average number of days on market of 120. By contrast, 45.8% of the available for-sale homes in Vienna and 52.3% of the homes in the Balance of County are listed at \$300,000 or more. At this price point, a household would have to have a minimum annual income of around \$100,000. Based on 2021 household income estimates, only 8.2% of renter households in Vienna and 8.4% of renter households in the Balance of County could afford product priced at \$300,000. Despite the fact that a majority of households cannot afford most of the available product, housing units are being sold relatively fast with an average number of days on market of 87 for Vienna and 56 for the Balance of County. The very limited available supply of product, regardless of price, is likely contributing to the shorter sales periods in all three submarkets. Regardless, with only 117 homes available for purchase, it is likely that the PSA has difficulty attracting new households and accommodating the needs of current county residents. This may limit economic and job growth potential as well as limit the growth of commercial opportunities within Wood County.

The distribution of available for-sale housing for each study area *by price point* is illustrated in the following graph:



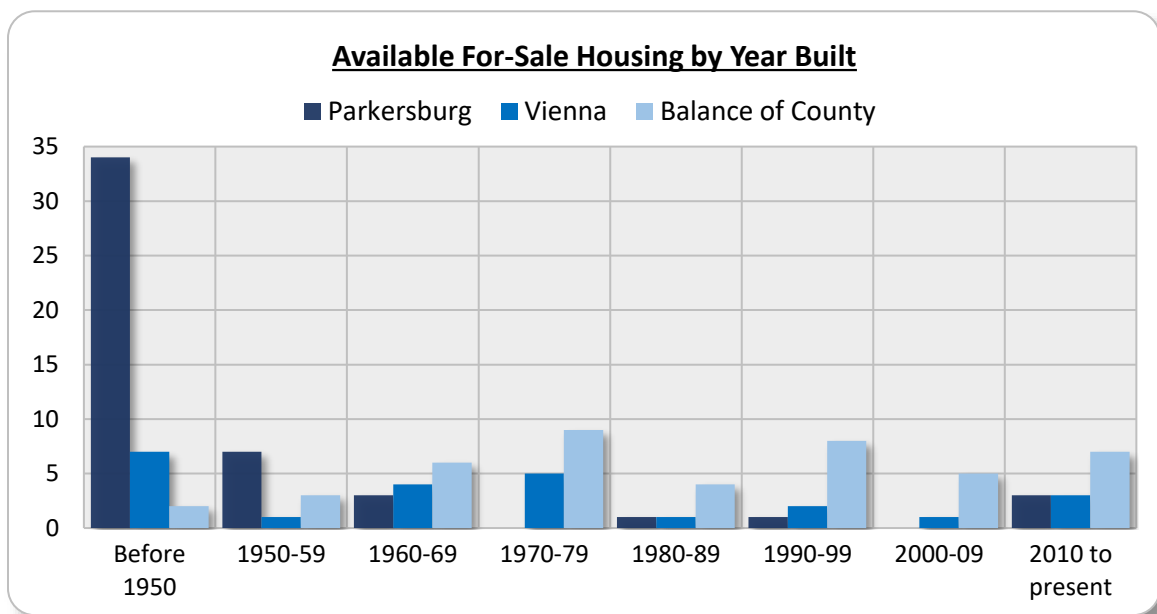
The distribution of available homes by year built within the various study areas is summarized in the following table:

Available For-Sale Housing by Year Built (As of July 20, 2022)							
Parkersburg							
Year Built	Number Available	Average Beds/Baths	Average Square Feet	Price Range	Median List Price	Median Price per Sq. Ft.	Average Days on Market
Before 1950	34	3/1.75	1,942	\$30,000 - \$469,000	\$136,500	\$84.24	73
1950 to 1959	7	3/1.75	1,444	\$78,000 - \$299,000	\$169,900	\$116.86	40
1960 to 1969	3	4/2.25	1,687	\$164,500 - \$292,000	\$199,000	\$136.68	30
1970 to 1979	0	-	-	-	-	-	-
1980 to 1989	1	3/2.0	1,344	\$55,000	\$55,000	\$40.92	279
1990 to 1999	1	4/3.5	2,704	\$325,000	\$325,000	\$120.19	113
2000 to 2009	0	-	-	-	-	-	-
2010 to present	3	3/2.0	1,113	\$80,000 - \$168,000	\$155,000	\$140.00	80
Total	49	3/2.0	1,808	\$30,000 - \$469,000	\$142,000	\$95.79	71
Vienna							
Year Built	Number Available	Average Beds/Baths	Average Square Feet	Price Range	Median List Price	Median Price per Sq. Ft.	Average Days on Market
Before 1950	7	3/2.0	2,007	\$110,000 - \$448,500	\$175,000	\$111.79	137
1950 to 1959	1	3/2.0	1,270	\$224,000	\$224,000	\$176.38	6
1960 to 1969	4	3/2.25	2,218	\$105,000 - \$330,000	\$248,750	\$101.67	29
1970 to 1979	5	4/3.0	1,797	\$155,000 - \$699,000	\$200,000	\$179.97	43
1980 to 1989	1	3/1.5	1,040	\$195,000	\$195,000	\$187.50	44
1990 to 1999	2	4/3.0	3,250	\$649,000 - \$654,000	\$651,500	\$201.84	239
2000 to 2009	1	5/3.5	3,628	\$479,000	\$479,000	\$132.03	71
2010 to present	3	3/2.5	1,945	\$300,000 - \$625,000	\$339,900	\$205.25	66
Total	24	3/2.5	2,091	\$105,000 - \$699,000	\$261,250	\$143.98	87
Balance of County							
Year Built	Number Available	Average Beds/Baths	Average Square Feet	Price Range	Median List Price	Median Price per Sq. Ft.	Average Days on Market
Before 1950	2	3/2.0	1,866	\$145,000 - \$280,000	\$212,500	\$111.02	4
1950 to 1959	3	3/1.75	1,500	\$215,000 - \$250,000	\$229,900	\$153.13	34
1960 to 1969	6	3/2.0	1,641	\$89,000 - \$1,700,000	\$199,500	\$166.93	57
1970 to 1979	9	3/2.5	2,513	\$89,000 - \$950,000	\$219,000	\$112.85	64
1980 to 1989	4	4/3.0	2,130	\$169,900 - \$350,000	\$318,000	\$125.20	51
1990 to 1999	8	4/3.25	3,657	\$119,000 - \$849,000	\$445,000	\$126.75	37
2000 to 2009	5	4/3.5	2,870	\$469,000 - \$899,000	\$749,000	\$241.61	52
2010 to present	7	4/3.5	3,812	\$385,000 - \$1,400,000	\$725,000	\$215.38	97
Total	44	4/2.75	2,716	\$89,000 - \$1,700,000	\$332,000	\$142.92	56

Source: Berkshire Hathaway Home Services Real Estate Center

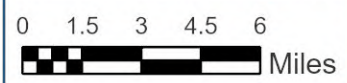
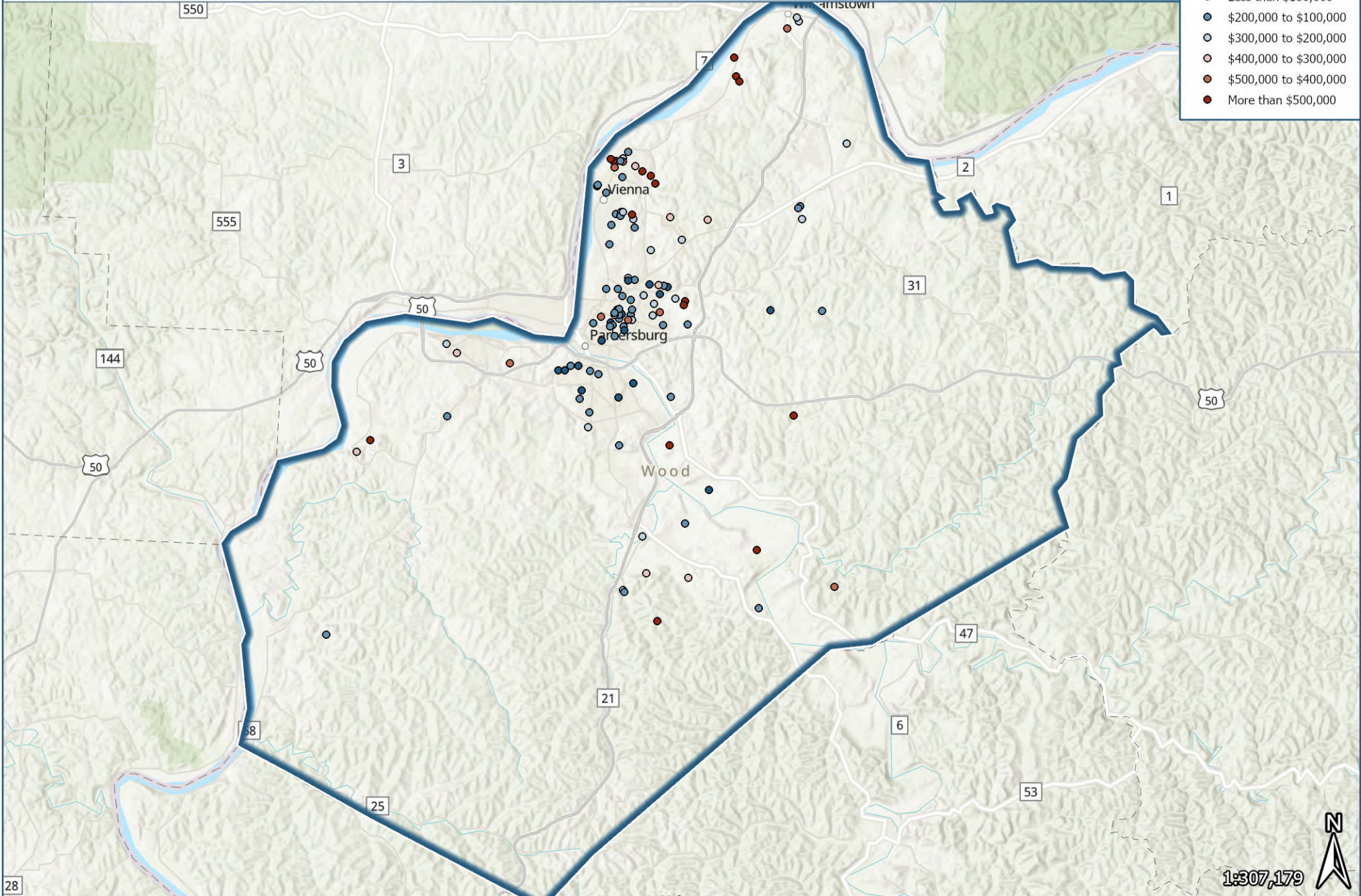
Over two-thirds (69.4%) of the of the available for-sale housing product in the Parkersburg submarket was built prior to 1950, reflective of an older owner housing stock. By comparison, only 29.2% of the available for-sale homes in Vienna and 4.5% in the Balance of County were built prior to 1950. This is reflected in the median list prices, median prices per square foot, and average square feet for homes among the three submarkets, as the older product is typically smaller and has a lower price per square foot. While there are a few instances of a high average number of days on market in the data, there does not appear to be any correlation to product age, and these are likely due to individualized property conditions. Overall, homes in the three submarkets sell relatively quickly, regardless of age, which is indicative of a market with a high level of pent up demand for product at various price points.

The distribution of available homes within the various study areas *by year built* is shown in the graph below:

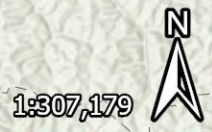


A map illustrating the location of available for-sale homes within the various study areas is included on the following page.

- Less than \$100,000
- \$200,000 to \$100,000
- \$300,000 to \$200,000
- \$400,000 to \$300,000
- \$500,000 to \$400,000
- More than \$500,000



Esri, NASA, NGA, USGS, VGIN, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS
Additional Source(s): Bowen National Research



D. MOBILE HOMES

According to American Community Survey (ACS) 2016-2020 five-year estimates, there were 3,307 mobile home units (both occupied and vacant) within Wood County. These mobile home units comprise 8.3% of the total housing units in the county and represent a notable portion of the local housing market. Therefore, this housing segment warrants its own analysis.

Of the 2,777 occupied mobile home units, ACS estimates that 2,258 are owner occupied, representing over four-fifths (81.3%) of all occupied mobile homes. The remaining 519 mobile homes are renter-occupied, representing 18.7% of the occupied mobile homes. As part of this analysis, we identified and evaluated mobile home parks within the county. We collected information on the typical age, rental rates and vacant mobile home lots within surveyed mobile home parks to provide a better understanding of this housing alternative.

Based on our research, which involved an online search as well as in-market observations, we identified 22 operational mobile home parks within Wood County. While this does not reflect an inventory of all mobile parks, it is likely representative of a notable share of such projects. A summary of the identified mobile home parks by study area is included in the following table.

Mobile Home Parks – Wood County				
Study Area	Mobile Home Parks	Total Lots*	Vacant Lots*	Vacancy Rate*
Parkersburg	11	518	73	14.1%
Vienna	1	68	0	0.0%
Balance of County	10	473	21	4.4%
Total	22	1,059	94	8.9%

Source: Bowen National Research

*In some cases, these numbers have been estimated

As the preceding table illustrates, within the 22 identified mobile home parks there are an estimated 1,059 lots, 94 (8.9%) of which appeared to be vacant. Approximately 73 (77.7%) of the 94 vacant lots are in Parkersburg, while the remaining vacant lots are in the Balance of the County. It is important to point out that these are not vacant mobile home units, but simply lots that are available to accommodate a mobile home unit.

Based on our observations and information provided by park operators, these mobile home parks were established generally between 1950 and 1990. In some cases, we were able to collect information on the monthly fees for some of the identified parks. These fees range from \$160 to \$330 per month for a lot only, \$460 to \$810 for a home on a lot, and \$550 to \$650 for an RV on a lot. The wide range of rents is primarily attributed to the age and/or quality of the mobile homes, as well as their geographic location. It should be noted that most mobile home renters often must pay additional utility costs that exceed \$100 per month, adding to their overall housing expenses.

As the quality of mobile home parks and their surrounding area can have an effect on occupancy and rent levels achieved at these properties, representatives of Bowen National Research physically visited each of the identified mobile home parks and rated each one based on the quality of the mobile home park and the quality of its surrounding area/neighborhood separately. Conducted on a windshield survey basis, the mobile home parks were rated on the general aesthetic appeal of the parks, property upkeep, type of surface lots, landscaping and signage, while the surrounding neighborhoods were rated on general appeal and upkeep. Properties exhibiting the best qualities and attributes were rated “A,” while the properties with the lesser qualities and attributes were rated on a scale of “B” to as low as an “F.” The mobile home *units* were not considered as part of this analysis, as most mobile home parks contained homes that varied too greatly in terms of condition and quality that a rating was not considered to be reasonable. It should be noted, however, that any mobile homes identified during our research that exhibited significant exterior deficiencies that would constitute blight were considered in the Residential Blight portion of this analysis in Section VII.

The following table summarizes the quality rating of mobile home parks by the two different categories considered in this on-site evaluation.

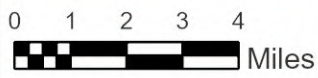
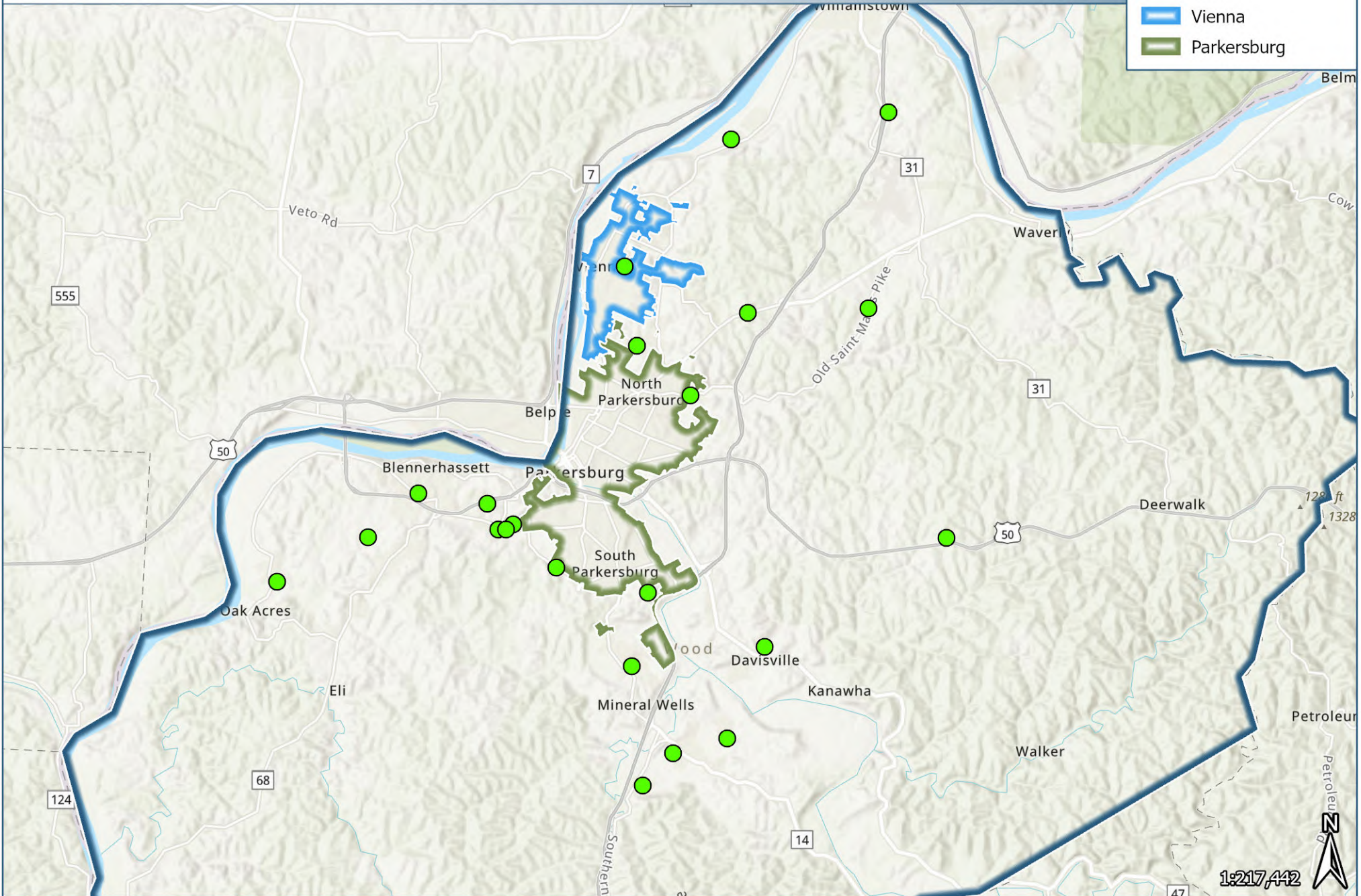
Mobile Home Parks by Quality Ratings		
Quality Rating	Mobile Home Park	Surrounding Neighborhood
B	4	15
B-	3	6
C+	10	-
C	3	1
C-	1	-
D or Lower	1	-

Source: Bowen National Research

As illustrated above, a majority of the mobile home parks that were visited and evaluated were rated “C+,” indicating that the large majority of mobile home parks in Wood County are considered to be fair condition. Two mobile home parks were categorized as being in poor condition (rated C- or lower), showing signs of lack of upkeep, poor or minimal landscaping, no paved roads, etc. Nearly one-third of the mobile home parks were rated as good (B- or better). Virtually all of the parks are located in neighborhoods that were rated B- or better, which are considered to be good surrounding areas. Based on this analysis, it would appear that most mobile home parks are in satisfactory condition and very few are considered substandard.

A map illustrating the location of the mobile home parks in Wood County is on the following page.

- Mobile Home Parks
- ▬ PSA
- ▬ Vienna
- ▬ Parkersburg



E. SENIOR CARE HOUSING

Wood County, like areas throughout the country, has a large senior population that requires a variety of senior housing alternatives to meet its diverse needs. Among seniors, generally age 65 or older, some individuals are either seeking a more leisurely lifestyle or need assistance with Activities of Daily Living (ADLs). As part of this analysis, we evaluated four levels of care that typically respond to older adults seeking, or who need, alternatives to their current living environment. This includes independent living, congregate care, assisted living, and nursing care. These housing types, from least assisted to most assisted, are summarized below.

Independent Living is a housing alternative that includes a residential unit, typically an apartment or cottage that offers an individual living area, kitchen, and sleeping room. The fees generally include the cost of the rental unit, some utilities, and services such as laundry, housekeeping, transportation, meals, etc. This housing type is also often referred to as congregate care. Physical assistance and medical treatment are not offered at such facilities. We were unable to survey any independent living properties in the market.

Congregate Care is a term used to refer to a facility that traditionally operates as independent living, but includes meals in the monthly fee.

Assisted Living Residence Homes are defined by Chapter 16 of the West Virginia Code as, “any living facility, residence, or place of accommodation, however named, available for four or more residents, in this state which is advertised, offered, maintained, or operated by the ownership or management, whether for a consideration or not, for the express or implied purpose of having personal assistance or supervision, or both, provided to any residents therein who are dependent upon the services of others by reason of physical or mental impairment and who may also require nursing care at a level that is not greater than limited and intermittent nursing care: Provided, That the care or treatment in a household, whether for compensation or not, of any person related by blood or marriage, within the degree of consanguinity of second cousin to the head of the household, or his or her spouse, may not be deemed to constitute an assisted living residence within the meaning of this article.”

Nursing Homes provide nursing care and related services for people who need nursing, medical, rehabilitation or other special services. These facilities are licensed by the state and may be certified to participate in the Medicaid and/or Medicare programs. Certain nursing homes may also meet specific standards for sub-acute care or dementia care.

We referenced the Medicare.com and the West Virginia Department of Health and Human Resources websites for all licensed senior care facilities and cross referenced this list with other senior care facility resources. As such, we believe that we identified most licensed facilities in the county, though not all were surveyed as part of this Housing Needs Assessment.

A total of eight (8) senior care facilities, containing a total of 462 marketed beds/units, were identified and surveyed. While these do not represent all senior care facilities in the county, they are representative of market norms and represent a good base from which to evaluate the senior care housing market. The following table summarizes the surveyed facilities by property type.

Surveyed Senior Care Facilities - PSA (Wood County)						
Project Type	Projects	Marketed Beds/Units	Vacant	Occupancy Rate	National Occupancy Rate*	Base Monthly Rent Range
Congregate Care	1	16	7	43.8%	85.6%**	\$2,000
Assisted Living	3	112	25	77.7%	84.1%	\$2,800-\$3,700
Nursing Care	4	334	39	88.3%	86.0%	\$9,247-\$12,927
Total	8	462	71	84.6%	-	\$2,000-\$13,231

*Source: American Seniors Housing Association: The State of Seniors Housing 2021

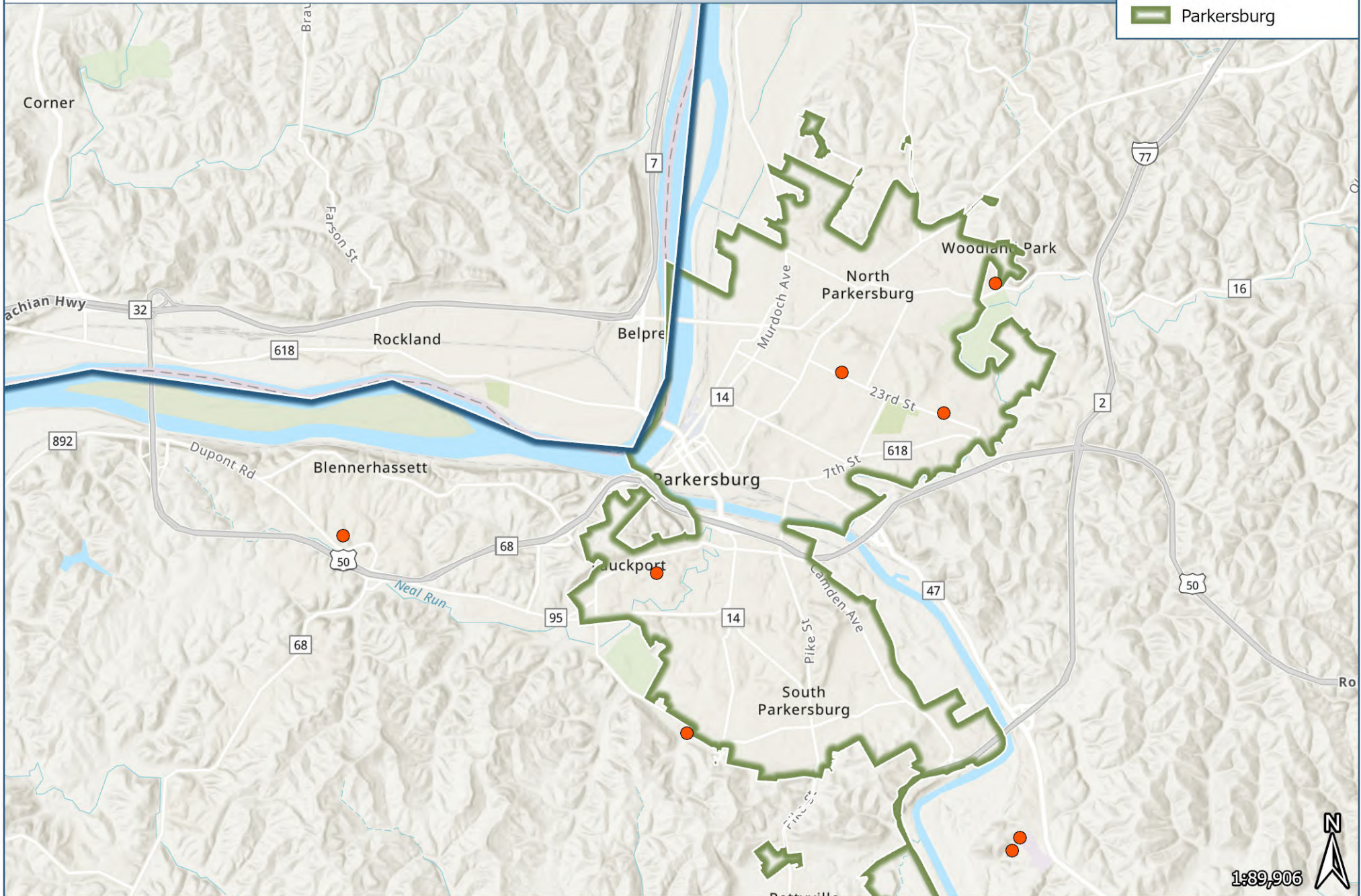
**Rate based on survey of independent living facilities (congregate care data not provided)

Note: In some cases, daily rates were converted to monthly rates

The PSA (Wood County) is reporting overall occupancy rates ranging from 43.8% (congregate care) to 88.3% (nursing care). While the county’s occupancy rates for both the surveyed congregate care and assisted living projects are below the national averages, it is important to point out that the 43.8% occupancy rate among the congregate care beds is attributed entirely to a single project that was built in 1953 and has a base per-person fee of \$2,000. The 77.7% occupancy rate among the assisted living inventory is attributed to two of the three surveyed projects that each have occupancy rates below 77%. These projects are at least 40 years old. The third project, Milestone Senior Living, is located in Parkersburg and was opened in 2021. This 24-unit project is operating at an overall occupancy rate of 87.5%, the result of just three vacant units. As such, it appears that the market has responded well to modern assisted living product. Regardless of the vacancy issues at some senior properties, given the significant projected growth among seniors over the next several years, there may be an opportunity to develop additional senior care housing in the market.

The monthly fees for senior care housing should be considered as a base of comparison for the future projects considered in the county. It is important to note that many of the senior care facilities with services accept Medicaid payments from eligible residents, reducing their costs. A summary of the individual senior care facilities surveyed in the county is included in Addendum C. A map illustrating the location of surveyed senior care facilities in the overall market area is included on the following page.

- Senior Care Facilities
- ▬ PSA
- ▭ Parkersburg



F. PLANNED & PROPOSED

In order to assess housing development potential, we evaluated recent residential building permit activity and identified residential projects in the development pipeline within the county. Understanding the number of residential units and the type of housing being considered for development in the market can assist in determining how these projects are expected to meet the housing needs of the county.

The following table illustrates single-family and multifamily building permits issued within Wood County for the past ten years:

Housing Unit Building Permits for Wood County, WV:										
Permits	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Multifamily Permits	20	0	2	10	2	30	38	66	0	2
Single-Family Permits	85	79	103	115	123	95	78	67	72	94
Total Units	105	79	105	125	125	125	116	133	72	96

Source: SOCDS Building Permits Database at <http://socds.huduser.org/permits/index.html>

Of the 1,081 housing units permitted during the past 10 years, more than four-fifths (84.3%) were single-family homes. While the total number of permits issued during this time in Wood County remained relatively stable, it is worth noting that the number of permits issued in 2020 and 2021 were among the lowest annual totals during the past 10 years. This is likely due to various impacts from COVID-19 and economic-related issues, such as increasing construction and labor costs, labor shortages, etc.

Multifamily Rental Housing

Based on our interviews with planning representatives, there is one rental housing project under construction within the PSA (Wood County), which is summarized below.

Project Name & Address	Type	Units	Developer	Status/ Details
Avington on North Elm 1769 Old River Road Williamstown	Market-rate	20	N/A	Under Construction: Once construction is complete, there will be 72 units; To date, 52 units completed; 16 units under construction; One building with four-units not yet under construction; Two- and three bedrooms; 1,744 to 2,360 square feet; Attached garages; Two-bedrooms offer washer/dryer; three-bedrooms have washer/dryer hookups; Premium appliances, countertops, cabinetry; Patio; Fitness center

N/A - Not available

Senior Living Projects

One senior rental housing project is planned in the area and summarized below:

Project Name & Address	Type	Units	Developer	Status/ Details
Patriot Place 4 Walton Drive Parkersburg	Tax Credit	33	Sadd Brothers	Planned: Applying for Tax Credits in 2022; Two-, and three-bedroom; 55+; 40% and 60% AMHI; If allocated ECD 2024

ECD – Estimated completion date

AMHI – Area Median Housing Income

For-Sale Housing

There are currently no for-sale housing projects planned and/or under construction within Wood County.

VII. OTHER HOUSING MARKET FACTORS

INTRODUCTION

Factors other than demography, employment, and supply (all analyzed earlier in this study) can affect the strength or weakness of a given housing market. The following additional factors influence a housing market’s performance, and are discussed relative to the PSA (Wood County) and compared with the state and national data, when applicable:

- Personal Mobility
- Migration Patterns
- Community Services
- Crime Analysis
- Residential Blight
- Development Opportunities
- Housing Policies and Regulations
- Housing Program Overview
- Developer/Investor Identification
- Special Needs Populations
- University/College Overview

A. PERSONAL MOBILITY

The ability of a person or household to travel easily, quickly, safely, and affordably throughout a market influences the desirability of a housing market. If traffic jams create long commuting times or public transit service is not available for carless people, their quality of life is diminished. Factors that lower resident satisfaction weaken housing markets. Typically, people travel frequently outside of their residences for three reasons: 1) to commute to work, 2) to run errands or 3) to recreate.

Commuting Mode and Time

The following tables show two commuting pattern attributes (mode and time) for the PSA (Wood County) and the state of West Virginia:

		Commuting Mode						
		Drove Alone	Carpooled	Public Transit	Walked	Other Means	Worked at Home	Total
Wood County	Number	28,948	3,372	292	845	273	1,246	34,976
	Percent	82.8%	9.6%	0.8%	2.4%	0.8%	3.6%	100.0%
West Virginia	Number	599,101	63,120	6,085	20,172	8,564	33,353	730,395
	Percent	82.0%	8.6%	0.8%	2.8%	1.2%	4.6%	100.0%

Source: U.S. Census Bureau, 2015-2019 American Community Survey

		Commuting Time						
		Less Than 15 Minutes	15 to 29 Minutes	30 to 44 Minutes	45 to 59 Minutes	60 or More Minutes	Worked at Home	Total
Wood County	Number	12,891	14,582	3,883	992	1,382	1,246	34,976
	Percent	36.9%	41.7%	11.1%	2.8%	4.0%	3.6%	100.0%
West Virginia	Number	205,766	253,531	123,009	50,189	64,547	33,353	730,395
	Percent	28.2%	34.7%	16.8%	6.9%	8.8%	4.6%	100.0%

Source: U.S. Census Bureau, 2015-2019 American Community Survey

Noteworthy observations from the preceding tables follow:

- The share (92.4%) of commuters in the PSA (Wood County) that either drive alone or carpool is slightly greater than the share (90.6%) of the same commuting modes in the state. The share (3.6%) of people in the PSA that work from home is slightly less than that of the state share (4.6%). Within the PSA, the share (0.8%) of commuters that utilizes public transit is identical to the share (0.8%) for the state.
- Over three-fourths (78.6%) of PSA commuters have travel times of less than 30 minutes to work, which indicates the very short commuting times for the majority of county residents. The share of PSA residents with short commute times (less than 30 minutes) is considerably higher than the state's share (62.9%). A small share (4.0%) of PSA commuters have travel times in excess of 60 minutes, which is less than half the share (8.8%) for the state.

Based on the preceding analysis, it is clear that a high share of PSA (Wood County) residents have relatively short commutes and they rely on their own vehicles or carpools to travel to work. A drive-time map showing travel times from downtown Parkersburg follows this page.

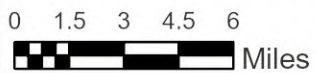
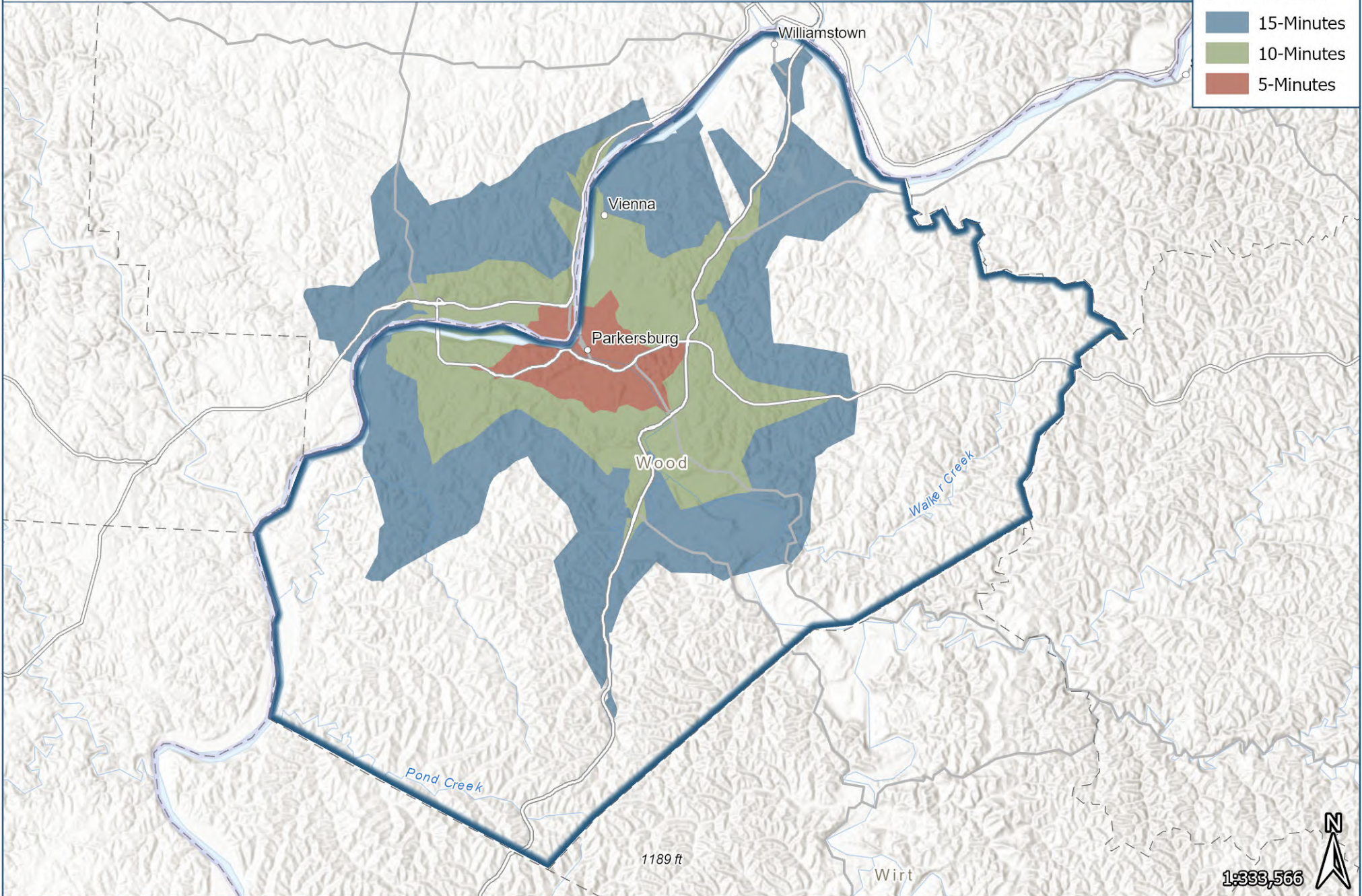
PSA

Drive Time

15-Minutes

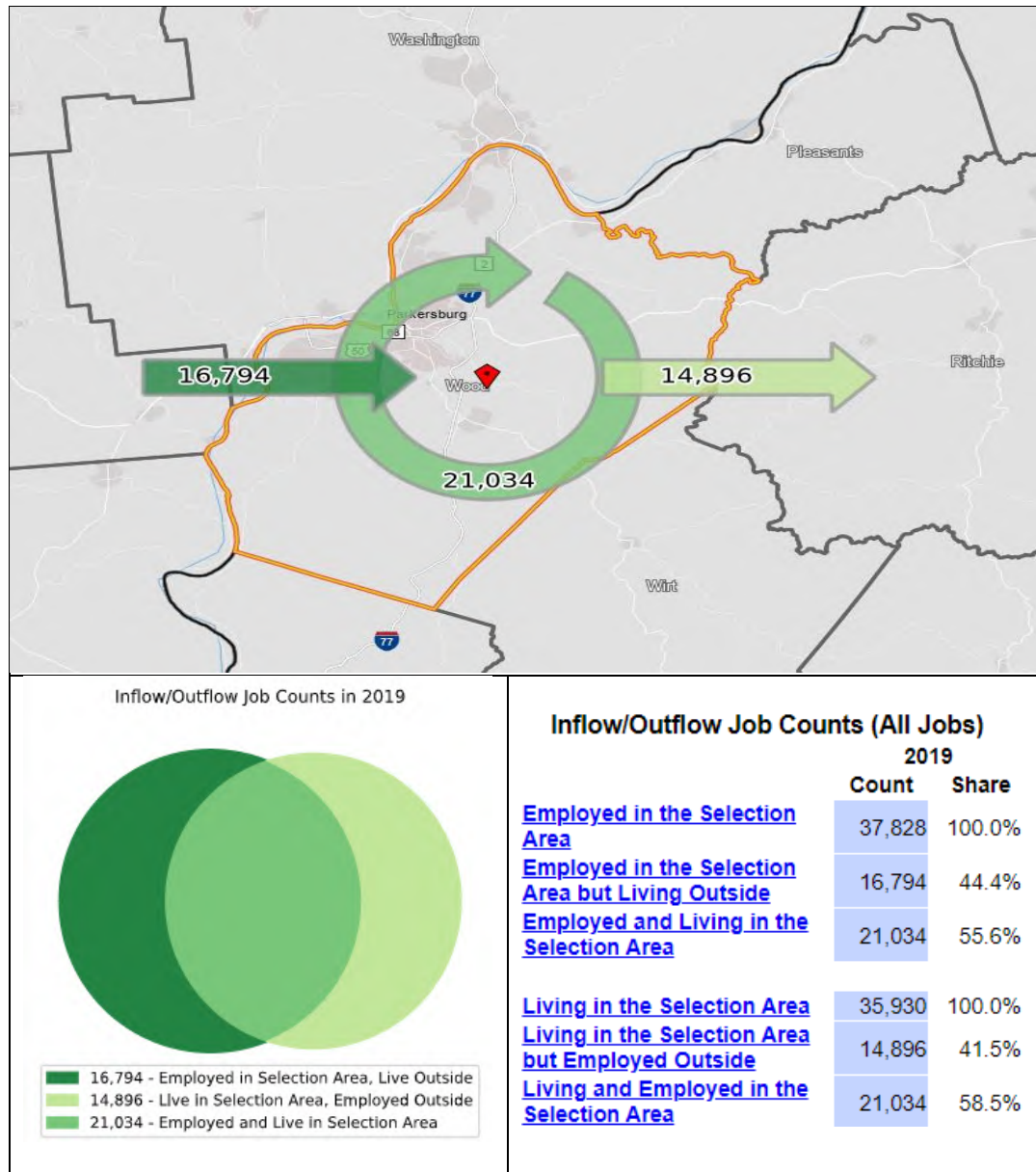
10-Minutes

5-Minutes



Commuting Patterns

According to 2019 U.S. Census Longitudinal Origin-Destination Employment Statistics (LODES), of the 35,930 employed residents of Wood County, 21,034 (58.5%) stay in the county for work, while the remaining 14,896 (41.5%) are employed outside the county. In addition, 16,794 people commute into Wood County from surrounding areas for employment. These 16,794 non-residents account for over two-fifths (44.4%) of the people employed in the county and represent a notable base of potential support for future residential development. The following illustrates the number of jobs filled by in-commuters and residents, as well as the number of resident out-commuters.



Source: U.S. Census, Longitudinal Origin-Destination Employment Statistics (LODES)

Characteristics of Wood County commuting flow in 2019 are illustrated in the following table.

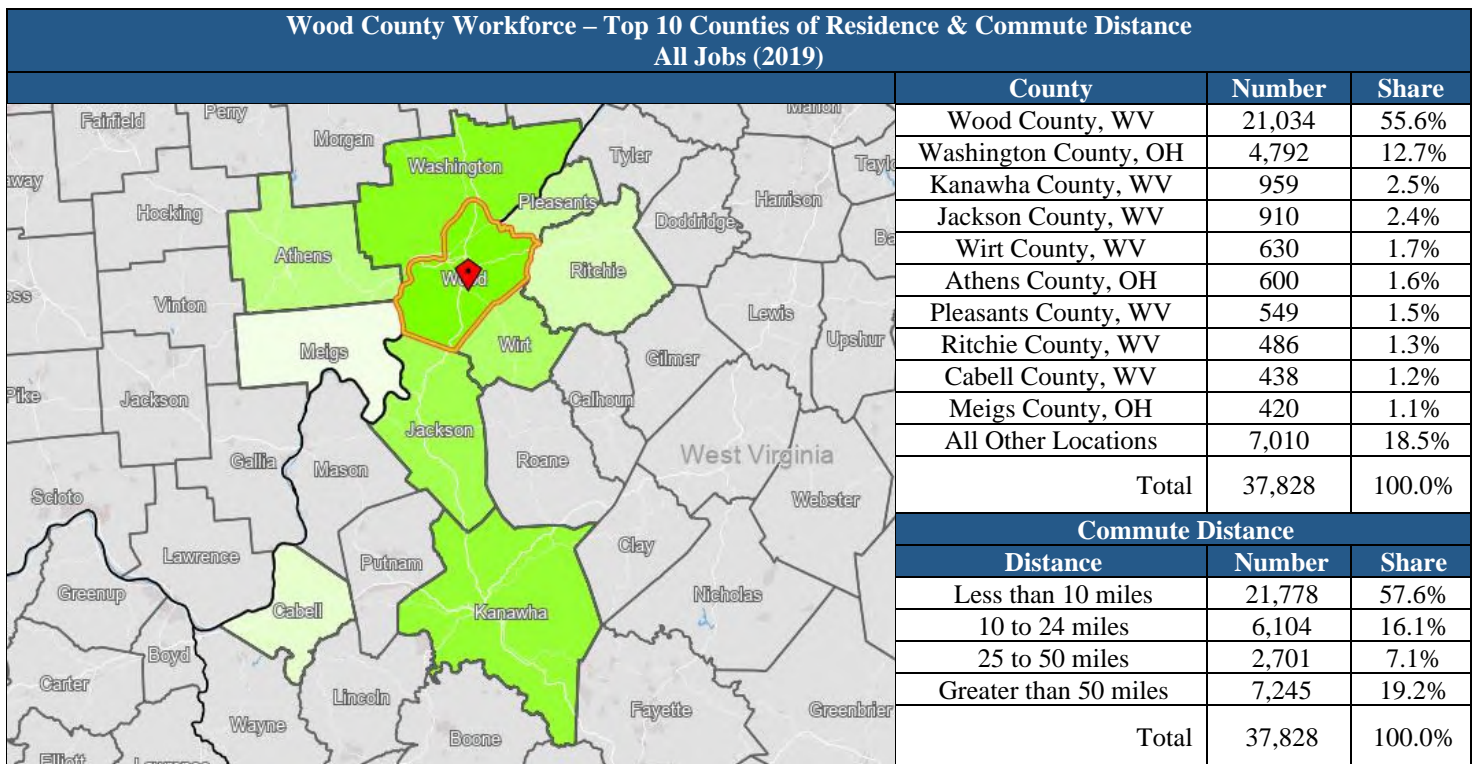
Wood County, WV: Commuting Flow Analysis by Earnings, Age and Industry Group (2019, All Jobs)						
Worker Characteristics	Resident Outflow		Workers Inflow		Resident Workers	
	Number	Share	Number	Share	Number	Share
Ages 29 or younger	3,525	23.7%	3,950	23.5%	4,146	19.7%
Ages 30 to 54	7,882	52.9%	9,033	53.8%	11,380	54.1%
Ages 55 or older	3,489	23.4%	3,811	22.7%	5,508	26.2%
<i>Earning <\$1,250 per month</i>	3,286	22.1%	4,045	24.1%	4,852	23.1%
<i>Earning \$1,251 to \$3,333</i>	5,309	35.6%	6,161	36.7%	7,830	37.2%
<i>Earning \$3,333+ per month</i>	6,301	42.3%	6,588	39.2%	8,352	39.7%
Goods Producing Industries	3,304	22.2%	2,306	13.7%	2,912	13.8%
Trade, Transportation, Utilities	3,510	23.6%	4,286	25.5%	4,263	20.3%
All Other Services Industries	8,082	54.3%	10,202	60.7%	13,859	65.9%
Total Worker Flow	14,896	100.0%	16,794	100.0%	21,034	100.0%

Source: U.S. Census, Longitudinal Origin-Destination Employment Statistics (LODES)

Note: Figures do not include contract employees and self-employed workers

Based on the preceding data, people that commute into Wood County for employment are generally younger, earn moderate to high wages, and work in the services industry. Of the county's 16,794 in-commuters, over three-fourths (77.3%) are under age 55, nearly two-fifths (39.2%) earn \$3,333 or more monthly (\$40,000 annually), and over three-fifths (60.7%) work in the "All Other Services" industry. These trends are generally reflected in the distribution of the same characteristics for resident workers and outgoing workers, though Wood County residents employed outside the county have a larger share of workers that are employed in the "Goods Producing" industries (22.2%), which appears to result in a slightly higher share of outflow workers earning \$3,333 or more per month (42.3%).

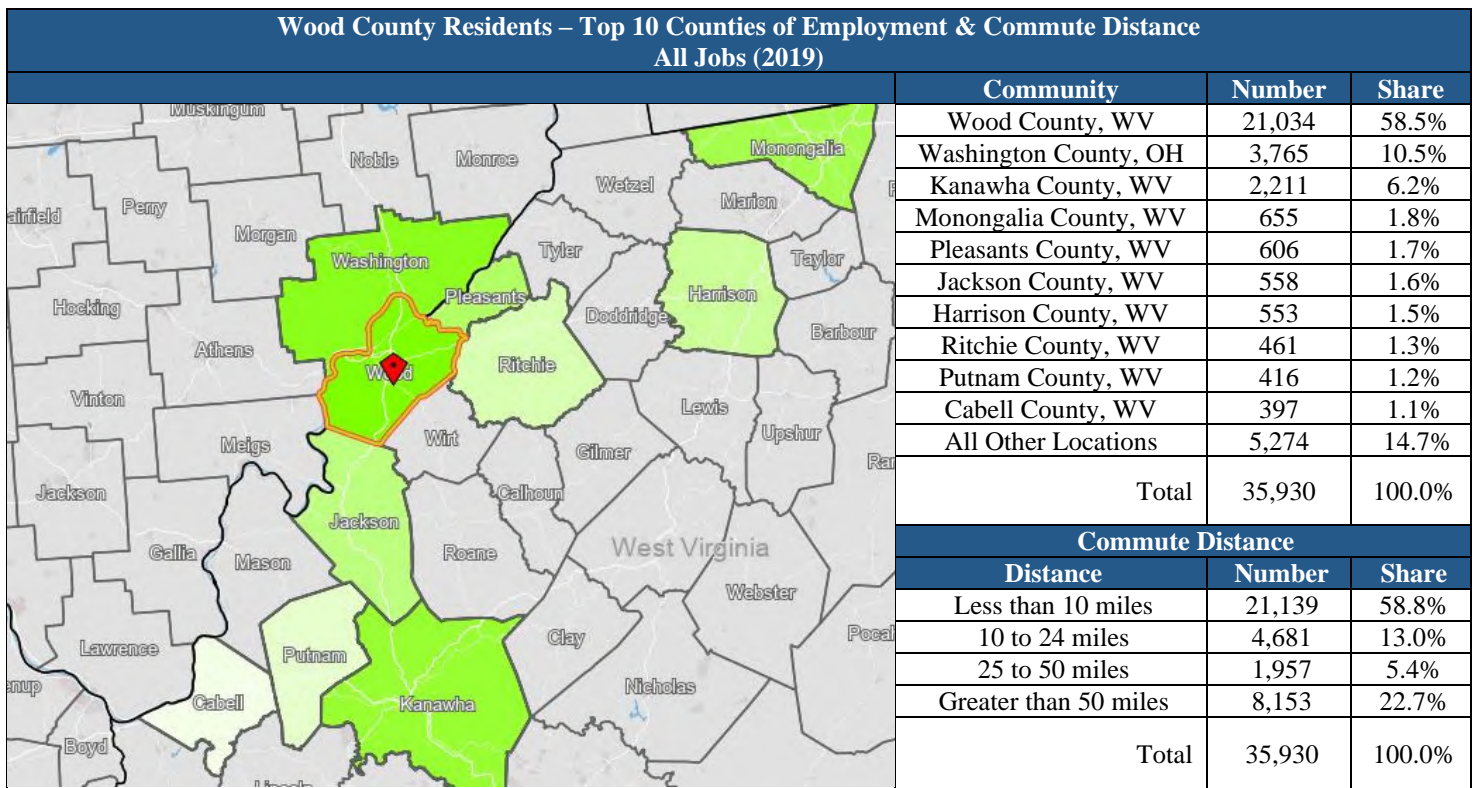
The following map and corresponding tables illustrate the physical *home* location (county) of people working in Wood County, as well as the commute distances for the Wood County workforce.



Source: U.S. Census, Longitudinal Origin-Destination Employment Statistics (LODES)

Statistics provided by LODES indicate that more than half (55.6%) of the Wood County workforce are residents of the county. Washington County (12.7%), Kanawha County (2.5%), and Jackson County (2.4%) contribute the next largest shares of Wood County workers. This is not surprising since Washington and Jackson are bordering counties, and Kanawha County, which is the most populous county in the state, connects to Wood County via Interstate 77. Nearly three-fifths (57.6%) of the Wood County workforce has commute distances less than 10 miles, while nearly one-fifth (19.2%) commutes in excess of 50 miles.

The following map and corresponding tables illustrate the physical *work* location (county) of Wood County residents, as well as the commute distances for these workers.

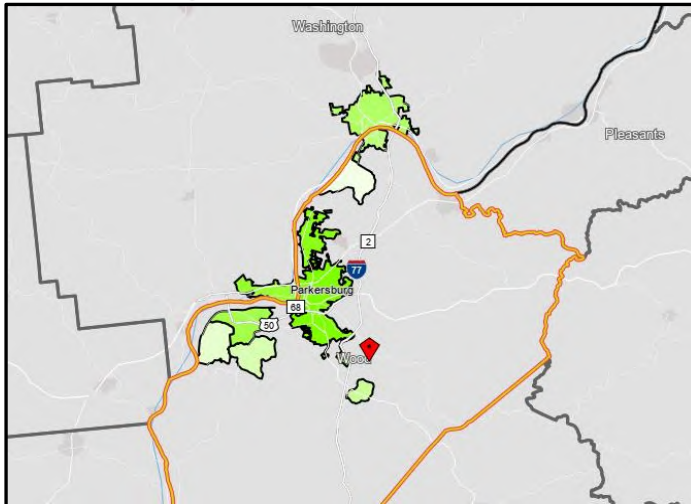


Source: U.S. Census, Longitudinal Origin-Destination Employment Statistics (LODES)

Of the 35,930 employed residents of Wood County, nearly three-fifths (58.5%) are employed within Wood County. Washington County (10.5%) and Kanawha County (6.2%) employ the next largest shares of Wood County residents. As the data illustrates, nearly three-fifths (58.8%) of Wood County residents commute less than 10 miles to work, while over one-fifth (22.7%) commute more than 50 miles to work. This represents a similar distribution of commute distances when compared to the inflow workers for the county.

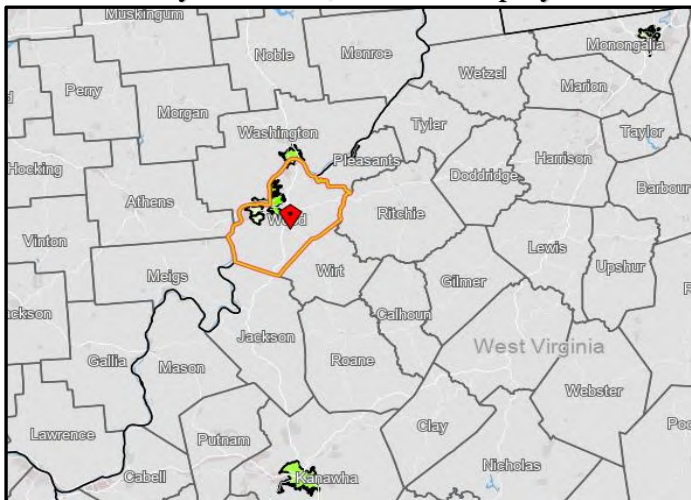
The following maps and corresponding tables provide the *city/town* of residence for the Wood County workforce, and the city/town of employment for Wood County residents.

Wood County Workforce, Place of Residence



Top 10 - Place of Residence All Jobs (2019)		
Community	Number	Share
Parkersburg, WV	7,589	20.1%
Vienna, WV	2,660	7.0%
Belpre, OH	1,093	2.9%
Blennerhassett, WV	757	2.0%
Marietta, OH	679	1.8%
Williamstown, WV	580	1.5%
Mineral Wells, WV	491	1.3%
Lubeck, WV	416	1.1%
Washington, WV	352	0.9%
Boaz, WV	328	0.9%
All Other Locations	22,883	60.5%
Total	37,828	100.0%

Wood County Residents, Place of Employment



Top 10 - Place of Employment All Jobs (2019)		
Community	Number	Share
Parkersburg, WV	11,994	33.4%
Vienna, WV	2,417	6.7%
Marietta, OH	1,732	4.8%
Charleston, WV	1,104	3.1%
Belpre, OH	692	1.9%
Williamstown, WV	444	1.2%
Morgantown, WV	361	1.0%
Blennerhassett, WV	271	0.8%
Lubeck, WV	262	0.7%
St. Marys, WV	259	0.7%
All Other Locations	16,394	45.6%
Total	35,930	100.0%

As the preceding illustrates, the largest shares of the Wood County workforce reside within Parkersburg (20.1%), Vienna (7.0%), and Belpre (2.9%). It is notable, however, that over three-fifths (60.5%) of the Wood County workforce reside in a location outside the top 10 contributing communities. This indicates that Wood County draws employees from a number of cities and towns in the region. Of the employed Wood County residents, the largest shares are employed within Parkersburg (33.4%), Vienna (6.7%), Marietta, Ohio (4.8%), and Charleston (3.1%).

Public Transit Availability

Public transit, including its accessibility, the geographic reach, and rider fees can affect the connectivity of a community and influence housing decisions. As a result, we have evaluated public transportation that serves the Wood County area.

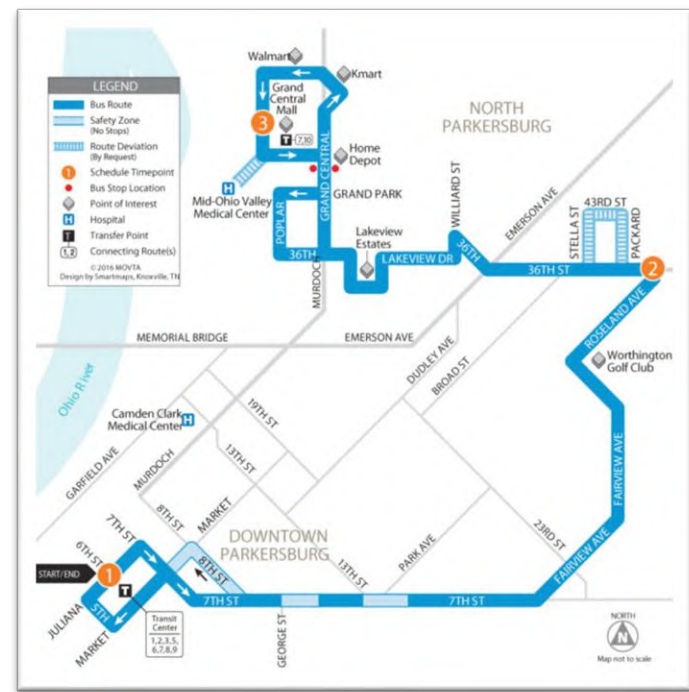
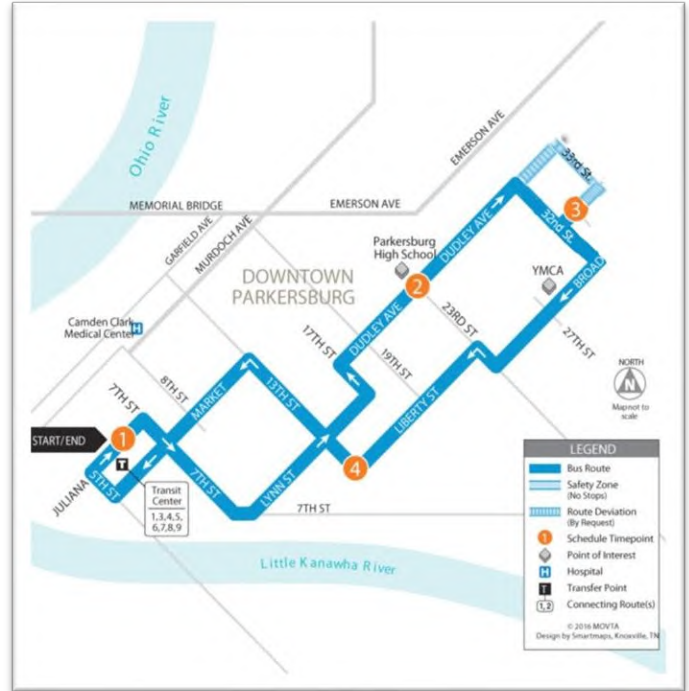
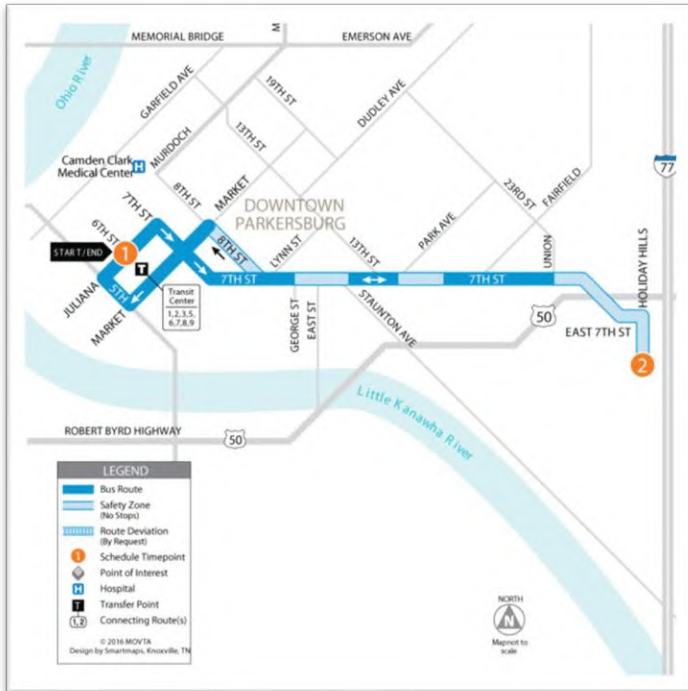


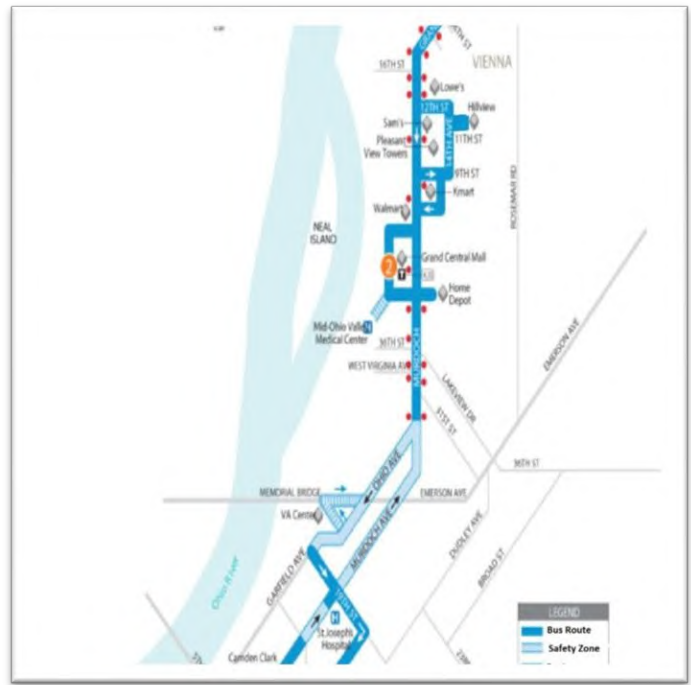
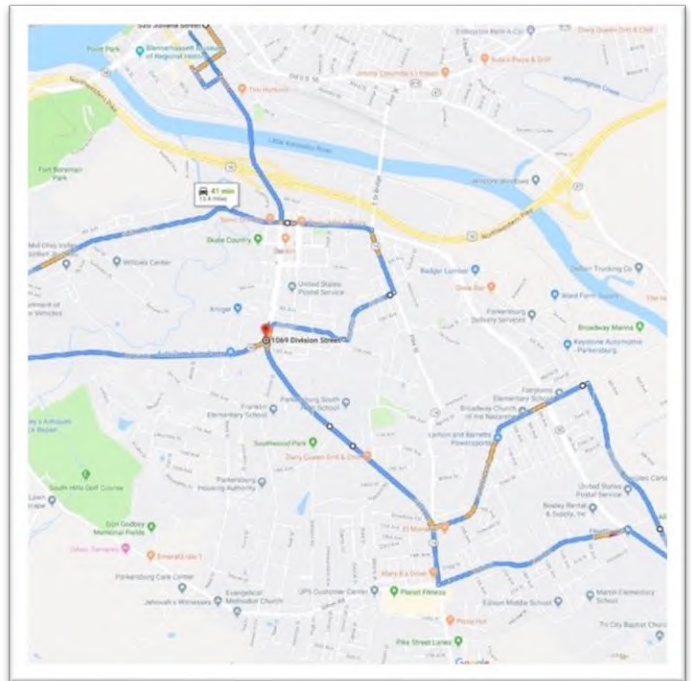
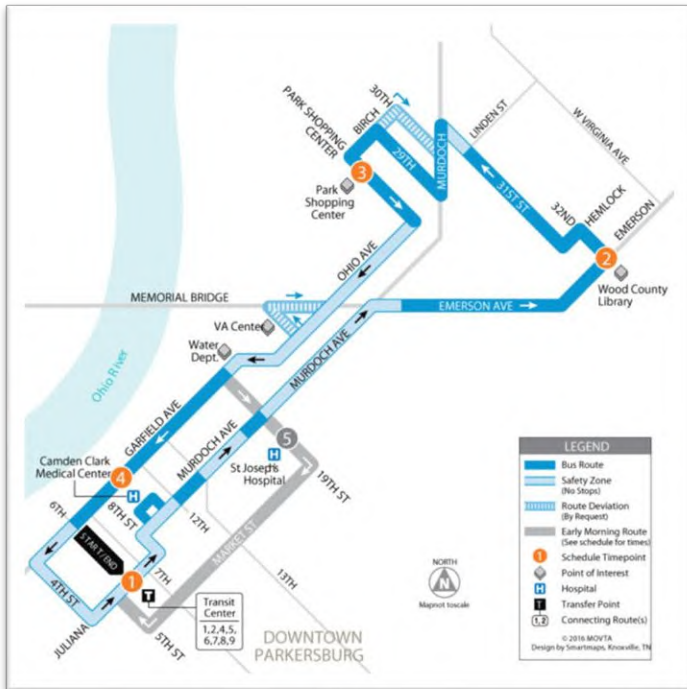
Figure 1 Source: Easy Rider Map

Wood County’s public transit service, “Easy Rider” operated by the Mid-Ohio Valley Transit Authority (MOVTA), is the general public bus service that serves both Parkersburg and Vienna. Easy Rider is unique because it will pick up passengers along any of the nine regular routes when flagged (with the exception of designated safety zone areas).

One-way fares are \$0.75 for adults, and \$0.35 for seniors and students (65 years and older or have a valid student ID). In addition to one-way fares, the 30 day unlimited ride passes are listed at \$25 for adults, \$15 for seniors, students, and riders with a disability (must be 65 years and older, have a student ID, or a Medicare or MOVTA ID).

Easy Rider routes are operational generally from Monday through Friday 5:50 a.m. to 6 p.m. and Saturday 7 a.m. to 6 p.m. There is also an evening bus schedule Monday through Saturday 7 p.m. to 11 p.m. The map above illustrates the overall Easy Rider bus route system, while maps on the following pages illustrate various individual routes within the area.





The fixed routes within Vienna and Parkersburg generally focus on the downtown areas of Parkersburg and Vienna as well as connecting the two cities. Overall, Easy Rider offers 21 fixed stops (Transit Center, Holiday Hills, PHS, 32nd and Elm, 13th and Liberty, Wood County Library, Park Shopping Center, Camden Clark Medical Center, St. Joe's Hospital, 36th and Roseland, Grand Central Mall, Home Crest, Walmart, Route 95 and Blizzard Drive, Edgelawn, 20th Avenue and Division, 13th Street and Latrobe, Food Court Grand Central Mall, 59th Street, South Exit Grand Central Mall, and Center Exit Grand Central Mall).

Residents that do not have pick-up or drop-off locations along these routes must call to request pick-up deviations ahead of time. Deviations do not cost an additional fee. Additionally, SW Resources provides a community rehabilitation transportation program for riders looking for transportation to educational and employment opportunities. This program serves Wood, Jackson, Pleasants, Ritchie, Roane, Tyler, and Wirt counties.

Based on the preceding information, the more densely populated areas of the county are well served by a public transit system, with stops located at common places of interest such as medical facilities and shopping opportunities. The Easy Rider service facilitates personal mobility primarily within the cities of Parkersburg and Vienna for people who do not have access to a car, are unable to walk long distances, or cannot afford privately owned transportation services.

The Mid-Ohio Valley Transit Authority's Easy Rider bus service is an asset and strength of Wood County's housing market. A one-way fee ranging from \$0.35 to \$0.75 is considered relatively affordable, even for many low-income households and deviations that must be scheduled in advance via phone call do not cost extra. Therefore, the public transit costs do not appear to be burdensome to most area households. With 21 established transit stops positioned in areas with numerous community services and employment opportunities and routes that traverse primary arterial roadways, along with flexible and affordable route deviation options, it appears that the current transit system serves the community well. While there are a few pockets in the two cities where a resident may need to walk a couple of blocks to access an established transit stop or route, this likely only adversely impacts those with mobility issues. It will be important to community connectivity that this system be preserved.

Walkability

The ability to perform errands or access community amenities conveniently by walking, rather than driving, contributes favorably to personal mobility. A person whose residence is within walking distance of major neighborhood services and amenities will most likely find their housing market more desirable. Conversely, residents who are not within a reasonable walking distance of major community services are often adversely impacted by the limited walkability of their neighborhood, which could impact their quality of life and/or limit the appeal of residing within the less walkable areas.

The online service Walk Score was used to evaluate walkability within Wood County. Walk Score analyzes a specific location's proximity to a standardized list of community attributes. It assesses not only distance, but also the number and variety of neighborhood amenities. A Walk Score can range from a low of zero to a high of 100 (the higher the score, the more walkable the community). The table to the right illustrates the Walk Score ranges and corresponding descriptors.

Walk Score®	Description
90–100	Walker's Paradise Daily errands do not require a car.
70–89	Very Walkable Most errands can be accomplished on foot.
50–69	Somewhat Walkable Some amenities within walking distance.
25–49	Car-Dependent A few amenities within walking distance.
0–24	Very Car-Dependent Almost all errands require a car.

According to Walk Score, Wood County has an overall Walk Score of 0, but the city of Parkersburg has an overall Walk Score of 46 and Bike Score of 33 while the city of Vienna has an overall Walk Score of 69 (with no Bike Score available). The Walk Score of 46 in Parkersburg indicates that the overall city is generally car dependent, while the Walk Score in Vienna of 69 indicates the overall city is somewhat walkable. Certainly, some areas are more walkable (and bikeable) than others.

In an effort to evaluate the connectivity of the different areas of Wood County, nine points that generally represent primary crossroads or locations within the county were selected and used to derive Walk Scores. The results are used to demonstrate the walkability of different areas of the county, essentially illustrating the level of convenience and accessibility of certain community assets.




When the nine grid points for Wood County were entered into the website, the following Walk Scores were generated:

Grid Point	Address	Walk Score	Walk Score Descriptor
1	3113 Murdoch Avenue, Parkersburg	61	Somewhat Walkable
2	610 Green Street, Parkersburg	55	Somewhat Walkable
3	1901 23 rd Street, Parkersburg	40	Car-Dependent
4	3600 Emerson Avenue, Vienna	75	Very Walkable
5	1069 Rector Road, Parkersburg	1	Very Car-Dependent
6	801 Highland Avenue, Williamstown	39	Car-Dependent
7	1506 Elizabeth Pike, Mineral Wells	16	Very Car-Dependent
8	1649 Harris Highway, Washington	16	Very Car-Dependent
9	371 Valley Manor Lane, Williamstown	0	Very Car-Dependent





Source: WalkScore.com

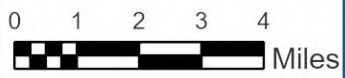
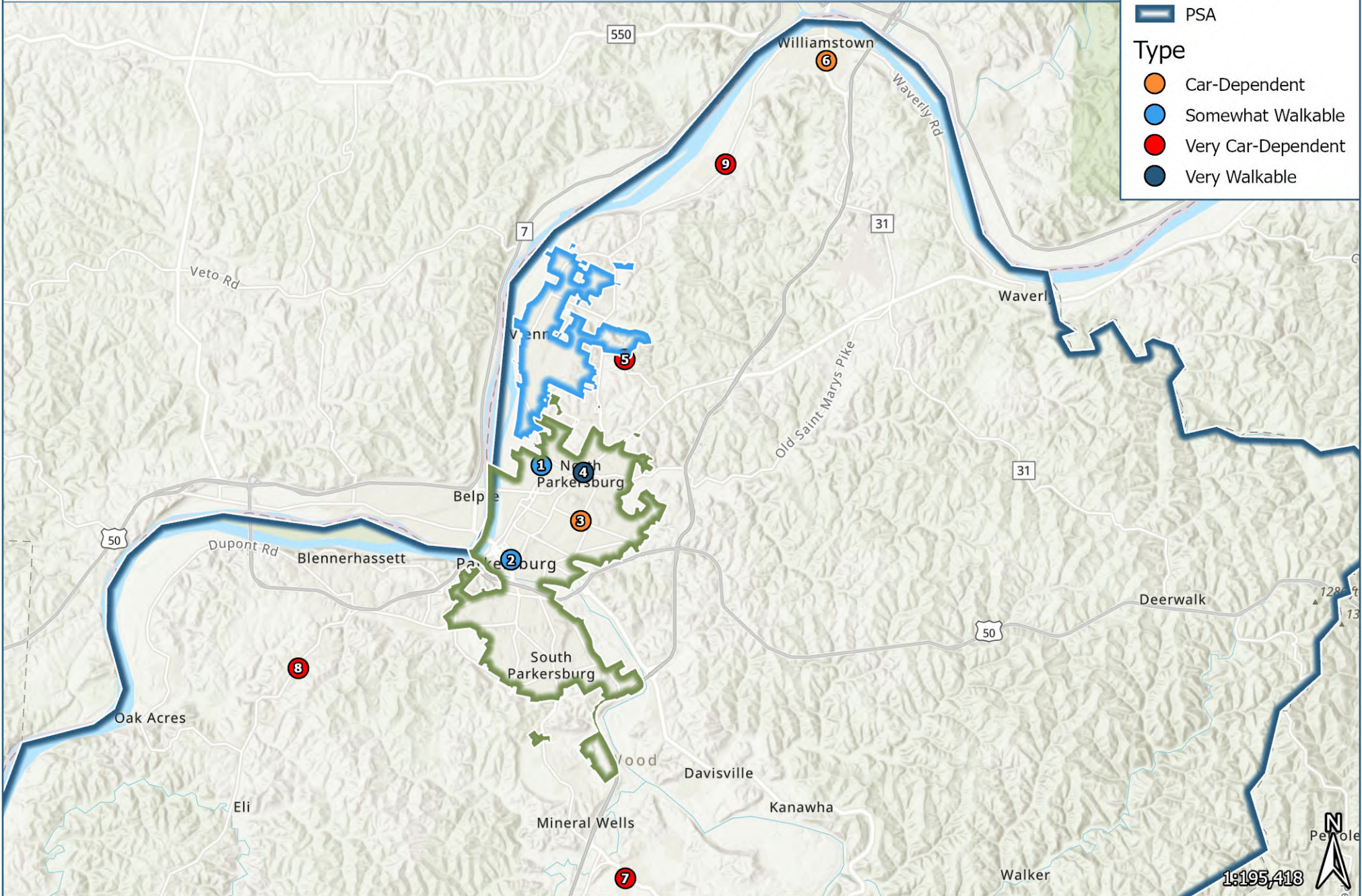
Grid Point 4 (3600 Emerson Avenue in Vienna) from the preceding table had the highest Walk Score (75 points) and received a “very walkable” rating. This location benefits from its proximity to various downtown community services. Grid Points 1 and 2, located in or near downtown Parkersburg, are also rated as “somewhat walkable,” but are more reliant on cars than the centrally located Grid Point 4. Grid Points 5, 7, 8, and 9 had the lowest Walk Scores (0 to 16 points) and are considered “very car-dependent” areas. These grid points are predominately located further away from the major downtowns of their respective cities. From the Walk Score data, the cities in Wood County where the majority of the population is located are generally considered between somewhat walkable and car dependent. As such, residents living in less walkable areas likely face some challenges accessing certain community services, particularly lower-income residents who do not have access to a vehicle. This may impact the quality of life for particular residents and limit the demand for housing in these underserved areas.

A map illustrating the location of the nine selected grid points used for walkability scoring follows this page.

-  Vienna
-  Parkersburg
-  PSA

Type

-  Car-Dependent
-  Somewhat Walkable
-  Very Car-Dependent
-  Very Walkable



Esri, NASA, NGA, USGS, VGIN, Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, EPA, NPS, USDA
 Additional Source(s): Bowen National Research

B. MIGRATION PATTERNS

Unlike the preceding section that evaluated workers' commuting patterns, this section addresses where people move to and from, referred to as migration patterns. For the purposes of this analysis, the Census Bureau's Population Estimates Program (PEP) is considered the most reliable source for the total *volume* of domestic migration. To evaluate migration *flows* between counties and mobility patterns by age and income at the county level, we use the U.S. Census Bureau's migration estimates published by the American Community Survey (ACS) for 2020 (latest year available). It is important to note that while county administrative boundaries are likely imperfect reflections of commuter sheds, moving across a county boundary is often an acceptable distance to make a meaningful difference in a person's local housing and labor market environment.

The following table illustrates the cumulative change in total population for Wood County between April 2010 and July 2020.

Estimated Components of Population Change for Wood County, WV April 1, 2010 to July 1, 2020								
Population		Change*		Components of Change				Domestic Migration % Of Growth/Decline
2010	2020	Number	Percent	Natural Increase	Domestic Migration	International Migration	Net Migration	
86,954	82,938	-4,016	-4.6%	-1,301	-2,643	7	-2,636	65.8%

Source: U.S. Census Bureau, Population Division, October 2021

*Includes a residual (-79) representing the change that cannot be attributed to any specific demographic component

Based on the preceding data, Wood County experienced a population decrease between April 2010 and July 2020 of 4,016, representing a 4.6% decline. Domestic migration (more people moving out of the county than into the county) accounted for 65.8% of the population decline in Wood County during the past decade, while the decline in natural population change (more deaths than births) accounted for 32.4% of the decline. As such, Wood County's net population decline has been driven by both natural decrease and domestic out-migration.

The following table details the *shares* of domestic in-migration by three select age cohorts for Wood County from 2011 to 2020.

Wood County, West Virginia Domestic County Population In-Migrants by Age, 2011 to 2020		
Age	2011-2015	2016-2020
1 to 24	46.0%	47.2%
25 to 64	48.7%	43.3%
65+	5.3%	9.5%
Median Age (In-state migrants)	26.8	26.1
Median Age (Out-of-state migrants)	27.1	26.0
Median Age (Wood County)	43.0	44.3

Source: U.S. Census Bureau, 2015 & 2020 5-Year American Community Survey Estimates (S0701); Bowen National Research

The previous table illustrates that from 2011 to 2015, 46.0% of domestic in-migrants to Wood County were under the age of 25, while a nearly equal share of 48.7% of domestic in-migrants were between the ages of 25 and 64. By 2020, the share of in-migrants under the age of 25 increased to 47.2%, while the share of domestic in-migrants between the ages of 25 and 64 decreased to 43.3%. In-migrants age 65 and older increased from 5.3% to 9.5% during the same time period. Median age figures for both periods indicate that domestic in-migrants were generally much younger than the existing population of Wood County, though the share of in-migrant seniors ages 65 and older has nearly doubled over the past decade.

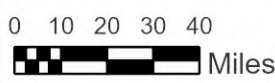
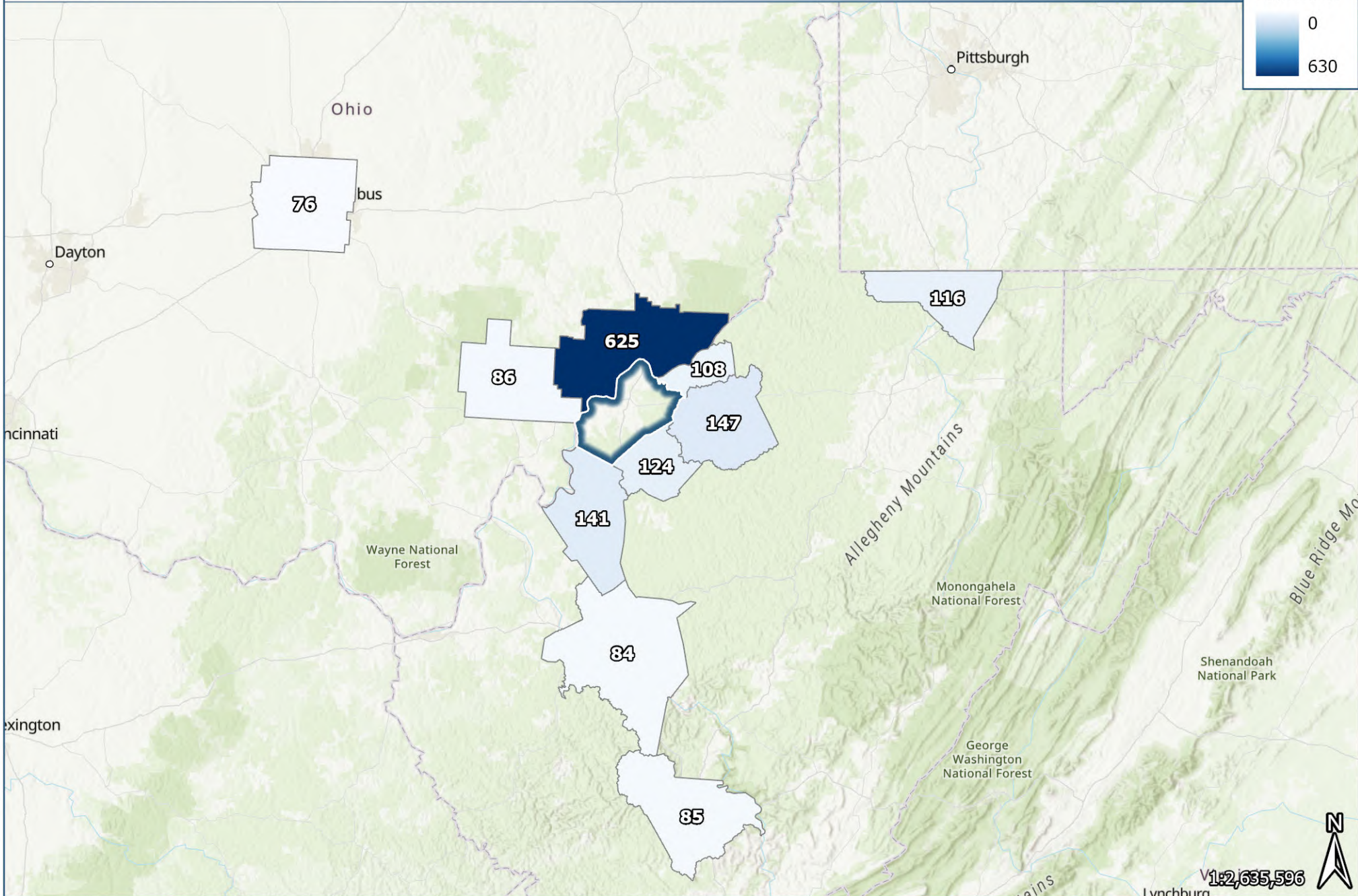
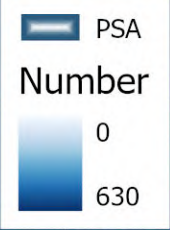
To further illustrate Wood County migration patterns, the following table summarizes the top 10 counties from which Wood County both attracts and loses residents. Note that the table only lists regional counties contained within West Virginia and bordering states.

Wood County: County-to-County Net Population Migration Top 10 Origin and Destination Counties (Regional Only)					
In-Migration			Out-Migration		
Importing County	Number	Percent	Exporting County	Number	Percent
Washington County, OH	625	19.5%	Washington County, OH	604	15.0%
Ritchie County, WV	147	4.6%	Monongalia County, WV	250	6.2%
Jackson County, WV	141	4.4%	Jackson County, WV	179	4.5%
Wirt County, WV	124	3.9%	Cabell County, WV	137	3.4%
Monongalia County, WV	116	3.6%	Wayne County, WV	134	3.3%
Pleasants County, WV	108	3.4%	Doddridge County, WV	120	3.0%
Athens County, OH	86	2.7%	Wirt County, WV	107	2.7%
Raleigh County, WV	85	2.6%	Harrison County, WV	97	2.4%
Kanawha County, WV	84	2.6%	Pleasants County, WV	73	1.8%
Franklin County, OH	76	2.4%	Ohio County, WV	55	1.4%
All Other Counties	1,619	50.4%	All Other Counties	2,260	56.3%
Total In-Migration	3,211	100.0%	Total Out-Migration	4,016	100.0%

Source: U.S. Census Bureau, 2019 5-Year American Community Survey; Bowen National Research

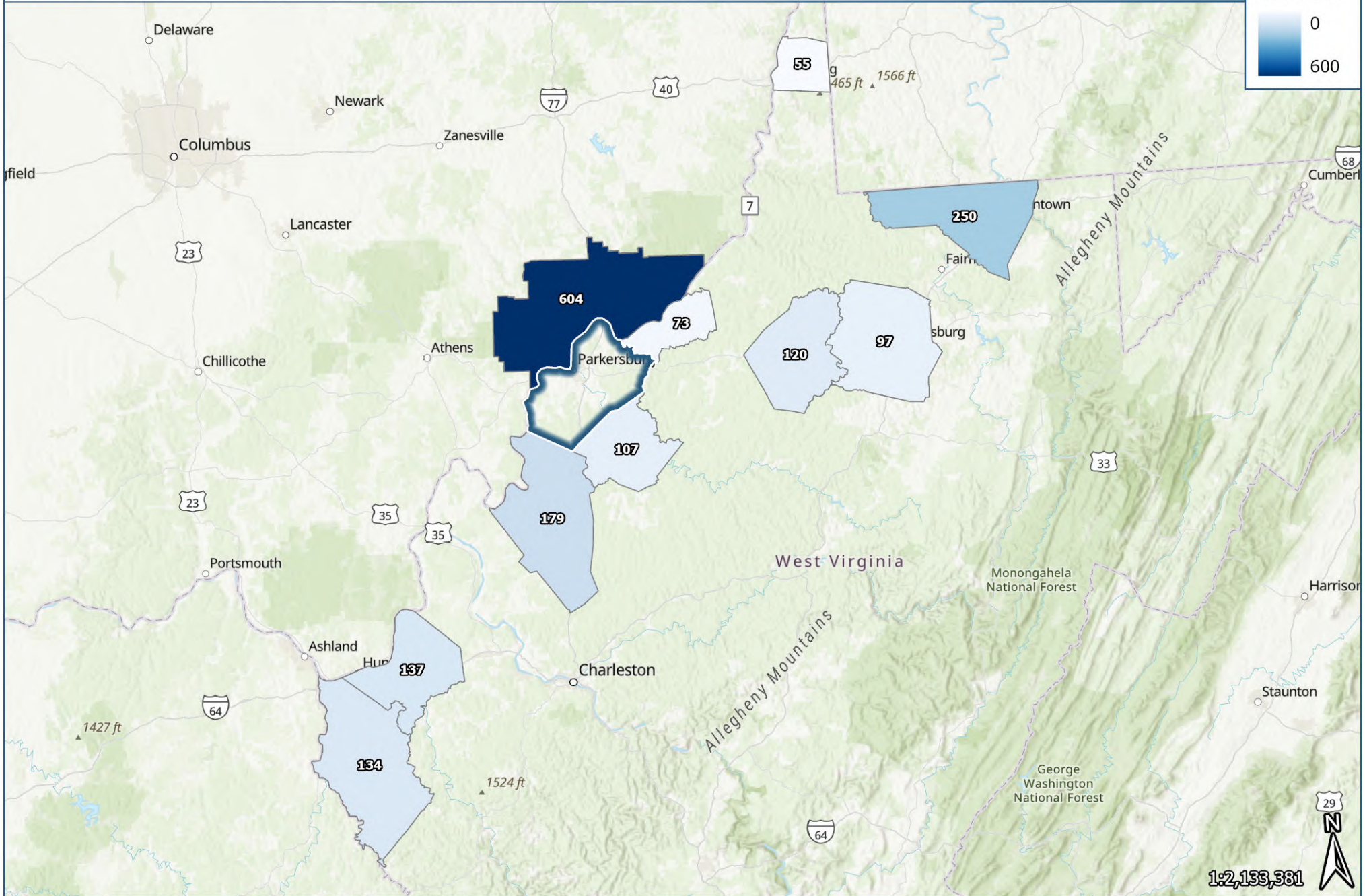
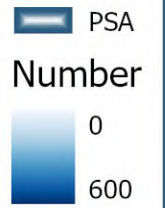
As the preceding table illustrates, the top 10 in-migration counties account for 49.6% of the total inflow for the county, while the top 10 out-migration counties account for 43.7% of the outflow. Note that five counties listed (Washington, Jackson, Wirt, Monongalia, and Pleasants) are in both the top 10 origin and top 10 destination counties for migration. This is considered normal since these counties, with the exception of Monongalia County, border Wood County. In fact, Washington County, Ohio is the top county for both in- and out-migration by a large margin. As previously illustrated in the components of population change table, this data further supports the conclusion that Wood County has experienced overall negative net domestic migration in recent years. While the data in the preceding table is based on survey results and is subject to a margin of error typical of surveys, it is a useful to identify, generally, where the population of a given area migrates to and from.

Maps illustrating immigration flow by county to Wood County and emigration flow by county from Wood County for 2020 are shown on the following pages.



VGIN, Esri, HERE, Garmin, FAO, NOAA, USGS, EPA, NPS, Esri, USGS
Additional Source(s): Bowen National Research





While the data contained in the previous pages illustrates the overall net migration trends of Wood County and gives perspective about the general location where these individuals migrate to and from, it is also important to understand the income levels of in-migrants as it directly relates to affordability of housing. The following table illustrates the income distribution by mobility status for Wood County in-migrants based on the 2020 5-Year American Community Survey.

Geographic mobility by *per-person* income is distributed as follows:

Wood County: Income Distribution by Mobility Status for Population Age 15 Years+						
2019 Inflation Adjusted Individual Income	Moved Within Same County		Moved From Different County, Same State		Moved From Different State	
	Number	Percent	Number	Percent	Number	Percent
<\$10,000	754	17.5%	258	27.9%	268	27.2%
\$10,000 to \$14,999	787	18.3%	117	12.6%	91	9.2%
\$15,000 to \$24,999	991	23.1%	132	14.3%	143	14.5%
\$25,000 to \$34,999	542	12.6%	152	16.5%	144	14.6%
\$35,000 to \$49,999	633	14.7%	153	16.6%	115	11.7%
\$50,000 to \$64,999	252	5.9%	6	0.6%	60	6.1%
\$65,000 to \$74,999	130	3.0%	39	4.3%	63	6.4%
\$75,000+	209	4.9%	67	7.3%	101	10.3%
Total	4,297	100.0%	926	100.0%	985	100.0%

Source: U.S. Census Bureau, 2019 5-Year American Community Survey; Bowen National Research

According to data provided by the American Community Survey, a significant portion of the population that moved to Wood County earned less than \$25,000 per year. Note that this data was provided for the county *population* (not households) ages 15 and above. It is likely that a significant share of the population earning less than \$25,000 per year consists of children and young adults considered to be dependents within a larger family. This population segment also includes those that earned no income.

Specifically, this lower income segment (<\$25,000) represented 58.9% of the Wood County population that moved within the county, 54.8% of the people moving to the county from another West Virginia county, and 50.9% of people moving to the county from a different state. By comparison, a far lower share of the population that moved within the past year earned more than \$50,000 annually.

Based on our evaluation of population growth between 2010 and 2020, Wood County experienced considerable population decline from net domestic migration and natural decrease (more deaths than births). Based on ACS 2016-2020 estimates, in-migrants are generally younger, less affluent, and are more likely to be renters compared to existing residents. These migration trends will influence on-going housing needs in Wood County.

C. COMMUNITY SERVICES

The location, type, and number of community attributes (both services and amenities) can have a significant impact on housing market performance and the ability of a market to support existing and future residential development. Typically, a geographic area served by an abundance of amenities and services should be more desirable than one with minimal offerings, and its housing market should perform better accordingly. As a result, community attributes were examined in Wood County as part of this Housing Needs Assessment.

Wood County is located in the northwestern portion of West Virginia, along the Ohio/West Virginia state line. The county is bordered by Washington County (Ohio) to the north; Pleasants County and Ritchie County to the east; Wirt County and Jackson County to the south; and Meigs County (Ohio) and Athens County (Ohio) to the west. The two largest cities in Wood County, Parkersburg and Vienna, represent 47.9% of the county population combined. The remaining 52.1% of the county population resides either in the city of Williamstown, the town of North Hills, one of the county's six Census Designated Places, or the unincorporated areas outside of municipal limits. Using population figures provided by Urban Decision Group, Parkersburg and Vienna have estimated populations of 29,574 and 10,644, respectively, as of 2021.

Parkersburg and Vienna each have a notable supply of community services for their residents. The following is a summary of community services available within each city.

Parkersburg

The city of Parkersburg, the largest incorporated community in Wood County, serves as the county seat of government as well as a commercial and cultural hub. Located in the north-central portion of Wood County, Parkersburg is approximately 63.0 miles north of Charleston, West Virginia and approximately 75.0 miles northeast of Huntington, West Virginia. The primary arterial roadways within Parkersburg are U.S. Highway 50 (Corridor D) and Interstate 77 (State Route 2), which also serve as the primary arterial roadways for Wood County. These roadways intersect approximately 0.5 mile east of the Parkersburg city limits, thereby forming a partial loop that encircles most portions of Parkersburg and the surrounding communities. Additional arterial roadways within Parkersburg include State Route 618 (East Street/Seventh Street) and State Route 68 (Memorial Bridge/Emerson Avenue), which facilitate access throughout much of Parkersburg and provide access across the adjacent Ohio River. East Street and State Route 14 (Fifth Street) facilitate access over the Little Kanawha River, which bisects the northern and southern incorporated portions of Parkersburg. Given the geographical separation between the northern and southern incorporated portions of Parkersburg, we have separately analyzed the retail services available within each community.

Most shopping, dining and recreational opportunities within *northern* Parkersburg are located along Market Street in the downtown portion of the city. State Route 15 (Murdoch Avenue/Ohio Avenue) is the primary commercial arterial roadway in northern Parkersburg, while State Route 618 (Seventh Street) is considered to be a secondary commercial arterial in this portion of the city. There is a variety of community services along these commercial arterials, including gas stations, convenience stores, grocery stores, discount department stores, pharmacies, banks, and restaurants. The largest retail center in northern Parkersburg, Park Shopping Center, is anchored by Rural King outdoor/farm equipment retailer. Grocery stores serving the northern Parkersburg area include Kroger and Piggly Wiggly, while local and chain restaurants are located along commercial arterials throughout the area. The primary hospital in Wood County, Camden Clark Medical Center, is located within the downtown portion of northern Parkersburg. Entertainment and recreational amenities are also accessible throughout northern Parkersburg, including the Point Park riverfront area.

Most shopping, dining and recreational opportunities within *southern* Parkersburg are located along State Route 14 (Blizzard Drive/Pike Street), the primary commercial arterial in this portion of the city. State Route 95 serves as a secondary arterial in southern Parkersburg, though commercial options along this roadway are limited. Two notable retail centers, Gihon Village Shopping Center and Patriot Center are located in southern Parkersburg along State Route 14. The former facility is anchored by an Ollie's Bargain Outlet, while the latter facility is anchored by a Walmart Supercenter and Lowe's Home Improvement. The majority of recent commercial and retail development in Parkersburg has been located within or nearby the Patriot Center retail area, including (but not limited to) the new construction of Las Trancas Mexican Cantina, an Aldi grocery store, and a Goodwill discount store. Other grocery stores serving the southern Parkersburg area include Kroger, Save A Lot and Piggly Wiggly, while local and chain restaurants are located along State Route 14. Southern Parkersburg also contains the Fort Boreman Park, which offers numerous hiking trails and recreational areas along Mount Logan.

Police and fire protection are provided throughout Parkersburg by the Parkersburg Police and Fire departments, respectively. Healthcare facilities are administered by the aforementioned Camden Clark Medical Center in downtown Parkersburg. The Parkersburg area is also served by several pharmacies including Walgreens, CVS and Kroger Pharmacy.

The city of Parkersburg is within the Wood County Schools public school district, which consists of 16 elementary schools, five middle schools, one combined middle/high school, and two high schools. Total enrollment for the 2020-2021 school year was over 11,800 students.

Vienna

The city of Vienna is the second largest incorporated community in Wood County and is situated adjacent north of the Parkersburg city limits. Vienna is directly accessible via State Route 14 (Grand Central Avenue), which also serves as the city's primary commercial arterial roadway. Alternatively, County Road 10 (Rosemar Road) provides a vehicular bypass option around the incorporated portions of the city. The southern portion of Vienna features the Grand Central Mall, which anchors the largest commercial area in Wood County. Notable large retailers within the Grand Central Mall and southern Vienna include Walmart, Lowe's Home Improvement, Sam's Club, Hobby Lobby, Belk, T.J. Maxx, JCPenney, Big Lots, and The Home Depot. All essential retail and grocery services are located within or near the Grand Central Mall, including a variety of restaurants, banks and other various community services. Notable recreational options within Vienna include Jackson Memorial Park, the McDonough Wildlife Refuge, and the Parkersburg Country Club. Additional retailers, restaurants and community services are located in Parkersburg.

Healthcare options in Vienna primarily consist of a MedExpress Urgent Care facility and an occupational health facility. The nearest hospital is Camden Clark Medical Center in Parkersburg. Police and fire protection services are provided by the Vienna Police and Fire departments, respectively. Vienna is within the Wood County Schools public school district, and also contains the former campus of Ohio Valley University.

Mid-Ohio Valley Transit Authority (MOVTA) provides public bus transportation to Parkersburg and Vienna area residents via the Easy Rider fixed-route bus system. Riders can board by signaling a bus at any point during its fixed route, in addition to scheduled stopping points at high-traffic areas throughout both cities. One-way fares are \$0.75 for adults, with discounted fares offered for seniors, students, and disabled persons. Children age five and under ride free. Unlimited ride passes are also available at daily and monthly rates.

Balance of County

Wood County also contains one additional city (Williamstown), an incorporated town (North Hills), six Census Designated Places (Washington, Blennerhassett, Lubeck, Mineral Wells, Boaz and Waverly), and a variety of additional unincorporated areas with smaller clusters of population and community services. Generally, the communities within the remaining portions of Wood County are primarily residential. Most shopping, dining, recreational and community service centers available to these communities are located in Parkersburg and Vienna. Smaller retail areas and community service options are available within the more densely populated areas within the balance of Wood County, with restaurant and lodging services available along Interstate 77 and U.S. Highway 50.

Williamstown, the third-largest community in Wood County, contains the largest assortment of community services available within city limits among communities in the Balance of County. These services include Dollar General, Williamstown Bank, Williamstown Elementary and High School, police and fire services, as well as riverfront dining and recreational options along the Ohio River. Other communities throughout the remainder of this region generally contain a small variety of community services, such as gas stations, restaurants and various small businesses. Several of these areas are served by elementary schools within the Wood County Schools system.

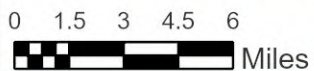
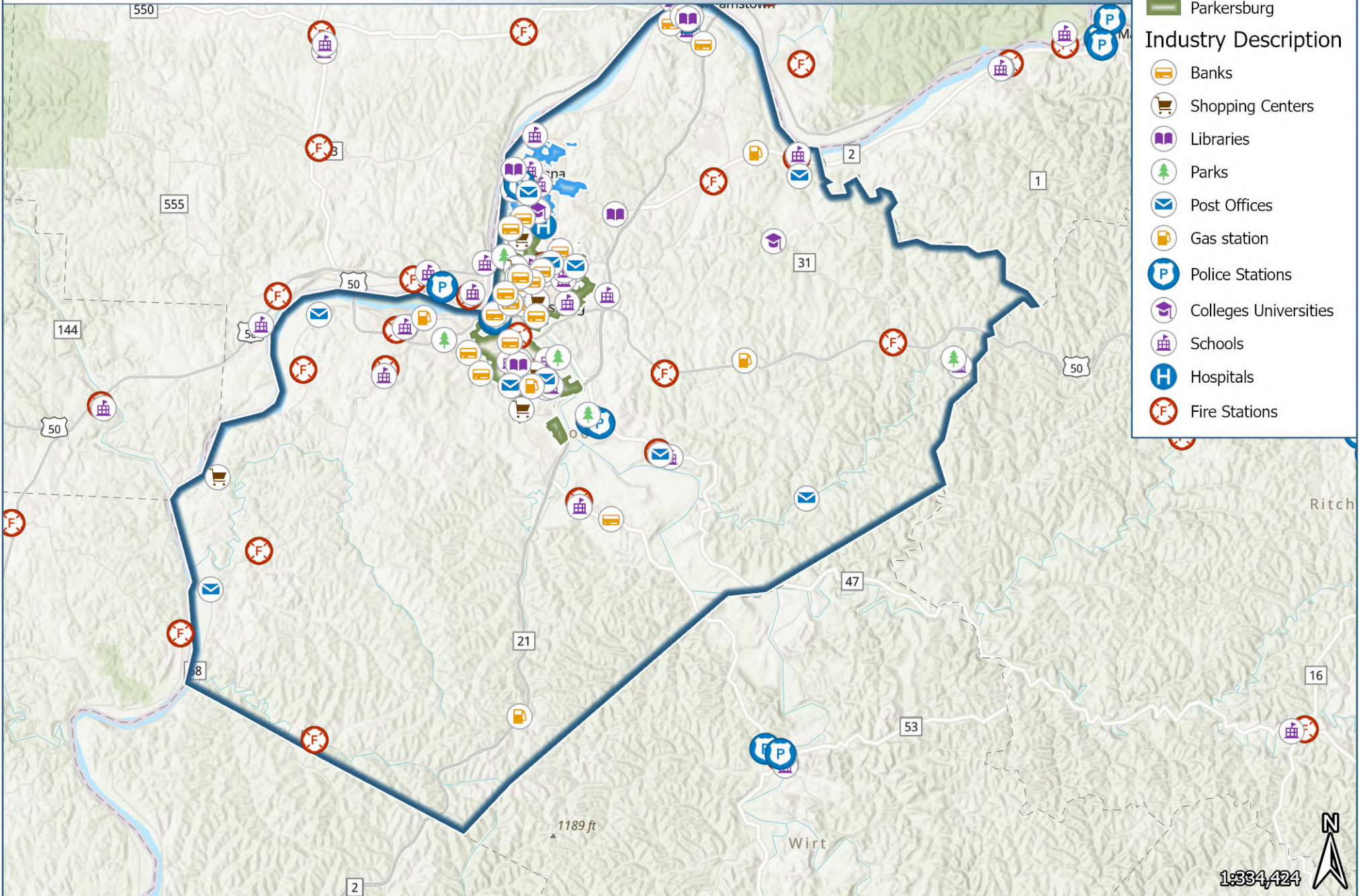
The Balance of County contains the Washington Works Chemical Plant, the largest manufacturing employer within Wood County. The Parkersburg campus of West Virginia University is also located within the Balance of County, offering a variety of two- through four-year degree courses and serving as the largest higher education institution in Wood County. Further, the Mid-Ohio Valley Regional Airport is located within the northeastern unincorporated portions of Wood County. This regional airport primarily provides passenger service to Charlotte Douglas International Airport and is the largest airport in Wood County.















A map of notable community services within the study area is included on the following page.

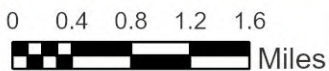
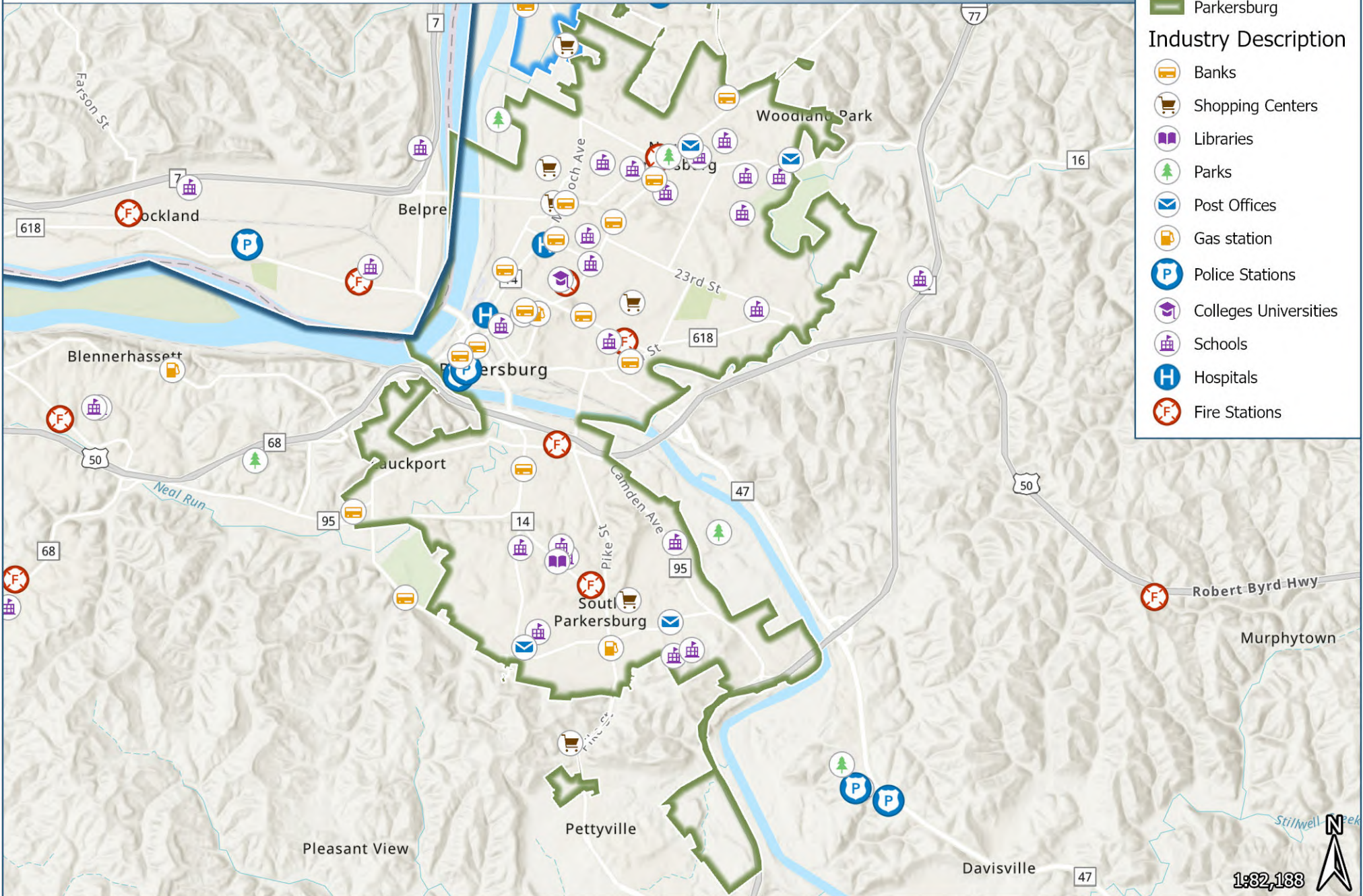
- PSA
- Vienna
- Parkersburg

Industry Description

- Banks
- Shopping Centers
- Libraries
- Parks
- Post Offices
- Gas station
- Police Stations
- Colleges Universities
- Schools
- Hospitals
- Fire Stations

















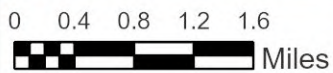
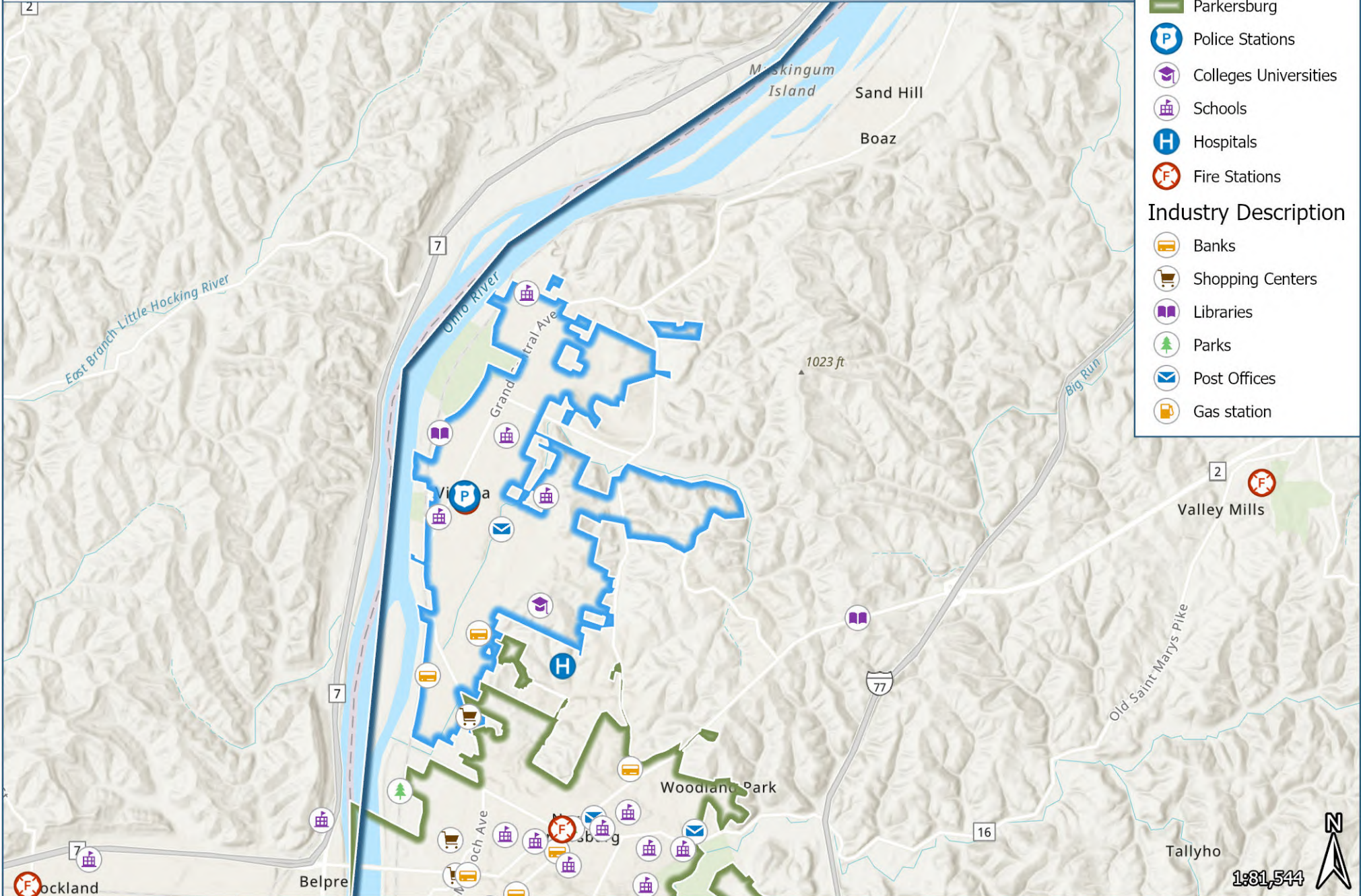
-  PSA
 -  Vienna
 -  Parkersburg
- Industry Description**
-  Banks
 -  Shopping Centers
 -  Libraries
 -  Parks
 -  Post Offices
 -  Gas station
 -  Police Stations
 -  Colleges Universities
 -  Schools
 -  Hospitals
 -  Fire Stations



Esri, NASA, NGA, USGS, FEMA, WVU Facilities, VGIN, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA
 Additional Source(s): Bowen National Research



-  PSA
-  Vienna
-  Parkersburg
-  Police Stations
-  Colleges Universities
-  Schools
-  Hospitals
-  Fire Stations
- Industry Description**
-  Banks
-  Shopping Centers
-  Libraries
-  Parks
-  Post Offices
-  Gas station



D. CRIME ANALYSIS

The primary source for Crime Risk data is the FBI Uniform Crime Report (UCR). The FBI collects data from each of roughly 16,000 separate law enforcement jurisdictions across the country and compiles this data into the UCR. The most recent update showed an overall coverage rate of 95% of all jurisdictions nationwide with a coverage rate of 97% of all jurisdictions in metropolitan areas.

Applied Geographic Solutions uses the UCR at the jurisdictional level to model each of the seven crime types at other levels of geography. Risk indexes are standardized based on the national average. A Risk Index value of 100 for a particular risk indicates that, for the area, the relative probability of the risk is consistent with the average probability of that risk across the United States.

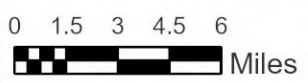
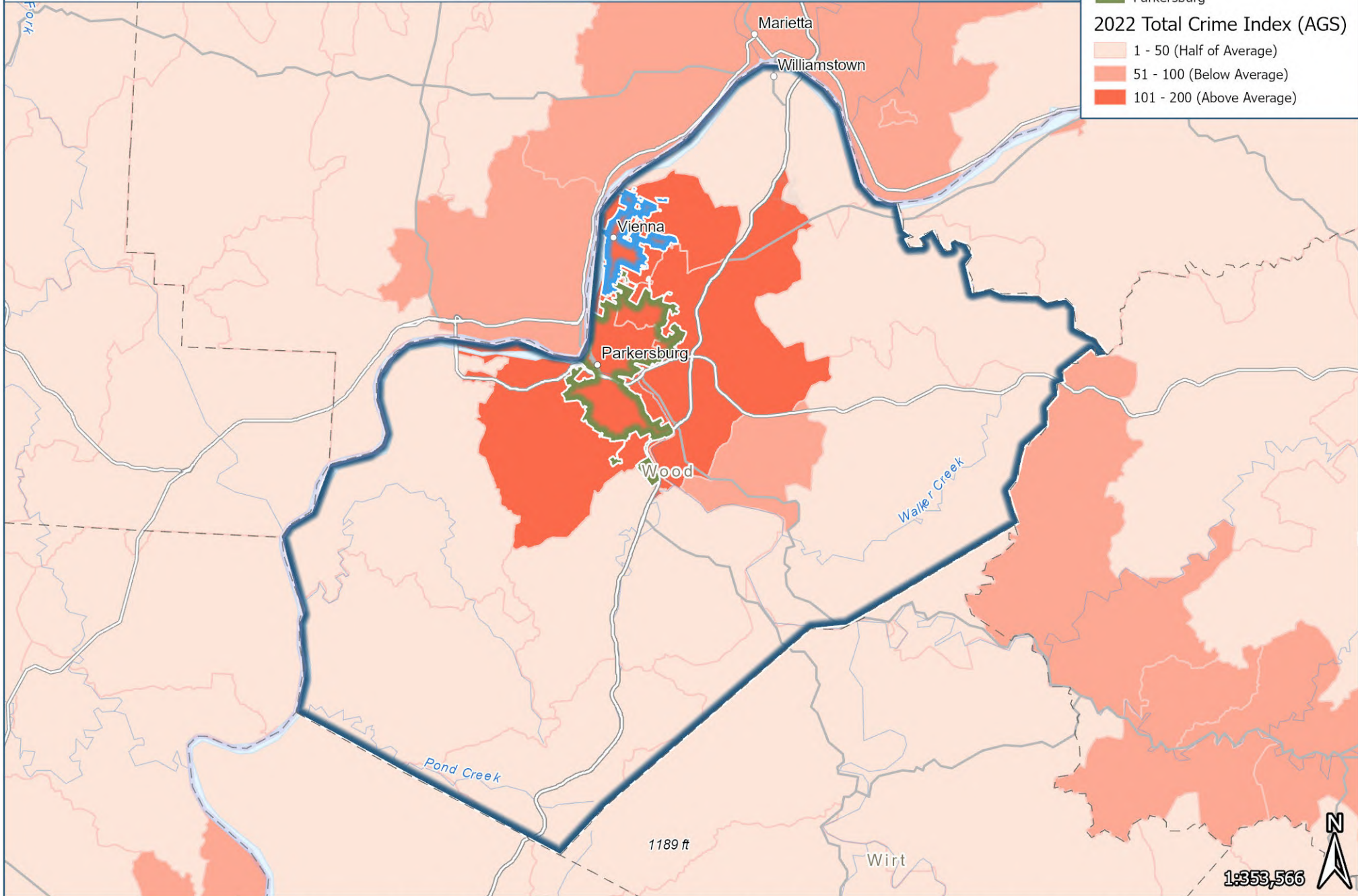
In Wood County, the highest crime index ratings (101 to 200) are in the cities of Parkersburg and Vienna. By comparison, outlying areas of Wood County (primarily within unincorporated areas in the eastern and southern portions of the county) have much lower crime index ratings. Note that the cities of Parkersburg and Vienna combined account for a majority of the county's population. These cities also have the greatest concentration of commercial and retail areas that attract visitors from throughout Wood County and surrounding areas. Additionally, rental communities surveyed within Wood County have an overall occupancy rate above 99%, illustrating that crime is not a factor in the rental housing market. The for-sale housing market in the cities of Parkersburg and Vienna does not appear to be impacted, as available homes typically sold in less than 90 days as of July 2022. As such, the perception of crime within the immediate area is not expected to have a negative impact on the overall housing market.

A map illustrating crime risk is on the following page.

PSA
Vienna
Parkersburg

2022 Total Crime Index (AGS)

- 1 - 50 (Half of Average)
- 51 - 100 (Below Average)
- 101 - 200 (Above Average)



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E. RESIDENTIAL BLIGHT

Blight, which is generally considered the visible decline of property, can have a detrimental effect on nearby properties within a neighborhood. Blight can be caused by several factors, including economic decline, population decline, and the high cost to maintain/upgrade older housing. There are specific references to blight within the West Virginia State Code in the section entitled Title VII: Cities, Towns, and Villages. In particular, Chapter 7-11B-3 (Definitions) states the following:

“Blighted area” means an area within the boundaries of a development or redevelopment district located within the territorial limits of a municipality or county in which the structures, buildings or improvements, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for access, ventilation, light, air, sanitation, open spaces, high density of population and overcrowding or the existence of conditions which endanger life or property, are detrimental to the public health, safety, morals or welfare.

Several programs also exist at the county and municipal levels of government to combat residential blight. The City of Parkersburg Urban Redevelopment Authority (PURA) states that its mission statement is *to mitigate slum and blighted conditions in the community, using different financial and land development tools, to leverage private capital investment and stimulate public improvement and sustainable development projects* (Source: <https://parkersburgcity.com/pc/government/urban-renewal-authority/>). PURA notes that its objectives include diversifying housing stock for residents at all income levels and creating opportunities for affordable housing. This organization also maintains a property database that lists vacant parcels for sale on its website. These vacant parcels, included as part of the Development Opportunities section of the report, are primarily located within older established neighborhoods that have a significant amount of blighted residential structures. Redevelopment of these vacant parcels could create much needed affordable housing in these neighborhoods.

Note that the City of Parkersburg prioritized demolition of blighted structures and repair of older existing homes that may become blighted. The City awarded a \$96,500 contract to a local contractor to demolish 10 blighted homes. Two of the 10 homes were demolished as of February 2022. The City has typically demolished nine to 10 properties per fiscal year. Parkersburg also operates an Emergency Home Repair Program through Community Development Block Grant (CDBG) Funds. This home repair program is open to low-income Parkersburg residents that earn 60% or less of Area Median Income. Eligible homeowners can receive grants up to \$6,000 to repair roofs, electrical, plumbing and mechanical issues. (Sources: <https://www.wtap.com/2022/01/13/city-parkersburg-accepting-applications-emergency-home-improvement-grants/> <https://www.newsandsentinel.com/news/local-news/2022/02/parkersburg-demolishing-10-blighted-structures/>)

The cities of Parkersburg and Vienna each have their own zoning code. Building and zoning departments for each city enforces zoning regulations for areas within the city limits. In general, zoning codes enforced within each city are implemented in part to prevent areas from becoming blighted. Zoning regulations also specifically note public nuisances for the regulation of signs, buildings, and other structures, as well as for decisions that consider whether a zoning variance should be granted for a property.

The City of Parkersburg has two departments that typically deal with existing buildings and structures within the city limits. The Code Enforcement Division typically deals with enforcement issues, while The Building and Zoning Division is responsible for code compliance. Code Enforcement typically deals with building and zoning codes in the city limits and communicates any issues with property owners. The Code Enforcement Division notes that part of its mission is *to enhance the appearance of neighborhoods and business districts to prevent blight*. The Building and Zoning Division receives complaints about potentially substandard housing from citizens, which could result in a violation letter being sent to the homeowner. A lack of action by a homeowner to repair a residential structure could result in charges being filed. The Building and Zoning Department utilizes the International Property Maintenance Code in order to establish minimum maintenance standards for residential structures in the city.

The City of Parkersburg also implements the Vacant Property Registration (VPR) program. According to the City of Parkersburg website (<https://parkersburgcity.com/pc/services-2/code-enforcement/vacant-property/>), the VPR program was established *to prevent vacant structures from falling into a state of disrepair or becoming a public hazard by streamlining the registration, inspection and monitoring process*. Property owners are required to register vacant property within the city if the property is in violation of building, health, and safety codes and has been vacant for over 45 days. Registered properties that remain vacant for over one year are subject to monthly fees paid to the City by the property owner.

The City of Vienna Building Code and Inspection Department distributes funds to low-income city residents for window replacement, which is funded through the Community Development Block Grant Program. As part of its Five-Year Strategic Plan, Vienna has also stated that its affordable housing goals include the implementation of a home improvement program that will include the repair of roofs, gutters, and downspouts. A continued focus on repair and replacement of exterior components for structures in the city, especially among low-income homeowners, should help to prevent residential blight.

The Building Permits and Compliance Office oversees residential and commercial development in unincorporated portions of Wood County. This entity also enforces the Wood County Dilapidated and Abandoned Building Ordinance. A recent interview with a staff member revealed that enforcement action can occur against a property owner of substandard housing based on complaints brought forth by neighbors or other county residents.

There are also references to public health and safety, occupant welfare, and even aesthetic factors throughout various sections of zoning ordinances that would contribute to the general definition of blight even if not specifically defined. In a less defined way, several case types (especially unsecured openings, graffiti, illegal dumping, and older housing code violations) could be considered as indicators of blight, or at least some form of community and property owner disinvestment, within a given area, though the area may not be “blighted” by definition.

For the purposes of this analysis, these code violations and definitions were used as initial identifiers of possible blight. Residential properties within the study area that meet any of the following criteria were classified to be “blighted.” Summary definitions of the most common forms of residential blight are listed below:

Boarded Up Structure. This is a building or structure with multiple windows and/or doors that have boards placed on those points of entry and for which it appears the unit has been abandoned and that no work or repair appears to be underway.

Building or Structure Which is in a State of Disrepair. This is a residential structure exhibiting noticeable signs of disrepair or neglect such as, but not limited to, deteriorated exterior walls and/or roof coverings, broken or missing windows or doors which constitute a hazardous condition or a potential attraction to trespassers, or building exteriors, walls, fences, signs, retaining walls, driveways, walkways, sidewalks or other structures on the property which are broken, deteriorated, or substantially defaced, to the extent that the disrepair is visible from any public right of way or visually impacts neighboring public or private property or presents an endangerment to public safety.

Unkempt Property. This is a property showing clear signs of overgrown, diseased, dead, or decayed trees, weeds or vegetation that may create a public safety hazard or substantially detract from the aesthetic and property values of neighboring properties. This may also include properties which have notable refuse or garbage clearly visible from the street or abandoned/broken appliances, cars in disrepair and on blocks, or other items of unused and unsightly property that may be deemed a public nuisance or otherwise detract from the aesthetic and property values of neighboring properties. An unkempt property may also lack a proper access point (i.e., a functional driveway) in order to provide access to the residential structure.

Using the preceding descriptions of blight, Bowen National Research identified numerous properties in Wood County that were in various stages of disrepair, abandoned, boarded up, fire damaged or otherwise appeared to be in an unsafe condition.

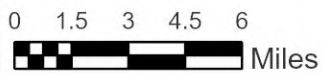
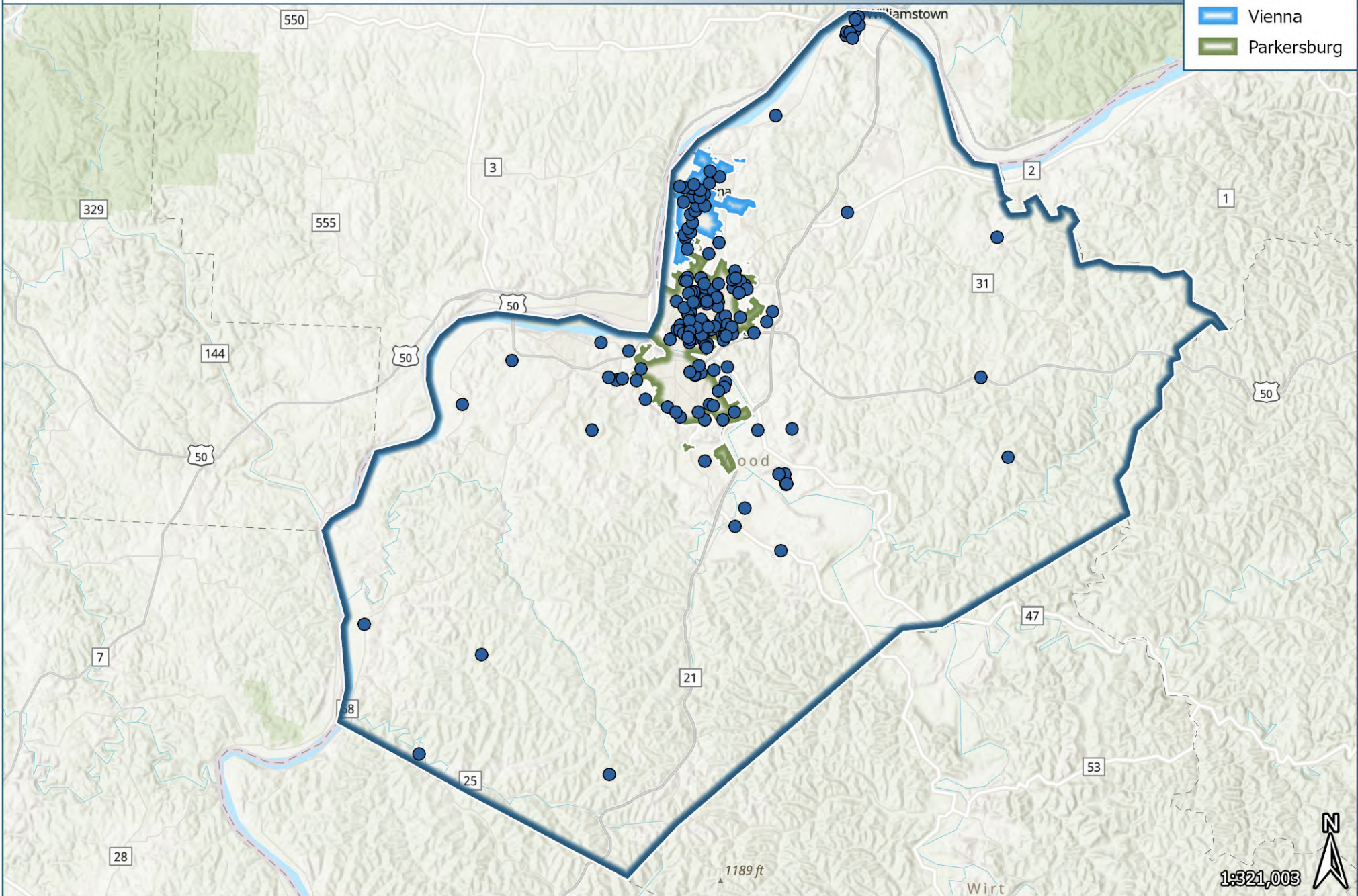
Representatives of Bowen National Research personally visited residential neighborhoods in Wood County. These representatives evaluated the exterior condition of the existing housing stock via a windshield survey, whether it was occupied or vacant. Residential housing stock evaluated as part of this windshield survey included single-family houses, duplexes, triplexes, fourplexes, apartment buildings, and mobile homes. From this on-site observation, we identified 463 residential units that exhibited some level of exterior blight. It should be noted that the interiors of properties were not evaluated as part of this survey. These 463 residential units represent 1.2% of the 40,215 housing units in Wood County (based on 2021 estimates). The 1.2% share is slightly higher than in other jurisdictions where Bowen National Research conducted surveys of residential blight. Typically, blighted residential units in a city or county represent less than 1.0% of all residential units. This slightly higher share of blighted residential properties represents potential nuisances, safety hazards, and are potentially detrimental to nearby property uses and values. As a general guideline, we identified properties that were considered to exhibit visual evidence of significant exterior deficiencies and disrepair. Many of these structures are boarded up, have missing siding or roof shingles, or show signs of damage that make such units either uninhabitable or represent serious safety or public nuisance issues.



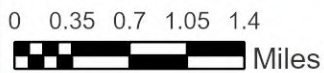
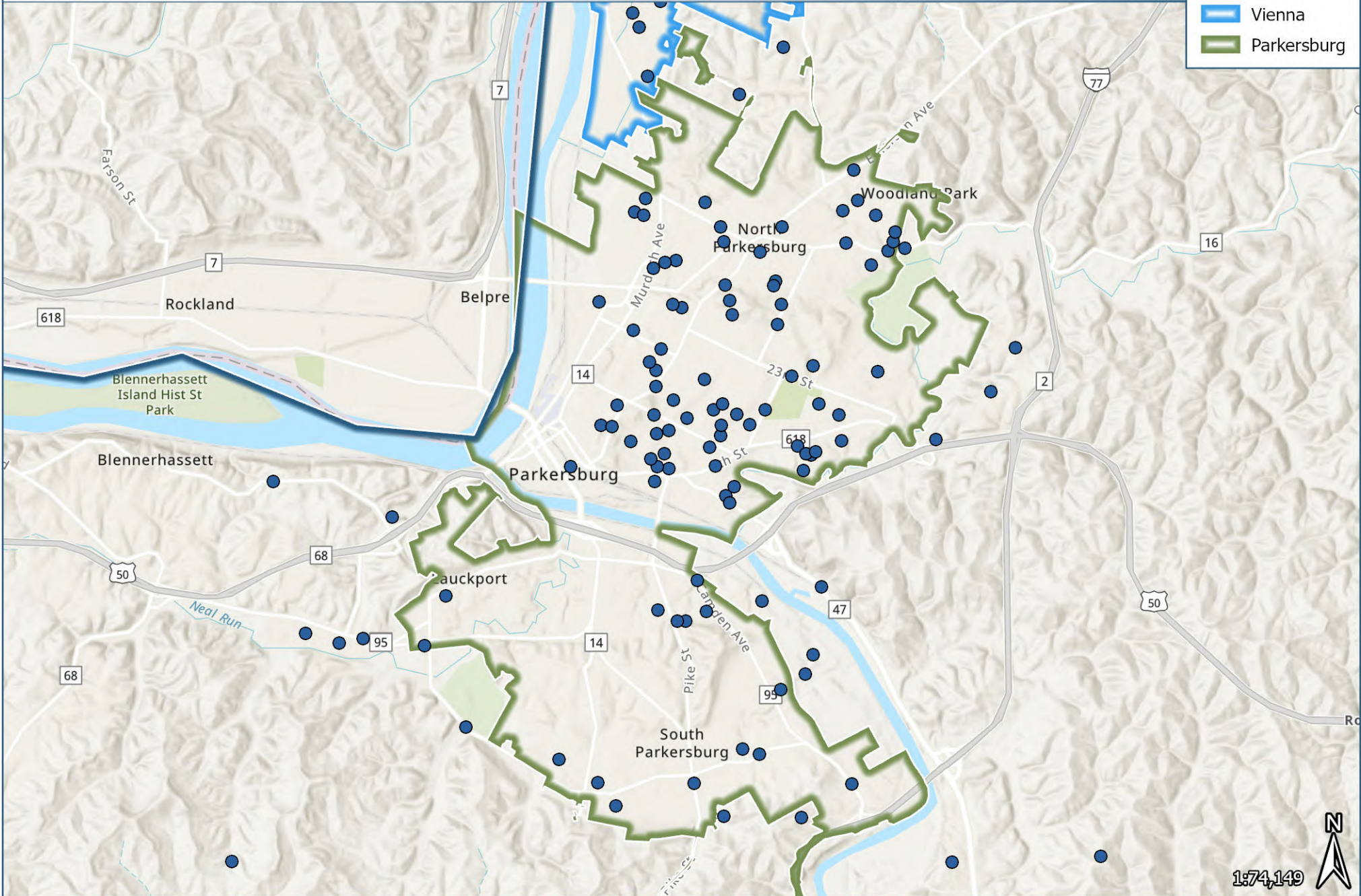
Note that representatives of Bowen National Research did not visit every residential street within Wood County. This analysis primarily focused on incorporated municipalities that have a residential zoning code (e.g., Parkersburg, Vienna, and Williamstown). A more extensive survey of residential blight within the county would have likely uncovered additional residential units that exhibited characteristics of blight.

A map illustrating the approximate location of residential blight in Wood County is included on the following page.

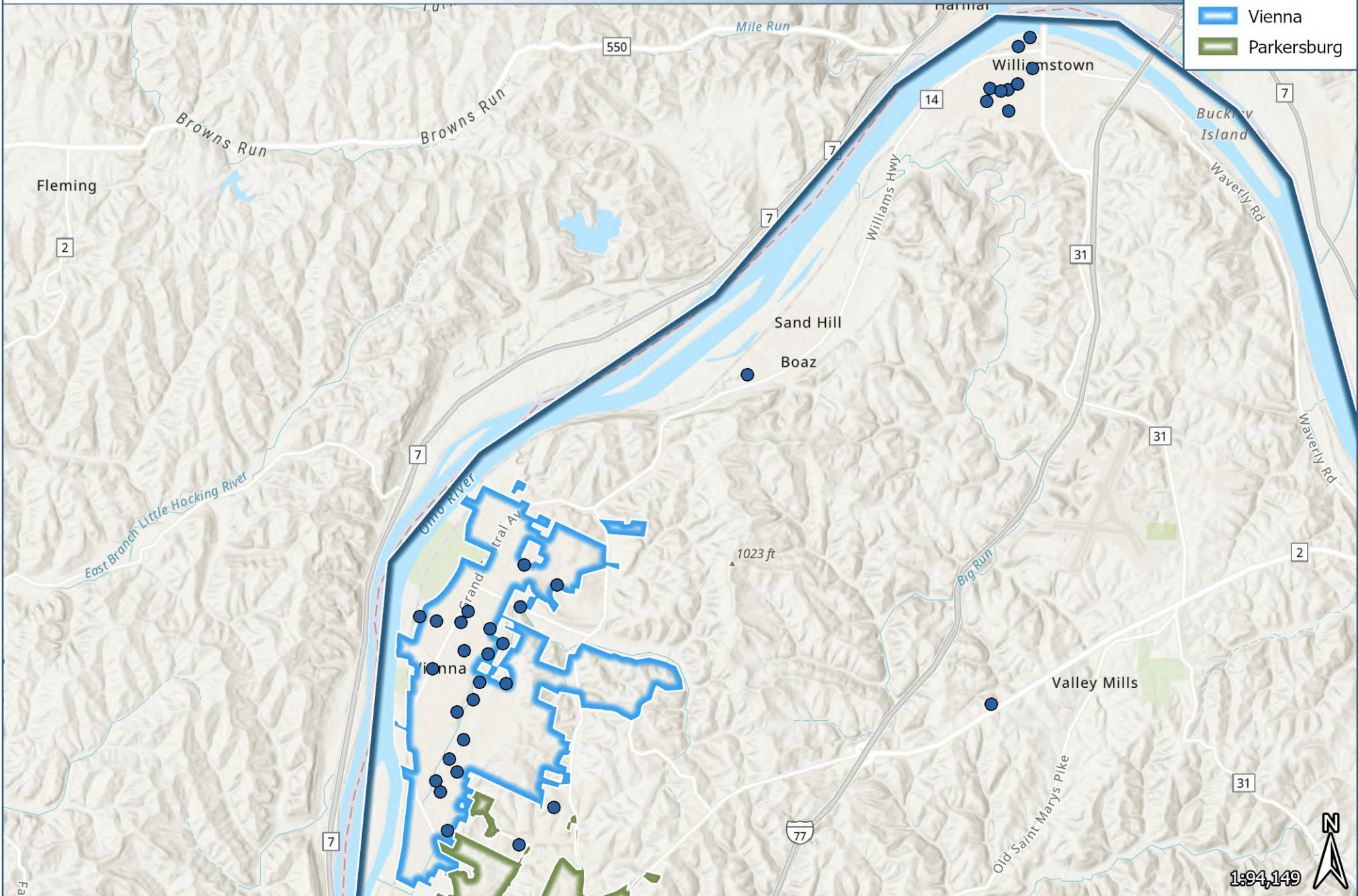
- Blight
- ▬ PSA
- ▬ Vienna
- ▬ Parkersburg



-  Blight
-  PSA
-  Vienna
-  Parkersburg



- Blight
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- ▬ Vienna
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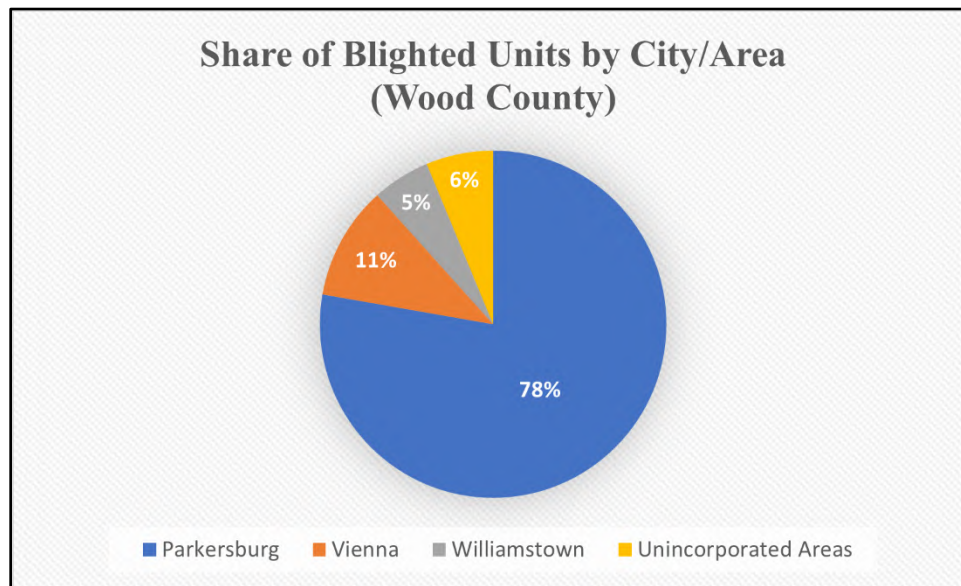
Esri, NASA, NGA, USGS, WVU Facilities, VGIN, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA
Additional Source(s): Bowen National Research

Based on the preceding map, the following illustrates the total number and share of blighted residential units identified by city or area within Wood County.

City/Area	Number of Units	Share of Units
Parkersburg	360	77.8%
Vienna	49	10.6%
Remaining Areas of County	29	6.3%
Williamstown	25	5.4%
Wood County Total	463	100.0%

Source: Bowen National Research

Note: Total shares of units may not equal 100.0% due to rounding.



As indicated by the preceding table and chart, blighted residential structures are primarily located in the Parkersburg area. Note that Parkersburg, the largest city in Wood County, consists of several established neighborhoods that include a significant supply of older residential structures. By comparison, remaining cities and areas of Wood County generally consist of newer housing that is generally well maintained.

The following table identifies streets within Wood County communities that have five or more blighted residential units.

Abandoned Homes/Homes in Disrepair (Wood County)			
City/Area	Street	Homes Abandoned/ in Disrepair	Share of Blighted Homes
Parkersburg	Gihon Road*	24	5.2%
Parkersburg	Kings Row Court*	18	3.9%
Parkersburg	Aqua Circle*	14	3.0%
Parkersburg	Lynn Street	14	3.0%
Parkersburg	Avery Street	13	2.8%
Parkersburg	19th Street	12	2.6%
Parkersburg	14th Street	11	2.4%
Parkersburg	Birch Street*	10	2.2%
Williamstown	Onward Road*	10	2.2%
Vienna	12th Street	8	1.7%
Parkersburg	Camden Avenue	8	1.7%
Parkersburg	E. 12th Street	8	1.7%
Parkersburg	George Street	8	1.7%
Vienna	34th Street	7	1.5%
Parkersburg	39th Street	7	1.5%
Parkersburg	Bird Street	7	1.5%
Parkersburg	Meadowbrook Acres*	7	1.5%
Parkersburg	16th Street	6	1.3%
Parkersburg	29th Street	6	1.3%
Parkersburg	33rd Street	6	1.3%
Parkersburg	36th Street	6	1.3%
Parkersburg	Pike Street	6	1.3%
Parkersburg	Staunton Turnpike	6	1.3%
Parkersburg	Williams Street	6	1.3%
Parkersburg	23rd Street	5	1.1%
Parkersburg	Laird Avenue	5	1.1%
Parkersburg	Neal Street	5	1.1%
Parkersburg	Paden Street	5	1.1%

*Blighted structures within mobile home park.

Note that nearly all streets determined to have the highest prevalence of blight in Wood County are in the Parkersburg area. In fact, several streets with the highest numbers of blighted units in our survey are within mobile home parks (denoted by an asterisk). The remaining streets are primarily within older established neighborhoods in the city of Parkersburg. The preceding list of streets, as well as areas noted on the preceding map, illustrate possible geographic areas of focus for mitigation of residential blight within the county.

F. DEVELOPMENT OPPORTUNITIES

Housing markets expand when the number of households increase, either from immigration or from new household formations. In order for a given market to grow, households must find acceptable and available housing units (either newly created or pre-existing). If acceptable units are not available, households will not enter the housing market and the market may stagnate or decline. Rehabilitation of occupied units does not expand housing markets, although it may improve them. For new housing to be created, land and/or existing buildings (suitable for residential use) must be readily available, properly zoned, and feasibly sized for development. The absence of available residential real estate can prevent housing market growth unless unrealized zoning densities (units per acre) are achieved on existing properties.

Market growth strategies that recommend additional or newly created housing units should have one or more of the following real estate options available: 1) land without buildings, including surface parking lots (new development), 2) unusable buildings (demolition-redevelopment), 3) reusable non-residential buildings (adaptive-reuse), and 4) vacant reusable residential buildings (rehabilitation). Reusable residential buildings should be unoccupied prior to acquisition and/or renovation, in order for their units to be newly created within the market. In addition to their availability, these real estate offerings should be zoned for residential use (or capable of achieving same) and of a feasible size for profitability.

Through online and on-the-ground research conducted in August of 2022, Bowen National Research identified and inspected sites that could support potential residential development in Wood County. Real estate listings and information from the county tax assessor were also used to supplement information collected for this report. It should be noted that these potential housing development properties were selected without complete knowledge of availability, price, or zoning status and that the vacancy and for-sale status was not confirmed. Although this search was not exhaustive, it does represent a list of the most obvious real estate opportunities in the PSA (Wood County). The investigation resulted in 120 properties being identified. Of the 120 total properties, 31 properties contain an existing building that is not necessarily vacant and may require demolition and new construction or adaptive reuse. The remaining 89 properties were vacant parcels of land that could potentially support residential development. It should be noted that our survey of potential development opportunities mostly consists of those properties that are actively marketed for sale. While potential development opportunities in Wood County may exist at numerous other properties not listed as part of this analysis, our survey is primarily restricted to those properties that were actively marketed for sale at the time of this report.

Information on housing development opportunity sites in Wood County is presented in the following table.

Potential Housing Development Sites – Wood County, West Virginia

Map Code	Street Address	Town/City	Year Built	Building Size (Square Feet)	Land Size (Acres)	Zoning
1	3826 Murdoch Avenue	Parkersburg	N/A	N/A	104.09	B-2 General Business District
2	1 Fort Boreman Drive	Parkersburg	N/A	N/A	174.09	B-2 General Business District
3	70 Peach Orchard Lane*	Parkersburg	N/A	N/A	51.90	No Zoning
4	Chalagi Lane*	Parkersburg	N/A	N/A	25.70	No Zoning
5	Route 50/Forest Hills Road*	Parkersburg	N/A	N/A	110.79	No Zoning
6	Lees Hill Road*	Parkersburg	N/A	N/A	155.00	No Zoning
7	Millstone Drive	Vienna	N/A	N/A	25.00	Residential
8	Old St. Mary's Pike*	Parkersburg	N/A	N/A	14.50	No Zoning
9	Viscose Road*	Parkersburg	N/A	N/A	24.52	No Zoning
10	Harris Highway*	Parkersburg	N/A	N/A	2.66	No Zoning
11	1602 Park Street	Parkersburg	N/A	N/A	0.09	R-3 Residence District
12	422 Market Street	Parkersburg	1900	15,069	0.20	B-3 Central Business District
13	531 Market Street	Parkersburg	N/A	10,800	0.08	B-3 Central Business District
14	214 7th Street	Parkersburg	1970s	50,000	0.49	B-3 Central Business District
15	714 Market Street	Parkersburg	1947	70,602	0.55	B-3 Central Business District
16	Pike Street & Bosley Parkway*	Parkersburg	N/A	N/A	76.21	No Zoning
17	Briscoe Settlement Road	Vienna	N/A	N/A	28.59	No Zoning
18	Briscoe Road*	Vienna	N/A	N/A	5.23	Residential
19	41st Street & 1st Avenue	Vienna	N/A	N/A	3.29	Residential
20	801 Blennerhassett Heights Road*	Washington	N/A	N/A	18.10	No Zoning
21	Gateway WV Property (I-77 Access Road)*	Williamstown	N/A	N/A	120.52	No Zoning
22	Williams Highway (Route 14)*	Williamstown	N/A	N/A	48.90	No Zoning
23	Old Turnpike Road*	Parkersburg	N/A	N/A	9.67	No Zoning
24	6337 Emerson Avenue*	Vienna	N/A	N/A	10.33	No Zoning
25	70 Joy Street*	Parkersburg	N/A	N/A	1.73	No Zoning
26	1604 7th Street	Parkersburg	N/A	N/A	1.30	B-2 General Business District
27	507 29th Street	Parkersburg	1970	25,531	7.58	M-1 Light Manufacturing Dist.(6.48ac) No Zoning (1.10 acres)
28	711 Broadway Avenue	Parkersburg	1945	11,996	0.47	B-1 Neighborhood Business District
29	294 Nicholette Road*	Mineral Wells	N/A	N/A	27.07	No Zoning
30	2000 Pike Street	Parkersburg	N/A	N/A	5.50	B-2 General Business District
31	422 East Street	Parkersburg	N/A	N/A	12.00	M-2 Heavy Manufacturing District
32	5013 Briscoe Road	Vienna	N/A	327,076	255.22	Residential (139.39ac) No Zoning (115.83ac)
33	29th Street*	Parkersburg	N/A	N/A	46.00	No Zoning
34	Harris Highway*	Belleville	N/A	N/A	1.67	No Zoning
35	Elma Drive*	Williamstown	N/A	N/A	3.00	No Zoning
36	Sugar Camp Road*	Mineral Wells	N/A	N/A	7.00	No Zoning
37	Copperhead Road*	Waverly	N/A	N/A	13.22	No Zoning
38	Forshey Road*	Mineral Wells	N/A	N/A	4.30	No Zoning
39	Old St. Marys Pike*	Parkersburg	N/A	N/A	4.32	No Zoning
40	5675 Emerson Avenue*	Parkersburg	N/A	N/A	4.44	No Zoning
41	Spider Ridge Road*	Parkersburg	N/A	N/A	1.62	No Zoning
42	73 Harvey Street*	Vienna	N/A	N/A	3.23	No Zoning
43	Glendale Road*	Vienna	N/A	N/A	24.00	No Zoning
44	5854 Emerson Avenue*	Vienna	1975	3,560	1.44	No Zoning
45	Mountain View Lane*	Parkersburg	N/A	N/A	1.06	No Zoning
46	4th Avenue	Parkersburg	N/A	N/A	1.60	B-2 General Business District
47	Wallace Road*	Parkersburg	N/A	N/A	16.50	No Zoning
48	Harris Highway*	Parkersburg	N/A	N/A	21.35	No Zoning
49	Montgomery Hill Road*	Walker	N/A	N/A	10.68	No Zoning
50	Route 47 (Staunton Tpke)*	Davisville	N/A	N/A	7.94	No Zoning
51	Dupont Road*	Washington	N/A	N/A	24.35	No Zoning

Sources: LoopNet, Realtor.com, Wood County Property Database and several other real estate websites.

*Property located within unincorporated Wood County

N/A – Not Applicable

Note: Total land area includes total building area

(Continued)

Potential Housing Development Sites – Wood County, West Virginia						
Map Code	Street Address	Town/City	Year Built	Building Size (Square Feet)	Land Size (Acres)	Zoning
52	Dupont Road*	Washington	N/A	N/A	24.54	No Zoning
53	Turnberry Lane*	Parkersburg	N/A	N/A	1.44	No Zoning
54	Harris Highway & Lake Washington Road*	Parkersburg	N/A	N/A	37.54	No Zoning
55	Camden Avenue & Shrewsbury Place	Parkersburg	N/A	N/A	3.00	B-2 General Business District
56	Honeysuckle Drive	Parkersburg	N/A	N/A	2.00	B-2 General Business District
57	2833 Dupont Road*	Parkersburg	1997	8,624	2.80	No Zoning
58	2134 Dupont Road*	Parkersburg	1975	5,600	1.09	No Zoning
59	2706 Pike Street	Parkersburg	1970	6,912	3.22	B-2 General Business District
60	33 Clinton Avenue*	Parkersburg	2004	22,420	3.00	No Zoning
61	2700 Pike Street	Parkersburg	1920	7,860	0.31	B-2 General Business District
62	6014 Pike Street*	Mineral Wells	1976	14,400	2.84	No Zoning
63	4 8th Avenue*	Parkersburg	2001	7,500	0.30	No Zoning
64	1519 Camden Avenue	Parkersburg	1960	2,624	0.16	B-1 Neighborhood Business District
65	9505 Dupont Road*	Washington	1988	4,176	1.20	No Zoning
66	Coldwater Creek Drive*	Mineral Wells	N/A	N/A	35.40	No Zoning
67	40 Elizabeth Pike*	Mineral Wells	1988	2,592	1.12	No Zoning
68	720-740 Frontage Road*	Mineral Wells	1973	13,885	20.90	No Zoning
69	302 Frontage Road*	Mineral Wells	2002	5,840	3.22	No Zoning
70	Polymer Way*	Davisville	N/A	N/A	41.00	No Zoning
71	846 Cedar Grove Road*	Parkersburg	1987	4,550	0.49	No Zoning
72	6601 Emerson Avenue*	Parkersburg	1972	3,094	1.33	No Zoning
73	Emerson Avenue/ Emerson Commons Boulevard*	Parkersburg	N/A	N/A	14.00	No Zoning
74	David Lee Drive	Parkersburg	N/A	N/A	1.00	R-2 Single-Family Medium-Density District
75	3801 Camden Avenue*	Parkersburg	1968	25,722	10.10	No Zoning
76	4126 Camden Avenue	Parkersburg	1930	11,547	0.17	B-2 General Business District
77	303 Front Street	Williamstown	1962	7,980	1.26	Commercial (Zone II-A)
78	Harbor Drive	Williamstown	N/A	N/A	88.71	Commercial (Zone II-A)
79	406 Avery Street	Parkersburg	1900	1,564	0.20	B-3 Central Business District
80	1400 St. Marys Avenue	Parkersburg	N/A	N/A	0.11	B-2 General Business District
81	1130 19th Street	Parkersburg	1904	46,000	1.62	R-3 Residence District
82	47th Place	Vienna	N/A	N/A	0.59	Residential
83	60th Street*	Vienna	N/A	N/A	16.00	No Zoning
84	5708 Grand Central Avenue	Vienna	1944	1,200	0.16	Commercial
85	415 51st Street	Vienna	N/A	N/A	1.26	Residential
86	302 29th Street	Vienna	1984	1,620	0.15	Commercial
87	1903 Grand Central Avenue	Vienna	2016	16,200	0.84	Commercial
88	2901 Murdoch Avenue	Parkersburg	1983	6,468	0.43	B-2 General Business District
89	607-609 13th Street	Parkersburg	N/A	N/A	0.22	R-4 Multi-Family Apartment District
90	806 Swann Street	Parkersburg	N/A	N/A	0.09	R-3A High-Density Residence District
91	1715 Staunton Avenue	Parkersburg	N/A	N/A	0.13	R-3 Residence District
92	715 Latrobe Street	Parkersburg	N/A	N/A	0.05	R-4 Multi-Family Apartment District
93	1335 Latrobe Street	Parkersburg	N/A	N/A	0.13	R-4 Multi-Family Apartment District
94	1705 St. Marys Avenue	Parkersburg	N/A	N/A	0.12	B-2 General Business District
95	906 13th Street	Parkersburg	N/A	N/A	0.10	R-4 Multi-Family Apartment District
96	1346 St. Marys Avenue	Parkersburg	N/A	N/A	0.06	R-4 Multi-Family Apartment District
97	813 16th Street	Parkersburg	N/A	N/A	0.09	R-4 Multi-Family Apartment District
98	1314 St. Marys Avenue	Parkersburg	N/A	N/A	0.06	R-4 Multi-Family Apartment District
99	1316 Staunton Avenue	Parkersburg	N/A	N/A	0.13	M-2 Heavy Manufacturing District
100	1601 Staunton Avenue	Parkersburg	N/A	N/A	0.07	R-3 Residence District
101	1509 Andrew Street	Parkersburg	N/A	N/A	0.14	R-3 Residence District

Sources: LoopNet, Realtor.com, Wood County Property Database and several other real estate websites.

*Property located within unincorporated Wood County

N/A – Not Applicable

Note: Total land area includes total building area

(Continued)

Potential Housing Development Sites – Wood County, West Virginia						
Map Code	Street Address	Town/City	Year Built	Building Size (Square Feet)	Land Size (Acres)	Zoning
102	1419 Covert Street	Parkersburg	N/A	N/A	0.07	R-4 Multi-Family Apartment District
103	619 14th Street	Parkersburg	N/A	N/A	0.05	R-4 Multi-Family Apartment District
104	1005 19th Street	Parkersburg	N/A	N/A	0.17	R-3 Residence District
105	520 13 1/2 Street	Parkersburg	N/A	N/A	0.06	B-1 Neighborhood Business District
106	1340 St. Marys Avenue	Parkersburg	N/A	N/A	0.07	R-4 Multi-Family Apartment District
107	1322 Oak Street	Parkersburg	N/A	N/A	0.08	R-3 Residence District
108	1310 Avery Street	Parkersburg	N/A	N/A	0.06	R-4 Multi-Family Apartment District
109	1120-1122 Avery Street	Parkersburg	N/A	N/A	0.31	R-4 Multi-Family Apartment District
110	806 Quincy Street	Parkersburg	N/A	N/A	0.13	R-3A High-Density Residence District
111	715 13th Street	Parkersburg	N/A	N/A	0.07	R-4 Multi-Family Apartment District
112	820 Wood Street	Parkersburg	N/A	N/A	0.11	R-4 Multi-Family Apartment District
113	1110 East 12th Street	Parkersburg	N/A	N/A	0.05	R-4 Multi-Family Apartment District
114	407 4th Avenue	Parkersburg	N/A	N/A	0.10	B-1 Neighborhood Business District
115	635 13th Street	Parkersburg	N/A	N/A	0.11	R-4 Multi-Family Apartment District
116	1910-1912 29th Street	Parkersburg	N/A	N/A	0.23	R-3 Residence District
117	1113 Latrobe Street	Parkersburg	N/A	N/A	0.07	R-4 Multi-Family Apartment District
118	1611 Latrobe Street	Parkersburg	N/A	N/A	0.17	R-4 Multi-Family Apartment District
119	1120 Lynn Street	Parkersburg	N/A	N/A	0.07	R-4 Multi-Family Apartment District
120	1333 Lynn Street	Parkersburg	N/A	N/A	0.11	R-4 Multi-Family Apartment District
Total				415,936	1,818.88	

Sources: LoopNet, Realtor.com, Wood County Property Database and several other real estate websites.

N/A – Not Applicable

Note: Total land area includes total building area

In summary, the presence of potential residential development sites (properties capable of delivering new housing units) within the PSA (Wood County) does not appear to be an obstacle to increasing the number of housing units. Our cursory investigation for housing sites within the PSA (both land and buildings) identified 120 properties that are potentially capable of accommodating future residential properties via new construction or adaptive reuse. The 120 identified properties listed in the preceding table represent approximately 1,818 acres of land and over 415,000 square feet of existing structure area. Note that 34 of the identified properties consist of over 10 acres of land each, providing the ability to develop large residential projects that may include single-family homes or multifamily housing. A total of 31 properties contain existing buildings or structures which range in size from 1,200 to 327,076 square feet, potentially enabling the redevelopment of such structures into single-family or multifamily projects. Note that properties offering a large amount of square footage typically reflect multiple buildings. However, not all of these properties may be feasible to redevelop as housing due to overall age, condition, or structural makeup (availability and feasibility of identified properties were beyond the scope of this study).

Given that there are sufficient housing development sites within the PSA to support an increase in residential development, the location within the PSA where new residential units will have the greatest chance of success is the next critical question. The desirability of a particular neighborhood or location is generally influenced by proximity to work, school, entertainment venues, recreational amenities, retail services, dining establishments, and major roadways. Vacant parcels and buildings identified for potential residential development sites are primarily located within

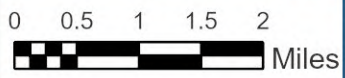
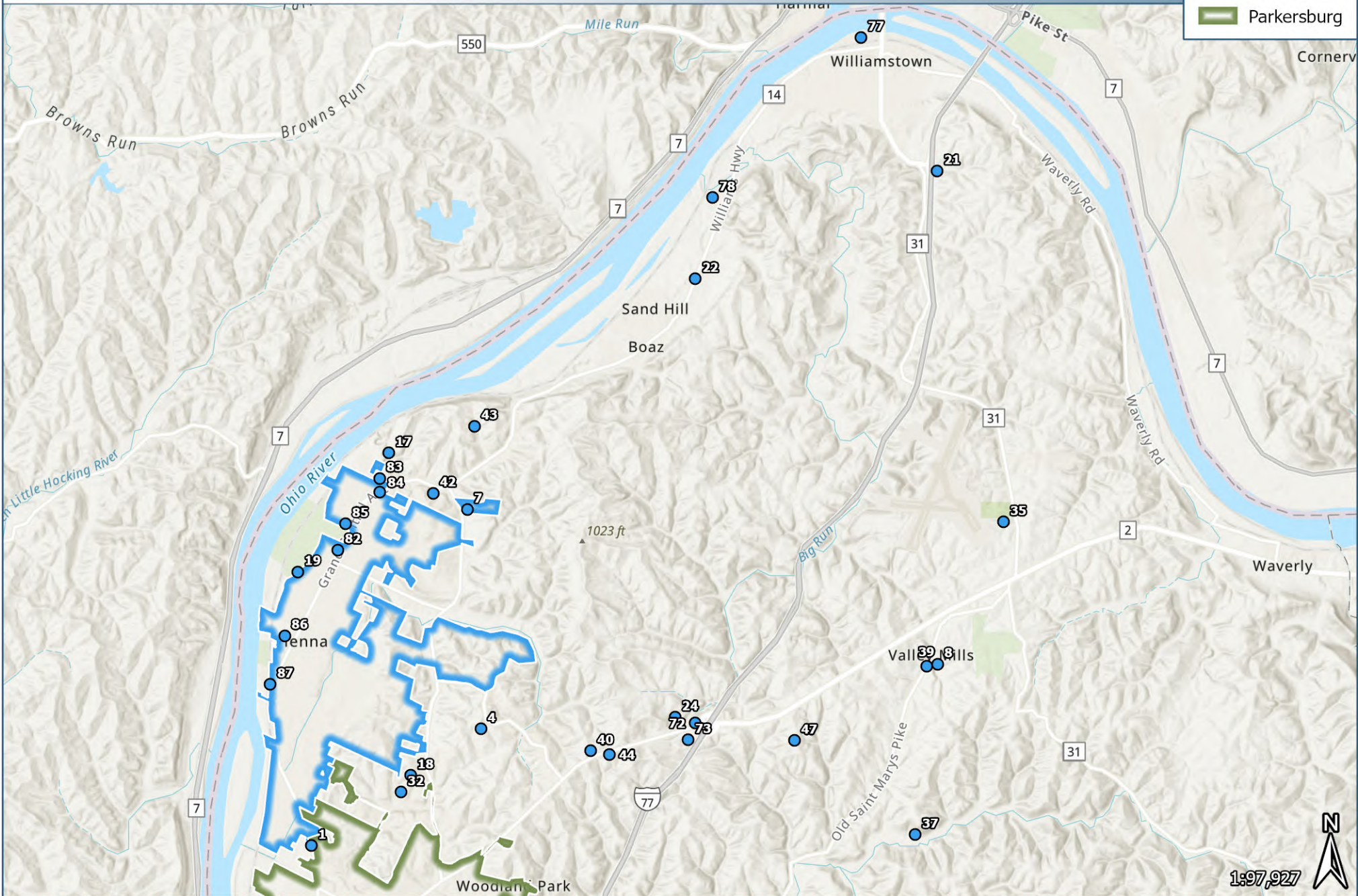
unincorporated portions of Wood County. Note that several unincorporated areas of the county are experiencing an increase in residential and commercial development. By comparison, potential development sites within established cities, most notably Parkersburg and Vienna, are less available and typically smaller than sites located in unincorporated areas of the county. Despite this, sites within or near these particular cities are likely most conducive to new residential units. In addition, the availability of infrastructure, including water, sewer, roads, electric power, natural gas, and broadband, is a critical factor in determining where real estate development occurs. As higher population densities and taller, multifloor structures are directly correlated with lower housing costs, Wood County municipalities with municipal sewer utilities have a unique opportunity to accommodate housing that is affordable and attainable. For example, developers of Low-Income Housing Tax Credit properties are generally unwilling to submit applications for projects that are not served by public water and sewer utilities, which generally limits multifamily development in areas outside of cities. Therefore, any county housing action plan will need the engagement of municipal leaders, as well as city/county planning officials.

Note that one property in our survey (Map Code 32) accounts for over 75% of the building/structure square footage and nearly 15% of the overall acreage in the entire survey of potential development sites. The former campus of Ohio Valley University, located in the Vienna area, is a 255.22-acre property with 20 buildings. The combined square footage of existing buildings is over 315,000 square feet according to a sales flyer published by a commercial brokerage that is listing the property for sale. This property represents a tremendous development/redevelopment opportunity due to the amount of square footage within the existing buildings as well as the overall acreage of the former campus. A portion of this former college campus is located within the city of Vienna and the remaining portion is located in unincorporated Wood County.

Of the total acreage identified among the 120 potential redevelopment properties, 67.4% of the total acreage (1,217.29 acres) is located within unincorporated areas of Wood County. These unincorporated areas do not have zoning regulations. By comparison, only 10.0% of total acreage identified is zoned for residential use. These properties are primarily located within the cities of Parkersburg and Vienna and typically represent lots that are smaller than 1.0 acre in size. Due to the smaller size, these parcels would typically be targeted for single-family structures. In fact, 50 of the 120 properties identified as part of this survey are less than one acre in size. As such, many of the development opportunities that would allow for large-scale residential projects are located in the unincorporated portions of Wood County.

A map illustrating the location of the 120 potential housing development opportunity properties is on the following page. The Map Code number in the summary table starting on page VII-40 is used to locate each property. In addition, individual profiles of identified properties that are at least one acre in size are provided in Addendum D.

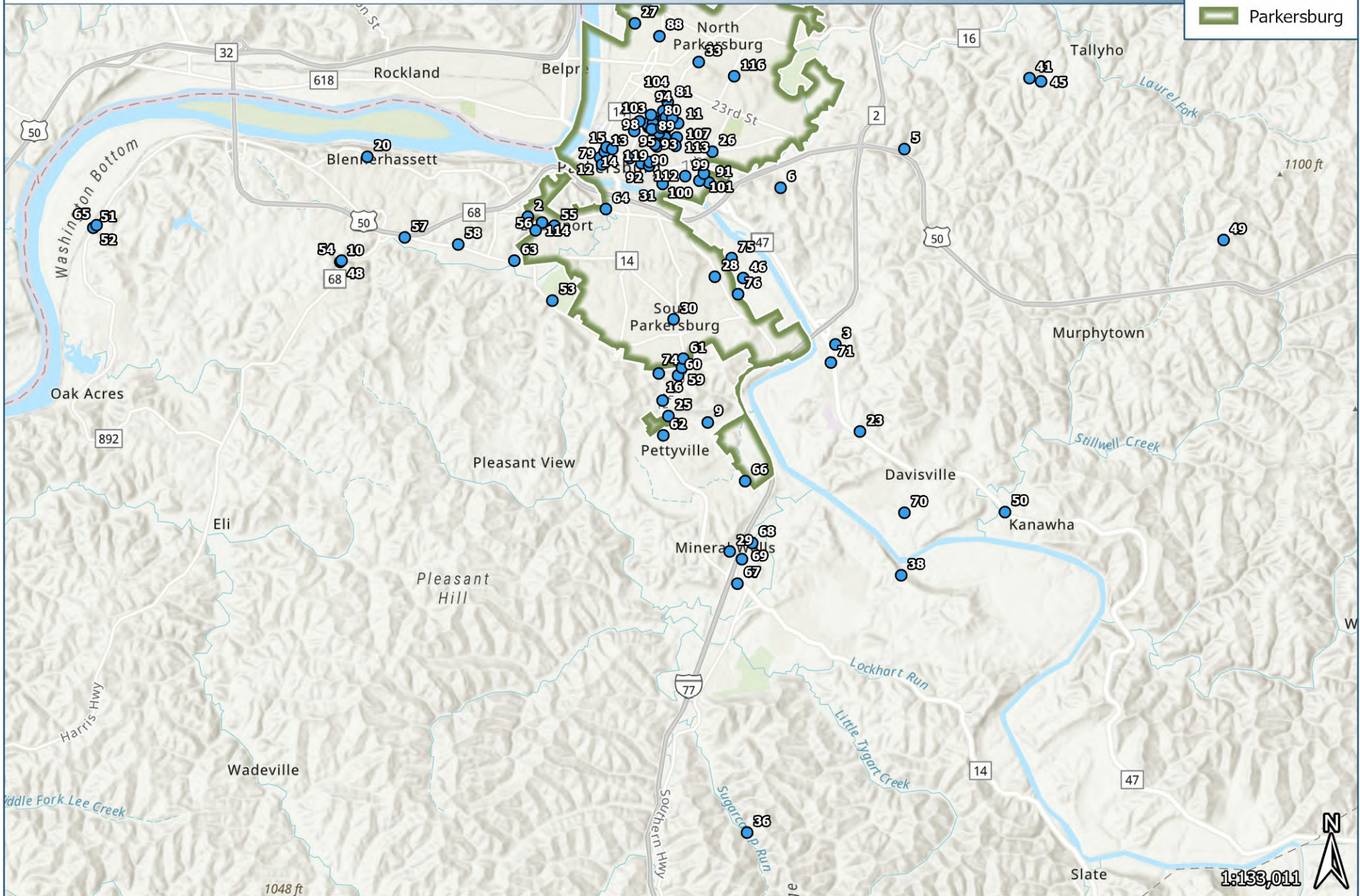
- Dev. Opps.
- ▬ Vienna
- ▬ Parkersburg




Esri, NASA, NGA, USGS, FEMA, WVU Facilities, VGIN, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA
Additional Source(s): Bowen National Research

1:97,927

-  Dev. Opps.
-  Vienna
-  Parkersburg



0 0.65 1.3 1.95 2.6
 Miles

Esri, NASA, NGA, USGS, WVU Facilities, VGIN, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA
Additional Source(s): Bowen National Research

1:133,011



G. HOUSING POLICIES AND REGULATIONS

Housing policies and regulations within city and county jurisdictions greatly influence residential development, housing choices, and market strength. As part of this Housing Needs Assessment, a review of government policies and land use controls was conducted to determine if there were any notable barriers to residential development within Wood County. A summary of regulatory factors influencing housing development decisions in Wood County is provided in this section.

Residential Zoning

According to the Centers for Disease Control and Prevention (CDC) Housing Reference Manual, *Zoning is essentially a means of ensuring that a community's land uses are compatible with the health, safety, and general welfare of the community.* In Wood County, there are three municipalities that have a residential zoning code: Parkersburg, Vienna, and Williamstown. A review of zoning regulations that permit some level of residential development for each of the three municipalities is below:

Zoning Designations – City of Parkersburg

City of Parkersburg – Zoning Designations – Codified Ordinances	
Zoning Category	Description
R-1 Single-Family Low-Density District	Allows for single-family detached homes to be built on larger than average lots.
R-2 Single-Family Medium-Density District	Allows for single-family detached homes to be built on medium-sized lots that are typical in newer subdivisions.
R-3 Residence District	Allows for development of single-family and two-family residential buildings. R-3 zoning also permits the conversion of a single-family home to a two-family building under certain conditions.
R-3A High-Density Residence District	Allows for development and preservation of single-family houses in areas with small lots. R-3A zoning permits two-family buildings in scattered locations and also permits the conversion of a single-family home to a two-family building under certain conditions.
R-4 Multifamily Apartment District	Encourages new construction of multifamily residential buildings while limiting conversions of single-family homes.
RH Residential Historic District	Allows construction and rehabilitation of existing buildings of a historic style and design. Residential Historic Districts defined as Julia-Ann Square Historic District, Parkersburg High School/Washington Avenue Historic District, and Avery Historic District. Single-family homes permitted in all districts. Two-family homes permitted in Julia-Ann Square Historic District.

Source: City of Parkersburg Codified Ordinances (Part Thirteen – Planning and Zoning Code)

Note: Commercial and industrial zoning classifications that do not allow for residential development were excluded from this analysis.

City of Parkersburg – Zoning Designations – Codified Ordinances	
Zoning Category	Description
B-1 Neighborhood Business District	Allows for the establishment of smaller commercial businesses adjacent to residential areas. B-1 zoning also allows for single-family, two-family, and multifamily residential buildings.
B-2 General Business District	Allows for the establishment of automobile-oriented commercial businesses located along major arterials and highways. B-2 zoning also allows for single-family, two-family, and multifamily residential buildings. Planned Unit Developments (PUD) are also permitted under this zoning designation.
B-3 Central Business District	Allows for the establishment of pedestrian-oriented commercial businesses within a core location. B-3 zoning also allows for single-family, two-family, and multifamily residential buildings. There are no minimum setbacks, maximum building height restrictions, or off-street parking minimums within this zoning district.
B-4 Residential-Office District	Allows for mixed-use development of residential, office, retail, and institutional land uses.

Source: City of Parkersburg Codified Ordinances (Part Thirteen – Planning and Zoning Code)

Note: Commercial and industrial zoning classifications that do not allow for residential development were excluded from this analysis.

According to the preceding tables, the first five residential zoning designations listed (R-1, R-2, R-3, R-3A, R-4) represent the most likely development opportunities for residential structures. The R-1, R-2, and R-3 zoning designations allow for lower-density residential development (primarily single-family and two-family structures) while the R-3A and R-4 zoning designations generally allow for higher-density development. The commercial zoning designations (B-1, B-2, B-3, B-4) primarily allow for commercial land uses. However, a variety of residential building types are permitted under these commercial zoning designations, including single-family, two-family, and multifamily residential buildings. In particular, the B-4 zoning designation allows for mixed-use development.

Setback and building height restrictions for each zoning designation that allows residential development is listed in the following table:

City of Parkersburg – Setbacks and Building Height Requirements by Zoning Designation					
Zoning Category	Minimum Lot Area (Sq. Ft.)	Front Yard Setback	Side Yard Setback	Rear Yard Setback	Maximum Building Height
R-1 Single-Family Low-Density District	12,000	30 ft.	15 ft.	30 ft.	2 stories or (30 ft.)*
R-2 Single-Family Medium-Density District	7,000	25 ft.	5 – 14 ft.	30 – 35 ft.	2 stories or (30 ft.)*
R-3 Residence District	6,000	25 ft.	5 – 14 ft.	30 – 35 ft.	2.5 stories or (35 ft.)*
R-3A High-Density Residence District	5,000	20 ft.	5 – 14 ft.	30 – 35 ft.	2.5 stories or (35 ft.)*
R-4 Multifamily Apartment District	5,000	20 ft.	5 – 14 ft.	30 – 35 ft.	2.5 stories or (35 ft.)*
RH Residential Historic District	5,000/6,500	20 – 25 ft.	5 – 14 ft.	30 – 35 ft.	2.5 stories or (35 ft.)*
B-1 Neighborhood Business District	5,000	20 ft.	5 – 14 ft.	25 ft.	2.5 stories or (35 ft.)*
B-2 General Business District	5,000	20 ft.	5 – 14 ft.	25 – 30 ft.	None
B-3 Central Business District	None	20 ft.	5 – 20 ft.	25 – 30 ft.	None
B-4 Residential-Office District	None	20 ft.	5 – 20 ft.	25 – 30 ft.	None

Source: City of Parkersburg Codified Ordinances (Part Thirteen – Planning and Zoning Code)

Note: Commercial and industrial zoning classifications that do not allow for residential development were excluded from this analysis.

*Whichever is less

Range for yard setbacks reflects one-story (low) and two-story/2.5-story dwellings (high).

Maximum building height for senior buildings in R-4 is 10 stories or 120 ft., whichever is less.

R-4 zoning also requires increased minimum setbacks for buildings three stories and taller.

Minimum lot area range in RH district varies by neighborhood.

Setbacks and minimum building heights for B-1, B-2, B-3, and B-4 zones reflect residential buildings and structures.

Note that properties located in residential zones in the city of Parkersburg appear to be structured for single-family or two-family development, while properties located in commercial zones appear to be more flexible regarding the type of structures that can be built. Three of the four commercial zones (B-2, B-3, B-4) do not have a building height restriction, meaning that taller residential structures could potentially be built within these commercial zones. By comparison, the residential *multifamily* zoning designation (R-4) has a limited building height restriction of 2.5 stories with the exception of senior housing (10 stories). It is recommended that this building height restriction be expanded to include low- and moderate-income housing with no age restriction, so that affordable housing projects with greater density can be built within R-4 zones. Note that most modern multifamily building projects are at least three stories in height, and that the current 2.5-story restriction would very likely limit these types of properties from being built without a zoning variance.

Zoning Designations – City of Vienna

City of Vienna – Zoning Designations – Codified Ordinances	
Zoning Category	Description
District I (Residential)	Allows for single-family and multifamily dwellings. No structures larger than two-family dwelling permitted north of 41 st Street and west of Grand Central Avenue.
District II (Business)	Allows for any residential use permitted in District I (Residential). A variety of commercial land uses are also permitted.

City of Vienna – Setbacks and Building Height Requirements by Zoning Designation					
Zoning Category	Minimum Lot Area (Sq. Ft.)	Front Yard Setback	Side Yard Setback	Rear Yard Setback	Maximum Building Height
District I (Residential)	5,000	15 – 30 ft.	5 – 15 ft.	5 – 30 ft.	None
District II (Business)	5,000	15 – 30 ft.	5 ft.	5 – 30 ft.	None

Source: Codified Ordinances of Vienna (Part Thirteen – Planning and Zoning Code)

Note: Commercial and industrial zoning classifications that do not allow for residential development were excluded from this analysis.

Front/side/rear yard setbacks increase five feet per story for buildings over two stories.

Range for yard setbacks reflects one-story (low) and two-story/2.5-story dwellings (high).

Setbacks for the District II (Business) zone reflects residential buildings and structures.

The City of Vienna has a simplified zoning code that recognizes two main categories: Residential and Business. It appears that residential development is not impacted by which zoning code a property is located in, as the business and residential zoning designations allow for the same types of residential dwellings to be developed. One exception is within the portion of Vienna bordered by 41st Street to the south and Grand Central Avenue to the east. This section of the city only allows for single-family and two-family dwellings to be built. A section of the Zoning Code also addresses multifamily development (Section 1329.06 Multiple Dwellings and Apartment Houses). This section sets forth parking requirements and building setbacks for multifamily buildings constructed within the city limits. Note that setbacks require more spacing between multifamily buildings compared to single-family dwellings.

Zoning Designations – City of Williamstown

City of Williamstown – Zoning Designations – Codified Ordinances	
Zoning Category	Description
Zone I – Residential Zone	Allows for individual and multiple dwellings, including duplexes and apartments.
Zone I-A – Residential Zone	Allows for single-family and multifamily dwellings in a medium-to-high density environment. Townhouse buildings limited to six units per structure.
Zone II – Commercial Zone	Allows for multifamily dwellings, including duplexes and apartments, in addition to a variety of commercial land uses.
Zone II-A – Commercial Zone	Similar regulations as Zone II except narrower front/side setbacks for buildings. Mobile homes are also permitted in Zone II-A.

City of Williamstown – Setbacks and Building Height Requirements by Zoning Designation					
Zoning Category	Minimum Lot Area (Sq. Ft.)	Front Yard Setback	Side Yard Setback	Rear Yard Setback	Maximum Building Height
Zone I – Residential Zone	5,000	20 - 30 ft.	5 – 15 ft.		Not listed
Zone I-A – Residential Zone	5,000	20 ft.	5 ft.	20 ft.	None
Zone II – Commercial Zone	5,000	20 – 30 ft.	5 – 15 ft.		Not listed
Zone II-A – Commercial Zone	5,000	20 ft.	5 ft.	20 ft.	Not listed

Source: Codified Ordinances of Williamstown (Part Thirteen – Planning and Zoning Code)

Note: Commercial and industrial zoning classifications that do not allow for residential development were excluded from this analysis.

Side yard setback is a minimum of five feet for single-family homes and 15 feet for multifamily buildings in Zones I, I-A, and II.

Front/side/rear yard setbacks increase five feet per story for buildings three stories and above.

The two residential zones and two commercial zones in the city of Williamstown allow for a variety of residential buildings and structures. All four zones allow for the development of multifamily apartment buildings. However, Residential Zone I-A allows for higher-density residential development due to shorter front, side, and rear yard setbacks as well as the lack of a maximum height restriction. Note that zoning definitions within the Codified Ordinances of Williamstown state that Zone I has a population density of 20 to 44 persons per acre, while the remaining zones allow for a higher population density (45 or more persons per acre). Based on these setbacks and density requirements, it appears that Zone I was established for lower-density development (single-family homes and duplexes) while the remaining zones may allow for higher-density multifamily buildings and structures.

Residential Building and Maintenance Codes

The West Virginia State Building Code (WVSBC) was enacted in 1990 and is administered by the State Fire Commission. The WVSBC was developed to bring uniformity to several different types of residential building codes enacted throughout the state. According to information provided by the West Virginia University College of Law, government jurisdictions that adopt the WVSBC must do so under the following guidelines:

1) adopt all parts of the WVSBC, which consists of 11 different codes; 2) adopt only the International Property Maintenance Code (IPMC) without adopting the rest of the WVSBC; or 3) adopt all of the WVSBC except the International Property Maintenance Code. Local governments are given interpretation and enforcement authority over the adopted codes in their respective jurisdictions.

Source: <https://wvleap.wvu.edu/fundamental-tools/building-code>

Numerous municipalities throughout the United States adopt the International Property Maintenance Code (IPMC) as its standard for evaluating the overall condition of residential and commercial buildings and structures. The purpose of adopting regulations set forth by the IPMC is to establish minimum standards for structures and facilities for public health and safety. The most recent edition of the IPMC (2021) consists of several chapters pertaining to specific building and structural characteristics, including light, ventilation, plumbing, fixtures, mechanical/electrical requirements, and fire safety.

The Cities of Parkersburg, Vienna, and Williamstown have each adopted the West Virginia State Building Code and adhere to IPMC minimum standards as well as several additional building codes for residential properties within city limits. These building codes include, but are not limited to, the International Residential Code (IRC), International Existing Building Code (IEBC), International Plumbing Code (IPC), International Mechanical Code (IMC), and the National Electric Code (NEC). Additional national and international building codes observed by these cities pertain to fuel gas, residential energy, and accessibility standards.

Sources: <https://parkersburgcity.com/pc/services-2/building/overview/>
<https://vienna-wv.com/DocumentCenter/View/92/Effective-West-Virginia-Building-Codes-PDF>

As residential building and maintenance codes in the area are well established and follow state standards, we believe such codes are appropriate and do not require any modifications. However, based on our on-site evaluation, a notable amount of residential blight still exists within the county, particularly in Parkersburg. While Parkersburg has made notable progress in addressing blight, the prevalence of blight may be an indication of issues associated with code enforcement, ranging from such things as procedures, staffing or budgetary limitations. Parkersburg may want to consider a more detailed analysis of its code enforcement mechanisms to determine what changes could be made to better empower the city to address its blight issues.

Blight Removal and Home Repair/Weatherization Programs

Wood County has an Abandoned and Dilapidated Building Ordinance that is enforced within unincorporated areas of the county. This ordinance allows for the demolition of dwellings “unfit for human habitation” due to health and safety issues. An enforcement agency comprised of several county officials and two members of the public convenes to discuss various properties where complaints have been issued. Note that properties discussed by the enforcement agency originate from complaints brought forth by citizens. This agency can work with landowners to fix any issues with buildings or structure that can ultimately prevent demolition. This agency can also have the county engineer petition the county commission to order landowners to clean up properties, issue penalties and/or fines to non-compliant landowners, find general contractors to make needed repairs, or institute a civil proceeding against a non-compliant landowner in the county circuit court.

The Abandoned and Dilapidated Building Ordinance also outlines the procedure necessary for the condemnation of an unsafe structure. This ordinance defines an unsafe structure as *one that is found to be dangerous to the life, health, property or safety of the public or the occupants to the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe, or of such faulty construction or unstable foundation, that partial or complete collapse is possible.* Depending on the condition of a building or structure as evaluated by the county engineer, a compliance officer can post a notice at the property prohibiting occupancy, thereby condemning the property. The compliance officer can also order that buildings and structures be closed up in the event that the landowner does not take action to secure and/or close a building or structure on the property. (Source: <https://woodcountywv.com/county-offices/building-permits/>)

The Parkersburg-Wood County HOME Consortium covers the cities of Parkersburg, Vienna, Williamstown, and unincorporated portions of Wood County. This consortium includes funds eligible to be loaned to homeowners for the acquisition and repair of residential properties in the county. One consortium program, the Affordable Housing Leverage Fund Program, provides loans to repair existing rental properties in the city. To qualify for these loans, owners of rental properties must rent these repaired units to income-qualified households for a five-year period. The City of Parkersburg, which administers this program, approved the allocation of funding for this program by council vote in 2021.

Sources: <https://www.newsandsentinel.com/news/local-news/2021/04/home-consortium-budget-includes-funding-for-rental-housing-rehab/>
<https://www.newsandsentinel.com/news/local-news/2021/05/parkersburg-city-council-passes-home-budget-after-debate/>

The City of Vienna operates two housing improvement programs paid for by Community Development Block Grant (CDBG) Funds. The first is an energy efficiency program targeting replacement of doors and/or windows, while the second is a home improvement program focusing on roofs, gutters, downspouts, and HVAC. Both programs are available to low- and moderate-income owner-occupant households residing in the city of Vienna. Program guidelines state that window and/or door replacement must be conducted by an approved contractor. Windows replaced as part of this program must be ENERGY STAR™ certified. The home improvement program covers minor home repairs including roof patching, gutter repair, and mechanicals (e.g., hot water tank, furnace).

Source: <https://www.vienna-wv.com/159/Building-Code-Inspection>

Residential Permitting Process and Fees

The City of Parkersburg Building and Zoning Office issues building permits for residential, commercial, and industrial projects within the city limits. As part of the permitting process, the City publishes requirements for building permits on its website (<https://parkersburgcity.com/pc/services-2/building/obtaining-building-permit/>). Before the City will issue a building permit for a residential project, applicants must submit a zoning and engineering application, two copies of the site plan identifying property lines, streets, driveway, and setbacks, two copies of construction plans to include floorplan, front/rear/side building elevations, electrical plan, plumbing plan, HVAC plan, and a window and door schedule. Drainage plans must also be provided to the City Engineering Department.

The overall cost of building permits issued by the City of Parkersburg is largely based on the value of labor and materials for a given project. Residential and non-residential projects have a varying fee schedule based on value. For example, a residential project where the value of labor and materials is \$100,000 would have a building permit fee of \$600 (\$100,000 value x 0.006), while a commercial or industrial project worth \$100,000 would have a building permit fee of \$550. However, the fee multiplier for residential projects (0.006) is capped at \$100,000, while non-residential projects have a higher fee multiplier for projects valued up to \$1,000,000. Based on the low threshold for residential building permits based on value, it appears that nearly any residential project (e.g., a new single-family house) would be based on the 0.006 fee multiplier. The City of Parkersburg Building and Zoning Office also charges permit and inspection fees for electric service upgrades, demolition, and moving an existing structure.

The Wood County Building Permit and Compliance Office issues building permits for projects in the unincorporated areas of the county. A building permit application is available on the county website (<https://woodcountywv.com/county-offices/building-permits/>) and must be filled out prior to the issuance of a building permit. Note that commercial building and larger apartment buildings (three+ units) also need to submit plans to the West Virginia State Fire Marshall for approval. Developers of residential and commercial projects in unincorporated parts of Wood County may also be subject to Land Use Regulations and Subdivision Regulations enforced by the county.

The residential permitting process and the corresponding documentation that is required appear to be typical when compared with other communities similar to those in Wood County. The residential permitting fees also appear to be generally in line with other communities in West Virginia. Based on our review of the residential building permit process and fees, it does not appear that these factors represent deterrents or barriers to residential development.

Note that Vienna and Williamstown each have their own procedures for the filing of building permits within each city. However, documentation detailing the building permit process for each city could not be reviewed and verified at the time of this report.

Review of Previous Completed Residential Studies (e.g., Comprehensive Plans)

West Virginia State Code (Chapter 8A) requires municipalities to update its Comprehensive Plan every 10 years. The City of Parkersburg last updated its Comprehensive Plan in 2020. A portion of this Comprehensive Plan addresses housing issues in the city. The Citywide Housing Recommendations section (page 75 of document) notes that increasing land and construction costs, coupled with lower median household incomes that have not kept pace with housing costs, have resulted in a lack of development/redevelopment activity within the city limits. These recommendations also note that the existing housing stock is generally older and not appealing to prospective buyers. As outlined in the Residential Blight section of this Housing Needs Assessment, there are numerous homes in Parkersburg that need significant repair and revitalization. In many cases, these properties are owned by absentee landlords that are not making necessary repairs. These recommendations conclude that offering a mix of newer housing types (e.g., apartments, condominiums, townhomes) may attract new residents and help prevent current residents from leaving the city in order to find suitable housing. Additional relevant recommendations suggested within the Comprehensive Plan include: *a.) identify and apply for grant funds that can be used to maintain and rehabilitate properties, b.) plan for a “market-flexible” mix of housing in the city, c.) review and update the Zoning Ordinance to potentially identify and eliminate barriers to housing development in the city, d.) update City codes to encourage development of affordable housing units for prospective renters and homeowners, e.) investigate the feasibility of establishing a nonprofit housing organization to develop affordable workforce housing.* All of these recommendations should be considered in the process of improving the housing market in Parkersburg and Wood County. Source: (<https://woodcountywv.com/files/docs/county-offices/county-clerk/public-documents/2020ParkersburgComprehensivePlan.pdf>).

The City of Vienna published an Annual Action Plan (AAP) in 2022, which is part of the aforementioned Parkersburg Comprehensive Plan (In 2021, the City of Vienna was included as part of the City of Parkersburg’s Consolidated Plan). The AAP assists with allocation of Community Development Block Grant (CDBG) Funds issued to the City of Vienna for the purpose of funding housing programs targeting low- and moderate-income households. As part of this AAP, the City of

Vienna included affordable housing as a focus area. Affordable housing goals for the city include *a.) replacement of doors and/or windows as part of its energy efficiency program, b.) a home improvement program focusing on roofs, gutters, downspouts, and HVAC, c.) develop housing programs that may be appropriate, and d.) involvement in the Parkersburg/Wood County HOME Consortium to increase housing for low- to moderate-income households in the city.* The AAP noted that Vienna did not have many low- and moderate-income households taking advantage of the home improvement programs due in part to COVID-19 restrictions. Due to an advertising and awareness campaign in local publications and on social media, these programs had an increase in applicants as of September 2021.

Based on our review of zoning and building regulations for each of the three larger municipalities, it is our opinion that there are no significant regulatory barriers in Wood County that would greatly alter, limit or deter residential development. However, we believe some modifications could be made to some existing zoning, reduction or waiving of regulatory fees, and expediting the permitting process for projects that serve low- to moderate-income households. Note that a survey of area stakeholders was also conducted as part of the Wood County Housing Needs Assessment. Results of this survey are in Addendum F of this report. A portion of this survey asked questions regarding barriers to development in the county. The largest share of respondents (over 80%) noted that the cost of labor/materials was a barrier or obstacle that limits residential development in the county. Additional barriers or obstacles to development noted by at least half of all survey respondents included cost of infrastructure, cost of land, development costs, lack of buildable sites, and neighborhood blight. Based on this stakeholder survey, there are several existing issues in Wood County that often stand in the way of residential development, however, regulatory restrictions do not appear to present significant barriers to development.

H. HOUSING PROGRAM OVERVIEW

This section outlines the various federal, state, county, and city programs that support the development and preservation of housing that may be available in the subject market.

Programs, Initiatives, and Incentives (**Federal**)

Organization/Program	Description	Eligibility
U.S. Department of Agriculture <i>Multifamily Housing Direct Loans</i> https://www.rd.usda.gov/programs-services/multi-family-housing-programs	Program provides financing for development of affordable multifamily rental housing in select rural areas; Includes construction, improvement, purchase of low-income multifamily rental housing, and purchase/improvement of land; Provides infrastructure when needed	Income Based; Each state may have specific requirements based on state and local regulations
U.S. Department of Agriculture <i>Single Family Direct Home Loans</i> https://www.rd.usda.gov/programs-services/single-family-housing-programs/single-family-housing-direct-home-loans/wv	This program, also known as Section 502 Direct Loan Program, helps applicants find adequate, safe, and sanitary housing in select rural areas by offering payment assistance to increase an applicant's repayment capability	Income Based; Be without adequate, safe, and sanitary housing; Unable to obtain a loan from other resources; Must become applicants' primary residence; Meet requirements of citizenship or eligible noncitizen; Not be barred from participation in federal programs
U.S. Department of Agriculture <i>Single Family Housing Repair Loans & Grants</i> https://www.rd.usda.gov/programs-services/single-family-housing-programs/single-family-housing-repair-loans-grants/wv	This program, also known as Section 504 Home Repair Program, is used to repair, improve, or modernize a home along with removal of health and safety hazards	Applicant must own and occupy the home and have very low income; Over age 62; Unable to obtain affordable credit and unable to repay the loan
U.S. Department of Agriculture <i>Farm Labor Housing Loan and Grant program</i> https://www.rd.usda.gov/programs-services/multifamily-housing-programs/farm-labor-housing-direct-loans-grants	Program provides capital financing for the development or repair of housing related to domestic farm laborers, family farm corporations, Indian tribes, nonprofit organizations, public agencies, and associations of farmworkers	Initial application approval is based on eligibility and feasibility; If applicant is approved than a second step of the application process is required
Benefits.Gov <i>Weatherization Assistance Program</i> https://www.benefits.gov/benefit/1886	The U.S. Department of Energy (DOE) Weatherization Assistance Program (WAP) provides grants to states, territories, and select Indian tribes to enhance the energy efficiency in homes of low-income families	Income Based; Reside in West Virginia; Must be over age 60; Families with one or more members with a disability; Families with children; Automatically eligible to receive assistance if applicant receives Supplemental Security Income or Temporary Assistance to Needy Families
Federal Emergency Management Agency <i>Individuals and Household Programs</i> https://www.fema.gov/assistance/individual/program	Offers several grants that may meet applicant's needs	Must prove disaster caused damage to home; Must prove ownership and reside in the home; Home must be uninhabitable after agency inspects home; Only provides funding for repairs not covered by insurance

(Federal Programs Continued)

Organization/Program	Description	Eligibility
Southwestern Community Action Council, Incorporated <i>West Virginia Weatherization Assistance Program</i> http://scacwv.org/weatherization	Federally funded program that helps residents in the state reduce the costs incurred due to energy related utilities; Includes insulation of walls, floors, crawl space, and attics; Maintains home heating/cooling systems	Income meets the 200% federal poverty guidelines; Priority given to elderly, families/individuals with disability, families with children
Southwestern Community Action Council, Incorporated <i>Supportive Services for Veterans' Families</i> http://scacwv.org/supportive-services-for-veterans-families	Program designed to bring veteran families out of homelessness and into adequate permanent housing	Very low-income; Head of household or spouse of veteran; Applicant must be residing in permanent housing, homeless and scheduled to become a resident of permanent housing, or recently exited permanent housing
West Virginia Community Action Partnership <i>Supportive Service for Veteran Families Program</i> https://wvcap.org/ssvf/	Organization can provide grants for rental assistance, utility assistance, security deposit assistance, and weatherization; Can also apply through Volunteers of America	Very low-income; Member of a veteran family/or be a veteran; Reside in permanent housing; Be homeless and scheduled to enter permanent housing within 90 days of application; Moved from permanent housing within the previous 90 days and seeking alternative low-income housing
U.S. Department of Veterans Affairs <i>Veterans Affairs Housing Assistance</i> https://www.va.gov/housing-assistance/	Program offers housing assistance for home loan benefits, grants, and homelessness prevention	Must have at least 90 continuous days of military service; Eligibility is also based on where applicant served; Possible approval if applicant had early discharge
West Virginia Community Advancement and Development <i>Emergency Solutions Grant</i> https://wvcad.org/	Funding provided by Department of Housing and Urban Development; Helps individuals and families reclaim permanent housing; Utility and unpaid rent assistance	Must submit Letter of Intent; Living in a home that is uninhabitable, experiencing homelessness, or potential homelessness
West Virginia Community Advancement and Development <i>Housing Opportunities for Persons with HIV/AIDS</i> https://wvcad.org/sustainability/hopwa	Federally funded program addressing the supportive service and housing needs of persons with HIV/AIDS	Must submit Letter of Intent; Income cannot exceed 80% of the median income for county of residence; Person with HIV/AIDS diagnosis and needs help maintaining affordable housing
West Virginia Community Advancement and Development <i>West Virginia Weatherization Assistance Program</i> https://wvcad.org/sustainability/weatherization-assistance-program	Federally funded program offers insulation of walls, floors, and attics; Maintains home heating/cooling systems	Income Based; Automatically eligible to receive weatherization assistance if applicant receives Supplemental Security Income or Temporary Assistance to Needy Families
West Virginia Community Advancement and Development <i>Community Development Grant</i> https://wvcad.org/infrastructure/community-development-block-grant	Grant provided to local governments (towns, cities, and counties) that do not receive Community Development Block Grants direct funding from U.S. Department of Housing and Urban Development; Grants used to maintain housing; In 2022, announced that West Virginia was allocated \$14 million in funding; Several million dollars in various grants will also be awarded for housing assistance emergencies for low-income households	Funds must benefit low- and moderate-income persons; Prevent or eliminate blight areas in the community; Address development needs that are a threat to the health or welfare of the community

(Federal Programs Continued)

Organization/Program	Description	Eligibility
U.S. Department of Housing and Urban Development <i>Good Neighbor Next Door Program</i> https://www.welfareinfo.org/benefits/good-neighbor-next-door-program-530	Program helps qualified applicants purchase a home by offering 50% discount from list price of select homes	Applicant must be a law enforcement officer, firefighter, emergency medical technician, or teacher; Commit to three-year occupancy of the home; Sign a second mortgage and note
Wood County HOME Consortium <i>Single-Family Housing Opportunity Program</i> https://parkersburgcity.com/pc/development/housing/first-time-homebuyer/	Funded through a Federal Entitlement Program through the U.S. Department of Housing and Urban Development; Provides low interest loans to qualified households to help purchase or construct a home	Income Based; First time homebuyer; Buy or build within the county; Mobile homes not eligible
West Virginia Housing Development Fund <i>Low-Income Housing Tax Credit</i> https://www.wvhdf.com/programs/low-income-housing-tax-credit-program	Program provides funding for private investment through federal Tax Credits for new construction or rehabilitation of multifamily housing; Approximately 15,200 affordable rental units have been built in West Virginia since program began	Income Based
The Multiple Sclerosis Foundation https://msfocus.org/Get-Help/MSF-Programs-Grants/Emergency-Assistance-Program	A one-time use emergency assistance grant that provides full or partial financial assistance for rent or utilities	Persons with Multiple Sclerosis
Qualified Opportunity Zones (QOZs) – Program Information: https://westvirginia.gov/opportunity-zones/ Fund Information: https://opportunitydb.com/counties/wood-county-west-virginia/	QOZs were created to spur investment in low-income communities through tax benefits. Wood County has two Census Tracts designated as QOZs (54107000701 and 541070111000).	Multifamily housing product is an eligible product under this program

Programs, Initiatives, and Incentives (State)

Organization/Program	Description	Eligibility
West Virginia Department of Health & Human Resources <i>Olmstead Transition and Diversion Program</i> https://www.wvdhhr.org/oig/pdf/Olmstead/Olmstead_T_and_D_Brochure_2021.pdf	The program assists residents with disabilities that want to transition into a home; Offers help with security deposit and utility service deposits	Persons currently residing in an institutional setting (like a nursing home, rehabilitation facility) and are transitioning to a home
West Virginia Department of Health and Human Resources <i>Take Me Home Transition Program</i> https://dhhr.wv.gov/bms/Programs/Takemehome/Pages/default.aspx	Program designed to allow qualified applicants to return to their own home or apartment after living in a nursing home or long-term care facility and still be able to receive services; The program is supported by West Virginia's Money Follows the Person Rebalancing Demonstration Grant; Approximately 470 persons have been able to return home since program originated in 2013	Lived in a nursing or other long-term care facility for 90 consecutive days
West Virginia Department of Health and Human Resources <i>Low Income Energy Assistance Program</i> https://www.welfareinfo.org/benefits/west-virginia-low-income-energy-assistance-program-lieap-1566	The program helps eligible households with the cost of home heating through direct cash payments or payments directly to utility companies	Income Based
West Virginia Department of Health and Human Resources <i>Special Reduced Residential Service Rate Program</i> https://dhhr.wv.gov/bcf/Services/familyassistance/Pages/Utility-Assistance.aspx	Offers a 20% discount from electric, gas and West Virginia American Water (only water company participating in the program); Utility companies determine eligibility	Must be a recipient of Supplemental Nutrition Assistance Program and age 60 or older; Supplemental Security Income and be 18 years or older
Dollar Energy Fund, Incorporated <i>West Virginia Utility Assistance Program</i> https://www.dollarenergy.org/need-help/westvirginia/west-virginia-utility-assistance-program/	Assists eligible applicants with gas, electric and water bills with a one-time grant; Funds cannot be used for security deposits or reconnection fees	Must have an outstanding balance of at least \$100; Must reside in a single-family home or apartment; Each utility has different income restrictions
West Virginia Housing Development Fund <i>Home Ownership Program</i> https://www.wvhdf.com/homebuyers/homeownership-program	Designed to make home ownership more affordable; Available in construction with down payment and closing cost assistance; https://www.wvhdf.com/homebuyers/down-paymentclosing-cost-assistance	Income limits based on the county where home is being purchased; Limit on price of home; Must participate in Homebuyer Education/Counseling program
West Virginia Housing Development Fund <i>Multifamily Loan Program</i> https://www.wvhdf.com/programs/developer-resources	Provides financing to developers for construction of affordable housing	Regulations for developers are provided at the link provided
West Virginia Housing Development Fund <i>HOME Investment Partnerships Program</i> https://www.wvhdf.com/programs/the-home-investment-partnerships-program	Program objective is to expand the supply of quality affordable housing including rentals and single-family homes	Regulations for developers are provided at the link provided

(State Programs Continued)

Organization/Program	Description	Eligibility
Community Resources, Inc. <i>Accountable Case Management</i> https://cricap.org/accountable-case-management/	Program helps families find affordable housing; Assists older adults maintain independence in their own home; Rent eviction prevention; Utility termination prevention	Income based; If household member has a disability, income restriction may not apply; Preference may be given to applicants over age 60
Community Resources, Inc. <i>Weatherization</i> https://cricap.org/weatherization/	Program includes replacement of water tanks and weather stripping, window repair/replacement, insulation installation and safety checks	Income Based; Preference may be given to applicants over age 60, families with one or more members that are disabled, or family with children under the age of five
West Virginia Government Grants <i>West Virginia Housing Grants</i> https://www.usgrants.org/west-virginia/housing-grants	Several programs offer grants for low-income families, green homes, minority families, and for residents that operate a business from their home	Each grant has various requirements

Programs, Initiatives, and Incentives (County)

Organization/Program	Description	Eligibility
Habitat for Humanity of the Mid-Ohio Valley https://habitatmov.com/	Completed 110 homes and provided affordable living for over 400 individuals since 1990; Covers Wood County and Washington County in Ohio	Income Based
Wood County HOME Consortium <i>Rental Rehab Program</i> https://parkersburgcity.com/pc/services-2/planning-development/community-development/housing-programs/	Ensures tenants are provided adequate housing and offers owners funding to rehabilitate their properties	Property owners are required to rent to income eligible tenants for at least five years of the term of financial assistance
Wood County HOME Consortium <i>Owner Occupied Rehabilitation Loan Program</i> https://parkersburgcity.com/pc/development/housing/owner-occupied-rehabilitation/	Provides low interest loans to qualified homeowners so they can rehabilitate their home up to state and local codes	Income Based; Resident of Wood County; Own and reside in the home; Mobile homes or homes with land contracts are not eligible
Wood County HOME Consortium <i>New Construction Program</i> https://parkersburgcity.com/pc/development/housing/	Partnered with Wood County Habitat for Humanity to build new homes	Low- to moderate-income level

Programs, Initiatives, and Incentives (Parkersburg)

Organization/Program	Description	Eligibility
<p>City of Parkersburg <i>Emergency Home Repair Program</i> https://parkersburgcity.com/pc/services-2/planning-development/community-development/housing-programs/</p>	<p>Program offers grant for home repairs such as faulty roof, heating system, air conditioning, electrical and/or plumbing problems</p>	<p>Home must be within Parkersburg city limits; Applicant must be at or below 60% of area median income; Owner must reside in the home</p>
<p>City of Parkersburg <i>Real Property Improvement Tax Rebate Program</i> https://parkersburgcity.com/pc/wp-content/uploads/2020/03/RPITRP-Program-Guidelines_Final.pdf</p>	<p>The program was created to encourage private investment and redevelopment of residential or commercial structures</p>	<p>Rehabilitate a single-family home or multifamily units within cost restrictions; Must meet building codes at completion</p>
<p>City of Parkersburg <i>Minor Home Repair</i> https://parkersburgcity.com/pc/services-2/planning-development/community-development/development-other-programs/</p>	<p>An earned grant that is available for homeowners to assist with a minor repair</p>	<p>Income Based</p>
<p>City of Parkersburg <i>Down Payment Assistance Program</i> https://parkersburgcity.com/pc/services-2/planning-development/community-development/housing-programs/</p>	<p>The City of Parkersburg and the Parkersburg/Wood County HOME Consortium seek to provide homeownership opportunities for individuals that are within the low- to moderate-income level</p>	<p>Income Based; First time home buyer; Home must be within corporate limits of Wood County; Must own the property and reside in the home for at least five years for loan to be forgiven; Price of home cannot exceed 95% of the area median purchase price; Applicant must complete housing counseling</p>
<p>Parkersburg Housing Authority <i>Public Housing and Section 8</i> https://www.parkersburghousing.com/home</p>	<p>Serves Parkersburg for Public Housing; Manages 148 units consisting of 16 one-bedrooms, 76 two-bedrooms, 36 three-bedrooms, 18 four-bedrooms, and two five-bedrooms; Issues Section 8 vouchers for Wood County and seven other counties; As of July 2022, there are 1,046 households on the waiting list for all counties</p>	<p>Income Based</p>
<p>Parkersburg Housing Authority <i>Program to Reinvest in Individual Development and Enterprise</i> https://www.parkersburghousing.com/ownership</p>	<p>Offers a two-year lease to purchase select homes within the county</p>	<p>At least three persons in household; Attend counseling classes; Acceptable credit history; Good rental history; Income restrictions</p>
<p>City of Parkersburg <i>New Construction or Rehabilitation of Multifamily Housing Tax Credit Program</i> https://parkersburgcity.com/pc/wp-content/uploads/2015/09/New-Construction-or-Rehabilitation-of-Multifamily-Housing-Tax-Credit-Program.pdf</p>	<p>Program is designed to encourage new construction, rehabilitation, or revitalization of existing multifamily units</p>	<p>Must build or be located within city of Parkersburg; All required forms must be submitted; Maximum credit allowed cannot exceed total cost of the capital investment</p>

(City of Parkersburg Programs Continued)

Organization/Program	Description	Eligibility
<p>City of Parkersburg <i>Vacant Building Revitalization Tax Credit Program</i> https://parkersburgcity.com/pc/wp-content/uploads/2015/09/Tax-Credit-Program_Vacant-Building-Revitalization.pdf</p>	<p>Program created to encourage the rehabilitation, revitalization, and use of vacant residential, commercial, and industrial buildings</p>	<p>Building must be within city of Parkersburg; Must file required forms; Rehabilitation cannot exceed cost allowed through the program</p>
<p>Habitat for Humanity <i>Low-Income Assisted Mortgage Program</i> https://www.wvhdf.com/programs/developer-resources/lamp-low-income-assisted-mortgage-program</p>	<p>The program provides Habitat for Humanity organizations a funding source for selling new and existing single-family Habitat mortgages to assist in raising funds for construction of additional affordable housing</p>	<p>Income Based</p>
<p>City of Parkersburg <i>Residential Assisted Demolition Program</i></p>	<p>New program implemented in summer 2022; The grant can offer deferred and forgivable loans up to \$10,000 for demolition of a qualifying blighted property to improve property value, appearance, and safety of neighborhood</p>	<p>Income Based; Home must be located within city limits; Function of home is obsolete or beyond repair; Abandoned or vacant for at least a year; Must have written consent from owner; Applicant must provide proof of ownership; Only one structure is eligible on property; Land must be owned for mobile homes; All utilities disconnected; Applicant must have a long-term use plan for the land within two years of demolition</p>
<p>City of Parkersburg <i>Accessory Dwelling Units</i> https://www.newsandsentinel.com/news/local-news/2022/08/parkersburg-city-council-to-vote-on-accessory-dwellings-code-incentives/</p>	<p>Recently passed by Parkersburg City Council in 2022; New ordinance will allow homeowners to build ‘accessory dwellings’ such as garage apartments or add an attached or detached structure to their existing residence</p>	<p>Zoning and building code requirements; Height and lot coverage requirements</p>

Programs, Initiatives, and Incentives (Vienna)

Organization/Program	Description	Eligibility
<p>City of Vienna <i>Minor Home Repair Program</i> https://vienna-wv.com/DocumentCenter/View/94/Minor-Home-Repair-Brochure-PDF#:~:text=For%20more%20information%20or%20an,348%20or%20335.&text=The%20City%20of%20Vienna%20is,can%20apply%20for%20the%20program.</p>	<p>Funding through the Community Development Block Grant Funds supplied by the United States Housing and Urban Development; Funding for improvement in the community infrastructure in low- to moderate-income neighborhoods; In addition, the funds have been used to improve conditions for the elderly and individuals with a physical disability; Roofing repair, gutter repair, replace or repair furnace and/or hot water tank and select other housing issues; In 2022, the city received \$101,000</p>	<p>Income Based; Be a reside of Vienna; Own and reside in the home; Mobile homes and land contract not eligible</p>

Overall, a total of 46 programs were identified that could potentially be accessed to support housing preservation and development efforts in the subject market. This includes 19 federal programs, 11 state programs, four county programs, and 12 city programs. These programs cover a variety of purposes, are available on a community or individual household level and have various eligibility requirements. Wood County should explore, utilize and promote programs that best fit the county's goals.

I. DEVELOPER/INVESTOR IDENTIFICATION

Given the scope and variety of housing challenges that exist within Wood County, the community would benefit from encouraging the involvement of both public and non-public entities to develop and invest in the numerous housing development opportunities that exist in the county and its municipalities. To that end, we have compiled a list of various residential developers, philanthropic organizations, investors/lenders, and federal and state housing finance organizations that are active in West Virginia and the surrounding region of western Pennsylvania, southeastern Ohio, western Virginia and eastern Kentucky. In some cases, we have provided links to membership directories given the extensive list of organization members that could be included. Each organization's name, website (or phone number) and type of entity are provided in the following table.

Entity Name	Website
Housing Developer	
Allied Partners	https://alliedpartners.com
American Community Developers/St. Clair Construction Co.	www.stclairconstructioncompany.com
AU Associates	www.auassociates.com
Beacon	www.beaconproperty.com
Better Housing Coalition	www.betterhousingcoalition.org
Buckeye Community Hope Foundation	www.buckeyehope.org
CMS Housing	www.cms-results.com
Community Builders	https://tebinc.org
Conifer Realty	https://coniferllc.com
Flaherty and Collins Properties	https://flco.com
Frontier Community Services	www.frontiercommunity.com
Harbinger Development	None Found; Phone: (304) 343-3535
Heritage Land and Development, LLC	http://hld.hld-llc.com
Homebuilders Association of West Virginia (Member Directory)	www.hbawv.org/find-a-member
Humanities Foundation	https://humanitiesfoundation.org
Kittle Property Group	https://kittleproperties.com
Marian Group	www.themariangroup.com
McCormack Baron Salazar	www.mccormackbaron.com
Michaels Organization	https://tmo.com
Millennia Housing Development	themillenniacompanies.com
National Church Residences	www.nationalchurchresidences.org
NRP Group	www.nrpgroup.com
Parkersburg Housing Authority	www.parkersburghousing.com
People, Inc.	www.peopleinc.net
PIRHL	www.pirhl.com
Pivotal Housing Partners (FKA MVAH Development)	www.pivotal-hp.com
Sadd Brothers	None Found; Phone: (502) 419-0871

Entity Name	
Housing Developer (continued)	
Spire Development, Inc.	www.livespired.com
St. Mary Development Corporation	www.stmarydevelopment.org
TREK Development Group	www.trekdevelopment.com
TWG Development, LLC	https://twgdev.com
Veterans Community Project	www.veteranscommunityproject.org
Wabuck Development Company	www.wabuckdevelopment.com
Wallick Communities	www.wallick.com
Winterwood	https://winterwoodonline.com
Woda Cooper Companies	www.wodagroup.com
WV Community Builders LLC	None Found; Phone: (425) 998-0875
Housing Investor/Lender	
Atlantic Bay Mortgage Group	www.atlanticbay.com
Churchill Mortgage Corp	https://www.churchillmortgage.com/
Churchill Stateside Group	https://csgfirst.com
Community Affordable Housing Equity Corporation (CAHEC)	www.cahec.com
Community Bank	https://www.communitybank.tv/
Greystone Affordable Housing Initiatives	www.greystone.com
Housing Lenders (list of many)	https://www.wvhdf.com/lenders
HUD Lenders (list of all)	www.hud.gov/program_offices/housing/sfh/lender/lenderlist
PNC Bank	www.pnc.com
United States Department of Agriculture (USDA)	www.rd.usda.gov/wv
Wells Fargo	www.wellsfargo.com
West Virginia Central Federal Credit Union	https://www.wvccu.org/
Qualified Opportunity Zone Investors	
Accredited Capital	www.accredited-capital.com
CRE Models	www.cremodels.com
Economic Innovation Group	https://eig.org/opportunityzones/resources
Enterprise Community	www.enterprisecommunity.org/opportunity360
Reonomy	www.reonomy.com
Smart Growth America	https://Smartgrowthamerica.org
Foundations/Nonprofits	
West Virginia Housing Institute, Inc.	wvhi.org
Habitat for Humanity of the Mid-Ohio Valley	www.habitatmov.com
Parkersburg Area Community Foundation	https://pacfwb.com
United Way Alliance of the Mid-Ohio Valley	www.uwamov.com

The preceding list of over 50 organizations representing potential residential development partners in the area is not exhaustive, as there are certainly other organizations that could be participants in supporting residential development projects in Wood County. The community may want to research other resources to identify developers and investors, such as contacting real estate brokers, West Virginia Department of Economic Development, West Virginia Bankers Association, West Virginia Housing and Development Authority and Affordable Housing Investors Council.

J. SPECIAL NEEDS POPULATIONS

As part of this analysis, we collected and evaluated data relative to a variety of special needs populations in Wood County. The following table summarizes the various special needs populations within the area that were considered in this report.

Special Needs Populations (Year)	
Group	Number
Homeless (2022)	159
Disabled	15,468
Veterans	6,320
Drug/Alcohol Dependency	3,900*

*Conservatively estimated by Bowen National Research

Based on the preceding table, the largest number of special needs persons evaluated in this report is among the disabled population which consists of more than 15,000 people. Although the estimates of persons experiencing homelessness are relatively smaller, the challenges faced by this group are severe. As a result, all of these special needs populations should be kept in mind as policies, programs and incentives are developed to meet the overall housing needs of Wood County. These groups are evaluated further in the following narratives.

Homeless Population

For the purposes of this analysis, we have provided a summary of the Point-in-Time (PIT) Homeless Counts from 2016 to 2022 (Wood County only) to gain insight on the homeless population living within the county. It should be noted that although PIT counts are widely used to estimate the homeless population of a given area, the data represents a one-day count of the homeless and can be affected by a number of factors including weather, resources, and methodologies; therefore, the numbers can fluctuate significantly from year to year and on any given day within a year.

The following table summarizes the homeless population by shelter status and corresponding share of the total homeless population for each year.

Homeless Population by Sheltered Status (Share) – Wood County, WV								
Location	2016	2017	2018	2019	2020	2021	2022	Average 2016-2022
Emergency Shelter	86 (85.1%)	62 (68.1%)	82 (71.9%)	105 (69.5%)	60 (41.7%)	62 (53.0%)	91 (57.2%)	78.3 (63.2%)
Transitional Housing	3 (3.0%)	0 (0.0%)	3 (2.6%)	10 (6.6%)	16 (11.1%)	19 (16.2%)	22 (13.8%)	10.4 (8.4%)
Unsheltered	12 (11.9%)	29 (31.9%)	29 (25.4%)	36 (23.8%)	58 (40.3%)	36 (30.8%)	46 (28.9%)	35.1 (28.4%)
Total Homeless Population	101 (100.0%)	91 (100.0%)	114 (100.0%)	151 (100.0%)	134 (100.0%)	117 (100.0%)	159 (100.0%)	123.9 (100.0%)

Source: West Virginia Coalition to End Homelessness (<https://wvceh.org/data/>)

As the preceding table illustrates, the total population of the homeless within Wood County has averaged 123.9 persons between 2016 and 2022. Of this homeless population, approximately 35 individuals (28.4%), on average, were classified as unsheltered during this time period. The highest number of homeless persons occurred in 2022 (159), however, the share of unsheltered homeless (28.9%) was only slightly above the seven-year average. Regardless, this represents 46 unsheltered individuals at the time of the PIT Count. While the data for 2020 shows an unusually high share of unsheltered homeless individuals (40.3%), it is important to note that effects related to the COVID-19 pandemic may have contributed to a general reluctance of individuals to gather in sheltering facilities due to fear of contracting the virus. Although PIT Counts can significantly vary year to year due to a variety of factors, it is notable that three of the last four years have resulted in the homeless counts that exceed the seven-year average.

The following table summarizes the *chronically* homeless population of Wood County by household type (single versus family) based on the PIT Count for each year listed. Note that the count for the homeless living in a family unit represents the total number of persons, not individual households.

Chronically Homeless Population by Household Type (Share of Total Homeless Population) Wood County, WV								
Household Type	2016	2017	2018	2019	2020	2021	2022	Average 2016-2022
Single	15 (14.9%)	23 (25.3%)	16 (14.0%)	17 (11.3%)	1 (0.7%)	15 (12.8%)	20 (12.6%)	15.3 (13.1%)
Family*	2 (2.0%)	5 (5.5%)	0 (0.0%)	5 (3.3%)	2 (1.5%)	0 (0.0%)	0 (0.0%)	2 (1.8%)
Chronically Homeless - Total	17 (16.8%)	28 (30.8%)	16 (14.0%)	22 (14.6%)	3 (2.2%)	15 (12.8%)	20 (12.6%)	17.3 (14.8%)
Total Homeless Population	101 (100.0%)	91 (100.0%)	114 (100.0%)	151 (100.0%)	134 (100.0%)	117 (100.0%)	159 (100.0%)	123.9 (100.0%)

Source: West Virginia Coalition to End Homelessness (<https://wvceh.org/data/>)

*Number represents the total number of individuals within cohort, not households

As the preceding illustrates, the chronically homeless population identified during the yearly PIT Counts comprises, on average, 14.8% of the total homeless population of Wood County. Nearly nine-tenths (88.4%) of this chronically homeless population, on average, is comprised of single individuals rather than individuals that are part of a family unit. As a large share of homeless individuals belonging to family units increases the likelihood of children being homeless, it is a positive sign that a low share of the chronically homeless in Wood County are typically contained within a family unit. Regardless, many individuals that are chronically homeless have coexisting conditions such as mental health disorders and substance abuse issues that contribute to their condition of chronic homelessness. As such, this subpopulation typically requires additional services in order to effectively address their needs.

The following table summarizes the *single person* homeless population of Wood County by selected age cohorts.

Single Person Homeless Population by Age Cohort (Share of Total Homeless Population)								
Wood County, WV								
Age	2016	2017	2018	2019	2020	2021	2022	Average 2016-2022
< 25 Years	6 (5.9%)	4 (4.4%)	6 (5.3%)	16 (10.6%)	20 (14.9%)	27 (23.1%)	36 (22.6%)	16.4 (12.4%)
25 Years +	73 (72.3%)	68 (74.7%)	96 (84.2%)	110 (72.8%)	110 (82.1%)	81 (69.2%)	116 (73.0%)	93.4 (75.5%)
Total Singles	79 (78.2%)	72 (79.1%)	102 (89.5%)	126 (83.4%)	130 (97.0%)	108 (92.3%)	152 (95.6%)	109.9 (87.9%)
Total Homeless Population	101 (100.0%)	91 (100.0%)	114 (100.0%)	151 (100.0%)	134 (100.0%)	117 (100.0%)	159 (100.0%)	123.9 (100.0%)

Source: West Virginia Coalition to End Homelessness (<https://wvceh.org/data/>)

In order to assess the prevalence of unaccompanied homeless youth, the preceding table summarizes the annual PIT Counts as they relate to the single person homeless population by two select age cohorts. On average, there are approximately 110 single homeless individuals in Wood County at any given time. Of these, approximately 16, or 12.4% of the total homeless population, are under the age of 25 years. This is important because many of the unaccompanied homeless youth lack a social support network, such as friends or family, and are at a greater risk of becoming chronically homeless due to these circumstances. Additionally, the chances of these individuals developing coexisting issues increases, and subsequently, this also increases the resources necessary to adequately address their needs in the future. As the preceding data illustrates, the number of single homeless individuals in Wood County has steadily increased from 2016 to 2022.

The following table illustrates the number of homeless people for two select subpopulations (*Families with Children* and *Veterans*) within Wood County from 2016 to 2022 based on the annual PIT Counts.

Homeless Subpopulation by Select Groups (Share of Total Homeless Population)								
Wood County, WV								
Group	2016	2017	2018	2019	2020	2021	2022	Average 2016-2022
Families with Children*	22 (21.8%)	19 (20.9%)	12 (10.5%)	25 (16.6%)	14 (10.4%)	9 (7.7%)	6 (3.8%)	15.3 (13.1%)
Veterans	8 (7.9%)	8 (8.8%)	11 (9.6%)	8 (5.3%)	8 (6.0%)	4 (3.4%)	4 (2.5%)	7.3 (6.2%)
Total Homeless Population	101 (100.0%)	91 (100.0%)	114 (100.0%)	151 (100.0%)	134 (100.0%)	117 (100.0%)	159 (100.0%)	123.9 (100.0%)

*Number represents the total number of individuals within cohort, not households

As the preceding illustrates, the number of homeless encompassed within families with children averages 15.3 persons at any given time. This represents, on average, 13.1% of the total homeless population within Wood County. The number of homeless veterans within Wood County averages 7.3 persons at any given time, which represents 6.2% of the total homeless population. It is notable, however, that both of these subpopulations have steadily decreased in number and as a share of the total homeless population from 2016 to 2022. This is potentially a sign that established support services for these two groups are having a positive effect within the county. More details on the veteran population of Wood County are provided later in this section.

Disabled

Persons with disabilities, particularly those within the typical range of working ages, are vulnerable to becoming homeless due to the fact that such persons often cannot find housing to meet their specific needs. It can also be difficult to secure housing that is affordable as persons with a disability often experience limited earning capacity. Based on 2015-2019 ACS data, the rate of disabilities among Wood County’s overall population was an estimated 18.5%, which reflects over 15,000 people in the county with at least one disability. An individual with a disability is defined by the Americans with Disabilities Act (ADA) as a person who has a physical or mental impairment that substantially limits one or more major life activities, a person who has a history or record of such an impairment, or a person who is perceived by others as having such an impairment. The ADA does not specifically name all of the impairments that are covered. Although the ACS data does not identify persons with disabilities as defined by the ADA Amendments Act, the ACS data provides the most current estimates of the population with self-reported disabilities. Its sample size is also large enough to enable state and county estimates.

The American Community Survey (ACS) identifies people with disabilities by asking questions pertaining to six different areas of functionality. The following table summarizes the number of persons with a disability in Wood County by age group.

Wood County Population with Disabilities by Age			
Age	Total Population	Number of Population With At Least One Type of Disability	Share of Population With At Least One Type of Disability
Under 5 years	4,804	21	0.4%
5 to 17 years	12,879	1,098	8.5%
18 to 34 years	15,741	1,376	8.7%
35 to 64 years	33,500	6,473	19.3%
65 to 74 years	9,796	3,252	33.2%
75 years and older	7,024	3,248	46.2%
Total	83,744	15,468	18.5%

Source: 2015-2019 American Community Survey (ACS)

The overall population with at least one disability in Wood County correlates significantly with age. Note that among the local population ages 75 and older, just under half of this population group has at least one type of disability. In addition, nearly one-third of the county population between the ages of 65 and 74 has at least one type of disability.

People with disabilities may have limits on their education, employment opportunities, and often their quality of life. As the earning potential of some individuals with a disability could be limited, the access to affordable housing alternatives and certain services are important to this special needs population. Persons that are blind, disabled, or over age 65 can qualify for Supplemental Security Income (SSI). In West Virginia, a total of 69,208 persons received SSI in 2020, with over 95% of recipients being disabled. In Wood County, a total of 3,158 persons received SSI as of December 2020. Of the 3,158 SSI recipients in Wood County, 12.8% of recipients were ages 65 and older and over 97% of recipients were blind or had a disability. Note that West Virginia does not pay a state supplement to persons that receive a federal SSI payment. As of January 2022, the Federal Supplemental Security Income (SSI) monthly amount for individuals in the Parkersburg-Vienna housing market is \$841, which is an *annual* payment of \$10,092. The \$10,092 annual figure is only 27.4% of the area median income for Wood County (\$36,842). As such, the cost of a typical one-bedroom rental unit is approximately 77% of the monthly SSI payment in Wood County.

Rental housing affordability by persons on a fixed SSI income is shown in the following table for select areas:

Rental Housing Affordability for Persons on a Fixed Income by Housing Market Area (2022)				
Housing Market Area	SSI Monthly Payment	SSI as Percent of Median Income	Percent SSI for One-Bedroom Apartment	Percent SSI for Efficiency Apartment
Parkersburg-Vienna	\$841	21.3%	77%	76%
West Virginia	\$841	21.3%	78%	72%
National	\$875.45	16.7%	127%	115%

Source: Priced Out - Technical Assistance Collaborative

The monthly benefit of \$841 for a recipient in Wood County is near or below most rental housing alternatives in the market, making it difficult for most people receiving SSI assistance to reasonably afford most rental alternatives. Persons with a disability in Wood County are also eligible for additional housing assistance from the U.S. Department of Housing and Urban Development (HUD) and local housing authorities.

In addition to federal SSI payments, persons with disabilities in Wood County can also receive help and treatment from mental health advocacy and rehabilitation organizations based in the county. The Arc of the Mid Ohio Valley is a regional community mental health advocacy association with its corporate office located in Parkersburg. The association provides programs and services for people with disabilities (serving approximately 3,000 families/individuals annually). This facility offers services for health, abuse and neglect treatment, as well as those with intellectual and physical disabilities. SW Resources is a nonprofit rehabilitation facility organization in Parkersburg that assists in finding employment opportunities for people with disabilities. The facility’s staff members are extensively trained in vocational rehabilitation, with support services including job development, an enrichment program, and case management.

Based on research and the surveys conducted by Bowen National Research of the multifamily apartments in Wood County, only four multifamily properties were identified that contain at least some units specifically designated for persons with disabilities. These properties include Adams Apartments, Market Manor, and Unity Plaza in Parkersburg and Pleasantview Towers in Vienna. In total, these four properties contain approximately 44 units designated for the disabled. Three of these properties, which were surveyed in July and August 2022, were fully occupied with wait lists totaling 20 households. One of these properties, Adams Apartments, noted that a wait list was not maintained due to very low turnover rate of apartments. It is also notable that Adams Apartments, which operates under HUD Section 811, showed a HUD contract expiration date of May 31, 2022, according to data from HUDUser.gov (updated July 29, 2022). As such, it appears that the overall supply of affordable housing specifically designated for persons with disabilities in Wood County is extremely limited.

Veterans

Veterans, who often comprise a notable share of a community’s population, often experience challenges with securing proper healthcare, education, employment, and housing for a variety of reasons. According to the five-year American Community Survey (2016-2020), there are approximately 6,320 veterans within Wood County, representing about 9.5% of the adult population.

The following table illustrates the number and share of the veteran population by age group in Wood County.

Population 18 Years and Over	Wood County, West Virginia			
	Civilians		Veterans	
	Number	Percent	Number	Percent
18 to 34 years	15,791	25.6%	376	5.9%
35 to 54 years	21,279	33.0%	1,401	22.2%
55 to 64 years	12,259	18.1%	1,382	21.9%
65 to 74 years	9,881	13.5%	1,731	27.4%
75 years and over	7,299	9.8%	1,430	22.6%
Totals	66,509	90.5%	6,320	9.5%

Source: United States Census Bureau (American Community Survey 2016-2020)

As the preceding table illustrates, veterans are generally more evenly distributed among the various age groups than the civilian population, with the exception of the 18 to 34 age group.

The following table compares median income, share of population with income below poverty level, unemployment rate, and disability status of the veteran and civilian populations in Wood County and the state of West Virginia.

Income, Employment, and Disability Status Comparison (Veterans versus Non-Veterans) - 2020		
	Wood County	West Virginia
Median Income		
-Veterans	\$39,225	\$37,248
-Non-Veterans	\$27,333	\$25,605
Income Below Poverty Level (Past 12 Months)		
-Veterans	8.8%	8.5%
-Non-Veterans	14.1%	16.3%
Unemployment Rate		
-Veterans	1.8%	5.4%
-Non-Veterans	5.4%	6.7%
Disabled (At least one disability)		
-Veterans	37.7%	37.4%
-Non-Veterans	20.1%	21.6%

Source: U.S. Census Bureau, 2016-2020 American Community Survey (S2101)

As the preceding illustrates, veterans living in Wood County have a median income of \$39,225 annually, which is a significantly higher median income compared to non-veterans in Wood County (\$27,333). This results in a much lower share of veterans (8.8%) living below the poverty level when compared to the non-veterans (14.1%). Additionally, the unemployment rate among veterans in Wood County (1.8%) is three times less than the unemployment rate among non-veterans (5.4%). Although income and employment statistics among veterans in the county appears to be favorable when compared to non-veterans, a much higher share (37.7%) of veterans have at least one disability, which represents a rate nearly double that of the non-veterans (20.1%).

Although many veterans in Wood County benefit from an above average median income, low poverty rates, and very low unemployment numbers, a substantial number of veterans are afflicted by homelessness.

The following table illustrates the number of homeless veterans by shelter status identified during the annual Point-in-Time counts from 2017 to 2021 in the West Virginia Balance of State CoC.

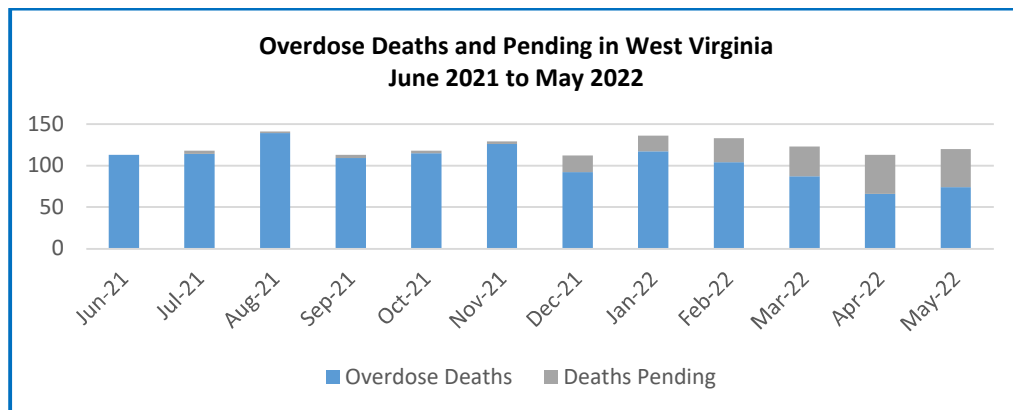
Homeless Veterans by Shelter Status (Share)				
West Virginia Balance of State CoC Annual PIT Counts				
Year	Sheltered		Unsheltered	Total
	Emergency Shelter	Transitional Housing*		
2017	46 (56.1%)	27 (32.9%)	9 (11.0%)	82 (100.0%)
2018	42 (45.2%)	35 (37.6%)	16 (17.2%)	93 (100.0%)
2019	55 (57.9%)	20 (21.1%)	20 (21.1%)	95 (100.0%)
2020	36 (52.9%)	16 (23.5%)	16 (23.5%)	68 (100.0%)
2021	31 (67.4%)	15 (32.6%)	**	46 (100.0%)

In 2019, which was the year with the highest number of homeless veterans during the time period illustrated, 95 veterans were identified as homeless in the Balance of State CoC during the PIT count. Of these, over one-fifth (21.1%) were unsheltered. While many services are provided to veterans on national, state, and county levels, such as the Wood County VA Clinic which provides primary care and specialty health services, very few affordable housing options are specifically designated to veterans. During the surveys of multifamily apartments conducted by Bowen National Research, there were no housing units identified that are designated specifically for veterans. Although a limited number of HUD-VASH Vouchers (issued to low-income veterans) have been issued to the Parkersburg Housing Authority over the last decade, it should be noted that recipients of these vouchers may still encounter challenges locating vacancies and properties that accept the vouchers. As such, this may signal a need for additional housing options for veterans of Wood County, especially among seniors and the disabled.

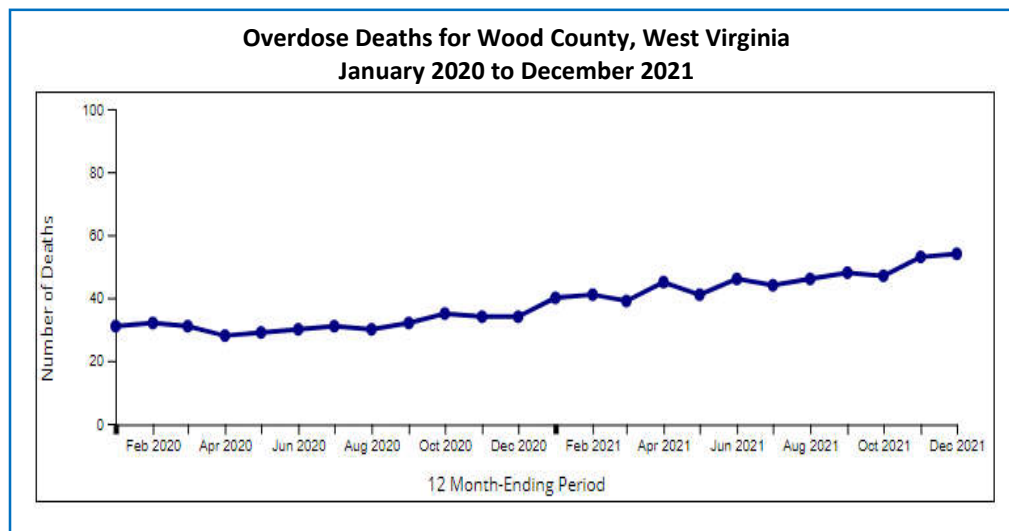
Drug and Alcohol Dependency

Substance abuse is often a primary contributor to issues that eventually lead to an individual's housing challenges, including homelessness. This section of the report provides data and corresponding discussions regarding individuals with a substance use disorder.

According to the National Center for Health Statistics (part of the CDC) as of 2020, over 80 per 100,000 people die annually due to issues associated with addiction/substance abuse in West Virginia, which is nearly four times the national death toll of 21.7 per 100,000 people. Based on 2020 information from the Substance Abuse and Mental Health Services Administration (SAMHSA), West Virginia leads the nation in overdose deaths at 51.5 deaths per 100,000 people. While lower than the state average but higher than the national average, approximately 33 per 100,000 people in Wood County die from addiction/substance abuse on an annual basis. The following graphs illustrate monthly overdose deaths in West Virginia (June 2021 to May 2022) and Wood County (January 2020 to December 2021).



Source: West Virginia Office of Drug Control Policy



Source: Centers for Disease Control and Prevention

As the preceding graphs illustrate, West Virginia overdose deaths on a monthly basis averaged close to 120 and have remained relatively stable over the 12-month reporting period. Overdose-related deaths in Wood County have steadily increased over much of the reporting period and reached 24-month highs in late 2021, demonstrating the ongoing challenges of substance abuse issues in Wood County.

While statistics for substance abuse in Wood County is limited, national statistics provided by the National Center of Drug Abuse Statistics in 2020 indicated that 20.4% of persons that drink alcohol reported having an alcohol use disorder, 25.4% of illegal drug users have a drug use disorder, and approximately 50% of people ages 12 and older reported to have illicitly used drugs in their lifetime. According to the Substance Abuse and Mental Health Services Administration (SAMHSA), approximately 6.0% of persons ages 12 and older in West Virginia suffer from a substance use disorder on an annual basis. Applying this share to Wood County's adult population ages 20 and older yields an estimated 3,900 Wood County adult residents with a substance use disorder. While this does not reflect all persons with a substance abuse disorder, it provides some scale of the prevalence of substance abuse in Wood County. Although data regarding the profile of persons with substance use disorders is dated and only available on a state and national level, it appears from West Virginia counts that most deaths associated with substance abuse most often afflict white males, generally under the age of 45.

According to various sources, Wood County does have some community assets for substance abuse in place such as Treatment Courts (Juvenile, Adult, and Family), Quick Response Team (team consisting of a member of law enforcement, drug treatment provider, and EMS worker that follow up with overdose victims 24 to 72 hours after overdose), and Law Enforcement Assisted Diversion (LEAD, allows law enforcement officials to give low-level offenders the option for rehabilitation instead of incarceration). However, Wood County lacks but could benefit from programs and organizations like a Sobriety Treatment and Recovery Team (pilot in Putman County that is a child welfare-intervention team to assist parents who struggle with substance abuse recovery in households with children five years old or younger, the goal is to reunify families once safety measures have been met) and a Harm Reduction Program (set intervention methods and public strategies focused on reducing mortality of substance abusers, particularly those that use injectable substances).

While the city of Parkersburg represents approximately 3% of West Virginia's population, the city has about 24% of the state's drug rehab facilities. There are 38 Oxford houses (community-based approach to addiction recovery offering a sober-living home often run by residents) as well as 188 certifiable residences in West Virginia with over 2,000 beds. Wood County offers at least three Oxford houses, two of which are in Parkersburg and one is in Vienna. Each house appears to serve only males. Two known medical centers/hospitals that treat substance abuse patients in Wood County are Camden Clark Medical Center and Westbrook Health Services. Camden Clark Medical Center located in Parkersburg is a private rehabilitation center that focuses on treatment of mental health as well as dual diagnosis. The dual diagnosis treatment program at this facility focuses on the rehabilitation of patients with mental or emotional illnesses struggling with alcohol and drug abuse. Westbrook Health Services is a medical center in Parkersburg that provides treatment for patients with addiction and substance abuse disorder, and intellectual and developmental disabilities. A few known recovery centers in Wood County are Harmony Ridge, Westbrook Health, St. Joes Recovery Center, Clean

and Clear Recovery, Peer Solutions, and Recovery Point. These establishments focus on care and recovery generally for patients struggling with (but not limited to) substance abuse.

Based on this research, Wood County appears to offer numerous treatment facilities and short-term housing alternatives; however, it appears to lack longer-term transitional housing alternatives. As part of this Housing Needs Assessment's Community Input Analysis Survey, when stakeholder respondents were asked to provide additional information about housing challenges in the county one of the key points respondents mentioned was transitional housing for recovering addicts following their initial rehabilitation. The lack of such housing can lead to homelessness.

The following table provides the number of homeless individuals with a chronic substance abuse disorder based on annual PIT counts for the West Virginia Balance of State Continuum of Care (CoC). Although the Balance of State CoC encompasses all the areas of the state that are not included in the urban CoC's, this data provides valuable insight to the overall presence of substance abuse disorders among the homeless population.

Homeless Subpopulation with Chronic Substance Abuse by Shelter Status (Share) West Virginia Balance of State CoC Annual PIT Counts				
Year	Sheltered		Unsheltered	Total
	Emergency Shelter	Transitional Housing*		
2017	41 (60.3%)	18 (26.5%)	9 (13.2%)	68 (100.0%)
2018	51 (63.0%)	16 (19.8%)	14 (17.3%)	81 (100.0%)
2019	76 (54.3%)	12 (8.6%)	52 (37.1%)	140 (100.0%)
2020	49 (47.1%)	17 (16.3%)	38 (36.5%)	104 (100.0%)
2021	49 (71.0%)	20 (29.0%)	**	69 (100.0%)

Source: U.S. Department of Housing and Urban Development; Annual Point-in-Time (PIT) Count

*Safe Haven programs are included in the Transitional Housing category

**In 2021, HUD gave communities the option to cancel or modify the unsheltered survey portion of their counts due to COVID-19. As a result, HUD has excluded the unsheltered sub-population data for this reporting period.

As the preceding data illustrates, the total number of homeless with a chronic substance abuse disorder increased substantially from 2017 (68) to 2019 (140). This represents an increase of 105.9% in only two years. Additionally, the number of unsheltered homeless with a chronic substance abuse disorder increased from only nine in 2017 to 52 in 2019, or an increase of 477.8%. Although the total number and unsheltered number of these homeless individuals decreased in 2020 and unsheltered data was unavailable in 2021, this data suggests that substance abuse among the homeless population has become significantly more prevalent since 2017. As such, additional housing is needed to address this specific population, including those that live in Wood County.

K. UNIVERSITY/COLLEGE OVERVIEW

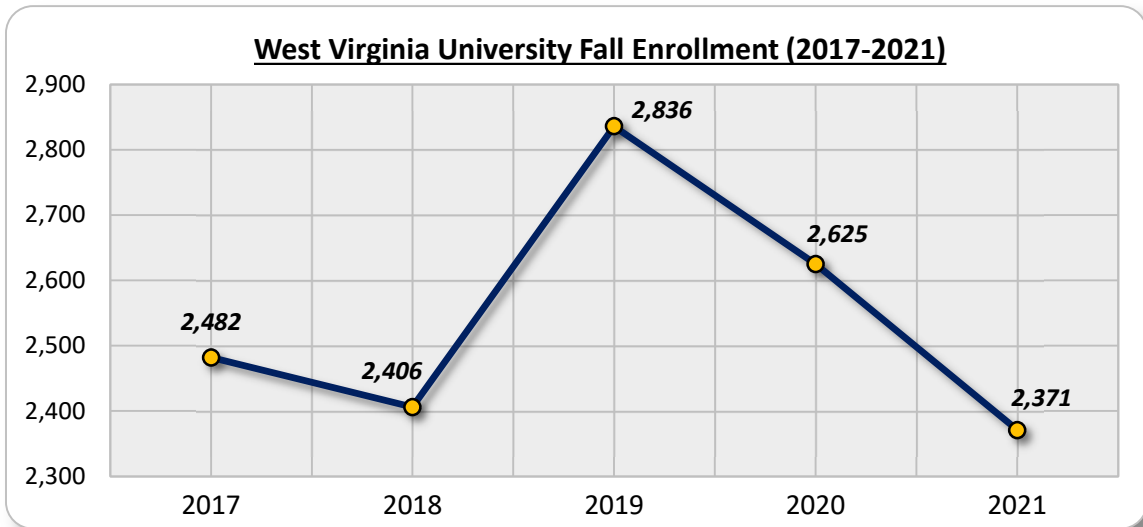
Considering that institutions of higher education and the corresponding student population can influence a local housing market, it is an important component to evaluate. Wood County is home to one major institution of higher learning, West Virginia University-Parkersburg. A brief overview of this school follows.

West Virginia University-Parkersburg

The Parkersburg branch of West Virginia University (WVU Parkersburg) is a four-year public university founded in 1961. The school offers undergraduate programs and the school's academic calendar year is based on fall and spring semesters (four months each) and a summer session. The following table is a summary of undergraduate and graduate enrollment for the fall semesters at WVU Parkersburg from 2017 to 2021.

West Virginia University - Parkersburg Student Enrollment					
Classification	2017	2018	2019	2020	2021
Full-Time	1,501	1,408	1,246	1,213	1,109
Part-Time	981	998	1,590	1,412	1,262
Total	2,482	2,406	2,836	2,625	2,371

Source: WVU Parkersburg Institutional Data



From 2017 to 2021, the average overall enrollment at West Virginia University-Parkersburg for fall semester was 2,544 students. Since 2017, the number of full-time students has decreased while the number of part-time students has increased.

WVU-Parkersburg does not offer any university-operated housing, either on- or off-campus. Therefore, students must seek their own off-campus housing choices. The Parkersburg area offers numerous multifamily rentals (discussed in Section VI of this report), available to student and non-student renters, however, very few units are available. While there were non-conventional student rentals identified (e.g., houses, duplexes, units above first floor retail, etc.), which are also discussed in Section VI, very few of these rentals are available and many are likely unaffordable to single students (requiring roommate situations). While the university students have some influence on the local housing market, the size of the school's enrollment (approximately 2,300 students) likely limits their impact on housing market conditions.

VIII. HOUSING GAP ESTIMATES

INTRODUCTION

This section of our report provides five-year housing gap estimates for both rental and for-sale housing within the PSA (Wood County). The assessment includes demand from a variety of sources and focuses on the housing demand potential of Wood County, though consideration is given to potential support that may originate from outside the county.

Housing to meet the needs of both current and future households in the market will most likely involve multifamily, duplex, and single-family housing alternatives. There are a variety of financing mechanisms that can support the development of housing alternatives such as federal and state government programs, as well as conventional financing through private lending institutions. These different financing alternatives often have specific income and rent/price restrictions, which affect the market they target.

We evaluated the market's ability to support rental and for-sale housing based on four levels of income/affordability. While there may be overlap among these levels due to program targeting and rent/price levels charged, we have established specific income stratifications that are exclusive of each other in order to eliminate double counting demand. We have used HUD's published income and rent limits for the Parkersburg-Vienna, WV MSA.

The following table summarizes the income segments used in this analysis to estimate potential housing demand.

Household Income/Wage & Affordability Levels				
Percent AMHI	Income Range*	Hourly Wage**	Affordable Rents***	Affordable Prices^
≤ 50%	≤ \$33,800	≤ \$16.25	≤ \$845	< \$112,667
51%-80%	\$33,801 - \$54,080	\$16.26 - \$26.00	\$846 - \$1,352	\$112,668 - \$180,267
81%-120%	\$54,081 - \$81,120	\$26.01 - \$39.00	\$1,353 - \$2,028	\$180,268 - \$270,400
121%+	\$81,121+	\$39.01+	\$2,029+	\$270,401+

AMHI – Area Median Household Income

* Based on HUD limits for the Parkersburg-Vienna, WV MSA (4-person limit)

** Assumes full-time employment 2,080 hours/year (Assumes one wage earner household)

*** Based on assumption tenants pay up to 30% of income toward rent

^Based on assumption homebuyer can afford to purchase home priced three times annual income after 10% down payment

While different state and federal housing programs establish income and rent restrictions for their respective programs, in reality, there is potential overlap between windows of affordability between the programs. Further, those who respond to a certain product or program type vary. This is because housing markets are highly dynamic, with households entering and exiting by tenure and economic profile. Further, qualifying policies of property owners and management impact the households that may respond to specific project types. As such, while a household may prefer a certain product, ownership/management

qualifying procedures (i.e., review of credit history, current income verification, criminal background checks, etc.) may affect housing choices that are available to households.

Regardless, we have used the preceding income segmentations as the ranges that a typical project or lending institution would use to qualify residents, based on their household income. Ultimately, any new product added to the market will be influenced by many decisions made by the developer and management. This includes eligibility requirements, design type, location, rents/prices, amenities, and other features. As such, our estimates assume that the rents/prices, quality, location, design, and features of new housing product are marketable and will appeal to most renters and homebuyers.

1. Rental Housing Needs

The primary sources of demand for new rental housing include the following:

- New Housing Needed to Meet Projected Household Growth
- Additional Units Required for a Balanced Market
- Replacement of Substandard Housing
- External (Outside County) Commuter Support

Since the focus of this report is on the specific housing needs of Wood County, we have focused the rental housing demand estimates on the metrics that only impact the PSA (Wood County).

New Renter Household Growth

The first source of demand is generally easily quantifiable and includes the net change in renter households between the baseline year of 2021 and the projection year of 2026.

Units Required for a Balanced Market

The second demand component considers the number of units a market requires to offer balanced market conditions, including some level of vacancies. Healthy markets require approximately 4% to 6% of the rental market to be available in order to allow for inner-market mobility and encourage competitive rental rates. Markets with vacancy rates below a healthy rate often suffer from rapid rent increases, minimal tenant turnover (which may result in deferred maintenance), and residents being forced into housing situations that do not meet their housing needs. Markets with low vacancy rates often require additional units, while markets with high vacancy rates often indicate a surplus of rental housing. The vacancy rates by program type and/or affordability level used to determine if there is a deficit or surplus of rental units are based on our survey of area rental alternatives. We used a vacancy rate of 5% to establish balanced market conditions.

Replacement Housing

Demand for new units as replacement housing takes into consideration that while some properties are adequately maintained and periodically updated, a portion of the existing stock reaches a point of functional obsolescence over time and needs to be replaced. This comes in the form of either units that are substandard (lacking complete plumbing and/or are overcrowded) or units expected to be removed from the housing stock through demolitions. Based on Census demographic data included in this report, approximately 2.2% of renter households living in Wood County are living in substandard housing (e.g., lacking complete plumbing or are overcrowded). Lower income households more often live in substandard housing conditions than higher income households.

External Commuter Support

Market support can originate from households not currently living in the market. This is particularly true for people who work in Wood County but commute from outside of the county and would consider moving to Wood County, if adequate and affordable housing that met residents' specific needs was offered. Currently, there are few *available* housing options in the market. As such, external market support will likely be created if new housing product is developed in Wood County.

Based on our experience in evaluating rental housing in markets throughout the country, it is not uncommon for new product to attract a notable portion of its support from outside the county limits. This was confirmed by the commuter survey that indicated approximately 40% of the commuters living outside the county would consider moving to the county if adequate and affordable housing was developed. As a result, we have assumed that a portion of the demand for new housing will originate from the more than 16,794 commuters traveling into the PSA (Wood County) from areas outside of the county.

Note: In terms of the development pipeline, we only included residential rental units that are confirmed as planned or under construction. Conversely, we have excluded projects that have not secured financing, are under preliminary review, or have not established a specific project concept (e.g., number of units, rents, target market, etc.). Any vacant housing units are accounted for in the "Units Required for a Balanced Market" portion of our demand estimates.

The following table summarizes Wood County's rental housing gaps by affordability level.

Rental Housing Gap Estimates

Wood County, West Virginia				
Rental Housing Gap Estimates (2021-2026)				
Percent of Median Income	≤ 50%	51%-80%	81%-120%	121%+
Household Income Range	≤ \$33,800	\$33,801 - \$54,080	\$54,081 - \$81,120	\$81,121+
Monthly Rent Range	≤ \$845	\$846 - \$1,352	\$1,353 - \$2,028	\$2,029+
Household Growth	-1,008	15	281	83
Balanced Market*	298	104	44	43
Replacement Housing**	267	46	15	8
External Market Support^	1,134	290	123	62
Less Pipeline Units	0	0	-20	0
Overall Units Needed	691	455	443	196

*Based on Bowen National Research's survey of area rentals

**Based on ESRI/ACS estimates of units lacking complete indoor plumbing/or are overcrowded

^Based on Bowen National Research proprietary research and ACS migration patterns for Wood County

Based on the preceding table, it is clear that there is a notable level of rental housing demand among all household income levels within Wood County over the five-year projection period. Overall, there is a housing need for 1,785 rental units in the county over the next five years to fully address its housing needs. Nearly 40% of this need is for housing that is affordable to households earning less than \$33,801 annually. There is also a housing need for 455 and 443 units among the next two higher affordability levels. Without the addition of new rental product similar to the numbers cited in the table, the area will not meet the existing and changing housing needs of the market.

Based on the demographics of the market, including projected household growth estimates and projected changes in household compositions (e.g., household size, ages, etc.), it appears that approximately one-quarter to one-third of the demand for new rental housing could be specifically targeted to meet the needs of area seniors, though a project could be built to meet the housing needs of both seniors and families concurrently. For general-occupancy projects, a unit mix of around 25% to 35% one-bedroom units, 40% to 60% two-bedroom units, and 10% to 20% three-bedroom units should be the general goal for future rental housing. Senior-oriented projects should consider unit mixes closer to 50% for both one- and two-bedroom units each.

It is critical to understand that these estimates represent potential units of demand by targeted income level. The actual number of rental units that can be supported will ultimately be contingent upon a variety of factors including the location of a project, proposed features (i.e., rents, amenities, bedroom type, unit mix, square footage, etc.), product quality, design (i.e., townhouse, single-family homes, or garden-style units), management and marketing efforts. As such, each targeted segment outlined in the previous table may be able to support more or less than the number of units shown. The potential number of units of support should be considered a general guideline to residential development planning.

It is also important to point out that our housing gap estimates do not consider households that are “cost burdened,” representing those households that pay a disproportionately high share (over 30%) of their income toward housing costs. While these households are likely struggling to meet their housing expenses, they are considered adequately housed for the purposes of this analysis. Were such households considered, the overall rental housing gap would potentially increase by an additional 4,192 housing units in the PSA. It is likely that cost burdened households are concentrated among the lowest income households.

2. For-Sale Housing Gap Estimates

This section of the report addresses the gap for for-sale housing alternatives in the PSA (Wood County). Like the rental housing demand analysis, the for-sale housing analysis considers individual household income segments and corresponding housing price ranges.

Naturally, there are cases where a household can afford a higher down payment to purchase a more expensive home. There are also cases in which a household purchases a less expensive home although they could afford a higher purchase price. The actual support for new housing will ultimately be based on a variety of product factors such as price points, square footages, amenities, design, quality of finishes, and location. Considering these variations, this broad analysis provides the basis in which to estimate the *potential* demand of new for-sale housing within the PSA (Wood County).

There are a variety of market factors that impact the demand for new homes within an area. In particular, area and neighborhood perceptions, quality of school districts, socioeconomic characteristics, mobility patterns, demolition and revitalization efforts, and availability of existing homes all play a role in generating new home sales. Support can be both internal (households moving within the market) and external (households new to the market).

Overall, we have considered the following specific sources of demand for new for-sale housing in the PSA (Wood County).

- Household Growth
- Units Required for a Balanced Market
- Replacement Housing for Functionally Obsolete/Substandard Housing
- External Market Support of Commuters from Outside the County
- Step-Down Support

New Household Growth

In this report, owner household growth projections from 2021 to 2026 are based on ESRI estimates. This projected growth was evaluated for each of the targeted income segments. It should be noted that changes in the number of households within a specific income segment does not necessarily mean that households are coming to or leaving the market, but instead, many of these households are likely to experience income growth or loss that would move them into a higher or lower income segment. Furthermore, should additional for-sale housing become available, either through new construction or conversion of rental units, demand for new for-sale housing could increase.

Units Required for a Balanced Market

Typically, healthy for-sale housing markets should have approximately 2% to 3% of its inventory vacant. Such vacancies allow for inner-market mobility, such as households upsizing or downsizing due to changes in family composition or income, and for people to move into the market. When markets have too few vacancies, housing prices often escalate at an abnormal rate, homes can get neglected, and potential homebuyers can leave a market. Conversely, an excess of homes can lead to stagnant or declining home prices, property neglect, or lead to such homes being converted to rentals. For the purposes of this analysis, we have assumed up to a 3.0% vacancy rate for a balanced market and accounted for for-sale housing units currently available for purchase in the market.

Replacement Housing

Demand for new units as replacement housing takes into consideration that while some properties are adequately maintained and periodically updated, a portion of the existing stock reaches a point of functional obsolescence over time and needs to be replaced. This comes in the form of either units that are substandard (lacking complete plumbing or are overcrowded) or units expected to be removed from the housing stock through demolitions. Based on Census data, an average of 0.8% of owner households in Wood County live in substandard housing (e.g., lack complete indoor plumbing or are overcrowded). This share has been adjusted among lower and higher income households.

External Market Support

Market support can originate from households *not* currently living in the market but that commute into it for work on a regular basis. As shown in section VII of this report, over 16,794 people commute into Wood County. These people represent potential future residents that may move to the county if adequate, desirable and marketable housing was developed in the county.

For the purposes of this analysis, we have used a conservative demand ratio of up to 20% to estimate the demand that could originate from outside of Wood County.

Step-Down Support

It is not uncommon for households of a certain income level (typically higher income households) to purchase a home at a lower price point despite the fact they can afford a higher priced home. Using housing cost and income data reported by American Community Survey (ACS), we have applied a portion of this step-down support to lower income demand estimates.

Note: In terms of the development pipeline, we only included for-sale residential units currently in the development pipeline that are planned or under construction and do not have a confirmed buyer, such as a condominium unit or a spec home, in our demand estimates. Conversely, we have excluded single-family home lots that may have been platted or are being developed, as such lots do not represent actual housing *units* that are available for purchase. Any vacant housing units are accounted for in the “Units Required for a Balanced Market” portion of our demand estimates.

The following table summarizes the county’s for-sale housing gaps by affordability level.

For-Sale Housing Gap Estimates

Wood County, West Virginia				
For-Sale Housing Gap Estimates (2021-2026)				
Percent of Median Income	≤50%	51%-80%	81%-120%	121%+
Household Income Range	≤ \$33,800	\$33,801 - \$54,080	\$54,081 - \$81,120	\$81,121+
Price Point	≤ \$112,667	\$112,668 - \$180,267	\$180,268 - \$270,400	\$270,401+
Household Growth	-888	-533	37	1,205
Balanced Market*	190	111	116	229
Replacement Housing**	112	37	20	18
External Market Support^	649	321	226	206
Step-Down Support	0	511	650	-1,161
Less Pipeline Units	0	0	0	0
Overall Units Needed	63	447	1,049	497

*Based on MLS inventory of available homes

**Based on ESRI/ACS estimates of units lacking complete indoor plumbing/or are overcrowded

^Based on Bowen National Research proprietary research and ACS migration patterns for Wood County

Based on the preceding table, the overall for-sale housing gap in Wood County is for approximately 2,056 units over the five-year projection period. While most price segments and affordability levels have some level of need, the greatest gap appears to be for housing priced between \$180,268 and \$270,400. There are nearly identical housing gaps among the \$112,668 to \$180,267 price segment and the \$270,401 and higher price segment. It should be pointed out that the lack of product at all price levels will increase demand for lower priced units, as many buyers may “step down” to a lower price point. In most markets, if there is support for new housing at a particular price point

or concept and such product is not offered in a specific area, households may leave the area and seek this housing alternative elsewhere, defer their purchase decision, or seek another housing alternative. Additionally, households considering relocating to the PSA (Wood County) may not move to the PSA if the housing product offered does not meet their needs in terms of pricing, quality, product design, or location. As such, the PSA housing stock may not be able to meet current or future demand, which may limit the market's ability to serve many of the households seeking to purchase a home in the PSA. Regardless, we believe opportunities exist to develop a variety of product types at a variety of price points. The addition of such housing will better enable the PSA to attract and retain residents (including local employees), as well as seniors, families and younger adults.

In terms of product design, we believe a variety of product could be successful in Wood County. Based on current and projected demographics, as well as the available inventory of for-sale housing (Note: Very few one- and two-bedroom units were identified as being available for purchase), we believe a combination of one- and two-bedroom condominium units could be successful, particularly if they are located in or near the more walkable areas of Wood County. Additionally, detached or attached single-story cottage-style condominium product, primarily consisting of two-bedroom units, could be successful in attracting/serving area seniors, particularly those seeking to downsize from their single-family homes. Attached townhouse/row house design would likely appeal to younger adult/millennial households. Larger, traditional detached single-family homes catering to families could be successful in this market. Such product should primarily consist of three-bedroom units, with a smaller share of four-bedroom units.

It is also important to point out that our housing gap estimates do not consider households that are "cost burdened," representing those households that pay a disproportionately high share (over 30%) of their income toward housing costs. While these households are likely struggling to meet their housing expenses, they are considered adequately housed for the purposes of this analysis. Were such households considered, the overall owner housing gap would potentially increase by 3,754 units in the PSA (Wood County). It is likely that cost burdened households are concentrated among the lowest income households.

Overall, there is potential support for a variety of residential development alternatives in the PSA (Wood County). It is important to understand that the housing demand estimates shown in this report assume no major changes occur in the local economy and that the demographic trends and projections provided in this report materialize. As such, our demand estimates should be considered conservative and serve as a baseline for development potential. Should new product be developed, it is reasonable to believe that people will consider moving to Wood County, assuming the housing is aggressively marketed throughout the region.

IX. COMMUNITY INPUT RESULTS AND ANALYSIS

A. INTRODUCTION

To gain information, perspective and insight about Wood County housing issues and the factors influencing housing decisions by its residents, developers and others, Bowen National Research conducted targeted surveys of three specific groups: Employers, Stakeholders, and Residents/Commuters. These surveys were conducted during May through August of 2022 and questions were customized to solicit specific information relative to each segment of the market that was surveyed.

The surveys were primarily conducted through the SurveyMonkey.com website. Additionally, paper copies of the resident/commuter survey were made available at various community venues throughout the county. In total, 1,210 survey responses were received from a broad cross section of the community. The following is a summary of the three surveys conducted by our firm.

Employer Survey – A total of 26 respondents representing some of the county’s largest employers participated in a survey that inquired about general employee composition, housing situations and housing needs. The survey also identified housing issues and the degree housing impacts local employers.

Stakeholder Survey – A total of 32 respondents representing community leaders (stakeholders) from a broad field of expertise participated in a survey that inquired about common housing issues, housing needs, barriers to development, and possible solutions or initiatives that could be considered to address housing on a local level.

Resident/Commuter Survey – A total of 916 resident and 236 non-resident respondents (194 commuters) participated in a survey that inquired about current housing conditions and needs, the overall housing market of Wood County, and factors that influence the interest level of non-residents to move to Wood County.

The survey instrument used for *community employers* is included in Addendum E, the survey instrument used for *community stakeholders* is included in Addendum F, and the survey instrument used for *residents/commuters* is included in Addendum G.

Key findings from the surveys are included on the following pages.

B. EMPLOYER SURVEY RESULTS

A total of 26 representatives from area employers responded to the housing survey, with the following results (Note that percentages may not add up to 100.0% due to rounding or because respondents were able to select more than one answer):

Employer respondents were asked which community within Wood County their primary place of business is located. A total of 26 respondents provided input to this question with the following distribution.

- Parkersburg: **19 (73.1%)**
- Vienna: **3 (11.5%)**
- Mineral Wells: **3 (11.5%)**
- Davisville: **1 (3.8%)**
- Washington Bottom: **1 (3.8%)**

Employer respondents were asked to describe the primary business activity of their business. The employers that participated in the survey are representative of a diverse group of businesses which work within a multitude of sectors that include government entities, professional services, healthcare, education, hospitality, construction, manufacturing, technology, utilities, sales, warehousing, transportation, real estate, industrial distribution, finance, and insurance.

Employer respondents were asked to approximate the number of people they employ within Wood County. A total of 25 respondents provided feedback to this question. Based on the survey responses, over 4,500 individuals are employed by these companies with the following distribution of firms by number of employees.

- 1 to 25 Employees: **8 (32.0%)**
- 26 to 50 Employees: **5 (20.0%)**
- 51 to 100 Employees: **3 (12.0%)**
- 101 to 500 Employees: **7 (28.0%)**
- 501+ Employees: **2 (8.0%)**

Employer respondents were asked to approximate the number of employees by employment status (part-time, full-time, seasonal). A total of 25 respondents provided feedback to this question with the following distribution.

- Part-Time: **30.0%**
- Full-Time: **69.8%**
- Seasonal: **0.2%**

Employer respondents were asked to approximate the percentage of their employees who reside in Wood County. A total of 25 respondents provided feedback to this question. *On average*, respondents indicated that **72.4%** of their respective employees are Wood County residents.

Employer respondents were asked to estimate the number of *new jobs by annual wages* that their company will create in Wood County over the next three years. A total of 24 respondents provided insight to this question. The following table summarizes the employer responses and provides a range of the estimated total new jobs by annual salary.

Estimated New Jobs Created by Employers by Annual Salary (Next Three Years) (Wood County)					
Annual Salary	Number of Employers that will Create Less than 10 Jobs	Number of Employers that will Create Between 10 and 30 Jobs	Number of Employers that will Create Between 31 and 50 Jobs	Number of Employers that will Create More than 50 Jobs	Estimated Total Number of New Jobs
Less than \$25,000	8	0	0	0	0 to 72
\$25,000 to \$50,000	15	3	0	2	130 to 325+
\$51,000 to \$75,000	12	2	0	0	20 to 168
\$76,000 to \$100,000	14	1	0	0	10 to 156
Over \$100,000	9	1	0	0	10 to 111
Total Range of New Jobs Created by Employers					170 to 832+

As the preceding table illustrates, employer respondents estimate job creation over the next three years in Wood County at a minimum of 170 new jobs. Over three-fourths (76.5%), or 130 jobs, are expected to earn between \$25,000 and \$50,000 annually. It is important to note, however, that these are estimates provided by respondents based on current economic conditions and can change for variety of reasons at any point in time.

Employer respondents were asked if they have had difficulty attracting or retaining employees due to housing related issues in the past couple of years. A total of 26 respondents provided feedback to this question with the following distribution.

- Yes: **6 (23.0%)**
- No: **13 (50.0%)**
- Unknown: **7 (27.0%)**

Employer respondents were asked to rank the degree in which certain housing issues or challenges are experienced by their respective employees. Employers could select options from a list of common housing issues that was provided. A total of 26 respondents provided feedback to this question. The following table illustrates the top 10 (weighted) housing issues reported by employer respondents.

Top 10 Housing Issues Experienced by Employees – Per Employer Respondents			
Issue	Weighted Score*	Issue	Weighted Score*
Lack of Modern Housing	47.9	Unaffordable Rental Housing	37.0
Lack of Quality Housing	47.0	Lack of Deposit/Down Payment	34.4
Unaffordable For-Sale Housing	44.0	Renovation/Repair Costs	33.7
Lack of Available Housing	38.5	Housing Doesn't Meet Employee's Needs	32.6
Housing is Far from Work	37.5	High Renter/Homeowner Insurance Costs	26.0

*High Degree = 100.0, Moderate = 50.0, Low = 25.0

Employer respondents were then asked how the housing issues that their employees or prospective employees experience are impacting the company. Employers could select from a list of impact options that was provided. A total of 25 respondents provided feedback to this question. The following table illustrates the top five responses.

Top Five Impacts for Employers Resulting from Housing Issues	
Impact	Share of Respondents
Difficulty Attracting Employees	28.0%
Difficulty Retaining Employees	16.0%
Adversely Impacts Company Morale	16.0%
Adversely Impacts Productivity	12.0%
Unknown	52.0%

Employer respondents were then asked if additional housing were provided in Wood County that adequately served the needs of employees, to what degree would this increase the likelihood that their company would employ more people over the next three years. A total of 26 respondents supplied answers to this question with the following distribution.

- Much More Likely: **4 (15.4%)**
- Somewhat Likely: **8 (30.8%)**
- Not Likely/No Impact: **9 (34.6%)**
- Unknown: **5 (19.2%)**

Employer respondents were asked if housing were not an issue, how many additional employees would their company hire in the next three years. A total of 24 respondents provided insight to this question. Although 18 respondents, or 75.0%, indicated that they “did not know” the effect, **four** respondents indicated that they would hire more staff, totaling **40** additional employees.

Employer respondents were asked if their company currently provides any type of housing assistance to employees and to specify the type provided. A total of 25 respondents provided feedback to this question with the following insight.

- **20 of the 25** respondents (**80.0%**) indicated that they do not provide any type of housing assistance.
- **5** respondents (**20.0%**) indicated they provide assistance in the forms of an as needed basis, moving costs for management, housing relocation assistance (2), and down payment assistance.

Employer respondents were then asked what type of assistance, if any, would they consider providing to their employees to assist with housing. A total of 25 respondents provided insight to this question with the following distribution.

Employer Provided Housing Assistance Programs	
Program	Share*
Housing Counseling/Placement Services	24.0%
Homebuyer Down Payment Assistance	20.0%
Housing Relocation Services/Assistance	20.0%
Housing Relocation Reimbursement	20.0%
Rental Security Deposit Assistance	12.0%
Rental Assistance/Subsidy	12.0%
Partnering In/Developing Employee Housing	12.0%
None	60.0%

*Share of employer respondents that indicated they would consider providing the program.

Employer respondents were asked to indicate the level of importance of future government housing programs, policies or incentives that could be implemented to assist employees with housing, or addressing the market’s housing issues. A total of 23 respondents provided feedback to this question. The following table provides a weighted summary of the responses.

Housing Programs, Policies, and Initiatives by Degree of Importance (Per Employer Respondents)	
Program	Weighted Score*
Homebuyer Assistance	52.2
New Housing Development/Redevelopment	51.1
Renter Assistance	45.7
Development of More Public Housing	42.4
Direct Government Investment in Land for Workforce Housing (Land Banking)	33.7
Housing Assistance for Public Employees (Police, Fire, Teachers, Etc.)	27.2

*Most Important = 100.0, Somewhat Important = 50.0, Least Important = 25.0

Employer respondents were asked to rank the degree of need for housing for their employees in terms of product pricing. A total of 25 respondents provided insight to this question. The following table provides a weighted summary of the responses.

Employee Housing Needs by Product Pricing (Per Employer Respondents)	
Type of Housing Product (Price)	Weighted Score*
Entry Level/Workforce For-Sale Housing (Below \$200,000)	61.0
Affordable Rental Housing (Under \$750/month)	58.0
Moderate For-Sale Housing (\$200,000-\$300,000)	51.0
Moderate Market-Rate Rental Housing (\$750-\$1,250/month)	36.5
Higher-End Market-Rate Rental Housing (Above \$1,250/month)	29.2
Higher-End For-Sale Housing (Above \$300,000)	28.1

*High Need = 100.0, Moderate Need = 50.0, Low Need = 25.0

Employer respondents were asked to rank the degree of need for housing for their employees in terms of product type. A total of 24 respondents provided insight to this question. The following table provides a weighted summary of the responses.

Employee Housing Needs by Product Type (Per Employer Respondents)	
Type of Housing Product	Weighted Score*
Single-Family Homes (Owner)	70.7
Duplex/Townhome (Owner)	46.9
Single-Family Homes (Rental)	46.9
Duplex/Townhome (Rental)	44.8
Multifamily Apartments	39.6
Condominiums (Owner)	38.5
Condominiums (Rental)	38.0
Mobile Homes	32.3
Dormitories/Shared Living	21.7
Short-Term/Seasonal Housing	15.6

*High Need = 100.0, Moderate Need = 50.0, Low Need = 25.0

Employer respondents were asked to provide any additional comments regarding housing issues and needs that impact employees within Wood County. A total of 16 respondents provided feedback in the form of an open-ended response. Feedback from respondents included topics related to improving the quality of housing, addressing blight, the development of modern rental and for sale housing, additional senior housing, and overall affordability and availability.

Employer Summary

Wood County, West Virginia Summary of Employer Survey Results		
Category	Top Needs / Issues	Consensus
Housing Issues for Employees	<ul style="list-style-type: none"> Lack of Modern Housing Lack of Quality Housing Unaffordable For-Sale Housing 	47.9* 47.0* 44.0*
Impact for Employers	<ul style="list-style-type: none"> Difficulty Attracting Employees 	28.0%
Current Employer Housing Assistance	<ul style="list-style-type: none"> Do Not Provide Housing Assistance to Employees Provide Housing Assistance to Employees 	80.0% 20.0%
Housing Assistance Program Consideration	<ul style="list-style-type: none"> Housing Counseling or Placement Services 	24.0%
Housing Program or Policy Importance	<ul style="list-style-type: none"> Homebuyer Assistance New Housing Development/Redevelopment 	52.2* 51.1*
Housing Needs by Pricing	<ul style="list-style-type: none"> Entry Level/Workforce For-Sale Housing (Below \$200,000) Affordable Rental Housing (Under \$750/month) Moderate For-Sale Housing (\$200,000-\$300,000) 	61.0* 58.0* 51.0*
Housing Needs by Product Type	<ul style="list-style-type: none"> Single-Family Homes (Owner) Duplex/Townhome (Owner) Single-Family Homes (Rental) 	70.7* 46.9* 46.9*

*Denotes weighted score

C. STAKEHOLDER SURVEY RESULTS

A total of 32 area stakeholders from a broad range of organization types participated in the housing survey, with the following results (Note that percentages may not add up to 100.0% due to rounding or because respondents were able to select more than one answer):

Stakeholder respondents were asked to provide the type of organization they represent. A total of 32 respondents provided input to this question with the following distribution.

Stakeholder Respondents by Organization Type			
Type	Number	Type	Number
Nonprofit Organization	15	Realtor (Association/Board of Realtors/Etc.)	2
Local Government/Municipal Official	8	Agency on Aging/Senior Services	1
Economic Development Organization	6	Business/Employer/Private Sector	1
Education/Higher Education/University	3	Community Action Agency	1
Housing Developer	3	Elected Official/Municipal Contact	1
Housing Authority	2	Housing Organization	1
Landlord/Property Management	2	Other	8

Stakeholder respondents were asked to provide the degree that certain housing types are needed by price point within Wood County. A total of 32 respondents provided feedback to this question with the following results.

Housing Needs by Price Point			
Housing Type (Price Point)	Weighted Score*	Housing Type (Price Point)	Weighted Score*
For-Sale Housing (Less than \$150,000)	83.9	For-Sale Housing (\$200,000-\$249,999)	63.8
Rental Housing (Less than \$500/month)	83.6	For-Sale Housing (\$250,000-\$349,999)	54.3
Rental Housing (\$500-\$999/month)	83.3	Rental Housing (\$1,000-\$1,499/month)	52.5
Senior Care (incomes/assets <\$25,000)	80.8	For-Sale Housing (\$350,000 or more)	44.0
For-Sale Housing (\$150,000-\$199,999)	75.9	Rental Housing (\$1,500 or more/month)	30.8
Senior Care (incomes/assets >\$25,000)	72.4		

*High Need = 100.0, Moderate Need = 50.0, Minimal Need = 25.0

Stakeholder respondents were asked to provide the need for housing for specific populations within the county. A total of 32 respondents provided insight to this question with the following results.

Housing Needs by Population Served			
Population	Weighted Score*	Population	Weighted Score*
Family Housing (2+ Bedrooms)	85.8	Senior Living (Assisted Living, Nursing Care)	75.0
Moderate Workforce (\$30,000-\$60,000)	83.9	Housing for Millennials (Ages 25 to 39)	73.3
Senior Living (Independent Living)	80.6	Single-Person (Studio/One-Bedroom)	69.4
Low-Income Workforce (<\$30,000)	80.6	Higher Income Workforce (\$60,000+)	69.2
Rentals that Accept Housing Choice Vouchers	79.0		

*High Need = 100.0, Moderate Need = 50.0, Minimal Need = 25.0

Stakeholder respondents were asked to provide the level of demand for specific housing styles in the county. A total of 31 respondents provided feedback to this question with the following results.

Housing Needs by Style	
Housing Style	Weighted Score*
Ranch Homes/Single Floor Plan Units	85.8
Multifamily Apartments	71.8
Low Cost Fixer-Uppers (single-family homes)	69.2
Traditional Two-Story Single-Family Homes	69.0
Duplex/Triplex/Townhomes	67.5
Condominiums	60.3
Accessory Dwelling Units/Tiny Houses	54.5
Mixed-Use/Units Above Retail (Downtown Housing)	53.4
Single-Room Occupancy (SRO)	52.6
Manufactured/Mobile Homes	50.0

*High Need = 100.0, Moderate Need = 50.0, Minimal Need = 25.0

In addition to the housing types listed in the table above, one respondent noted through an open-ended response that there was a need for *transitional housing* in the county.

Stakeholder respondents were asked to approximate the extent that certain housing issues are experienced in the county. A total of 31 respondents provided insight to this question with the following distribution.

Housing Issues Experienced in County (Per Stakeholder Respondents)	
Issue	Weighted Score*
Limited Availability	95.2
High Cost of Renovation	86.7
Rent Affordability	82.3
Home Purchase Affordability	78.3
Lack of Rental Deposit (or First/Last Month Rent)	78.3
Lack of Down Payment for Purchase	77.6
Substandard Housing (quality/condition)	76.7
High Cost of Maintenance/Upkeep	76.7
Failed Background Checks	72.4
Absentee Landlords	72.4
Investors Buying Properties and Increasing Rents/Prices	66.7
Overcrowded Housing	62.1
Foreclosure	58.6
Lack of Access to Public Transportation	58.6
Housing Being Converted to Vacation Rentals	6.9

*Often = 100.0, Somewhat = 50.0, Not at All = 0.0

Stakeholder respondents were asked to rank the priority that should be given to the construction type used for housing development or preservation. A total of 31 respondents provided insight to this question with the following results.

Priority of Housing Construction Types (Per Stakeholder Respondents)	
Construction Type	Weighted Score*
Clear Blighted/Unused Structures to Create Land for New Development	87.1
Repair/Renovation/Revitalization of Existing Housing	83.3
New Construction	75.0
Adaptive Reuse (i.e., Warehouse Conversion to Residential)	58.6
Mixed-Use	55.2

*High Priority = 100.0, Moderate Priority = 50.0, Low Priority = 25.0

Stakeholder respondents were asked to rank the priority that should be given to specific funding types for housing development or preservation. A total of 32 respondents provided feedback to this question with the following results.

Priority of Funding Types (Per Stakeholder Respondents)	
Funding Type	Weighted Score*
Homebuyer Assistance	87.9
Home Repair/Loan	82.8
Project-Based Rental Subsidy	68.5
Tax Credit Financing	59.5
Housing Choice Vouchers	73.3

*High Priority = 100.0, Moderate Priority = 50.0, Low Priority = 25.0

Respondents were given the opportunity to explain why they chose specific funding types or suggest alternative types of funding that should be considered. Four respondents provided additional insight which is summarized below.

- Housing Choice Vouchers are more available than the actual housing
- Homebuyer assistance and single story floor plan rentals for seniors
- Lack of assistance for those that are homeless
- Long wait time for HUD vouchers and the low quality of the neighborhood and housing (safety) for properties that do accept vouchers.

Stakeholder respondents were asked to identify common barriers or obstacles that exist in the county that limit residential development. A total of 30 respondents provided feedback to this question. The following is a list of the most commonly cited barriers per stakeholder respondents.

Common Barriers/Obstacles to Residential Development (Per Stakeholder Respondents)		
Barrier/Obstacle	Number of Respondents	Share of Respondents
Cost of Labor/Materials	25	83.3%
Development Costs	20	66.7%
Cost of Land	19	63.3%
Cost of Infrastructure	18	60.0%
Lack of Buildable Sites	16	53.3%
Neighborhood Blight	16	53.3%

Stakeholder respondents were asked to identify what they believe represent the best options to reduce or eliminate the county’s barriers to residential development. A total of 30 respondents provided insight to this question with the following results.

Best Options to Reduce Barriers/Obstacles to Residential Development (Per Stakeholder Respondents)		
Initiatives to Reduce Barriers/Obstacles	Number of Respondents	Share of Respondents
Collaboration between Public and Private Sectors	16	53.3%
Educate the Public on the Importance of Different Types of Housing	13	43.3%
Tax Credits	13	43.3%
Establish a Housing Trust Fund (focus on preservation/development of affordable housing)	12	40.0%
Housing Gap/Bridge Financing	11	36.7%
Government Assistance with Infrastructure	11	36.7%
Expand Grant Seeking Efforts	9	30.0%
Removal of City Fines/Fees/Liens on Existing Homes to Encourage Transactions	9	30.0%
Secure Additional Housing Choice Vouchers	9	30.0%

Stakeholder respondents were given a list of initiatives and asked to identify three that should be areas of focus for the county. A total of 31 respondents provided insight to this question with the following results.

Top Five Areas of Focus for the County (Per Stakeholder Respondents)		
Initiatives	Number of Respondents	Share of Respondents
Develop New Housing	20	64.5%
Renovate/Repurpose Buildings for Housing	16	51.6%
Removal/Mitigation of Residential Blight	14	45.2%
Accessibility to Key Community Services (e.g., healthcare, childcare, etc.)	13	41.9%
Address crime	13	41.9%

Stakeholder respondents were asked to approximate the degree that housing impacts local residents. A total of 30 respondents provided insight to this question with the following results.

Housing Impacts on Local Residents (Per Stakeholder Respondents)	
Impact	Weighted Score*
Limits the ability of families to grow/thrive	83.3
Prevents seniors from living in housing that fits their needs	75.0
Causes people to live in unsafe housing or neighborhoods	74.2
Causes people to live in substandard housing	71.7
Causes people to live in housing they cannot afford	56.9

*Significant Impact = 100.0, Minor Impact = 50.0, No Impact = 0.0

Stakeholder respondents were asked to identify priorities to assist *renters* in Wood County. A total of 31 respondents provided feedback to this question. The following table summarizes the top responses from stakeholders.

Top Priorities to Assist Renters in Wood County (Per Stakeholder Respondents)		
Assistance Type	Number of Respondents	Share of Respondents
Credit Repair Assistance	18	58.1%
Housing Resource Center	18	58.1%
Properties That Meet Code/Life Safety Compliance	15	48.4%
Renter Security Deposit Assistance	14	45.2%
Housing Placement Service	12	38.7%
Rental Housing Inspection Program	12	38.7%

Stakeholder respondents were asked to identify priorities to assist *homeowners* or buyers in Wood County. A total of 29 respondents provided feedback to this question. The following table summarizes the top responses from stakeholders.

Top Priorities to Assist Homeowners in Wood County (Per Stakeholder Respondents)		
Assistance Type	Number of Respondents	Share of Respondents
Home Repair Assistance	24	82.8%
Homebuyer Down Payment Assistance	20	69.0%
Homebuyer/Homeowner Education	18	62.1%
Credit Repair Assistance	16	55.2%
Home Weatherization Assistance	11	37.9%
Property Maintenance Education	11	37.9%

Stakeholder respondents were asked to provide any additional information about housing challenges in the county in the form of an open-ended response. A total of 13 respondents provided additional insight. Some key points from the responses are summarized below.

- Transitional housing for recovering addicts following rehab
- Accountability for the condition of rental properties
- Additional low-income and working class housing in safe areas
- Increased code enforcement of converted apartments
- Assistance to homeless, security deposit assistance
- Increased focus on individuals with disabilities, ADA compliance
- Single-story homes for seniors and those with disabilities
- More affordable rentals

Stakeholder respondents were asked if they are knowledgeable of the homeless population or other special needs populations with regards to housing in their area. A total of 32 respondents provided feedback with the following distribution.

- Yes: **23 (71.9%)**
- No: **9 (28.1%)**

Stakeholder respondents were then asked to rank the need for specialized housing types (emergency shelters, group homes, permanent supportive housing, and traditional housing) for specific special needs populations in the area. A total of 29 respondents provided insight to this question with the following weighted results.

Need for Housing Types Among Special Needs Populations (Per Stakeholder Respondents)				
Housing Type	Target Population (Weighted Score*)			
	Disabled	Homeless	Substance Disorder	Veterans
Emergency Shelter	69.6	85.7	73.2	73.2
Group Homes	65.0	75.0	67.3	70.8
Permanent Supportive Housing	74.0	81.7	76.0	73.1
Transitional Housing	68.3	80.8	76.0	68.0

*High Need = 100.0, Moderate Need = 50.0, No Need = 0.0

Based on the survey results, the homeless population was identified as the group with the highest need for each of the four types of specialized housing. Persons with substance use disorders are most in need of permanent supportive housing and transitional housing, while veterans are most in need of emergency shelter and permanent supportive housing. For the disabled population of the county, permanent supportive housing appears to be the type of housing in highest need. Among all housing types and population groups, the overall highest need appears to be emergency shelters for the homeless population (weighted score of 85.7).

Stakeholder respondents were asked to provide, in their opinion, the obstacles to the development of housing for homeless and/or special needs populations in Wood County. A total of 20 respondents provided insight to this question. Some key obstacles cited by stakeholders included topics related to the following.

- Resource availability
- Zoning
- Governmental regulations
- Prevalence of substance abuse issues
- Availability of building sites
- Veteran support funding
- Additional support for homeless (counseling, employment opportunities)
- Community awareness and education

Stakeholder respondents were then asked to provide any recommendations on ways to address the needs of the homeless population and/or special needs populations in the county. A total of 18 respondents provided additional insight to this question. Some key recommendations from stakeholders included the following.

- Expand membership of the homeless coalition and increase participation by existing members
- Improve shelters and transitional housing
- Increase cooperation with local government to provide wrap around services (education, training)
- Establish clear and quantifiable objectives for providers with funding levels based on performance
- Demolition of blighted structures to build additional resources
- Increase supply of low-income rentals
- Increase cooperation among stakeholders, establishment of committee
- Improve neighborhood safety in impoverished areas

Stakeholder Summary

Wood County, West Virginia Summary of Stakeholder Survey Results		
Category	Top Needs / Issues	Consensus
Housing Needs by Price Point	<ul style="list-style-type: none"> • For-Sale Housing (Less than \$150,000) • Rental Housing (Less than \$500/month) • Rental Housing (\$500-\$999/month) 	83.9* 83.6* 83.3*
Housing Needs by Population	<ul style="list-style-type: none"> • Family Housing (2+ Bedrooms) • Moderate Workforce (\$30,000-\$60,000) 	85.8* 83.9*
Housing Needs by Style	<ul style="list-style-type: none"> • Ranch Homes/Single Floor Plan Units 	85.8*
Housing Issues Experienced	<ul style="list-style-type: none"> • Limited Availability • High Cost of Renovation • Rent Affordability 	95.2* 86.7* 82.3*
Priority by Construction Type	<ul style="list-style-type: none"> • Clear Blighted/Unused Structures to Create Land for New Development • Repair/Renovation/Revitalization of Existing Housing 	87.1* 83.3*
Funding Priority	<ul style="list-style-type: none"> • Homebuyer Assistance • Home Repair/Loan 	87.9* 82.8*
Residential Barriers	<ul style="list-style-type: none"> • Cost of Labor/Materials 	83.3%
Reduction of Barriers	<ul style="list-style-type: none"> • Collaboration between Public and Private Sectors 	53.3%
Areas of Focus	<ul style="list-style-type: none"> • Develop New Housing • Renovate/Repurpose Buildings for Housing 	64.5% 51.6%
Housing Impact on Residents	<ul style="list-style-type: none"> • Limits The Ability of Families to Grow/Thrive 	83.3*
Renter Assistance Priorities	<ul style="list-style-type: none"> • Credit Repair Assistance • Housing Resource Center 	58.1% 58.1%
Homeowner Assistance Priorities	<ul style="list-style-type: none"> • Home Repair Assistance • Homebuyer Down Payment Assistance 	82.8% 69.0%
Housing Needs for Special Populations	<ul style="list-style-type: none"> • Emergency Shelters (Homeless) • Permanent Supportive Housing (Substance Use Disorder) • Transitional Housing (Substance Use Disorder) • Permanent Supportive Housing (Disabled Population) • Emergency Shelter (Veterans) • Permanent Supportive Housing (Veterans) 	85.7* 76.0* 76.0* 74.0* 73.2* 73.1*

*Denotes weighted score

D. RESIDENT SURVEY RESULTS

A total of 1,152 individuals (916 Wood County residents) responded to the housing survey, with the following results (Note that percentages may not add up to 100.0% due to rounding or because respondents were able to select more than one answer):

Current Housing Situation

Respondents were asked if they currently live in Wood County. A total of 1,152 respondents provided an answer to this question with the following distribution.

- **916 (79.5%)** respondents indicated they are current residents of Wood County.
- **236 (20.5%)** respondents indicated they are non-residents of Wood County.

Wood County resident respondents were asked to provide their community of residence (Parkersburg, Vienna, or Other). A total of 912 respondents provided feedback to this question with the following distribution.

- **541 (59.3%)** respondents indicated they live in Parkersburg
- **138 (15.1%)** respondents indicated they live in Vienna
- **233 (25.6%)** respondents indicated they live in an Other Area of Wood County.

The following distribution provides further detail on the Wood County residents that indicated they live in an area of the county other than Parkersburg or Vienna.

- **51 (5.6%)** respondents indicated they live in Mineral Wells
- **47 (5.2%)** respondents indicated they live in Williamstown
- **42 (4.6%)** respondents indicated they live in Washington
- **25 (2.7%)** respondents indicated they live in Davisville

Respondents were asked if they work in Wood County. A total of 912 respondents provided feedback to this question with the following distribution.

- Yes: **758 (83.1%)**
- No: **154 (16.9%)**

Respondents that do not live in Wood County were asked to provide the ZIP code of their current residence. A total of 231 respondents provided feedback to this question. The following illustrates the top five communities provided by respondents.

- Belpre, OH: **51 (22.1%)**
- Marietta, OH: **32 (13.9%)**
- Little Hocking, OH: **15 (6.5%)**
- Elizabeth, WV: **11 (4.8%)**
- St Mary's, WV: **9 (3.9%)**

Non-resident respondents were asked to specify whether they commute to Wood County for work. A total of 228 respondents provided feedback to this question with the following distribution.

- Yes: **194 (85.1%)**
- No: **34 (14.9%)**

Non-resident respondents were asked to estimate their typical commute time to work (one-way). A total of 222 respondents provided feedback to this question with the following distribution.

Non-Resident Commute Times		
Time	Number of Respondents	Share of Respondents
Less than 15 minutes	52	23.4%
15 to 30 minutes	74	33.3%
31 to 45 minutes	55	24.8%
46 to 60 minutes	23	10.4%
Over 60 minutes	10	4.5%
Work From Home	6	2.7%
Do Not Work	2	0.9%
Total	222	100.0%

Respondents were asked to specify their current housing situation (tenure). A total of 882 respondents provided feedback to this question with the following distribution.

Respondents by Housing Status		
Tenure Type	Number of Respondents	Share of Respondents
Rent	164	18.6%
Own	571	64.7%
Caretaker (No Rent)	6	0.7%
Live With Family/Friends	56	6.4%
Other	85	9.6%
Total	882	100.0%

Of the 85 respondents that indicated “Other” as their current housing status and provided a response, 47 (55.3%) were homeless and 24 (28.2%) were in a substance abuse rehabilitation center. These two categories represent the following shares when compared to the total number of respondents (882) to this question.

- Homeless: **47 (5.3%)**
- Rehabilitation Center: **24 (2.7%)**

Respondents were asked to select the housing structure type that best describes their current residence. A total of 881 respondents provided feedback to this question with the following results.

Respondents by Housing Structure Type					
Structure Type	Number of Respondents	Share of Respondents	Structure Type	Number of Respondents	Share of Respondents
Single-Family Home	688	75.8%	Senior Care	2	0.2%
Apartment Building	57	6.5%	Room Rental	2	0.2%
Mobile Home	38	4.3%	RV/Camper	0	0.0%
Duplex/Triplex/Townhome	28	3.2%	Accessory Dwelling Unit	0	0.0%
Condominium	6	0.7%	Other (please specify)	80	9.1%

As was the case with the previous question, a vast majority of respondents specifying “Other” as their current housing structure type cited homeless shelters (**46**) and rehabilitation centers (**21**) as their current housing structure type. These two structure types represent **83.8%** of the 80 total responses categorized as “Other.”

Respondents were asked to indicate the number of people (including the respondent) that live in their current residence. A total of 880 respondents provided feedback to this question with the following distribution.

Respondents by Household Size		
Household Size	Number of Households	Share of Respondents
One-Person Household	135	15.3%
Two-Person Household	299	34.0%
Three-Person Household	154	17.5%
Four-Person Household	160	18.2%
Five-Person+ Household	132	15.0%
Total	880	100.0%

Respondents were asked to approximate their total monthly housing expenses (including rent/mortgage costs, utilities, taxes, insurance, etc.). A total of 869 respondents provided insight to this question with the following distribution.

Respondents by Monthly Housing Expenses		
Total Monthly Housing Expenses	Number of Respondents	Share of Respondents
\$0 (No Expense)	88	10.1%
Up to \$500	44	5.1%
\$501 to \$750	82	9.4%
\$751 to \$1,000	122	14.0%
\$1,001 to \$1,250	114	13.1%
\$1,251 to \$1,500	104	12.0%
\$1,501 to \$1,750	94	10.8%
\$1,751 to \$2,000	78	9.0%
Over \$2,000	143	16.5%
Total	869	100.0%

A list of common housing issues was supplied and respondents were asked to specify whether they have experienced, or are currently experiencing, any of the issues as it relates to their place of residence. A total of 863 respondents provided feedback to this question with the following distribution.

Respondents by Housing Issues Experienced		
Housing Issue	Number of Respondents	Share of Respondents
Cost Burdened (Paying more than 30% of your income toward housing cost)	187	21.7%
Did Not Have Sufficient Deposit or Down Payment	76	8.8%
Homelessness	68	7.9%
Credit Score Was Not High Enough for a Lease and/or Mortgage	68	7.9%
Substandard Housing (landlord did not maintain)	64	7.4%
Had to Move in With Family and/or Friends	64	7.4%
Overcrowded Housing	60	7.0%
Substandard Housing (could not afford to maintain)	34	3.9%
Landlords Won't Accept Housing Choice Vouchers	26	3.0%
Lacks ADA Accessibility	18	2.1%
Expiring Lease or Eviction	14	1.6%
Housing or Lending Discrimination	8	0.9%
Foreclosure	7	0.8%
None	525	60.8%

Current Housing Market

Respondents were asked to describe the overall housing market in Wood County. A total of 969 respondents provided insight to this question with the following results.

Wood County Housing Market Rating (Per Survey Respondents)		
Rating	Number of Respondents	Share of Respondents
Good, no issues	40	4.1%
Fair, some issues	329	34.0%
Poor, many issues	427	44.1%
No opinion	173	17.8%
Total	969	100.0%

Respondents were asked to identify, in their opinion, the top three issues that negatively impact the Wood County housing market. Respondents were allowed to select up to three issues from a list and/or provide an open-ended response. A total of 975 respondents provided feedback to this question. The following table illustrates the top five issues cited by respondents.

Top Five Issues Negatively Impacting the Wood County Housing Market (Per Survey Respondents)		
Issue	Number of Respondents	Share of Respondents
High rental rates	416	42.7%
Neglected/blighted properties/neighborhood (poor condition)	362	37.1%
High prices for home ownership	276	28.3%
Not enough housing/rental options (few vacancies)	243	24.9%
Mismatch between local jobs/wages and housing costs	227	23.3%

Respondents were asked if they believe it is difficult for people to find suitable housing in Wood County. A total of 967 respondents provided feedback to this question with the following distribution.

- Yes: **415 (42.9%)**
- Somewhat: **363 (37.5%)**
- No: **51 (5.3%)**
- I Do Not Know: **138 (14.3%)**

For the respondents that answered “Yes” or “Somewhat” to the previous question, the respondents were then asked to provide the reason they believe it is difficult for people to find suitable housing in Wood County. Respondents were given a list of reasons to choose from and/or given the option to provide an open-ended response. A total of 818 respondents provided insight to this question. The following table illustrates the top five reasons cited by respondents.

Top Five Reasons for Difficulty in Locating Suitable Housing in Wood County (Per Survey Respondents)		
Reason	Number of Respondents	Share of Respondents
Housing Not Affordable	584	71.4%
Undesirable Location/Neighborhood	425	52.0%
Poor Quality of Housing	358	43.8%
Not Enough Housing (Limited Availability)	348	42.5%
Lack of Down Payment or Rental Deposit	297	36.3%

Respondents were asked to rate the degree of need (High, Minimal, No Need) for certain *housing types* in Wood County. A total of 904 respondents provided insight to this question. The following table provides a *weighted* summary of respondent feedback.

Degree of Need for Housing Types in Wood County (Per Survey Respondents)	
Housing Type	Weighted Score*
Rental Housing (Less than \$500/month)	84.6
Family Housing (2+ Bedrooms)	82.2
Housing for Ages 25 to 40	77.8
For-Sale Housing (\$100,000-\$200,000)	74.3
Senior Apartments (Independent Living)	66.6
Rentals that Accept Housing Choice Vouchers	65.5
Rental Housing (\$500-\$1,000/month)	65.4
Senior Care Facilities (Assisted Living/Nursing Care)	64.2
Single-Person (Studio/One-Bedroom)	59.9
Senior Condominiums (For-Sale Housing)	55.4
For-Sale Housing (\$201,000-\$300,000)	35.1
Communal Housing (Shared Living Space)	29.7
Rental Housing (\$1,001-\$1,500/month)	25.2
For-Sale Housing (Over \$300,000)	18.6
Rental Housing (Over \$1,500/month)	14.0

*High Need = 100.0, Minimal Need = 25.0, No Need = 0.0

Respondents were asked to rate the degree of need (High, Minimal, No Need) for certain *housing styles* in Wood County. A total of 885 respondents provided feedback to this question. The following table provides a *weighted* summary of respondent feedback.

Degree of Need for Housing Styles in Wood County (Per Survey Respondents)	
Housing Style	Weighted Score*
Modern Move-In Ready Single-Family Homes	81.1
Ranch Homes/Single Floor Plan Units	77.7
Apartments	73.5
Duplex/Triplex/Townhomes	65.9
Low Cost Fixer-Uppers (single-family homes)	60.0
Condominiums	48.2
Mobile/Manufactured Homes	41.1
Single-Room Occupancy (SRO)	40.2
Accessory Dwelling Unit (Above Garage, Income Suite, Etc.)	39.5

*High Need = 100.0, Minimal Need = 25.0, No Need = 0.0

Respondents were given an opportunity to provide, in their opinion, the most significant housing issue facing Wood County. A total of 739 respondents provided insight to this question. Although there was a wide range of answers provided by respondents related to a variety of topics, the most commonly cited issues were affordability and availability (rentals and for-sale), quality (age and condition), overall quality and desirability of neighborhoods (blight, crime, drug usage), prevalence of homelessness, and a lack of variety of housing options for various income levels and family sizes.

Respondents were asked to provide any additional comments or concerns related to housing in Wood County. A total of 296 respondents provided additional insight to this question. Although many respondents cited issues covered in the previous question, several additional topics were noted by respondents. Some of these issues included availability of jobs, a mismatch between wages and housing costs, housing discrimination, and a lack of landlords accepting housing vouchers.

Interest in Living in Wood County

Respondents that currently do not live in Wood County (non-residents) were asked if they would consider living in Wood County if appropriate housing were available. A total of 197 non-resident respondents provided feedback to this question with the following distribution.

- Yes: **81 (41.1%)**
- No: **116 (58.9%)**

The non-resident respondents that indicated they would consider moving to Wood County were then asked to identify what area of the county they would prefer to live in if new housing was built. A total of 75 non-resident respondents provided feedback to this question with the following results.

Preferred Area of Residence within Wood County (Per Non-Resident Respondents)		
Area	Number of Respondents	Share of Respondents
Parkersburg-North end of town	20	26.7%
Vienna	17	22.7%
Parkersburg-South end of town	11	14.7%
Mineral Wells	8	10.7%
Williamstown	6	8.0%
Waverly	2	2.7%
North Hills	2	2.7%
Washington Bottom	2	2.7%
Pettyville	2	2.7%
Rockport	2	2.7%
Lubeck	1	1.3%
Davisville	1	1.3%
Walker	1	1.3%
Boaz	0	0.0%

The non-resident respondents that indicated they would consider moving to Wood County were then asked what style housing they would be interested living in within Wood County. A total of 73 non-resident respondents provided feedback to this question with the following distribution.

Preferred Housing Style (Per Non-Resident Respondents)		
Housing Style	Number of Respondents	Share of Respondents
Modern, Move-In Ready Single-Family Home	40	54.8%
Ranch Homes or Single Floor Plan Unit	40	54.8%
Apartment	29	39.7%
Duplex/Triplex/Townhome	20	27.4%
Low-Cost Fixer-Upper	16	21.9%
Condominium	15	20.6%
Single-Room Occupancy	10	13.7%
Accessory Dwelling Unit (income suite)	9	12.3%
Senior Living	8	11.0%
Other	4	5.5%

The non-resident respondents that indicated they would consider moving to Wood County were then asked how many bedrooms they would require if they moved to Wood County. A total of 73 non-resident respondents provided insight to this question with the following results.

Bedrooms Required if Relocating to Wood County (Per Non-Resident Respondents)		
Number of Bedrooms	Number of Respondents	Share of Respondents
Studio	5	6.9%
One-Bedroom	8	11.0%
Two-Bedroom	30	41.1%
Three-Bedroom	24	32.9%
Four-Bedroom+	6	8.2%

The non-resident respondents were then asked what they would be willing to pay per month, including all utility costs, to live in Wood County. A total of 73 non-resident respondents provided feedback to this question with the following distribution.

Monthly Housing Expenses Non-Residents Willing to Pay if Relocating to Wood County (Per Non-Resident Respondents)		
Total Housing Expenses	Number of Respondents	Share of Respondents
No Expense	0	0.0%
Up to \$500	12	16.4%
\$501 - \$750	31	42.5%
\$751 - \$1,000	11	15.1%
\$1,001 - \$1,250	13	17.8%
\$1,251 - \$1,500	5	6.9%
\$1,501 - \$2,000	0	0.0%
Over \$2,000	1	1.4%

The non-resident respondents were then asked to select up to five features that would be most important to them in new housing. A total of 74 non-resident respondents provided feedback to this question. The top six responses are illustrated below.

Top Six Most Important Features in New Housing (Per Non-Resident Respondents)		
Feature	Number of Respondents	Share of Respondents
Pet Friendly	50	67.6%
Availability Of High-Speed Internet	49	66.2%
Off-Street Parking	37	50.0%
Patio/Balcony	30	40.5%
Lawn/Courtyard Space	29	39.2%
Provided Washer/Dryer	29	39.2%

The non-resident respondents were asked if anything, besides housing, could be addressed, added, or changed in Wood County to increase the likelihood of them relocating to Wood County. A total of 29 non-resident respondents provided insight to this question with the following results.

Factors to Increase Likelihood of Moving to Wood County (Per Non-Resident Respondents)		
Factor/Issue	Number of Respondents	Share of Respondents
Employment Opportunities	8	27.6%
Address Crime	4	13.8%
Address Drug Usage	4	13.8%
Address Homelessness	3	10.3%
Lower Taxes	3	10.3%
Neighborhood Conditions	3	10.3%
More Retail/Restaurants	3	10.3%
Improved Road Conditions	1	3.4%
Improve Schools	1	3.4%
Collaboration of Stakeholders	1	3.4%

Demographic Distribution

Respondents were asked to provide their age for demographic purposes. A total of 952 respondents provided feedback to this question with the following results.

Survey Respondent Age Distribution		
Age Range	Number of Respondents	Share of Respondents
17 years or less	1	0.1%
18 to 22 years	40	4.2%
23 to 29 years	121	12.7%
30 to 39 years	198	20.8%
40 to 49 years	231	24.3%
50 to 59 years	180	18.9%
60 to 75 years	156	16.4%
76 years or older	8	0.8%
Prefer Not To Answer	17	1.8%

Respondents were asked to provide their ethnicity for demographic purposes. A total of 949 respondents provided feedback to this question with the following results.

Survey Respondent Ethnicity Distribution		
Ethnicity	Number of Respondents	Share of Respondents
American Indian/Alaskan Native	13	1.4%
Asian/Pacific Islander	7	0.7%
Black/African American	14	1.5%
Hispanic/Latino	7	0.7%
White/Caucasian	860	90.6%
Prefer not to Answer	43	4.5%
Two or More Races	5	0.5%

Respondents were asked to estimate the gross annual income of all residents living in their household. A total of 948 respondents provided feedback to this question with the following results.

Survey Respondent Household Income Distribution		
Income Range	Number of Respondents	Share of Respondents
Less than \$15,000	68	7.2%
\$15,000-\$24,999	52	5.5%
\$25,000-\$39,999	121	12.8%
\$40,000-\$59,999	125	13.2%
\$60,000-\$74,999	89	9.4%
\$75,000-\$99,999	134	14.1%
\$100,000-\$149,999	130	13.7%
\$150,000-\$199,999	62	6.5%
\$200,000 or more	61	6.4%
Prefer Not To Answer	106	11.2%

Resident/Commuter Summary

Wood County, West Virginia Summary of Resident/Commuter Survey Results

Category	Top Needs / Issues	Consensus
Non-Resident Commute Times (Employed in Wood County)	<ul style="list-style-type: none"> • Less than 15 minutes • 15 to 30 minutes • 31 to 45 minutes 	23.4% 33.3% 24.8%
Housing Tenure	<ul style="list-style-type: none"> • Own • Rent • Other 	64.7% 18.6% 16.7%
Current Housing Structure Type	<ul style="list-style-type: none"> • Single-Family Home 	75.8%
Current Household Size	<ul style="list-style-type: none"> • 2-person household 	34.0%
Monthly Household Expenses	<ul style="list-style-type: none"> • Over \$2,000 • Between \$751 and \$1,000 • Between \$1,001 and \$1,250 	16.5% 14.0% 13.1%
Top Housing Issue Experienced	<ul style="list-style-type: none"> • Cost Burdened (paying 30% or more of income toward housing costs) 	21.7%
Condition of Current Housing Market	<ul style="list-style-type: none"> • Poor, many issues 	44.1%
Issues Negatively Impacting Housing Market	<ul style="list-style-type: none"> • High rental rates • Neglected/blighted properties/neighborhoods 	42.7% 37.1%
Difficult to Find Appropriate Housing	<ul style="list-style-type: none"> • Yes • Somewhat 	42.9% 37.5%
Reason for Difficulty Finding Housing	<ul style="list-style-type: none"> • Housing not affordable • Undesirable location or neighborhood 	71.4% 52.0%
Need for Specific Housing Types	<ul style="list-style-type: none"> • Rental Housing (less than \$500/month) • Family Homes (2+ bedrooms) • Housing for ages 25 to 40 	84.6* 82.2* 77.8*
Need for Specific Housing Styles	<ul style="list-style-type: none"> • Modern move-in ready single-family homes • Ranch homes/Single floor plan units • Apartments 	81.1* 77.7* 73.5*
Non-Resident Interest in Moving to Wood County	<ul style="list-style-type: none"> • Yes 	41.1%
Preferred Residence Area of Wood County (Non-Residents)	<ul style="list-style-type: none"> • Parkersburg (North end of town) • Vienna 	26.7% 22.7%
Preferred Housing Style (Non-Residents)	<ul style="list-style-type: none"> • Modern move-in ready single-family homes • Ranch homes/Single floor plan units 	54.8% 54.8%
Bedrooms Required (Non-Residents)	<ul style="list-style-type: none"> • 2-bedroom • 3-bedroom 	41.1% 32.9%
Monthly Housing Expenses Willing to Pay (Non-Residents)	<ul style="list-style-type: none"> • Between \$501 and \$750 per month 	42.5%
Most Important Features in New Housing (Non-Residents)	<ul style="list-style-type: none"> • Pet friendly • Availability of high-speed internet 	67.6% 66.2%
Factors to Increase Likelihood of Relocating (Non-Residents)	<ul style="list-style-type: none"> • Employment opportunities 	27.6%

*Denotes a weighted score

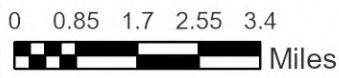
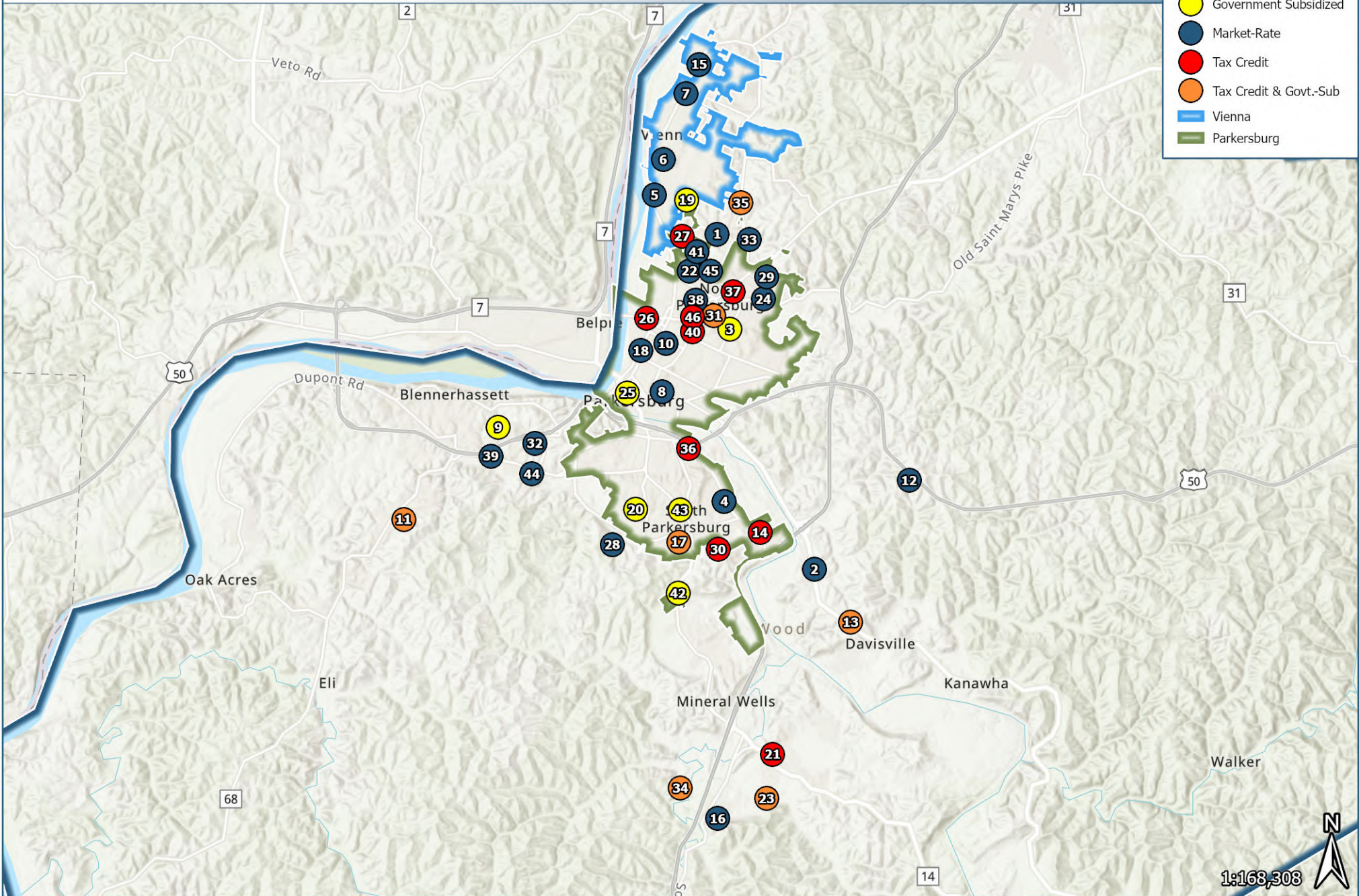
ADDENDUM A:

**FIELD SURVEY OF
CONVENTIONAL RENTALS**

PSA

Apartment Type


















- Government Subsidized
- Market-Rate
- Tax Credit
- Tax Credit & Govt.-Sub
- Vienna
- Parkersburg





Map ID	Property	Prop Type	Quality Rating	Year Built	Total Units	Vacant	Occ. Rate
1	540 College Pkwy	MRR	C+	1978	16	0	100.0%
2	Abby Village	MRR	C+	1986	12	0	100.0%
3	Adams Apts.	GSS	B	1990	16	0	100.0%
4	Amberhill Apts.	MRR	C+	1978	34	0	100.0%
5	Ashbrook Corner Apts.	MRR	B-	1974	10	0	100.0%
6	Ashbrook Manor Apts.	MRR	B	1974	20	2	90.0%
7	Ashby Glen Apts.	MRR	B	1993	44	3	93.2%
8	Avery Court	MRR	B+	2008	98	0	100.0%
9	Chateau Hills	GSS	B	1981	100	0	100.0%
10	Colony Gardens	MRR	B-	1978	8	0	100.0%
11	Courtyard Apts.	TGS	B-	1992	24	0	100.0%
12	Dutch Hills Terrace	MRR	B-	1989	53	2	96.2%
13	Dutch Ridge Place	TGS	B	1993	24	0	100.0%
14	Edison Hill Commons	TAX	B+	2017	30	0	100.0%
15	Executive Apts.	MRR	B-	1987	14	0	100.0%
16	Fox Run Apts.	MRR	B-	2007	39	3	92.3%
17	Gihon Unity Apts.	TGS	B	1988	49	0	100.0%
18	Greenbrier Garden	MRR	C+	1975	68	0	100.0%
19	Hillview Terrace	GSS	B-	1986	62	1	98.4%
20	Homecrest Manor	GSS	C	1972	148	0	100.0%
21	Jordyn Terrace	TAX	B	1997	36	0	100.0%
22	Lakeview Estates	MRR	B-	1967	176	1	99.4%
23	Lincolnshire Apts.	TGS	B-	2001	24	0	100.0%
24	London Air Apts.	MRR	C	1969	41	6	85.4%
25	Market Manor	GSS	B-	1980	111	0	100.0%
26	Murdoch Heights	TAX	A+	2020	50	0	100.0%
27	Newberry Apts.	TAX	B+	2019	32	0	100.0%
28	Oakwood Village	MRR	B	1973	125	0	100.0%
29	Packard Place	MRR	B	1972	48	0	100.0%
30	Parkersburg Senior Village	TAX	B+	2018	40	0	100.0%
31	Parkland Place	TGS	B	1977	124	0	100.0%
32	Parkville Apts.	MRR	C	1982	49	0	100.0%
33	Parkway Apts.	MRR	C	1983	6	0	100.0%
34	Post Mill Apts.	TGS	B-	1988	32	0	100.0%
35	Rolling Hills Townhomes & Cottages	TGS	B+	1969	100	0	100.0%
36	Rowan Apts.	TAX	B+	2020	36	0	100.0%


Comparable Property	(MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized	(TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized
Senior Restricted	(TAX) Tax Credit	(INR) Income-Restricted (not LIHTC)
(MRR) Market-Rate	(TGS) Tax Credit & Government-Subsidized	(ING) Income-Restricted (not LIHTC) & Government-Subsidized
(MRT) Market-Rate & Tax Credit	(TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC)	(GSS) Government-Subsidized
(MRG) Market-Rate & Government-Subsidized	(TIN) Tax Credit & Income-Restricted (not LIHTC)	(ALL) Tax Credit, Market-Rate, Govt-Subsidized & Income-Restricted
(MIN) Market-Rate & Income-Restricted (not LIHTC)	(TMG) Tax Credit, Market-Rate & Government-Subsidized	


Map ID	Property	Prop Type	Quality Rating	Year Built	Total Units	Vacant	Occ. Rate
37	St. Paul Terrace	TAX	B	1998	44	0	100.0%
38	Stonecrest Apts.	MRR	B-	1978	36	0	100.0%
39	T-Buc Apts.	MRR	B-	1999	35	0	100.0%
40	Terrapin Park	TAX	B+	1997	49	0	100.0%
41	Tremont Apts.	MRR	B+	1999	32	0	100.0%
42	Unity Court	GSS	B-	2001	19	0	100.0%
43	Unity Plaza	GSS	B-	1983	59	0	100.0%
44	Westview Suites	MRR	B-	1995	40	0	100.0%
45	Windsor	MRR	C+	1982	24	0	100.0%
46	Worthington Creek Apts.	TAX	A	2015	36	0	100.0%


 Comparable Property	 (MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized	 (TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized
 Senior Restricted	 (TAX) Tax Credit	 (INR) Income-Restricted (not LIHTC)
 (MRR) Market-Rate	 (TGS) Tax Credit & Government-Subsidized	 (ING) Income-Restricted (not LIHTC) & Government-Subsidized
 (MRT) Market-Rate & Tax Credit	 (TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC)	 (GSS) Government-Subsidized
 (MRG) Market-Rate & Government-Subsidized	 (TIN) Tax Credit & Income-Restricted (not LIHTC)	 (ALL) Tax Credit, Market-Rate, Govt-Subsidized & Income-Restricted
 (MIN) Market-Rate & Income-Restricted (not LIHTC)	 (TMG) Tax Credit, Market-Rate & Government-Subsidized	


















1	540 College Pkwy 540 College Pkwy, Parkersburg, WV 26101		Contact: Mark Phone: (304) 488-3880	
		Total Units: 16 UC: 0 BR: 2 Target Population: Family Rent Special: None Notes:	Occupancy: 100.0% Vacant Units: 0	Stories: 2 Waitlist: None


2	Abby Village 42 Forest Dr., Parkersburg, WV 26140		Contact: Randall Phone: (304) 481-2041	
		Total Units: 12 UC: 0 BR: 2 Target Population: Family Rent Special: None Notes:	Occupancy: 100.0% Vacant Units: 0	Stories: 2 Waitlist: 2 HH


3	Adams Apts. 1273 31st St., Parkersburg, WV 26104		Contact: Suzanne Phone: (304) 485-1721	
		Total Units: 16 UC: 0 BR: 1 Target Population: Disabled Rent Special: None Notes: HUD Section 811	Occupancy: 100.0% Vacant Units: 0	Stories: 2 Waitlist: None


4	Amberhill Apts. 4301 10th Ave, Parkersburg, WV 26101		Contact: Kim Phone: (304) 396-4100	
		Total Units: 34 UC: 0 BR: 1, 2, 3 Target Population: Family Rent Special: None Notes:	Occupancy: 100.0% Vacant Units: 0	Stories: 2,3 Waitlist: None


5	Ashbrook Corner Apts. 1200 11th St., Vienna, WV 26105		Contact: Phone:	
		Total Units: 10 UC: 0 BR: 2, 3 Target Population: Family Rent Special: None Notes:	Occupancy: 100.0% Vacant Units: 0	Stories: 2 Waitlist: None


 Comparable Property	 (MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized	 (TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized
 Senior Restricted	 (TAX) Tax Credit	 (INR) Income-Restricted (not LIHTC)
 (MRR) Market-Rate	 (TGS) Tax Credit & Government-Subsidized	 (ING) Income-Restricted (not LIHTC) & Government-Subsidized
 (MRT) Market-Rate & Tax Credit	 (TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC)	 (GSS) Government-Subsidized
 (MRG) Market-Rate & Government-Subsidized	 (TIN) Tax Credit & Income-Restricted (not LIHTC)	 (ALL) Tax Credit, Market-Rate, Govt-Subsidized & Income-Restricted
 (MIN) Market-Rate & Income-Restricted (not LIHTC)	 (TMG) Tax Credit, Market-Rate & Government-Subsidized	


















6	Ashbrook Manor Apts. 1000 19th St., Vienna, WV 26105	Contact: Felicia Phone: (304) 422-8433
		Total Units: 20 UC: 0 Occupancy: 90.0% Stories: 2 Year Built: 1974 BR: 2, 3 Vacant Units: 2 Waitlist: None AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes:


7	Ashby Glen Apts. 4400 Grand Central Ave., Vienna, WV 26105	Contact: Pam Phone: (304) 485-0071
		Total Units: 44 UC: 0 Occupancy: 93.2% Stories: 2 Year Built: 1993 BR: 1, 2 Vacant Units: 3 Waitlist: None AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes:


8	Avery Court 1022 Avery St., Parkersburg, WV 26101	Contact: Michael Phone: (304) 290-7826
		Total Units: 98 UC: 12 Occupancy: 100.0% Stories: 2 Year Built: 2008 BR: 1, 2, 3 Vacant Units: 0 Waitlist: None AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes: 12 units under renovation; Rent range due to upgrades


9	Chateau Hills 147 Chateau Hills, Parkersburg, WV 26101	Contact: Holly Phone: (304) 863-6655
		Total Units: 100 UC: 0 Occupancy: 100.0% Stories: 2 Year Built: 1981 BR: 1, 2, 3 Vacant Units: 0 Waitlist: 14 HH AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes: HUD Section 8


10	Colony Gardens 801 18th St., Parkersburg, WV 26101	Contact: Hazel Phone: (304) 834-1002
		Total Units: 8 UC: 0 Occupancy: 100.0% Stories: 2 Year Built: 1978 BR: 2 Vacant Units: 0 Waitlist: None AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes:


<ul style="list-style-type: none">  Comparable Property  Senior Restricted  (MRR) Market-Rate  (MRT) Market-Rate & Tax Credit  (MRG) Market-Rate & Government-Subsidized  (MIN) Market-Rate & Income-Restricted (not LIHTC) 	<ul style="list-style-type: none">  (MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized  (TAX) Tax Credit  (TGS) Tax Credit & Government-Subsidized  (TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC)  (TIN) Tax Credit & Income-Restricted (not LIHTC)  (TMG) Tax Credit, Market-Rate & Government-Subsidized 	<ul style="list-style-type: none">  (TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized  (INR) Income-Restricted (not LIHTC)  (ING) Income-Restricted (not LIHTC) & Government-Subsidized  (GSS) Government-Subsidized  (ALL) Tax Credit, Market-Rate, Govt-Subsidized & Income-Restricted
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







11	Courtyard Apts.		Contact: Vicki		
	50 Lubeck Apartment Ln., Parkersburg, WV 26101		Phone: (304) 863-9570		
	Total Units: 24	UC: 0	Occupancy: 100.0%	Stories: 1	Year Built: 1992
	BR: 1		Vacant Units: 0	Waitlist: 4 HH	AR Year:
	Target Population: Senior 62+				Yr Renovated:
	Rent Special: None				
	Notes: Tax Credit; RD 515, has RA (22 units)				


12	Dutch Hills Terrace		Contact: Kim		
	222 Dutch Hills Terr., Parkersburg, WV 26104		Phone: (304) 396-4100		
	Total Units: 53	UC: 0	Occupancy: 96.2%	Stories: 2	Year Built: 1989
	BR: 2, 3		Vacant Units: 2	Waitlist: None	AR Year:
	Target Population: Family				Yr Renovated:
	Rent Special: None				
	Notes: 2-br rent range due to units with detached garages				


13	Dutch Ridge Place		Contact: Anita		
	2983 Dutch Ridge, Parkersburg, WV 26104		Phone: (304) 428-4317		
	Total Units: 24	UC: 0	Occupancy: 100.0%	Stories: 2	Year Built: 1993
	BR: 1, 2		Vacant Units: 0	Waitlist: 3-6 mos	AR Year:
	Target Population: Family				Yr Renovated: 2013
	Rent Special: None				
	Notes: Tax Credit; RD 515, has RA (24 units)				


14	Edison Hill Commons		Contact: Larry		
	800 Lilly Ln., Parkersburg, WV 26101		Phone: (304) 422-0047		
	Total Units: 30	UC: 0	Occupancy: 100.0%	Stories: 2	Year Built: 2017
	BR: 3, 4		Vacant Units: 0	Waitlist: 6 HH	AR Year:
	Target Population: Family				Yr Renovated:
	Rent Special: None				
	Notes: Tax Credit				


15	Executive Apts.		Contact: Craig		
	4810 Grand Central Ave., Vienna, WV 26105		Phone: (304) 485-3997		
	Total Units: 14	UC: 0	Occupancy: 100.0%	Stories: 1	Year Built: 1987
	BR: 2		Vacant Units: 0	Waitlist: None	AR Year:
	Target Population: Family				Yr Renovated:
	Rent Special: None				
	Notes:				


 Comparable Property	 (MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized	 (TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized
 Senior Restricted	 (TAX) Tax Credit	 (INR) Income-Restricted (not LIHTC)
 (MRR) Market-Rate	 (TGS) Tax Credit & Government-Subsidized	 (ING) Income-Restricted (not LIHTC) & Government-Subsidized
 (MRT) Market-Rate & Tax Credit	 (TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC)	 (GSS) Government-Subsidized
 (MRG) Market-Rate & Government-Subsidized	 (TIN) Tax Credit & Income-Restricted (not LIHTC)	 (ALL) Tax Credit, Market-Rate, Govt-Subsidized & Income-Restricted
 (MIN) Market-Rate & Income-Restricted (not LIHTC)	 (TMG) Tax Credit, Market-Rate & Government-Subsidized	


















16	Fox Run Apts. 99 Fox Run Dr, Mineral Wells, WV 26150	Contact: Phone:
		Total Units: 39 UC: 0 Occupancy: 92.3% Stories: 2 Year Built: 2007 BR: 3 Vacant Units: 3 Waitlist: None AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes:






17	Gihon Unity Apts. 2601 Unity Pl., Parkersburg, WV 26101	Contact: Tammy Phone: (304) 424-7323
		Total Units: 49 UC: 0 Occupancy: 100.0% Stories: 3 w/Elevator Year Built: 1988 BR: 0, 1 Vacant Units: 0 Waitlist: 11 HH AR Year: Target Population: Senior 62+ Yr Renovated: 2019 Rent Special: None Notes: Tax Credit; HUD Section 8 & 202


















18	Greenbrier Garden 500 13th St, Parkersburg, WV 26101	Contact: Hazel Phone: (304) 834-1002
		Total Units: 68 UC: 5 Occupancy: 100.0% Stories: 2,3 Year Built: 1975 BR: 1, 2 Vacant Units: 0 Waitlist: None AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes: 5 units under renovation






19	Hillview Terrace 1500 12th St., Vienna, WV 26105	Contact: Amanda Phone: (304) 295-6784
		Total Units: 62 UC: 0 Occupancy: 98.4% Stories: 3 w/Elevator Year Built: 1986 BR: 0, 1 Vacant Units: 1 Waitlist: None AR Year: Target Population: Senior 62+ Yr Renovated: Rent Special: None Notes: HUD Section 8


















20	Homecrest Manor 1901 Cameron Ave., Parkersburg, WV 26101	Contact: Amy Phone: (304) 428-6753
		Total Units: 148 UC: 0 Occupancy: 100.0% Stories: 2 Year Built: 1972 BR: 1, 2, 3, 4, 5 Vacant Units: 0 Waitlist: 125 HH AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes: Public Housing






 Comparable Property	 (MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized	 (TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized
 Senior Restricted	 (TAX) Tax Credit	 (INR) Income-Restricted (not LIHTC)
 (MRR) Market-Rate	 (TGS) Tax Credit & Government-Subsidized	 (ING) Income-Restricted (not LIHTC) & Government-Subsidized
 (MRT) Market-Rate & Tax Credit	 (TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC)	 (GSS) Government-Subsidized
 (MRG) Market-Rate & Government-Subsidized	 (TIN) Tax Credit & Income-Restricted (not LIHTC)	 (ALL) Tax Credit, Market-Rate, Govt-Subsidized & Income-Restricted
 (MIN) Market-Rate & Income-Restricted (not LIHTC)	 (TMG) Tax Credit, Market-Rate & Government-Subsidized	

21	Jordyn Terrace 85 Jordyn Ln, Mineral Wells, WV 26150	Contact: Mary Phone: (304) 489-1746
	Total Units: 36 UC: 0 Occupancy: 100.0% Stories: 1,2 Year Built: 1997 BR: 1, 2, 3 Vacant Units: 0 Waitlist: 7 HH AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes:	
22	Lakeview Estates 824 Lakeview Dr., Parkersburg, WV 26104	Contact: Brittne Phone: (304) 422-8433
	Total Units: 176 UC: 0 Occupancy: 99.4% Stories: 4 w/Elevator Year Built: 1967 BR: 1, 2, 3 Vacant Units: 1 Waitlist: None AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes:	
23	Lincolnshire Apts. 92 Dublin Dr., Mineral Wells, WV 26150	Contact: Trace Phone: (304) 489-3380
	Total Units: 24 UC: 0 Occupancy: 100.0% Stories: 1 Year Built: 2001 BR: 1 Vacant Units: 0 Waitlist: 3 HH AR Year: Target Population: Senior 62+ Yr Renovated: Rent Special: None Notes: Tax Credit; RD 515, has RA (24 units)	
24	London Air Apts. 2212 36th St., Parkersburg, WV 26104	Contact: Craig Phone: (304) 485-3997
	Total Units: 41 UC: 0 Occupancy: 85.4% Stories: 2 Year Built: 1969 BR: 1, 2 Vacant Units: 6 Waitlist: None AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes:	
25	Market Manor 1030 Market St., Parkersburg, WV 26101	Contact: Rhonda Phone: (304) 485-1696
	Total Units: 111 UC: 0 Occupancy: 100.0% Stories: 8 w/Elevator Year Built: 1980 BR: 1 Vacant Units: 0 Waitlist: 8 HH AR Year: Target Population: Senior 62+, Disabled Yr Renovated: Rent Special: None Notes: HUD Section 8	


 Comparable Property	 (MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized	 (TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized
 Senior Restricted	 (TAX) Tax Credit	 (INR) Income-Restricted (not LIHTC)
 (MRR) Market-Rate	 (TGS) Tax Credit & Government-Subsidized	 (ING) Income-Restricted (not LIHTC) & Government-Subsidized
 (MRT) Market-Rate & Tax Credit	 (TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC)	 (GSS) Government-Subsidized
 (MRG) Market-Rate & Government-Subsidized	 (TIN) Tax Credit & Income-Restricted (not LIHTC)	 (ALL) Tax Credit, Market-Rate, Govt-Subsidized & Income-Restricted
 (MIN) Market-Rate & Income-Restricted (not LIHTC)	 (TMG) Tax Credit, Market-Rate & Government-Subsidized	


26	Murdoch Heights 1602 Murdoch Ave., Parkersburg, WV 26101	Contact: Renie Phone: (304) 488-2817
	Total Units: 50 UC: 0 Occupancy: 100.0% Stories: 4 w/Elevator Year Built: 2020 BR: 1, 2 Vacant Units: 0 Waitlist: 7 HH AR Year: Target Population: Senior 55+ Yr Renovated: Rent Special: None Notes: Tax Credit; Preleasing & opened 12/2020	
27	Newberry Apts. 235 S Campus View Dr, Parkersburg, WV 26104	Contact: Tina Phone: (304) 589-8300
	Total Units: 32 UC: 0 Occupancy: 100.0% Stories: 3 w/Elevator Year Built: 2019 BR: 2 Vacant Units: 0 Waitlist: 6 HH AR Year: Target Population: Senior 55+ Yr Renovated: Rent Special: None Notes: Tax Credit; Preleasing 10/2019, opened 12/2019, stabilized occupancy 1/2020	
28	Oakwood Village 2503 Beverly St., Parkersburg, WV 26101	Contact: Cristy Phone: (304) 485-0431
	Total Units: 125 UC: 0 Occupancy: 100.0% Stories: 2 Year Built: 1973 BR: 1, 2, 3, 4 Vacant Units: 0 Waitlist: 25 HH AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes:	
29	Packard Place 3625 Packard St, Parkersburg, WV 26104	Contact: Kaitlyn Phone: (304) 850-8498
	Total Units: 48 UC: 0 Occupancy: 100.0% Stories: 2.5 Year Built: 1972 BR: 1, 2 Vacant Units: 0 Waitlist: None AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes:	
30	Parkersburg Senior Village 1508 Rayon Dr, Parkersburg, WV 26101	Contact: Kim Phone: (304) 917-3569
	Total Units: 40 UC: 0 Occupancy: 100.0% Stories: 3 w/Elevator Year Built: 2018 BR: 2 Vacant Units: 0 Waitlist: 20 HH AR Year: Target Population: Senior 55+ Yr Renovated: Rent Special: None Notes: Tax Credit	


 Comparable Property	 (MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized	 (TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized
 Senior Restricted	 (TAX) Tax Credit	 (INR) Income-Restricted (not LIHTC)
 (MRR) Market-Rate	 (TGS) Tax Credit & Government-Subsidized	 (ING) Income-Restricted (not LIHTC) & Government-Subsidized
 (MRT) Market-Rate & Tax Credit	 (TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC)	 (GSS) Government-Subsidized
 (MRG) Market-Rate & Government-Subsidized	 (TIN) Tax Credit & Income-Restricted (not LIHTC)	 (ALL) Tax Credit, Market-Rate, Govt-Subsidized & Income-Restricted
 (MIN) Market-Rate & Income-Restricted (not LIHTC)	 (TMG) Tax Credit, Market-Rate & Government-Subsidized	


<p>31</p>	<p>Parkland Place 1250 31st St., Parkersburg, WV 26104</p> 	<p>Contact: Mike Phone: (304) 422-6244</p> <p>Total Units: 124 UC: 7 Occupancy: 100.0% Stories: 8 w/Elevator Year Built: 1977 BR: 1 Vacant Units: 0 Waitlist: 7 HH AR Year: Target Population: Senior 55+ Yr Renovated: 2021 Rent Special: None Notes: Tax Credit; HUD Section 8; 7 units renovation</p>
<p>32</p>	<p>Parkville Apts. 35 Parkville Dr., Parkersburg, WV 26101</p> 	<p>Contact: Robin Phone: (740) 423-4433</p> <p>Total Units: 49 UC: 0 Occupancy: 100.0% Stories: 1 Year Built: 1982 BR: 0, 1, 2 Vacant Units: 0 Waitlist: None AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes:</p>
<p>33</p>	<p>Parkway Apts. 551 College Pkwy., Parkersburg, WV 26101</p> 	<p>Contact: O.B. Epling Phone: (304) 481-0029</p> <p>Total Units: 6 UC: 0 Occupancy: 100.0% Stories: 2 Year Built: 1983 BR: 2 Vacant Units: 0 Waitlist: None AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes: Higher rent includes utilities</p>
<p>34</p>	<p>Post Mill Apts. 74 Post Mill Way, Mineral Wells, WV 26150</p> 	<p>Contact: Trace Phone: (304) 489-1414</p> <p>Total Units: 32 UC: 0 Occupancy: 100.0% Stories: 2 Year Built: 1988 BR: 1, 2 Vacant Units: 0 Waitlist: 10 HH AR Year: Target Population: Family Yr Renovated: 2019 Rent Special: None Notes: Tax Credit; RD 515, has RA (25 units)</p>
<p>35</p>	<p>Rolling Hills Townhomes & Cottages 106 Branam Dr., Parkersburg, WV 26104</p> 	<p>Contact: Kathy Phone: (304) 485-6293</p> <p>Total Units: 100 UC: 0 Occupancy: 100.0% Stories: 1,2 Year Built: 1969 BR: 0, 1, 2, 3 Vacant Units: 0 Waitlist: 22 HH AR Year: Target Population: Family Yr Renovated: 2008 Rent Special: None Notes: Tax Credit; HUD Section 8</p>


<p>✓ Comparable Property</p> <p>◆ Senior Restricted</p> <p>■ (MRR) Market-Rate</p> <p>■ (MRT) Market-Rate & Tax Credit</p> <p>■ (MRG) Market-Rate & Government-Subsidized</p> <p>■ (MIN) Market-Rate & Income-Restricted (not LIHTC)</p>	<p>■ (MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized</p> <p>■ (TAX) Tax Credit</p> <p>■ (TGS) Tax Credit & Government-Subsidized</p> <p>■ (TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC)</p> <p>■ (TIN) Tax Credit & Income-Restricted (not LIHTC)</p> <p>■ (TMG) Tax Credit, Market-Rate & Government-Subsidized</p>	<p>■ (TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized</p> <p>■ (INR) Income-Restricted (not LIHTC)</p> <p>■ (ING) Income-Restricted (not LIHTC) & Government-Subsidized</p> <p>■ (GSS) Government-Subsidized</p> <p>■ (ALL) Tax Credit, Market-Rate, Govt-Subsidized & Income-Restricted</p>
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




36	Rowan Apts. 509 Buckeye St, Parkersburg, WV 26101	Contact: Candice Phone: (304) 295-0654
		Total Units: 36 UC: 0 Occupancy: 100.0% Stories: 3 Year Built: 2020 BR: 2, 3 Vacant Units: 0 Waitlist: 33 HH AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes: Tax Credit; Preleasing 9/2020, opened 10/2020, stabilized occupancy 1/2021


37	St. Paul Terrace 3850 Central Ave., Parkersburg, WV 26102	Contact: Dawn Phone: (304) 422-5563
		Total Units: 44 UC: 0 Occupancy: 100.0% Stories: 1,2 Year Built: 1998 BR: 1, 2, 3 Vacant Units: 0 Waitlist: 13 HH AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes: Tax Credit


38	Stonecrest Apts. 2801 Emerson Ave., Parkersburg, WV 26104	Contact: Trinka Phone: (304) 588-2394
		Total Units: 36 UC: 0 Occupancy: 100.0% Stories: 2.5 Year Built: 1978 BR: 1, 2 Vacant Units: 0 Waitlist: None AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes: 2-br higher rent due to renovations; Six month leasing only


39	T-Buc Apts. 95 West Cir., Parkersburg, WV 26101	Contact: Terrie Phone: (304) 863-3705
		Total Units: 35 UC: 0 Occupancy: 100.0% Stories: 2 Year Built: 1999 BR: 2 Vacant Units: 0 Waitlist: 4 HH AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes:


40	Terrapin Park 2412 Covert St., Parkersburg, WV 26101	Contact: Dawn Phone: (304) 485-8970
		Total Units: 49 UC: 0 Occupancy: 100.0% Stories: 1,2 Year Built: 1997 BR: 1, 2, 3 Vacant Units: 0 Waitlist: 12 HH AR Year: Target Population: Family Yr Renovated: 2016 Rent Special: None Notes: Tax Credit


<ul style="list-style-type: none">  Comparable Property  Senior Restricted  (MRR) Market-Rate  (MRT) Market-Rate & Tax Credit  (MRG) Market-Rate & Government-Subsidized  (MIN) Market-Rate & Income-Restricted (not LIHTC) 	<ul style="list-style-type: none">  (MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized  (TAX) Tax Credit  (TGS) Tax Credit & Government-Subsidized  (TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC)  (TIN) Tax Credit & Income-Restricted (not LIHTC)  (TMG) Tax Credit, Market-Rate & Government-Subsidized 	<ul style="list-style-type: none">  (TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized  (INR) Income-Restricted (not LIHTC)  (ING) Income-Restricted (not LIHTC) & Government-Subsidized  (GSS) Government-Subsidized  (ALL) Tax Credit, Market-Rate, Govt-Subsidized & Income-Restricted
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







41	Tremont Apts. 100 Willowbrook Dr., Parkersburg, WV 26101		Contact: Pam Phone: (304) 485-0071	
		Total Units: 32 UC: 0 BR: 2 Target Population: Family Rent Special: None Notes:	Occupancy: 100.0% Vacant Units: 0	Stories: 2 Waitlist: Yes


42	Unity Court 2604 Unity Pl., Parkersburg, WV 26101		Contact: Tammy Phone: (304) 424-7323	
		Total Units: 19 UC: 0 BR: 1 Target Population: Senior 62+ Rent Special: None Notes: HUD Section 202 PRAC	Occupancy: 100.0% Vacant Units: 0	Stories: 3 Waitlist: 6 HH


















43	Unity Plaza 2600 Unity Pl., Parkersburg, WV 26101		Contact: Tammy Phone: (304) 424-7323	
		Total Units: 59 UC: 0 BR: 1, 2 Target Population: Senior 62+, Disabled Rent Special: None Notes: HUD Section 202	Occupancy: 100.0% Vacant Units: 0	Stories: 5 Waitlist: 12 HH

44	Westview Suites 41 Hillcrest Ct, Parkersburg, WV 26101		Contact: Terri Phone: (304) 863-3434	
		Total Units: 40 UC: 0 BR: 3 Target Population: Family Rent Special: None Notes:	Occupancy: 100.0% Vacant Units: 0	Stories: 2 Waitlist: 0

45	Windsor 25 Federal Ct., Parkersburg, WV 26104		Contact: John Phone: (304) 295-0345	
		Total Units: 24 UC: 0 BR: 2 Target Population: Family Rent Special: None Notes:	Occupancy: 100.0% Vacant Units: 0	Stories: 2 Waitlist: None

 Comparable Property	 (MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized	 (TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized
 Senior Restricted	 (TAX) Tax Credit	 (INR) Income-Restricted (not LIHTC)
 (MRR) Market-Rate	 (TGS) Tax Credit & Government-Subsidized	 (ING) Income-Restricted (not LIHTC) & Government-Subsidized
 (MRT) Market-Rate & Tax Credit	 (TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC)	 (GSS) Government-Subsidized
 (MRG) Market-Rate & Government-Subsidized	 (TIN) Tax Credit & Income-Restricted (not LIHTC)	 (ALL) Tax Credit, Market-Rate, Govt-Subsidized & Income-Restricted
 (MIN) Market-Rate & Income-Restricted (not LIHTC)	 (TMG) Tax Credit, Market-Rate & Government-Subsidized	

46	Worthington Creek Apts. 2700 Emerson Ave., Parkersburg, WV 26104		Contact: Larry Phone: (304) 422-0010			
		Total Units: 36 UC: 0 Occupancy: 100.0% Stories: 3 w/Elevator Year Built: 2015 BR: 2 Vacant Units: 0 Waitlist: 12 HH AR Year: Target Population: Senior 55+ Yr Renovated: Rent Special: None Notes: Tax Credit; HOME Funds (1 unit)				

 Comparable Property	 (MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized	 (TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized
 Senior Restricted	 (TAX) Tax Credit	 (INR) Income-Restricted (not LIHTC)
 (MRR) Market-Rate	 (TGS) Tax Credit & Government-Subsidized	 (ING) Income-Restricted (not LIHTC) & Government-Subsidized
 (MRT) Market-Rate & Tax Credit	 (TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC)	 (GSS) Government-Subsidized
 (MRG) Market-Rate & Government-Subsidized	 (TIN) Tax Credit & Income-Restricted (not LIHTC)	 (ALL) Tax Credit, Market-Rate, Govt-Subsidized & Income-Restricted
 (MIN) Market-Rate & Income-Restricted (not LIHTC)	 (TMG) Tax Credit, Market-Rate & Government-Subsidized	

Source: Parkersburg Housing Authority
Effective: 10/2021

Monthly Dollar Allowances

		Garden						Townhome					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	25	28	31	34	37	40	25	28	31	34	37	40
	+Base Charge	0	0	0	0	0	0	0	0	0	0	0	0
	Bottled Gas	0	0	0	0	0	0	0	0	0	0	0	0
	Electric	13	16	21	26	31	37	13	16	21	26	31	37
	Heat Pump	12	14	16	18	20	22	12	14	16	18	20	22
	Oil	0	0	0	0	0	0	0	0	0	0	0	0
Cooking	Natural Gas	2	2	4	5	6	7	2	2	4	5	6	7
	Bottled Gas	0	0	0	0	0	0	0	0	0	0	0	0
	Electric	9	9	11	13	15	17	9	9	11	13	15	17
Other Electric	14	16	22	28	35	41	14	16	22	28	35	41	
+Base Charge	0	0	0	0	0	0	0	0	0	0	0	0	
Air Conditioning	0	0	0	0	0	0	0	0	0	0	0	0	
Water Heating	Natural Gas	5	6	8	11	14	16	5	6	8	11	14	16
	Bottled Gas	0	0	0	0	0	0	0	0	0	0	0	0
	Electric	9	11	14	17	20	23	9	11	14	17	20	23
	Oil	0	0	0	0	0	0	0	0	0	0	0	0
Water	34	36	53	78	103	129	34	36	53	78	103	129	
Sewer	45	48	69	100	132	163	45	48	69	100	132	163	
Trash Collection	15	15	15	15	15	15	15	15	15	15	15	15	
Internet*	20	20	20	20	20	20	20	20	20	20	20	20	
Cable*	20	20	20	20	20	20	20	20	20	20	20	20	
Alarm Monitoring*	0	0	0	0	0	0	0	0	0	0	0	0	

* Estimated- not from source

ADDENDUM B:
NON-CONVENTIONAL RENTAL SURVEY

Student

Address	City	Price Per Unit/ Month	Monthly*	Bed	Bath	Type: SF, Duplex, Condo, Etc.	Square Feet	Price Per Square Foot	Year Built	Source
1003 Jackson Avenue	Parkersburg	\$650	\$650	1.0	1.0	Apartment	600	\$1.08	1970	WVUP.uloop
401 Camden Avenue	Parkersburg	\$600	\$600	1.0	1.0	Apartment	-	-	1940	WVUP.uloop
1415 23rd Street	Parkersburg	\$695	\$695	2.0	1.0	Apartment	690	\$1.01	1963	WVUP.uloop
1316 Lynn Street	Parkersburg	\$750	\$750	2.0	1.0	Apartment	-	-	1910	WVUP.uloop
1701 Covert Street	Parkersburg	\$625	\$625	1	1.0	Apartment	-	-	1910	Collegerentals.com
1027 Lynn Street	Parkersburg	\$625	\$625	2	1.0	Apartment	1,000	\$0.63	1910	Collegerentals.com
2600 Cleveland Avenue	Parkersburg	\$1,500	\$1,500	3	1.5	Single Family Home	1,610	\$0.93	1963	WVUP.uloop

*Monthly collected rent of unit

Non-Student									
Address	City	Type: SF, Duplex, Condo, Etc.	Price	Square Feet	Price Per Square Feet	Bed	Bath	Year Built	Source
215 11th Street	Parkersburg	Apartment	\$625	750	\$0.83	1	1.0	1935	Rent.com
125 Wildwood Drive	Parkersburg	Condo	\$650	1,100	\$0.59	2	1.5	-	Rent.com
880 Red Hill Road	Parkersburg	Apartment	\$775	1,200	\$0.65	2	1.5	1984	Rent.com
2712 Broad Street	Parkersburg	Apartment	\$1,600	1,500	\$1.07	2	1.0	1950	Rent.com
22 Meadowbrook Acres	Parkersburg	Mobile Home	\$600	-	-	2	1.0	-	Rent.com
1106 26th Street	Vienna	Townhome	\$750	875	\$0.86	2	1.5	-	Rent.com
1104 26th Street	Vienna	Townhome	\$750	875	\$0.86	2	1.5	-	Rent.com
412 Lubeck Avenue	Parkersburg	Single Family Home	\$675	756	\$0.89	2	1.0	1920	Rent.com
905 26th Street	Parkersburg	Townhome	\$695	745	\$0.93	2	1.0	1946	Apartments.com
401 Camden Avenue #403A	Parkersburg	Apartment	\$600	-	-	1	1.0	1951	Apartments.com
Island View Drive Apt A	Parkersburg	Duplex	\$1,195	-	-	3	1.0	1967	Apartments.com
Island View Drive	Parkersburg	Duplex	\$1,000	1,200	\$0.83	2	2.5	2017	Craigslist
809 Island View Drive	Parkersburg	Duplex	\$1,000	1,200	\$0.83	2	2.5	2017	Craigslist
202 55th Street	Vienna	Single Family Home	\$1,200	1,270	\$0.94	3	2.0	1955	Apartments.com
704 39th Street	Vienna	Single Family Home	\$1,000	980	\$1.02	1	2.0	1945	T & L Rental
4541 Emerson Avenue #1	Parkersburg	Apartment	\$900	1,200	\$0.75	2	1.0	1957	Rent.com
4542 Emerson Avenue #2	Parkersburg	Apartment	\$1,100	1,200	\$0.92	3	1.0	1957	Hotpads
650 13th Street	Parkersburg	Apartment	\$725	1,000	\$0.73	2	1.0	1926	Rent.com
Fairview Avenue	Parkersburg	Apartment	\$600	-	-	2	1.5	-	Craigslist
Corridor Drive	Parkersburg	Apartment	\$750	-	-	2	1.0	-	Craigslist
1518 Crescent Street	Parkersburg	Single Family Home	\$900	816	\$1.10	2	1.0	1949	Craigslist
1103 30th Street	Parkersburg	Single Family Home	\$800	920	\$0.87	3	1.0	1952	Craigslist
1717 26th Street	Parkersburg	Single Family Home	\$800	1,025	\$0.78	2	1.0	1948	Craigslist
3307 Clement Avenue #A	Parkersburg	Townhome	\$1,000	1,300	\$0.77	3	2.5	1997	Craigslist
812 Grafton Street #814	Parkersburg	Apartment	\$600	-	-	1	1.0	1940	Trulia

(Continued)

Non-Student									
Address	City	Type: SF, Duplex, Condo, Etc.	Price	Square Feet	Price Per Square Feet	Bed	Bath	Year Built	Source
910 30th Street	Parkersburg	Duplex	\$800	1,000	\$0.80	2	1.5	1980	Trulia
2221 17th Street	Parkersburg	Apartment	\$750	-	-	2	1.0	1949	Trulia
3611 Rollins Street Apt A	Parkersburg	Duplex	\$575	-	-	2	1.0	1955	Realtor.com
1208 George Street	Parkersburg	Duplex	\$600	-	-	2	1.0	1924	Realtor.com
Juliana Street	Parkersburg	Apartment	\$650	-	-	1	1.0	-	Craigslist
24th Street	Parkersburg	Single Family Home	\$1,395	-	-	3	2.5	-	Craigslist
Dudley Avenue & Emerson Avenue	Parkersburg	Single Family Home	\$721	952	\$0.76	2	1.0	-	Craigslist
2510 39th Street	Parkersburg	Apartment	\$650	-	-	2	1.0	1980	DSJMJ
11638 Staunton Turnpike Apt 102	Walker	Apartment	\$625	-	-	1	1.0	1940	DSJMJ
3510 Elm Street	Parkersburg	Single Family Home	\$895	924	\$0.97	2	1.0	1950	Renthop
607 46th Street	Vienna	Single Family Home	\$1,500	1,584	\$0.95	3	1.5	1961	Renthop
605 21st Street	Vienna	Single Family Home	\$1,095	900	\$1.22	3	1.0	1950	Renthop
1026 Avery Street #203	Parkersburg	Condominium	\$1,100	1,100	\$1.00	2	2.0	2008	Apartments.com
1026 Avery Street #204	Parkersburg	Condominium	\$1,300	1,500	\$0.87	3	2.0	2008	Apartments.com
703 33rd Street	Parkersburg	Single Family Home	\$650	852	\$0.76	2	1.0	1900	Chris found in field
1502 20th Street	Parkersburg	Single Family Home	\$850	879	\$0.97	2	1.0	1940	Chris found in field
914 Tefft Street	Parkersburg	Single Family Home	\$1,000	1,277	\$0.78	3	1.0	1910	Hotpads
76 Wildwood Drive #105	Parkersburg	Townhome	\$895	-	-	2	1.5	1982	Hotpads
512 9th Avenue #D	Parkersburg	Apartment	\$575	550	\$1.05	1	1.0	1979	Hotpads/Hometown Properties
1109 Camden Avenue	Parkersburg	Single Family Home	\$900	896	\$1.00	2	1.0	1910	Hotpads
1133 Market Street	Parkersburg	Apartment	\$635	500	\$1.27	1	1.0	1914	Hotpads
1133 Market Street	Parkersburg	Apartment	\$735	650	\$1.13	1	1.0	1914	Hotpads
1022 Lakeview Drive Apartment A	Parkersburg	Single Family Home	\$750	780	\$0.96	2	1.5	1972	Hometown Properties

(Continued)

Non-Student									
Address	City	Type: SF, Duplex, Condo, Etc.	Price	Square Feet	Price Per Square Feet	Bed	Bath	Year Built	Source
510 Nicely Place #8	Parkersburg	Apartment	\$800	-	-	2	1.0	1910	Hometown Properties
2317 1/2 Broad Street #4	Parkersburg	Apartment	\$650	-	-	0	1.0	1926	Hotpads
702 1/2 28th Street	Vienna	Apartment	\$695	-	-	1	1.0	1910	Hotpads
1712 Beaver Street #A	Parkersburg	Apartment	\$500	475	\$1.05	1	1.0	1910	Trulia

ADDENDUM C:
SENIOR CARE HOUSING SURVEY

Congregate Care

Map ID	Facility Name	Address	City	ST	Year Built/ Renovated	Total Units	Occupied Units	Vacant Units	Occ. Rate	Base Monthly Rates
C-1	Colonial House	1517 23rd Street	Parkersburg	WV	1953	16	7	9	43.8%	\$2,000

*Facility may have less marketed beds than licensed beds due to the ability to have multiple people in one room

Assisted Living

Map ID	Facility Name	Address	City	ST	Year Built/ Renovated	Licensed Beds	Marketed Beds*	Vacant Beds	Occ. Rate	Base Monthly Rates
A-1	Cedar Grove Assisted Living	110 Nicolette Road	Parkersburg	WV	1844/1992	85	73	56	17	\$2,800
A-2	Love And Care Assisted Living	5368 Dupont Road	Parkersburg	WV	1982	15	15	10	5	\$3,700
A-3	Milestone Senior Living	2301 Kennedy Ave	Parkersburg	WV	2021	24	24	21	3	\$3,000

*Facility may have less marketed beds than licensed beds due to the ability to have multiple people in one room

Nursing Care

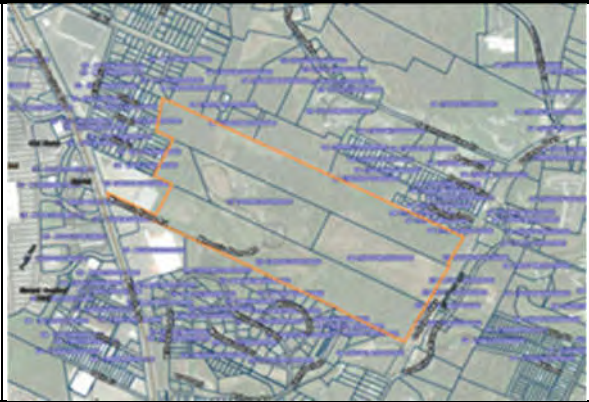



Map ID	Facility Name	Address	City	ST	Year Built/ Renovated	Licensed Beds	Marketed Beds*	Vacant Beds	Occ. Rate	Base Monthly Rates
N-1	Ohio Valley Health Care	222 Nicolette Road	Parkersburg	WV	1980/2021	66	66	22	66.7%	\$10,950
N-2	Parkersburg Center	1716 Gihon Road	Parkersburg	WV	N/A	66	66	11	83.3%	\$10,676
N-3	Willows Center	723 Summers Street	Parkersburg	WV	1980/2007	97	97	2	97.9%	\$12,927
N-4	Worthington Healthcare Center	2675 36th Street	Parkersburg	WV	Renovated 2020	105	105	4	96.2%	\$9,247

*Facility may have less marketed beds than licensed beds due to the ability to have multiple people in one room





N/A – Not available

ADDENDUM D:
HOUSING DEVELOPMENT
OPPORTUNITY PROFILES





These profiles exclude identified parcels under 1.0 acre. All identified locations are summarized in Section VII – Other Housing Market Factors.

Map ID	Photo	Property Details	
1		Location	3826 Murdoch Ave, Parkersburg
		Year Built	N/A
		Building Size (Square Feet)	N/A
		Land Size	104.1
		Zoning	B-2 General Business District
2		Location	1 Fort Boreman Dr, Parkersburg
		Year Built	N/A
		Building Size (Square Feet)	N/A
		Land Size	174.1
		Zoning	B-2 General Business District
3		Location	70 Peach Orchard Ln, Parkersburg
		Year Built	N/A
		Building Size (Square Feet)	N/A
		Land Size	51.9
		Zoning	No Zoning
4		Location	Chalagi Ln, Parkersburg
		Year Built	N/A
		Building Size (Square Feet)	N/A
		Land Size	25.7
		Zoning	No Zoning




N/A – Not Available

Map ID	Photo	Property Details	
5		Location	Route 50/Forest Hills Rd, Parkersburg
		Year Built	N/A
		Building Size (Square Feet)	N/A
		Land Size	110.8
		Zoning	No Zoning
6		Location	Lees Hill Rd, Parkersburg
		Year Built	N/A
		Building Size (Square Feet)	N/A
		Land Size	155.0
		Zoning	No Zoning
7		Location	Millstone Drive, Vienna
		Year Built	N/A
		Building Size (Square Feet)	N/A
		Land Size	25.0
		Zoning	Residential
8		Location	Old St Mary's Pike, Parkersburg
		Year Built	N/A
		Building Size (Square Feet)	N/A
		Land Size	14.5
		Zoning	No Zoning

N/A – Not Available

Map ID	Photo	Property Details	
9		Location	Viscose Rd, Parkersburg
		Year Built	N/A
		Building Size (Square Feet)	N/A
		Land Size	24.5
		Zoning	No Zoning
10		Location	Harris Hwy, Parkersburg
		Year Built	N/A
		Building Size (Square Feet)	N/A
		Land Size	2.7
		Zoning	No Zoning
16		Location	Pike Street & Bosley Parkway, Parkersburg
		Year Built	N/A
		Building Size (Square Feet)	N/A
		Land Size	76.2
		Zoning	No Zoning
17		Location	Briscoe Settlement Rd, Vienna
		Year Built	N/A
		Building Size (Square Feet)	N/A
		Land Size	28.6
		Zoning	No Zoning


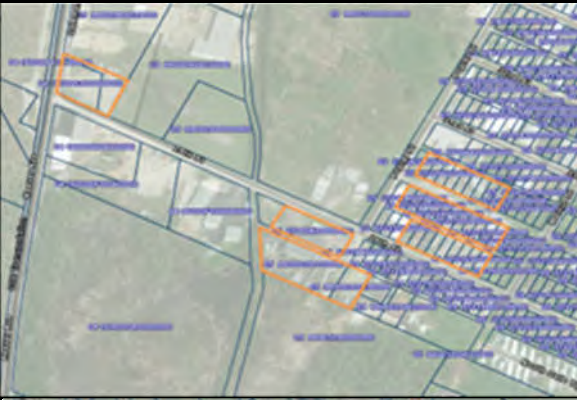


N/A – Not Available

Map ID	Photo	Property Details	
18		Location	Briscoe Rd, Vienna
		Year Built	N/A
		Building Size (Square Feet)	N/A
		Land Size	5.2
		Zoning	Residential
19		Location	41st St & 1st Ave, Vienna
		Year Built	N/A
		Building Size (Square Feet)	N/A
		Land Size	3.3
		Zoning	Residential
20		Location	801 Blennerhassett Heights Rd, Washington
		Year Built	N/A
		Building Size (Square Feet)	N/A
		Land Size	18.1
		Zoning	No Zoning
21		Location	Gateway WV Property (I-77 Access Road), Williamstown
		Year Built	N/A
		Building Size (Square Feet)	N/A
		Land Size	120.5
		Zoning	No Zoning

N/A – Not Available

Map ID	Photo	Property Details	
22		Location	Williams Highway (Route 14), Williamstown
		Year Built	N/A
		Building Size (Square Feet)	N/A
		Land Size	48.9
		Zoning	No Zoning
23		Location	Old Turnpike Road, Parkersburg
		Year Built	N/A
		Building Size (Square Feet)	N/A
		Land Size	9.7
		Zoning	No Zoning
24		Location	6337 Emerson Avenue, Vienna
		Year Built	N/A
		Building Size (Square Feet)	N/A
		Land Size	10.3
		Zoning	No Zoning
25		Location	70 Joy Street, Parkersburg
		Year Built	N/A
		Building Size (Square Feet)	N/A
		Land Size	1.7
		Zoning	No Zoning





N/A – Not Available

Map ID	Photo	Property Details	
26		Location	1604 7th Street, Parkersburg
		Year Built	N/A
		Building Size (Square Feet)	N/A
		Land Size	1.3
		Zoning	B-2 General Business District
27		Location	507 29th Street, Parkersburg
		Year Built	1970
		Building Size (Square Feet)	25,531
		Land Size	7.6
		Zoning	M-1 Light Manufacturing District (6.48ac) None (1.10 acres)
29		Location	294 Nicholette Road, Mineral Wells
		Year Built	N/A
		Building Size (Square Feet)	N/A
		Land Size	0
		Zoning	No Zoning
30		Location	2000 Pike Street, Parkersburg
		Year Built	N/A
		Building Size (Square Feet)	N/A
		Land Size	5.5
		Zoning	B-2 General Business District





N/A – Not Available

Map ID	Photo	Property Details	
31		Location	422 East Street, Parkersburg
		Year Built	N/A
		Building Size (Square Feet)	N/A
		Land Size	12.0
		Zoning	M-2 Heavy Manufacturing District
32		Location	5013 Briscoe Road, Vienna
		Year Built	N/A
		Building Size (Square Feet)	327,076
		Land Size	255.2
		Zoning	Residential (139.39ac) No Zoning (115.83ac)
33		Location	29th Street, Parkersburg
		Year Built	N/A
		Building Size (Square Feet)	N/A
		Land Size	46.0
		Zoning	No Zoning
34		Location	Harris Highway, Belleville
		Year Built	N/A
		Building Size (Square Feet)	N/A
		Land Size	1.7
		Zoning	No Zoning

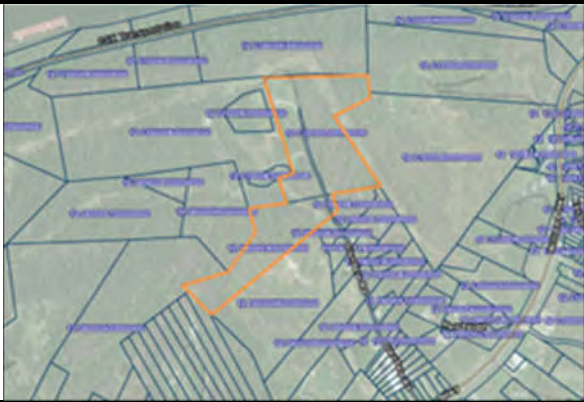



N/A – Not Available

Map ID	Photo	Property Details	
35		Location	Elma Drive, Williamstown
		Year Built	N/A
		Building Size (Square Feet)	N/A
		Land Size	3.0
		Zoning	No Zoning
36		Location	Sugar Camp Road, Mineral Wells
		Year Built	N/A
		Building Size (Square Feet)	N/A
		Land Size	7.0
		Zoning	No Zoning
37		Location	Copperhead Road, Waverly
		Year Built	N/A
		Building Size (Square Feet)	N/A
		Land Size	13.2
		Zoning	No Zoning
38		Location	Forshey Road, Mineral Wells
		Year Built	N/A
		Building Size (Square Feet)	N/A
		Land Size	4.3
		Zoning	No Zoning





N/A – Not Available

Map ID	Photo	Property Details	
39		Location	Old Saint Marys Pike, Parkersburg
		Year Built	N/A
		Building Size (Square Feet)	N/A
		Land Size	4.3
		Zoning	No Zoning
40		Location	5675 Emerson Avenue, Parkersburg
		Year Built	N/A
		Building Size (Square Feet)	N/A
		Land Size	4.4
		Zoning	No Zoning
41		Location	Spider Ridge Road, Parkersburg
		Year Built	N/A
		Building Size (Square Feet)	N/A
		Land Size	1.6
		Zoning	No Zoning
42		Location	73 Harvey Street, Vienna
		Year Built	N/A
		Building Size (Square Feet)	N/A
		Land Size	3.2
		Zoning	No Zoning

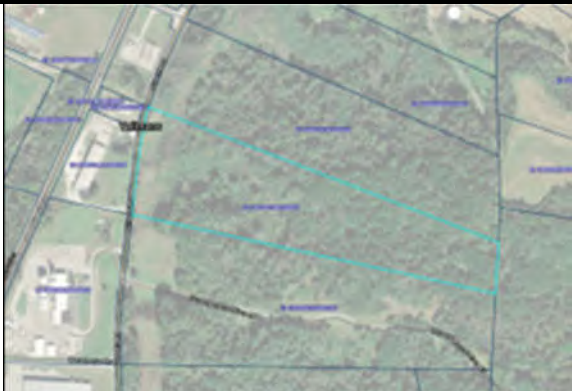



N/A – Not Available

Map ID	Photo	Property Details	
43		Location	Glendale Road, Vienna
		Year Built	N/A
		Building Size (Square Feet)	N/A
		Land Size	24.0
		Zoning	No Zoning
44		Location	5854 Emerson Avenue, Vienna
		Year Built	1975
		Building Size (Square Feet)	3,560
		Land Size	1.5
		Zoning	No Zoning
45		Location	Mountain View Lane, Parkersburg
		Year Built	N/A
		Building Size (Square Feet)	N/A
		Land Size	1.1
		Zoning	No Zoning
46		Location	4th Avenue, Parkersburg
		Year Built	N/A
		Building Size (Square Feet)	N/A
		Land Size	1.6
		Zoning	B-2 General Business District





N/A – Not Available

Map ID	Photo	Property Details	
47		Location	Wallace Road, Parkersburg
		Year Built	N/A
		Building Size (Square Feet)	N/A
		Land Size	16.5
		Zoning	No Zoning
48		Location	Harris Highway, Parkersburg
		Year Built	N/A
		Building Size (Square Feet)	N/A
		Land Size	21.4
		Zoning	No Zoning
49		Location	Montgomery Hill Road, Walker
		Year Built	N/A
		Building Size (Square Feet)	N/A
		Land Size	10.7
		Zoning	No Zoning
50		Location	Route 47 (Staunton Tpke), Davisville
		Year Built	N/A
		Building Size (Square Feet)	N/A
		Land Size	7.9
		Zoning	No Zoning





N/A – Not Available

Map ID	Photo	Property Details	
51		Location	Dupont Road, Washington
		Year Built	N/A
		Building Size (Square Feet)	N/A
		Land Size	24.4
		Zoning	No Zoning
52		Location	Dupont Road, Washington
		Year Built	N/A
		Building Size (Square Feet)	N/A
		Land Size	24.5
		Zoning	No Zoning
53		Location	Turnberry Lane, Parkersburg
		Year Built	N/A
		Building Size (Square Feet)	N/A
		Land Size	1.4
		Zoning	No Zoning
54		Location	Harris Hwy & Lake Washington Rd, Parkersburg
		Year Built	N/A
		Building Size (Square Feet)	N/A
		Land Size	37.5
		Zoning	No Zoning

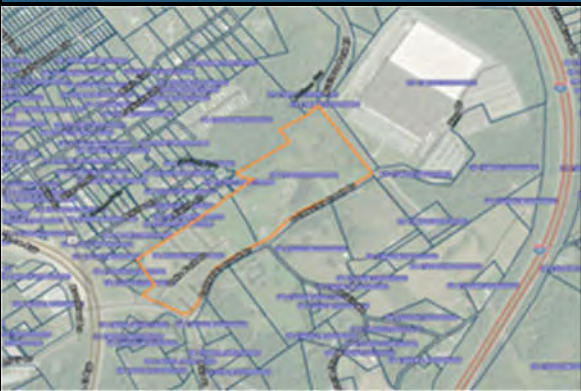



N/A – Not Available

Map ID	Photo	Property Details	
55		Location	Camden Avenue & Shrewsbury Pl, Parkersburg
		Year Built	N/A
		Building Size (Square Feet)	N/A
		Land Size	3.0
		Zoning	B-2 General Business District
56		Location	Honeysuckle Dr, Parkersburg
		Year Built	N/A
		Building Size (Square Feet)	N/A
		Land Size	2.0
		Zoning	B-2 General Business District
57		Location	2833 Dupont Rd, Parkersburg
		Year Built	1997
		Building Size (Square Feet)	8,624
		Land Size	2.8
		Zoning	No Zoning
58		Location	2134 Dupont Rd, Parkersburg
		Year Built	1975
		Building Size (Square Feet)	5,600
		Land Size	1.1
		Zoning	No Zoning





N/A – Not Available

Map ID	Photo	Property Details	
59		Location	2706 Pike St, Parkersburg
		Year Built	1970
		Building Size (Square Feet)	6,912
		Land Size	3.2
		Zoning	B-2 General Business District
60		Location	33 Clinton Ave, Parkersburg
		Year Built	2004
		Building Size (Square Feet)	22,420
		Land Size	3.0
		Zoning	No Zoning
62		Location	6014 Pike St, Mineral Wells
		Year Built	1976
		Building Size (Square Feet)	14,400
		Land Size	2.8
		Zoning	No Zoning
65		Location	9505 Dupont Rd, Washington
		Year Built	1988
		Building Size (Square Feet)	4,176
		Land Size	1.2
		Zoning	No Zoning





N/A – Not Available

Map ID	Photo	Property Details	
66		Location	Coldwater Creek Dr, Mineral Wells
		Year Built	N/A
		Building Size (Square Feet)	N/A
		Land Size	35.4
		Zoning	No Zoning
67		Location	40 Elizabeth Pike, Mineral Wells
		Year Built	1988
		Building Size (Square Feet)	2,592
		Land Size	1.1
		Zoning	No Zoning
68		Location	720-740 Frontage Rd, Mineral Wells
		Year Built	1973
		Building Size (Square Feet)	13,885
		Land Size	20.9
		Zoning	No Zoning
69		Location	302 Frontage Rd, Mineral Wells
		Year Built	2002
		Building Size (Square Feet)	5,840
		Land Size	3.2
		Zoning	No Zoning



N/A – Not Available

Map ID	Photo	Property Details	
70		Location	Polymer Way, Davisville
		Year Built	N/A
		Building Size (Square Feet)	N/A
		Land Size	41.0
		Zoning	No Zoning
72		Location	6601 Emerson Ave, Parkersburg
		Year Built	1972
		Building Size (Square Feet)	3,094
		Land Size	1.3
		Zoning	No Zoning
73		Location	Emerson Ave/Emerson Commons Blvd, Parkersburg
		Year Built	N/A
		Building Size (Square Feet)	N/A
		Land Size	14.0
		Zoning	No Zoning
74		Location	David Lee Dr, Parkersburg
		Year Built	N/A
		Building Size (Square Feet)	N/A
		Land Size	1.0
		Zoning	R-2 Single-Family Medium-Density District

N/A – Not Available

Map ID	Photo	Property Details	
75		Location	3801 Camden Ave, Parkersburg
		Year Built	1968
		Building Size (Square Feet)	25,722
		Land Size	10.1
		Zoning	No Zoning
77		Location	303 Front St, Williamstown
		Year Built	1962
		Building Size (Square Feet)	7,980
		Land Size	1.3
		Zoning	Commercial (Zone II-A)
78		Location	Harbor Dr, Williamstown
		Year Built	N/A
		Building Size (Square Feet)	N/A
		Land Size	88.7
		Zoning	Commercial (Zone II-A)
81		Location	1130 19th St, Parkersburg
		Year Built	1904
		Building Size (Square Feet)	46,000
		Land Size	1.6
		Zoning	R-3 Residence District

N/A – Not Available

Map ID	Photo	Property Details	
83		Location	60th St, Vienna
		Year Built	N/A
		Building Size (Square Feet)	N/A
		Land Size	16.0
		Zoning	No Zoning
85		Location	415 51st St, Vienna
		Year Built	N/A
		Building Size (Square Feet)	N/A
		Land Size	1.36
		Zoning	Residential

ADDENDUM E:
EMPLOYER SURVEY RESULTS

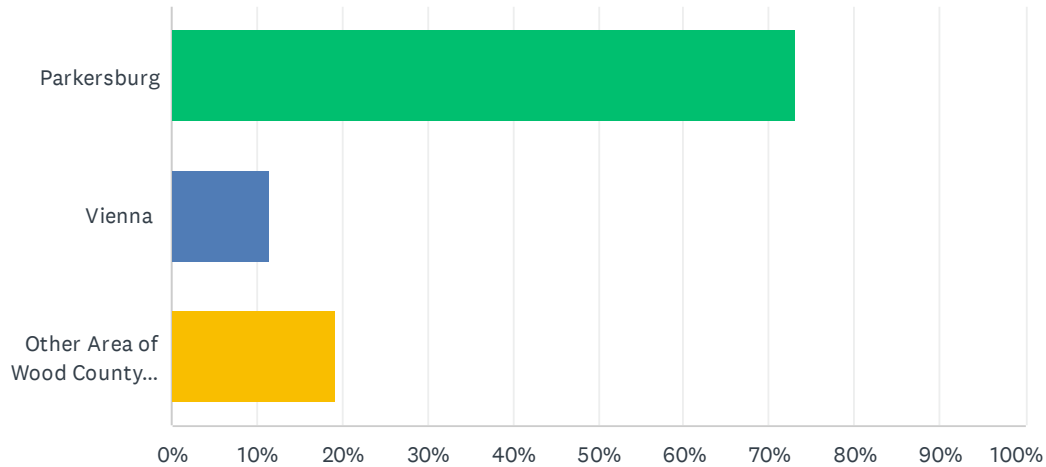
Q1 Provide Your Contact Information

Answered: 26 Skipped: 0

ANSWER CHOICES	RESPONSES	
Name	100.00%	26
Company	100.00%	26
Address	0.00%	0
Address 2	0.00%	0
City/Town	0.00%	0
State/Province	0.00%	0
ZIP/Postal Code	0.00%	0
Country	0.00%	0
Email Address	96.15%	25
Phone Number	96.15%	25

Q2 In which community is your primary place of business located within Wood County?

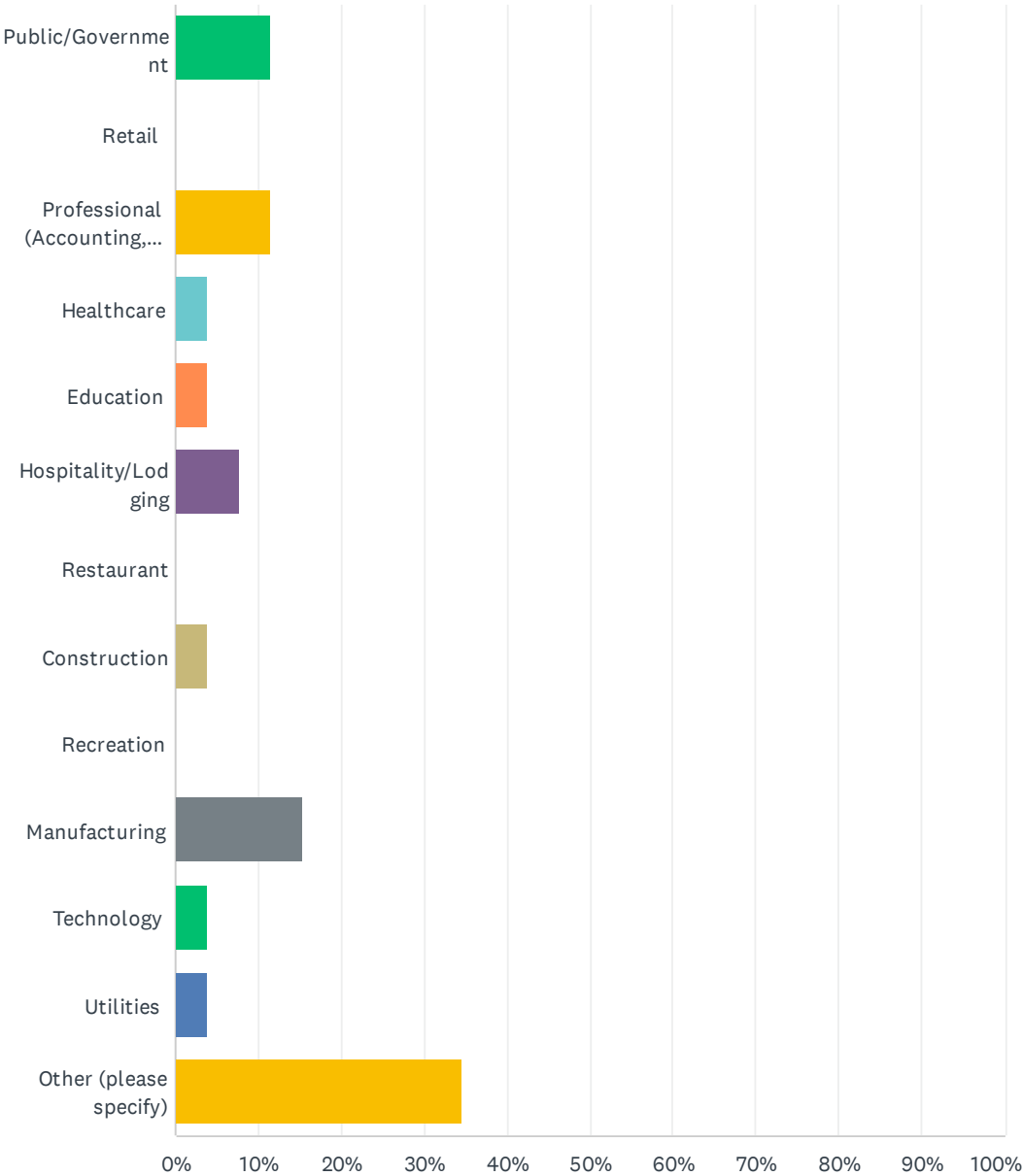
Answered: 26 Skipped: 0



ANSWER CHOICES	RESPONSES	
Parkersburg	73.08%	19
Vienna	11.54%	3
Other Area of Wood County (please specify)	19.23%	5
Total Respondents: 26		

Q3 Describe the primary type of company you represent.

Answered: 26 Skipped: 0



Wood County, West Virginia Employer Survey

ANSWER CHOICES	RESPONSES	
Public/Government	11.54%	3
Retail	0.00%	0
Professional (Accounting, Legal, Etc.)	11.54%	3
Healthcare	3.85%	1
Education	3.85%	1
Hospitality/Lodging	7.69%	2
Restaurant	0.00%	0
Construction	3.85%	1
Recreation	0.00%	0
Manufacturing	15.38%	4
Technology	3.85%	1
Utilities	3.85%	1
Other (please specify)	34.62%	9
TOTAL		26

Q4 Approximately how many people do you employ in Wood County?

Answered: 25 Skipped: 1

Q5 Approximately what number of your employees are part-time, full-time and seasonal?

Answered: 25 Skipped: 1

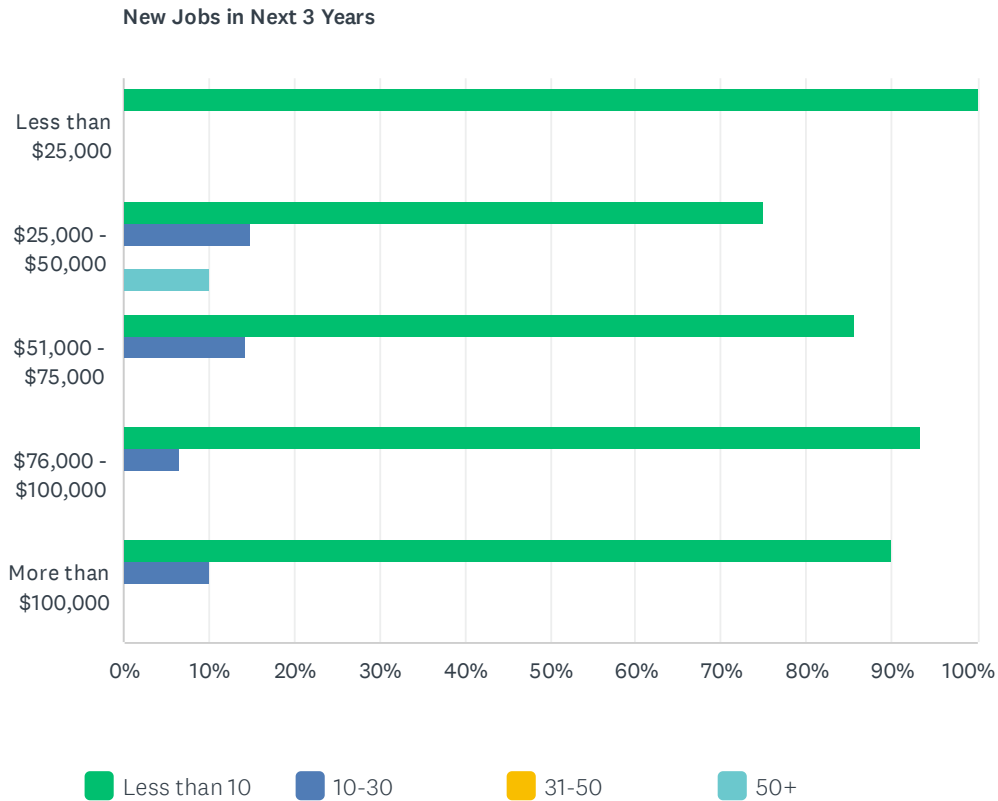
ANSWER CHOICES	RESPONSES	
Part-Time	76.00%	19
Full-Time	96.00%	24
Seasonal	32.00%	8

Q6 Approximately what percentage of your employees live in Wood County?

Answered: 25 Skipped: 1

Q7 Over the next three years, how many new jobs do you believe your company/entity will create in Wood County, estimating the number of jobs by annual wages?

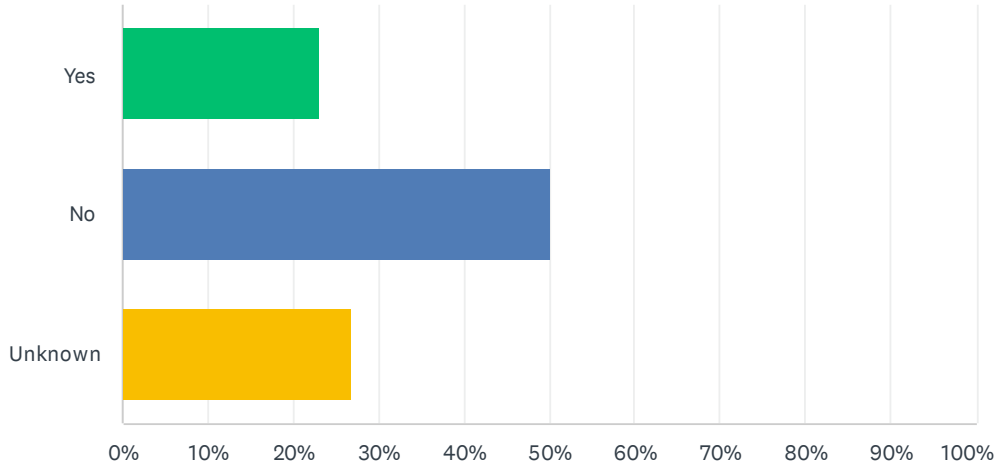
Answered: 24 Skipped: 2



New Jobs in Next 3 Years					
	LESS THAN 10	10-30	31-50	50+	TOTAL
Less than \$25,000	100.00% 8	0.00% 0	0.00% 0	0.00% 0	8
\$25,000 - \$50,000	75.00% 15	15.00% 3	0.00% 0	10.00% 2	20
\$51,000 - \$75,000	85.71% 12	14.29% 2	0.00% 0	0.00% 0	14
\$76,000 - \$100,000	93.33% 14	6.67% 1	0.00% 0	0.00% 0	15
More than \$100,000	90.00% 9	10.00% 1	0.00% 0	0.00% 0	10

Q8 Have you had difficulty attracting or retaining employees due to housing related issues in the past couple of years?

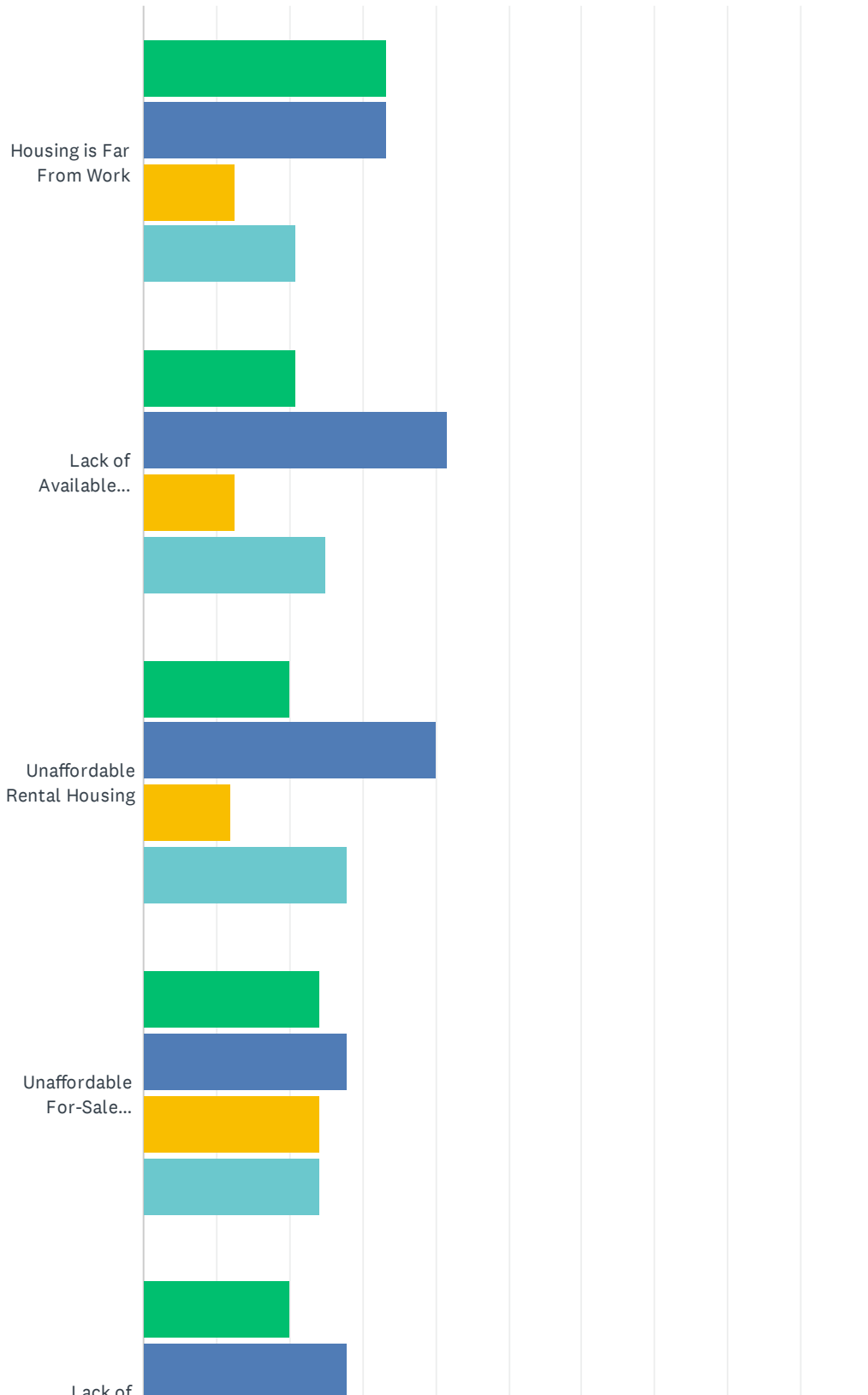
Answered: 26 Skipped: 0



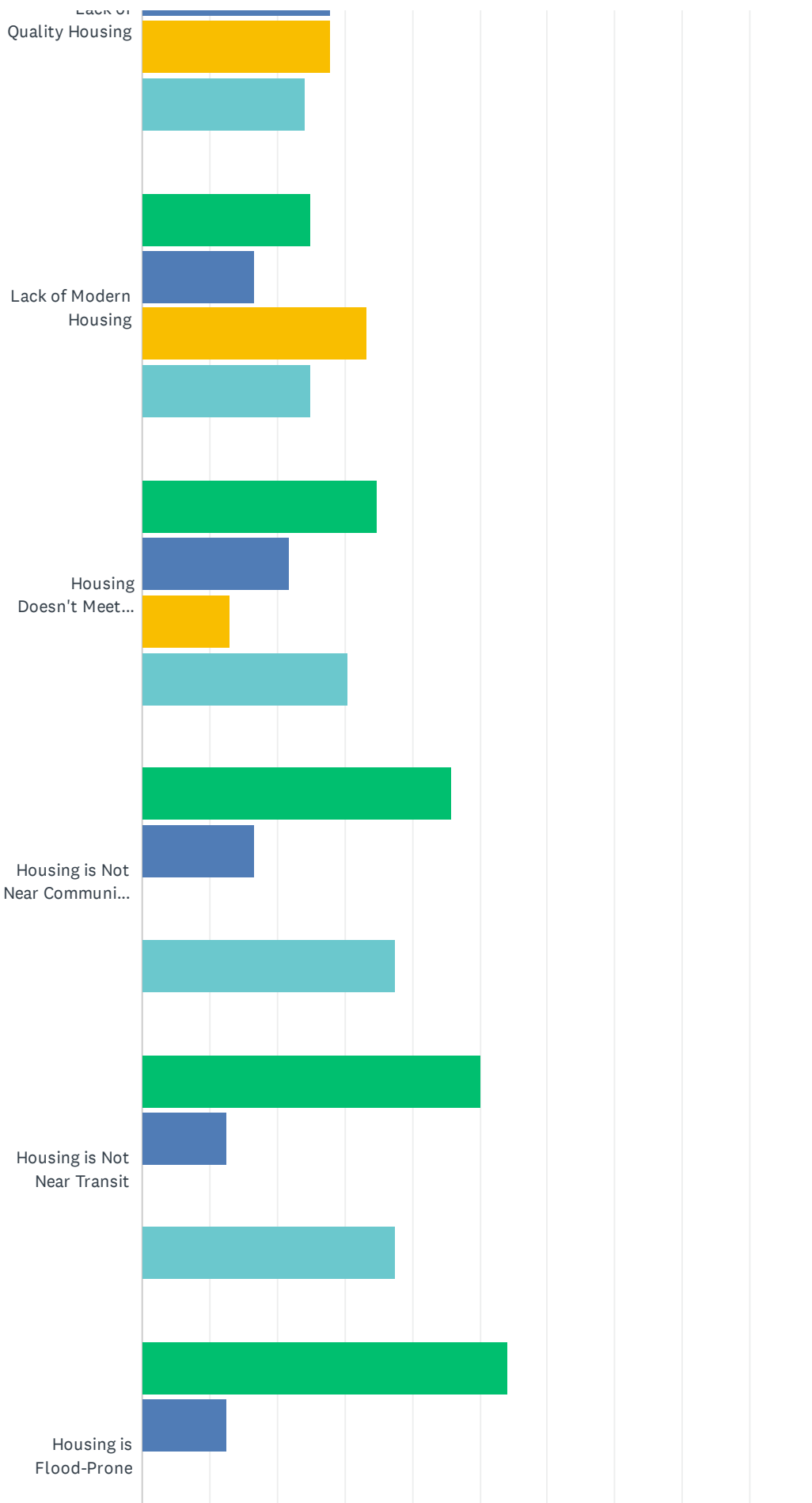
ANSWER CHOICES	RESPONSES	
Yes	23.08%	6
No	50.00%	13
Unknown	26.92%	7
TOTAL		26

Q9 Rank the degree in which the housing issues/challenges below are experienced by your employees:

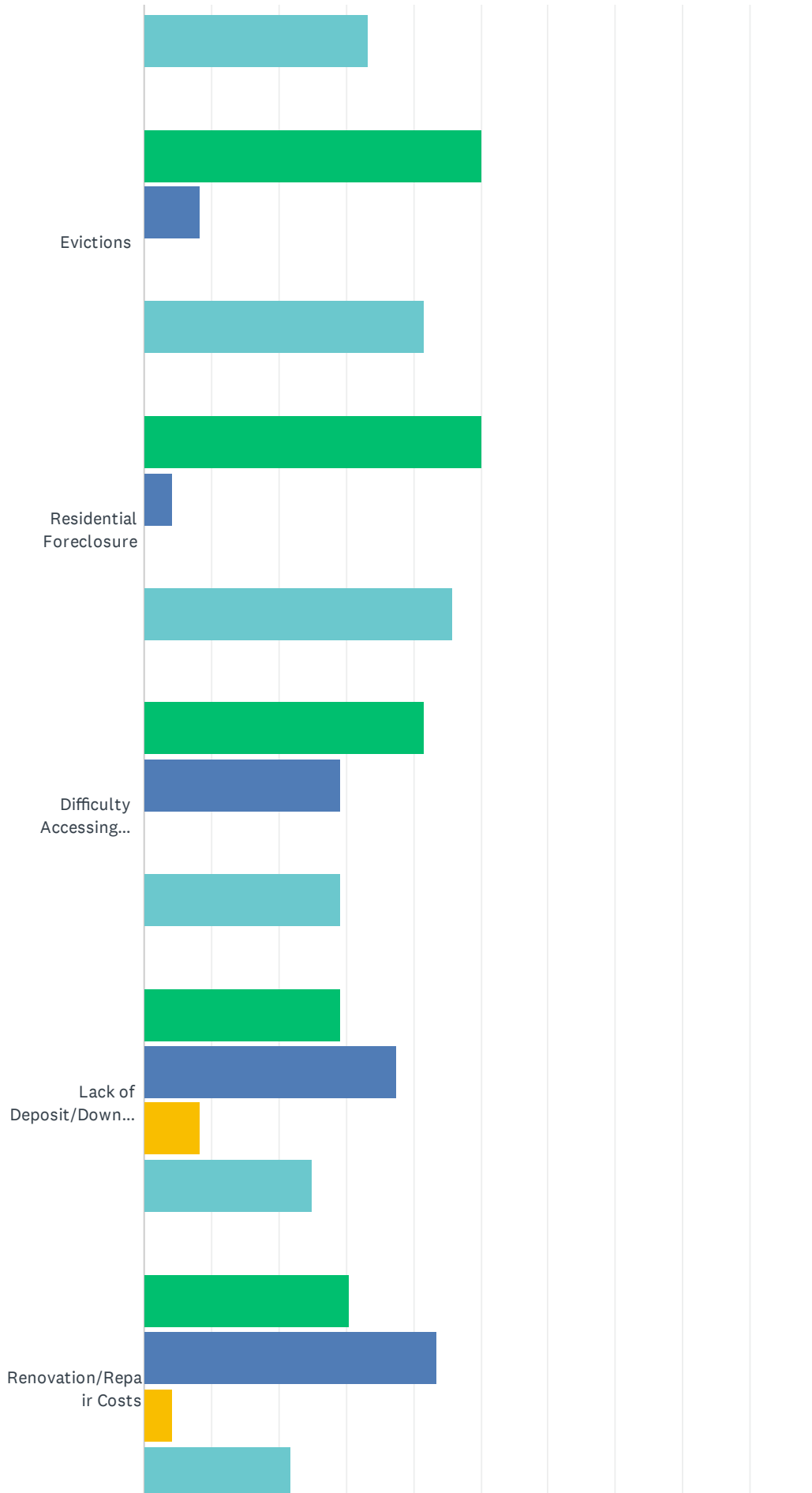
Answered: 26 Skipped: 0



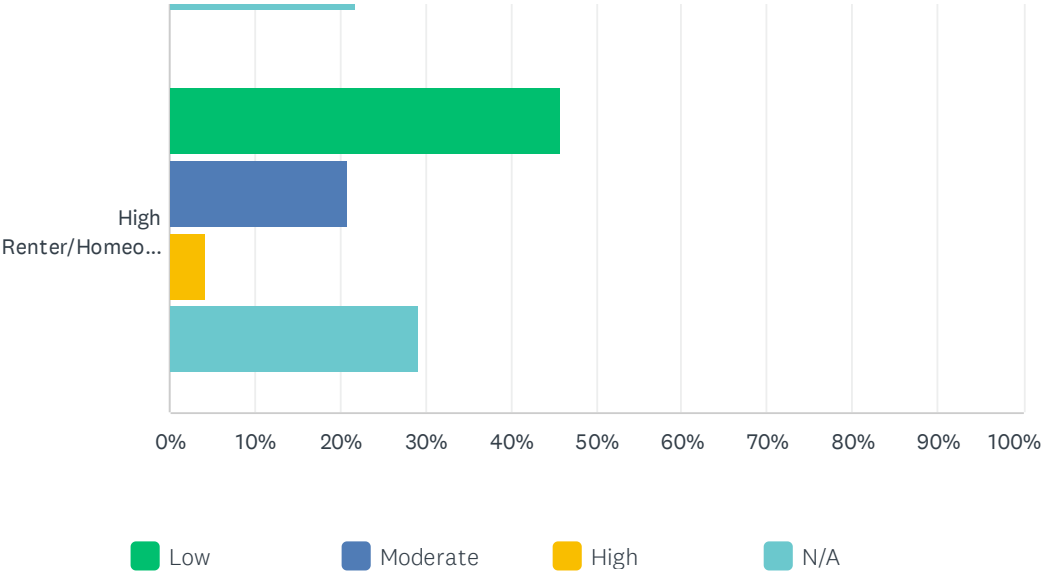
Wood County, West Virginia Employer Survey



Wood County, West Virginia Employer Survey



Wood County, West Virginia Employer Survey

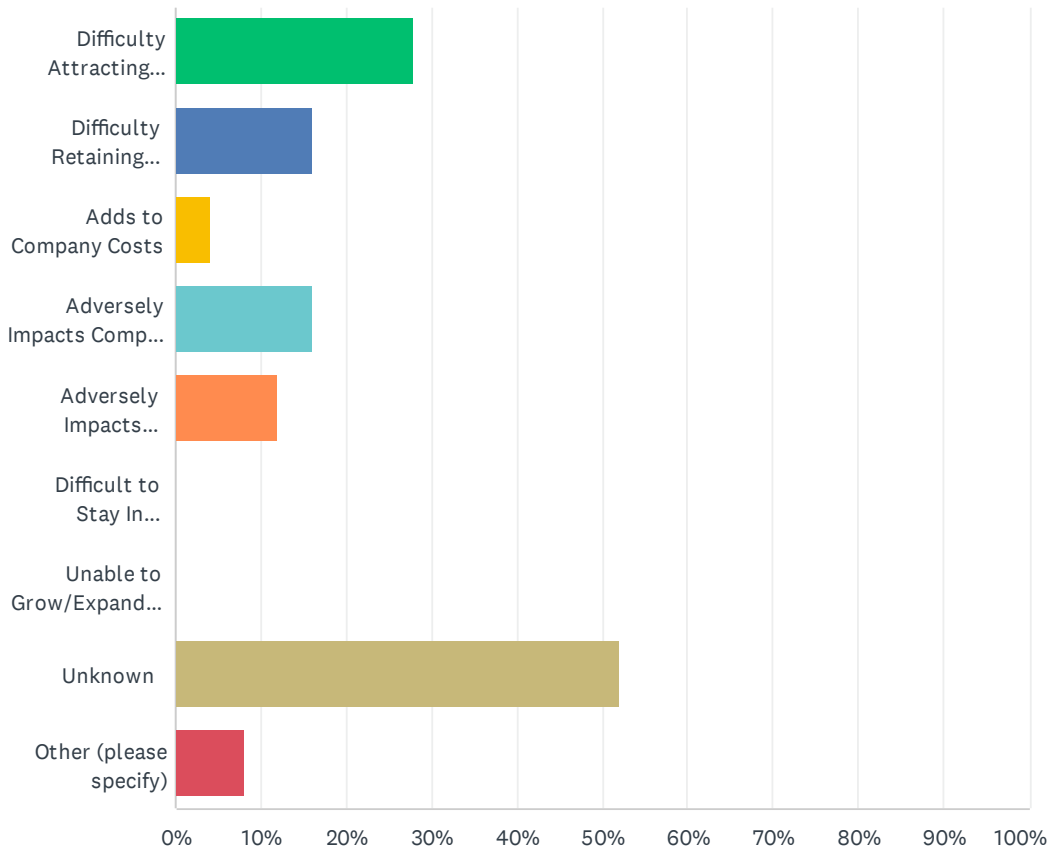


Wood County, West Virginia Employer Survey

	LOW	MODERATE	HIGH	N/A	TOTAL	WEIGHTED AVERAGE
Housing is Far From Work	33.33% 8	33.33% 8	12.50% 3	20.83% 5	24	1.74
Lack of Available Housing	20.83% 5	41.67% 10	12.50% 3	25.00% 6	24	1.89
Unaffordable Rental Housing	20.00% 5	40.00% 10	12.00% 3	28.00% 7	25	1.89
Unaffordable For-Sale Housing	24.00% 6	28.00% 7	24.00% 6	24.00% 6	25	2.00
Lack of Quality Housing	20.00% 5	28.00% 7	28.00% 7	24.00% 6	25	2.11
Lack of Modern Housing	25.00% 6	16.67% 4	33.33% 8	25.00% 6	24	2.11
Housing Doesn't Meet Employee's Needs	34.78% 8	21.74% 5	13.04% 3	30.43% 7	23	1.69
Housing is Not Near Community Services	45.83% 11	16.67% 4	0.00% 0	37.50% 9	24	1.27
Housing is Not Near Transit	50.00% 12	12.50% 3	0.00% 0	37.50% 9	24	1.20
Housing is Flood-Prone	54.17% 13	12.50% 3	0.00% 0	33.33% 8	24	1.19
Evictions	50.00% 12	8.33% 2	0.00% 0	41.67% 10	24	1.14
Residential Foreclosure	50.00% 12	4.17% 1	0.00% 0	45.83% 11	24	1.08
Difficulty Accessing Financing/Credit	41.67% 10	29.17% 7	0.00% 0	29.17% 7	24	1.41
Lack of Deposit/Down Payment	29.17% 7	37.50% 9	8.33% 2	25.00% 6	24	1.72
Renovation/Repair Costs	30.43% 7	43.48% 10	4.35% 1	21.74% 5	23	1.67
High Renter/Homeowner Insurance Costs	45.83% 11	20.83% 5	4.17% 1	29.17% 7	24	1.41

Q10 In what ways, if any, are the housing issues that your employees or prospective employees face impacting your company? (Select all that apply)

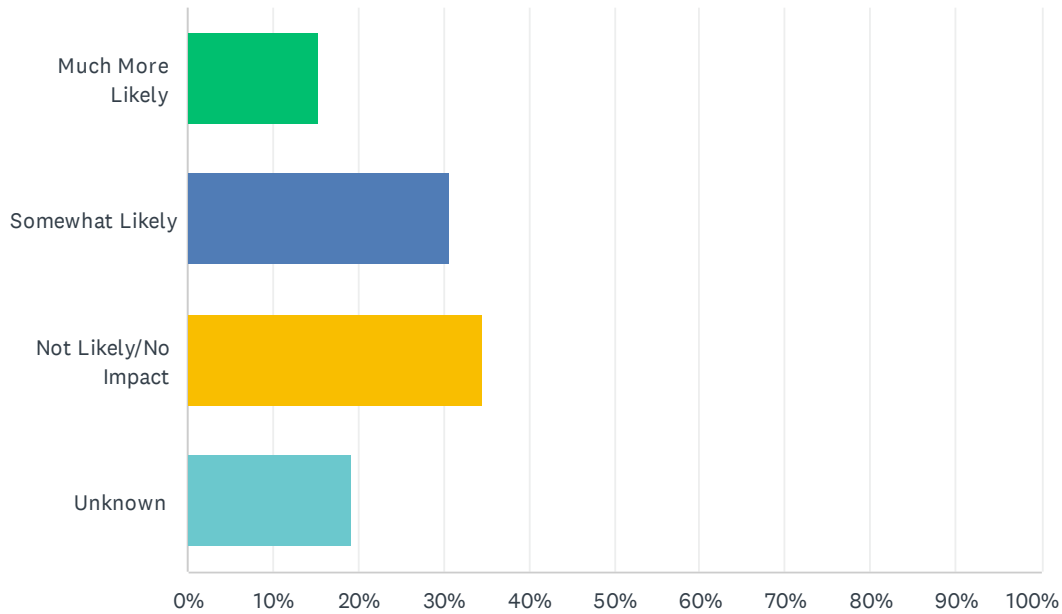
Answered: 25 Skipped: 1



ANSWER CHOICES	RESPONSES	
Difficulty Attracting Employees	28.00%	7
Difficulty Retaining Employees	16.00%	4
Adds to Company Costs	4.00%	1
Adversely Impacts Company Morale	16.00%	4
Adversely Impacts Productivity	12.00%	3
Difficult to Stay In Business	0.00%	0
Unable to Grow/Expand Business	0.00%	0
Unknown	52.00%	13
Other (please specify)	8.00%	2
Total Respondents: 25		

Q11 If additional housing was provided in Wood County that adequately served the needs of employees, to what degree would this increase the likelihood that your company would employ more people in the next three years?

Answered: 26 Skipped: 0



ANSWER CHOICES	RESPONSES	
Much More Likely	15.38%	4
Somewhat Likely	30.77%	8
Not Likely/No Impact	34.62%	9
Unknown	19.23%	5
TOTAL		26

Q12 If housing was not an issue in hiring, how many additional employees would you hire in the next three years? (If you don't know, please state "don't know")

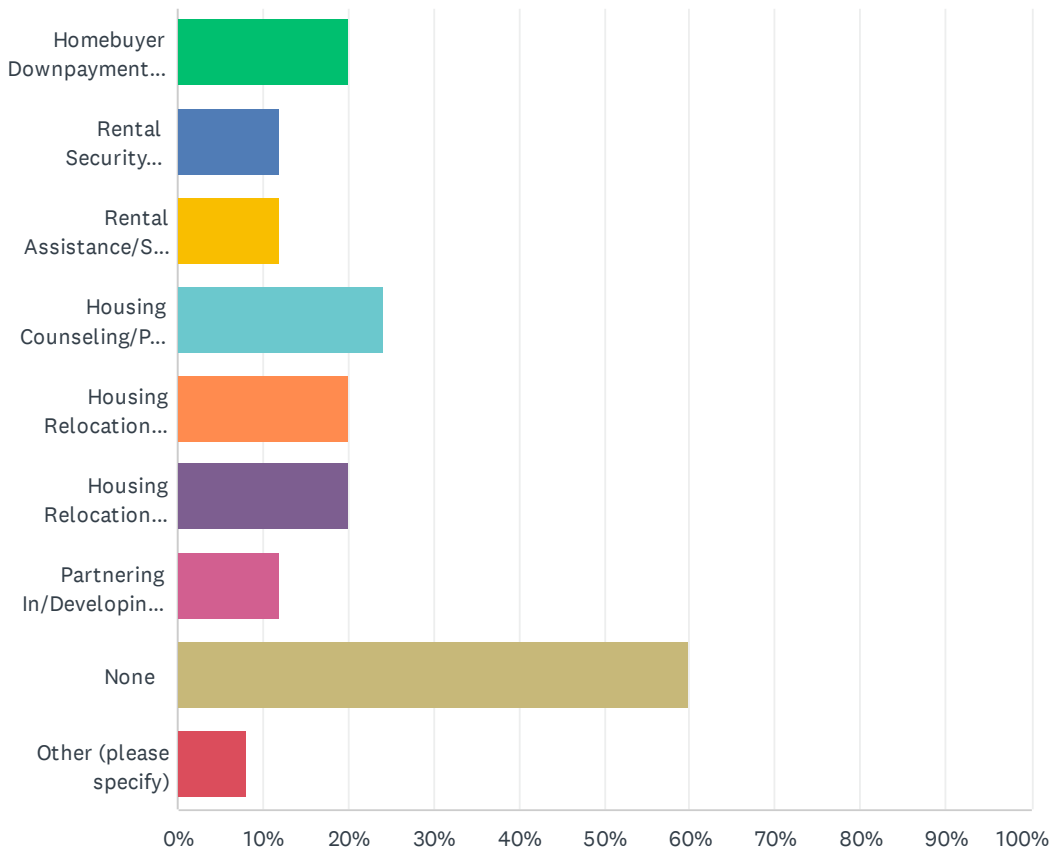
Answered: 24 Skipped: 2

Q13 Describe any type of housing assistance your company offers to its employees (e.g. down payment assistance, housing subsidy, workforce housing, etc.). If none are offered, please state “none”.

Answered: 25 Skipped: 1

Q14 What type of assistance, if any, would you consider providing to your employees to assist them with housing? (Select all that apply)

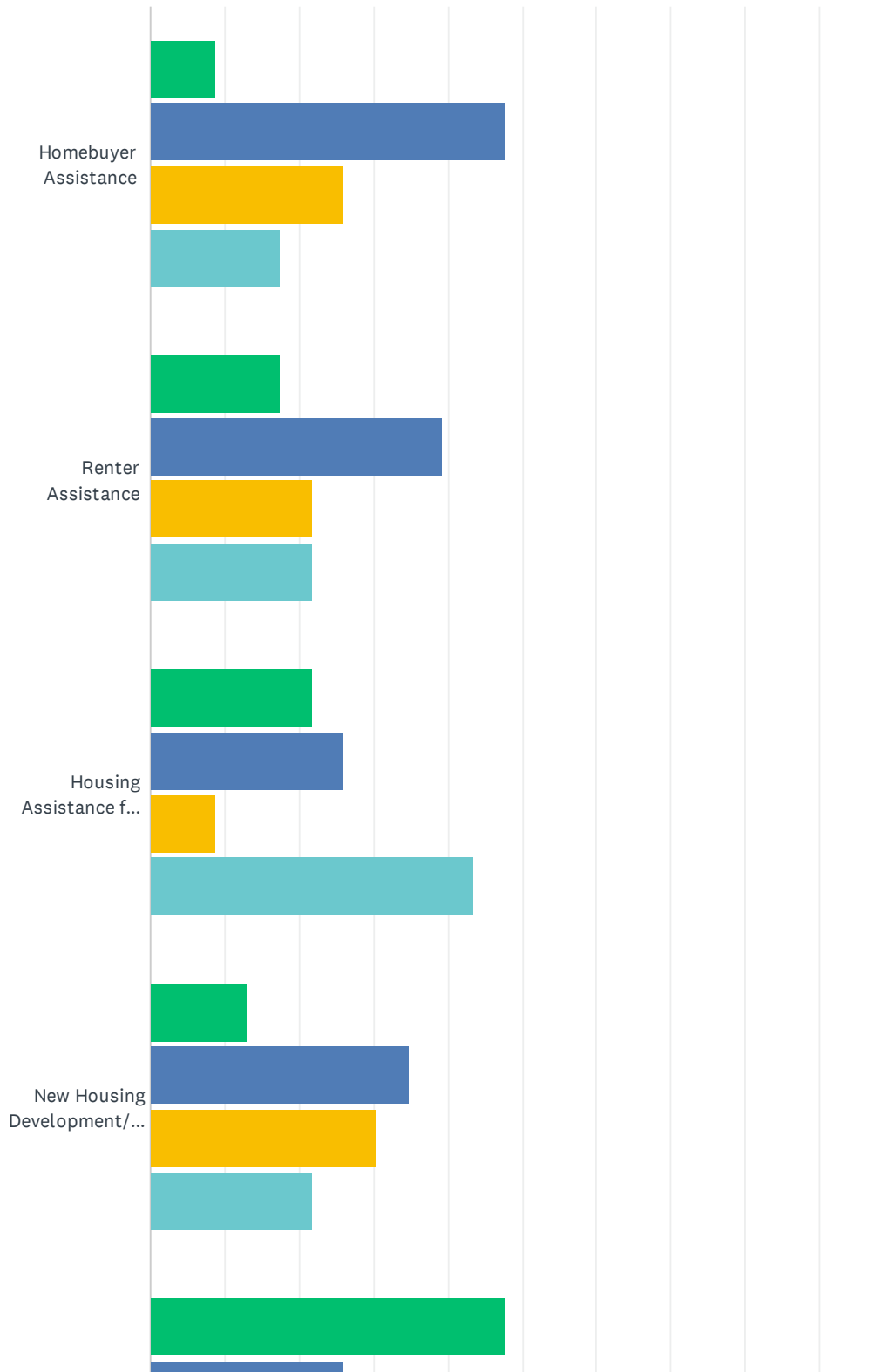
Answered: 25 Skipped: 1



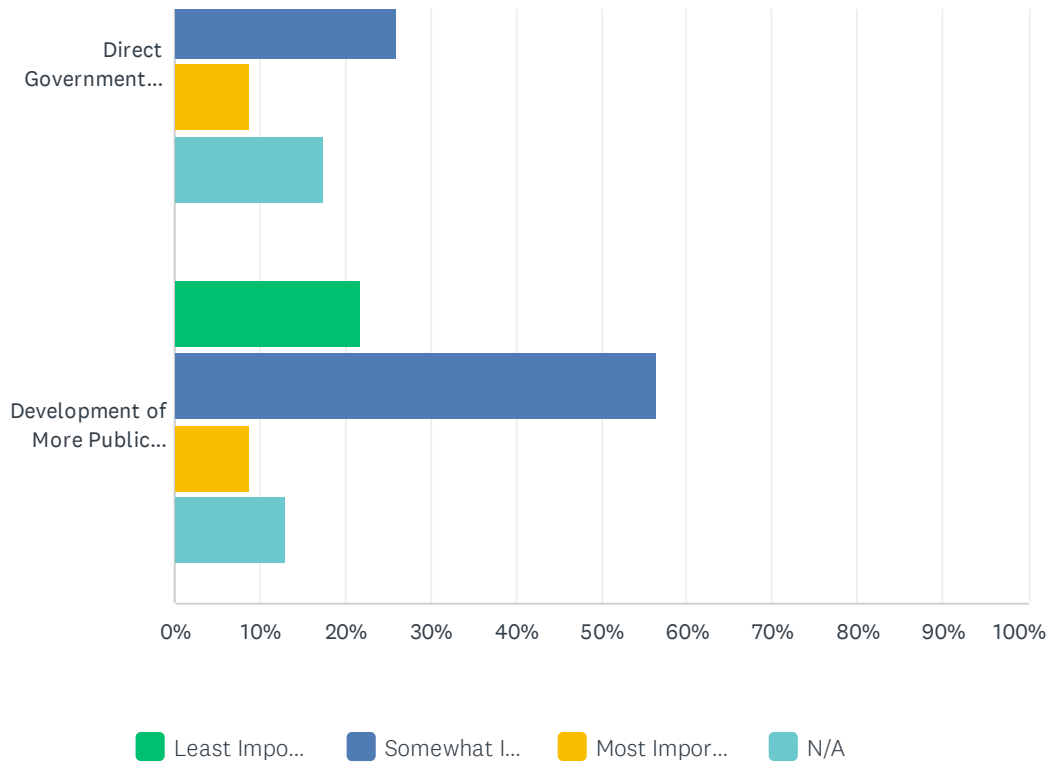
ANSWER CHOICES	RESPONSES	
Homebuyer Downpayment Assistance	20.00%	5
Rental Security Deposit Assistance	12.00%	3
Rental Assistance/Subsidy	12.00%	3
Housing Counseling/Placement Services	24.00%	6
Housing Relocation Services/Assistance	20.00%	5
Housing Relocation Reimbursement	20.00%	5
Partnering In/Developing Employee Housing	12.00%	3
None	60.00%	15
Other (please specify)	8.00%	2
Total Respondents: 25		

Q15 What is the level of importance of any future government housing programs, policies or incentives that could be implemented to assist employees with housing or addressing the market's housing issues?

Answered: 23 Skipped: 3



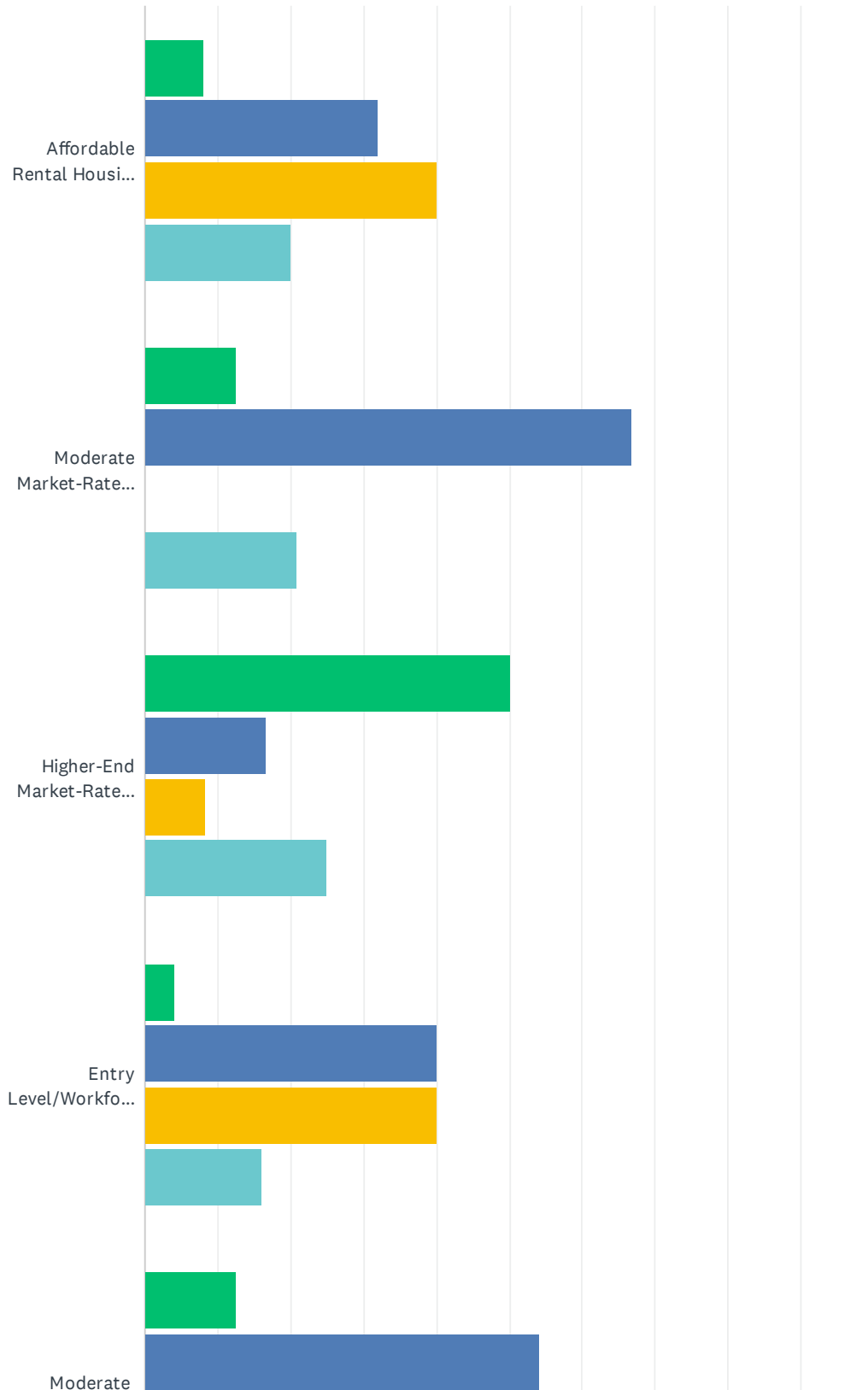
Wood County, West Virginia Employer Survey



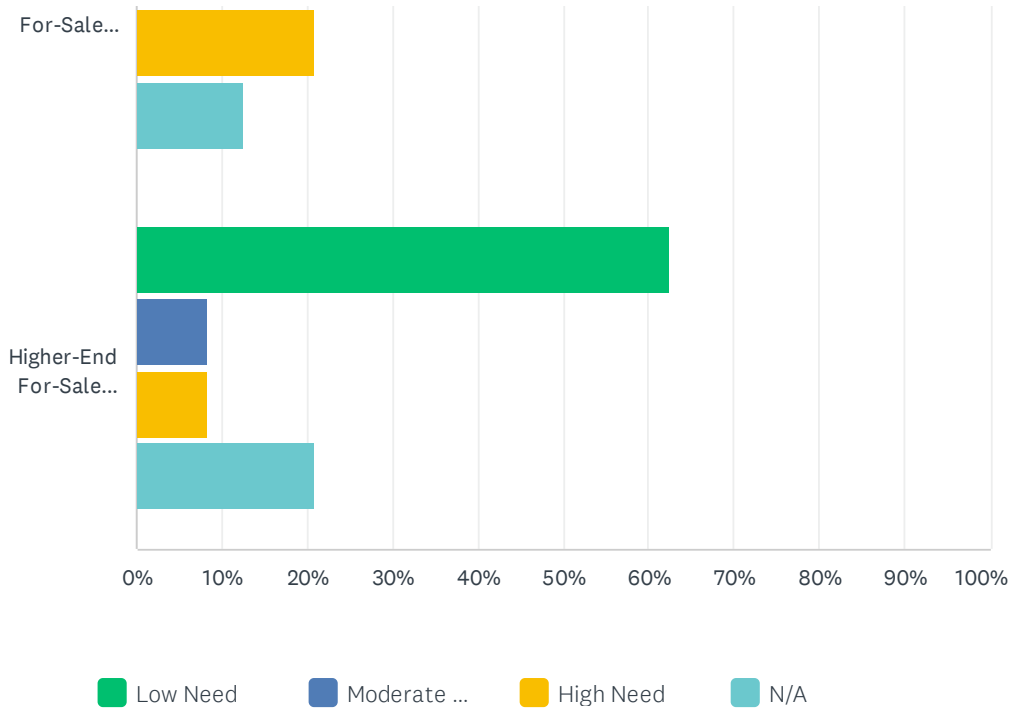
	LEAST IMPORTANT	SOMEWHAT IMPORTANT	MOST IMPORTANT	N/A	TOTAL	WEIGHTED AVERAGE
Homebuyer Assistance	8.70% 2	47.83% 11	26.09% 6	17.39% 4	23	2.21
Renter Assistance	17.39% 4	39.13% 9	21.74% 5	21.74% 5	23	2.06
Housing Assistance for Public Employees (Police, Fire, Teachers, Etc.)	21.74% 5	26.09% 6	8.70% 2	43.48% 10	23	1.77
New Housing Development/ Redevelopment	13.04% 3	34.78% 8	30.43% 7	21.74% 5	23	2.22
Direct Government Investment in Land for Workforce Housing (Land Banking)	47.83% 11	26.09% 6	8.70% 2	17.39% 4	23	1.53
Development of More Public Housing	21.74% 5	56.52% 13	8.70% 2	13.04% 3	23	1.85

Q16 Rank the degree of need for housing for your employees in terms of product pricing.

Answered: 25 Skipped: 1



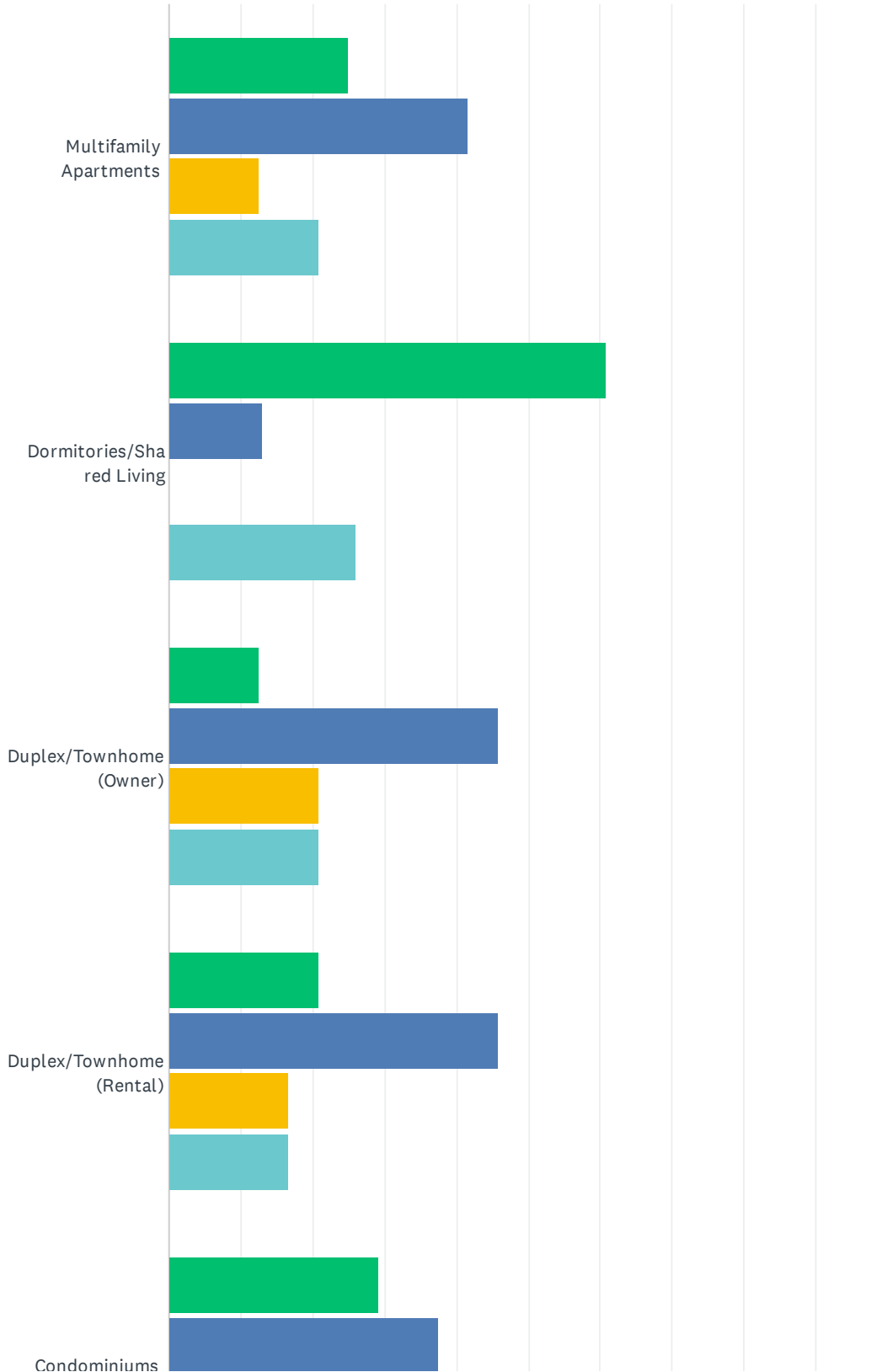
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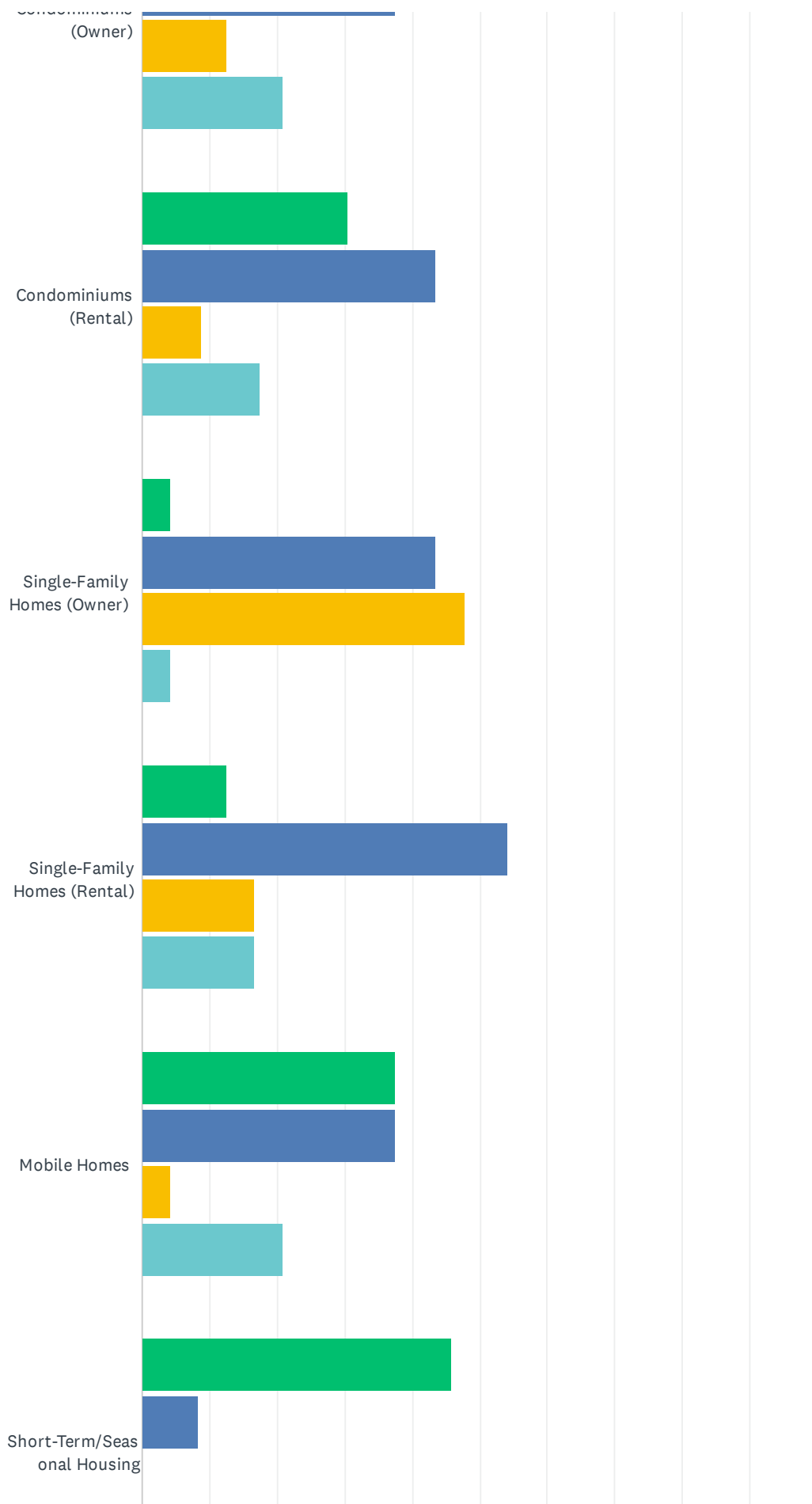
	LOW NEED	MODERATE NEED	HIGH NEED	N/A	TOTAL	WEIGHTED AVERAGE
Affordable Rental Housing (Under \$750/month)	8.00% 2	32.00% 8	40.00% 10	20.00% 5	25	2.40
Moderate Market-Rate Rental Housing (\$750-\$1,250/month)	12.50% 3	66.67% 16	0.00% 0	20.83% 5	24	1.84
Higher-End Market-Rate Rental Housing (Above \$1,250/month)	50.00% 12	16.67% 4	8.33% 2	25.00% 6	24	1.44
Entry Level/Workforce For-Sale Housing (Below \$200,000)	4.00% 1	40.00% 10	40.00% 10	16.00% 4	25	2.43
Moderate For-Sale Housing (\$200,000-\$300,000)	12.50% 3	54.17% 13	20.83% 5	12.50% 3	24	2.10
Higher-End For-Sale Housing (Above \$300,000)	62.50% 15	8.33% 2	8.33% 2	20.83% 5	24	1.32

Q17 Rank the degree of need for housing for your employees in terms of product type.

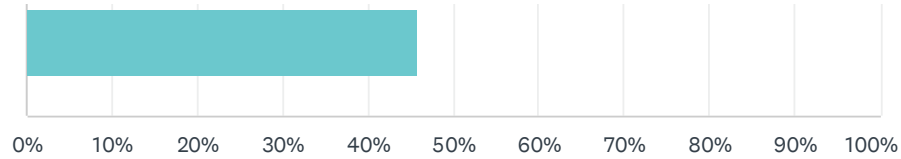
Answered: 24 Skipped: 2



Wood County, West Virginia Employer Survey



Wood County, West Virginia Employer Survey



■ Low Need
 ■ Moderate ...
 ■ High Need
 ■ N/A

	LOW NEED	MODERATE NEED	HIGH NEED	N/A	TOTAL	WEIGHTED AVERAGE
Multifamily Apartments	25.00% 6	41.67% 10	12.50% 3	20.83% 5	24	1.84
Dormitories/Shared Living	60.87% 14	13.04% 3	0.00% 0	26.09% 6	23	1.18
Duplex/Townhome (Owner)	12.50% 3	45.83% 11	20.83% 5	20.83% 5	24	2.11
Duplex/Townhome (Rental)	20.83% 5	45.83% 11	16.67% 4	16.67% 4	24	1.95
Condominiums (Owner)	29.17% 7	37.50% 9	12.50% 3	20.83% 5	24	1.79
Condominiums (Rental)	30.43% 7	43.48% 10	8.70% 2	17.39% 4	23	1.74
Single-Family Homes (Owner)	4.35% 1	43.48% 10	47.83% 11	4.35% 1	23	2.45
Single-Family Homes (Rental)	12.50% 3	54.17% 13	16.67% 4	16.67% 4	24	2.05
Mobile Homes	37.50% 9	37.50% 9	4.17% 1	20.83% 5	24	1.58
Short-Term/Seasonal Housing	45.83% 11	8.33% 2	0.00% 0	45.83% 11	24	1.15

Q18 Do you have any additional comments regarding housing issues and needs that impact employees within Wood County?

Answered: 16 Skipped: 10

ADDENDUM F:
STAKEHOLDER SURVEY RESULTS

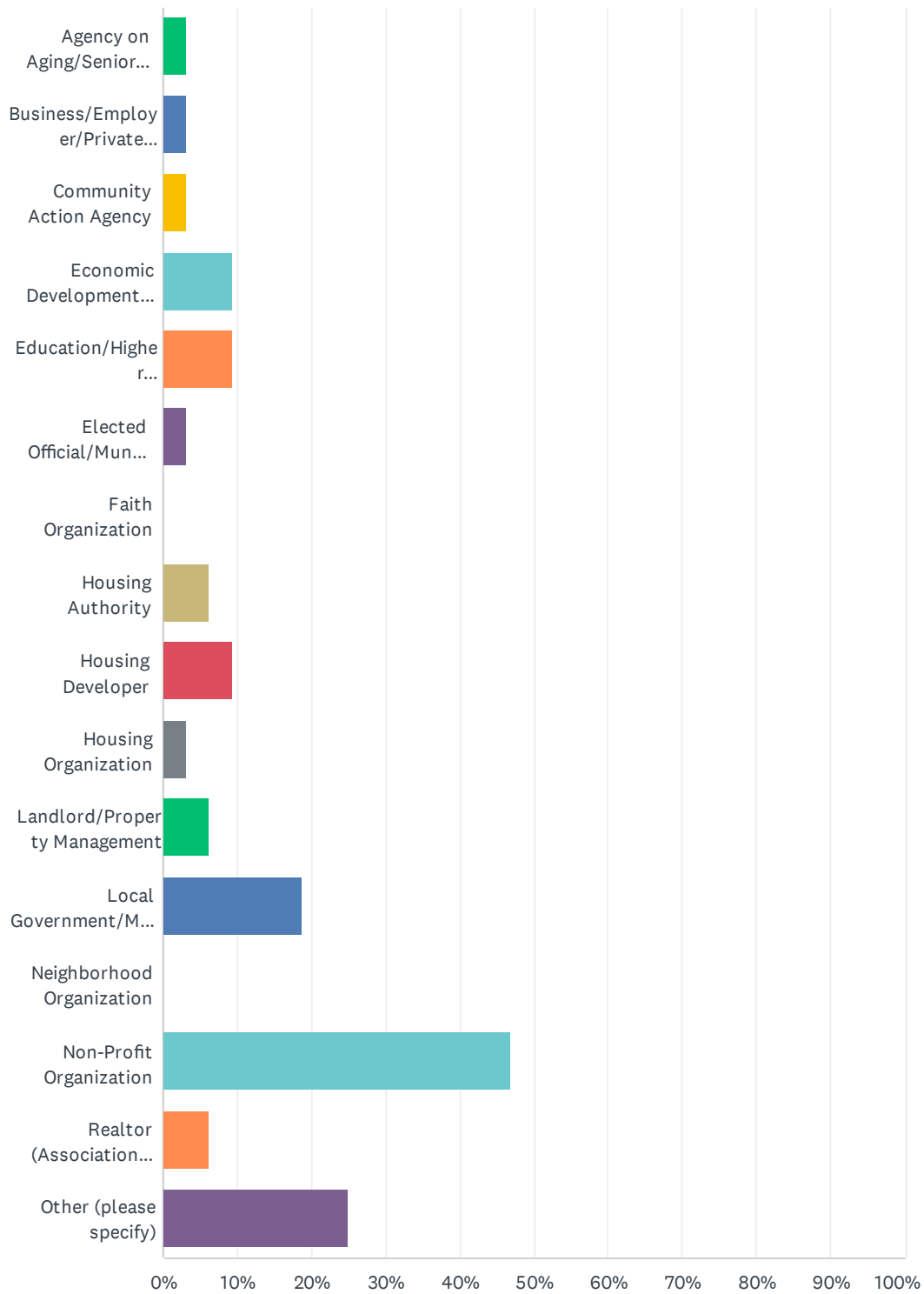
Q1 Please provide your contact information, should we need to follow-up with this response.

Answered: 31 Skipped: 2

ANSWER CHOICES	RESPONSES	
Name	100.00%	31
Organization	90.32%	28
Email Address	100.00%	31
Phone Number	96.77%	30

Q2 What type of organization do you represent? (select all that apply)

Answered: 32 Skipped: 1

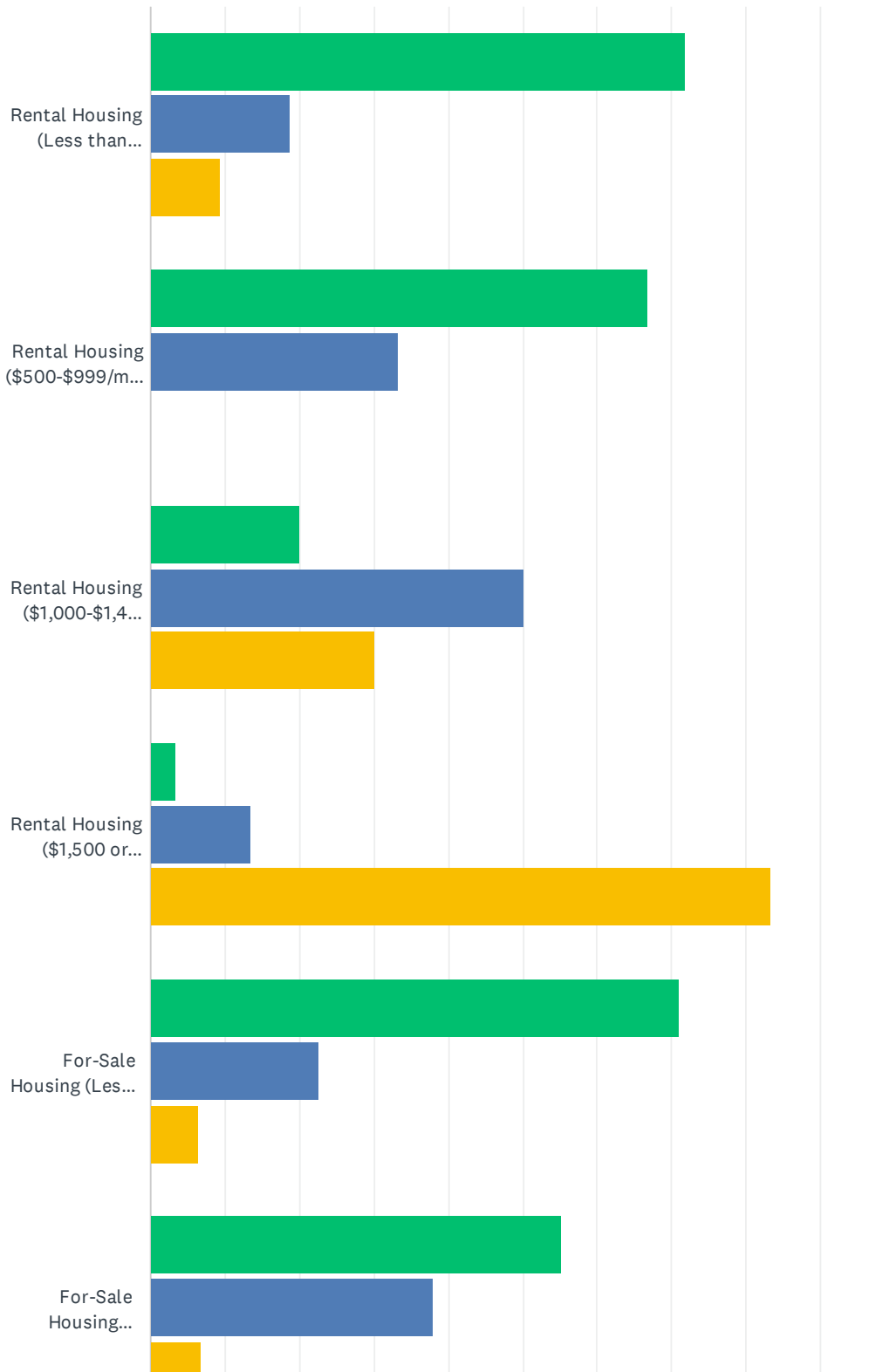


Wood County, West Virginia Housing Needs Assessment Stakeholder Survey

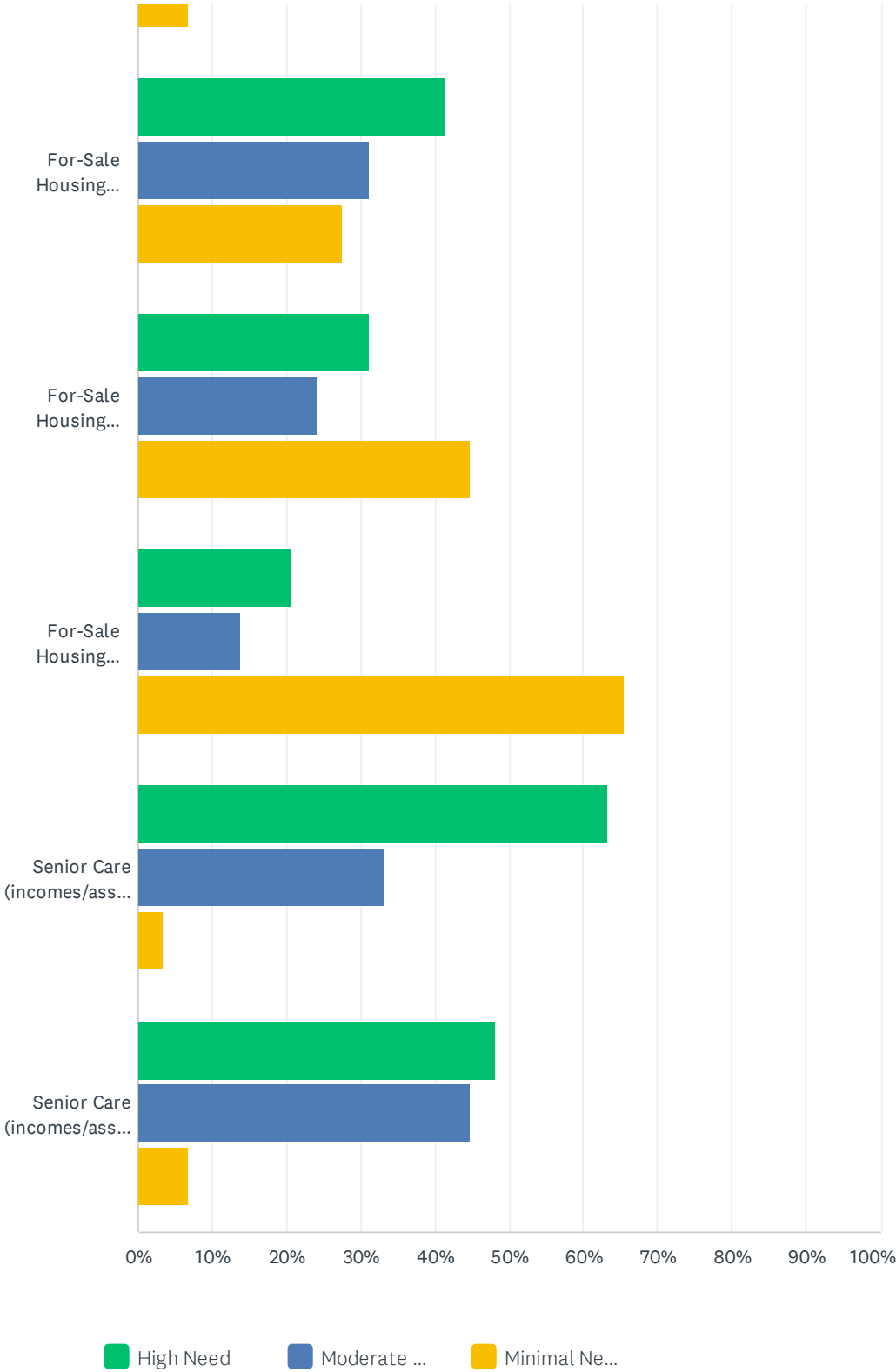
ANSWER CHOICES	RESPONSES	
Agency on Aging/Senior Services	3.13%	1
Business/Employer/Private Sector	3.13%	1
Community Action Agency	3.13%	1
Economic Development Organizations	9.38%	3
Education/Higher Education/University	9.38%	3
Elected Official/Municipal Contact	3.13%	1
Faith Organization	0.00%	0
Housing Authority	6.25%	2
Housing Developer	9.38%	3
Housing Organization	3.13%	1
Landlord/Property Management	6.25%	2
Local Government/Municipal Official	18.75%	6
Neighborhood Organization	0.00%	0
Non-Profit Organization	46.88%	15
Realtor (Association/Board of Realtors/Etc.)	6.25%	2
Other (please specify)	25.00%	8
Total Respondents: 32		

Q3 To what degree are each of the following housing types needed by price point within the county? (Note: Senior care reflects household income/assets as opposed to rents/fees)

Answered: 32 Skipped: 1



Wood County, West Virginia Housing Needs Assessment Stakeholder Survey

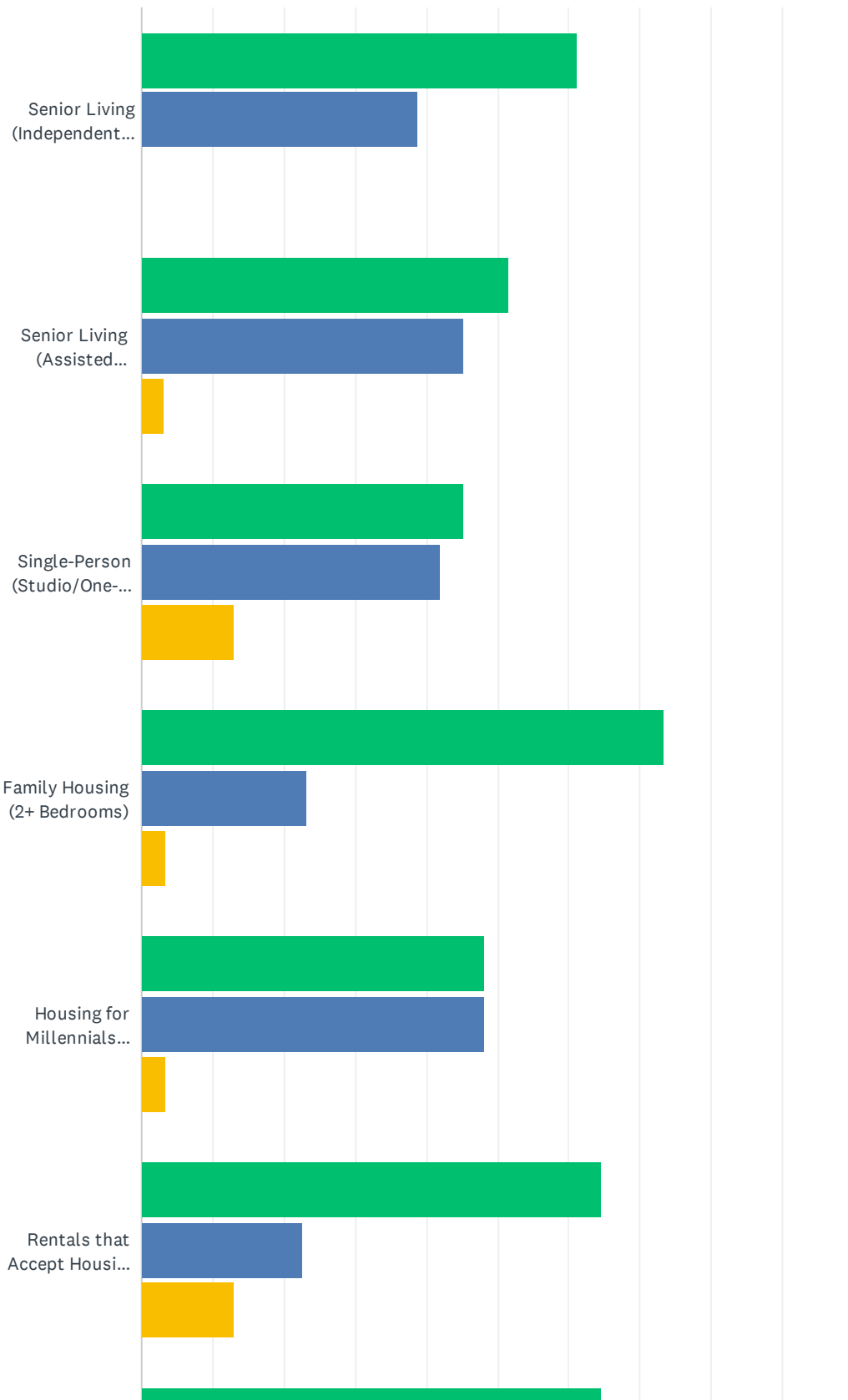


Wood County, West Virginia Housing Needs Assessment Stakeholder Survey

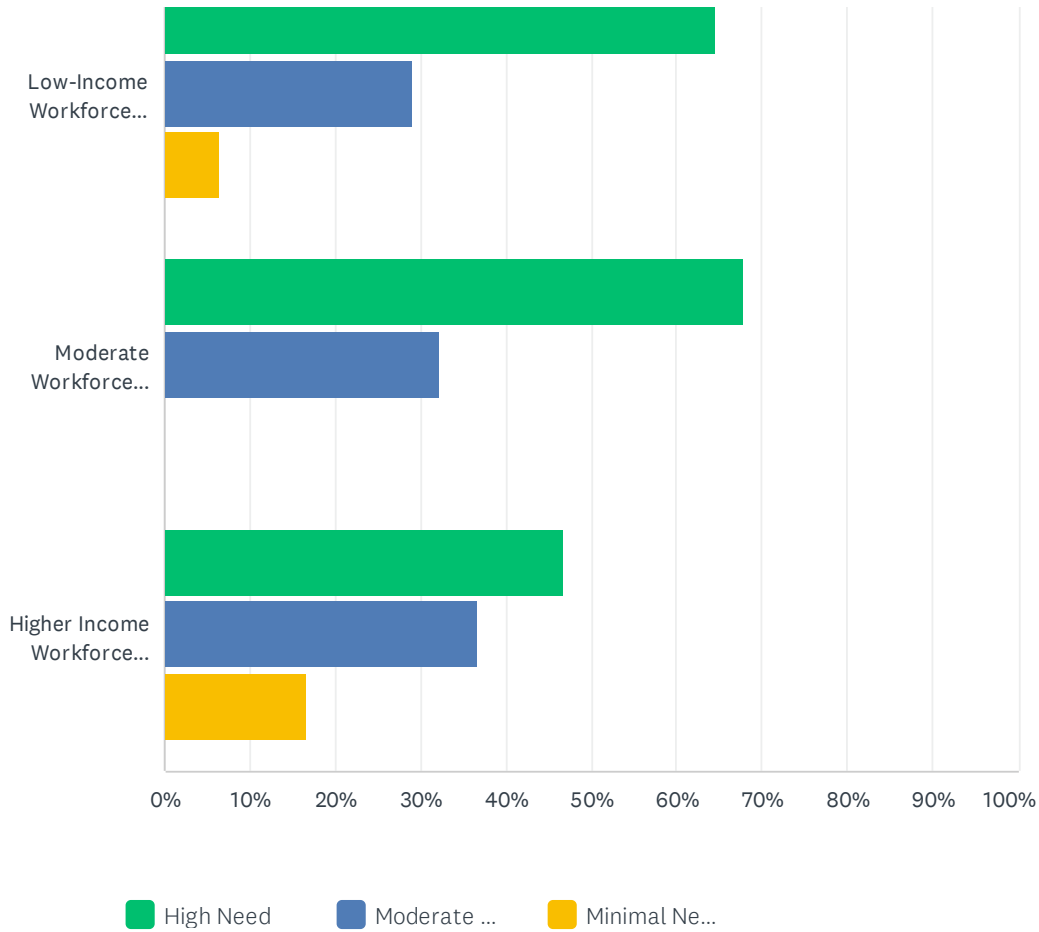
	HIGH NEED	MODERATE NEED	MINIMAL NEED	TOTAL	WEIGHTED AVERAGE
Rental Housing (Less than \$500/month)	71.88% 23	18.75% 6	9.38% 3	32	1.38
Rental Housing (\$500-\$999/month)	66.67% 20	33.33% 10	0.00% 0	30	1.33
Rental Housing (\$1,000-\$1,499/month)	20.00% 6	50.00% 15	30.00% 9	30	2.10
Rental Housing (\$1,500 or more/month)	3.33% 1	13.33% 4	83.33% 25	30	2.80
For-Sale Housing (Less than \$150,000)	70.97% 22	22.58% 7	6.45% 2	31	1.35
For-Sale Housing (\$150,000-\$199,999)	55.17% 16	37.93% 11	6.90% 2	29	1.52
For-Sale Housing (\$200,000-\$249,999)	41.38% 12	31.03% 9	27.59% 8	29	1.86
For-Sale Housing (\$250,000-\$349,999)	31.03% 9	24.14% 7	44.83% 13	29	2.14
For-Sale Housing (\$350,000 or more)	20.69% 6	13.79% 4	65.52% 19	29	2.45
Senior Care (incomes/assets <\$25,000)	63.33% 19	33.33% 10	3.33% 1	30	1.40
Senior Care (incomes/assets >\$25,000)	48.28% 14	44.83% 13	6.90% 2	29	1.59

Q4 What is the need for housing by each of the following populations?

Answered: 32 Skipped: 1



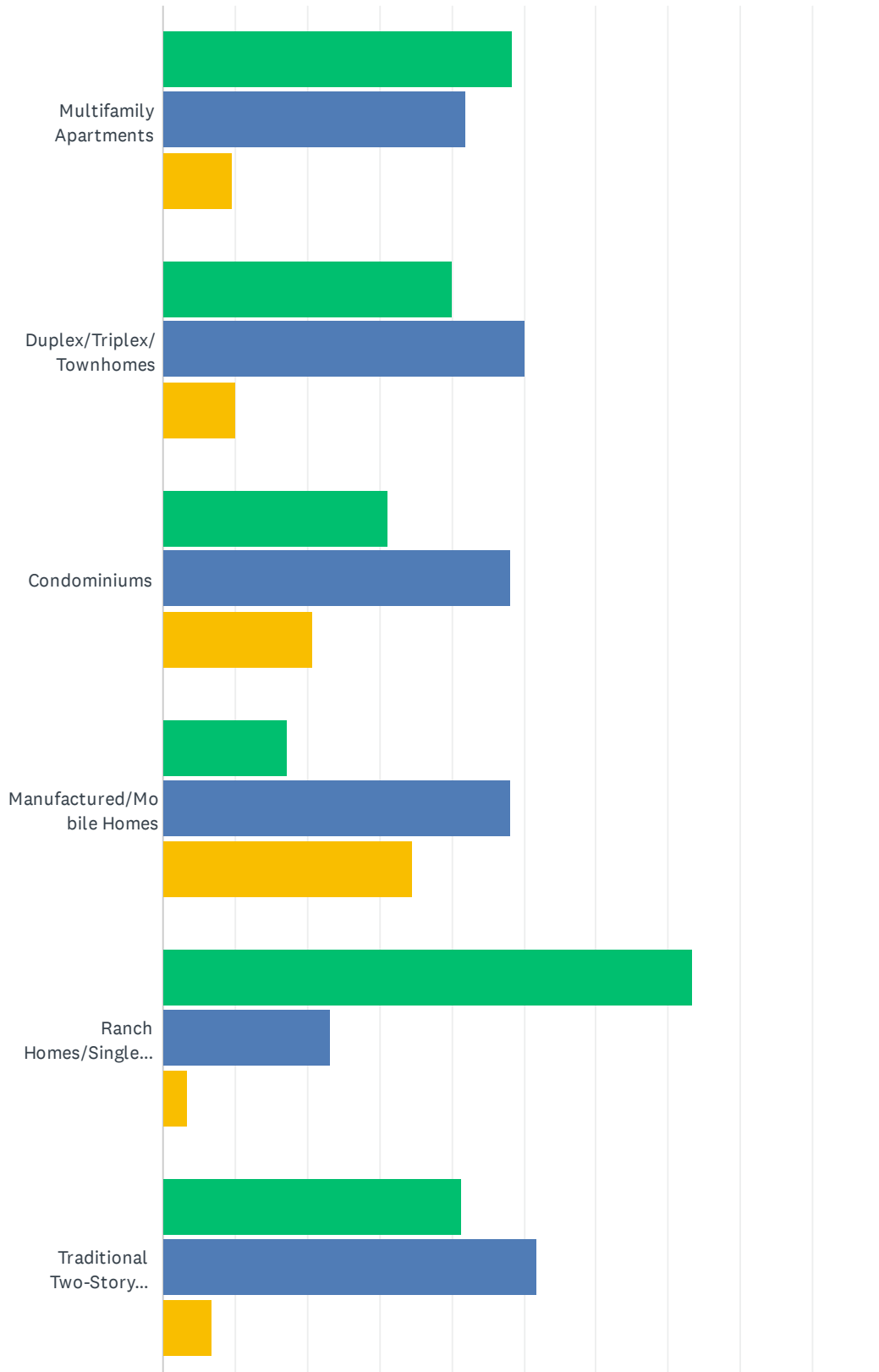
Wood County, West Virginia Housing Needs Assessment Stakeholder Survey



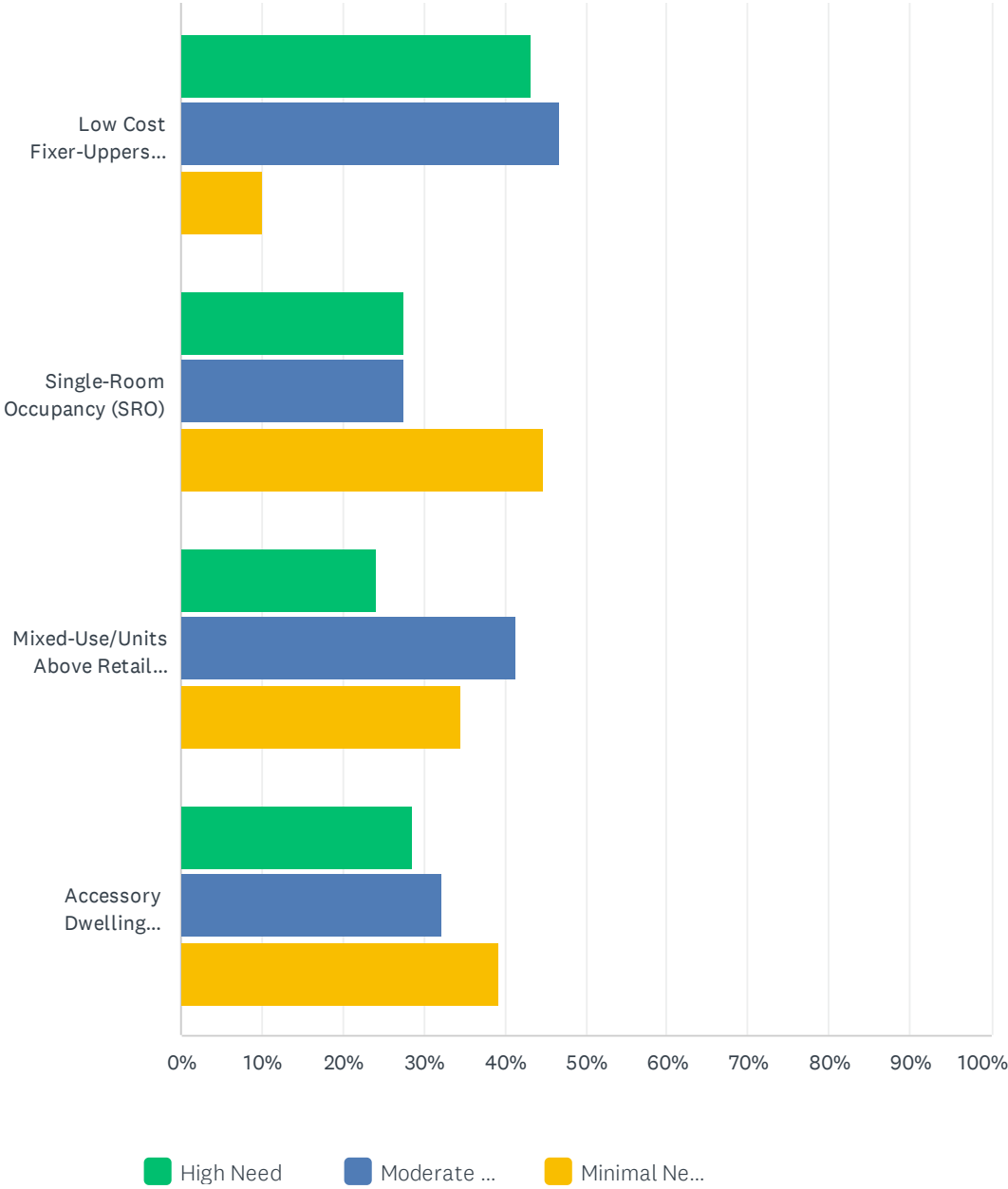
	HIGH NEED	MODERATE NEED	MINIMAL NEED	TOTAL	WEIGHTED AVERAGE
Senior Living (Independent Living)	61.29% 19	38.71% 12	0.00% 0	31	1.39
Senior Living (Assisted Living, Nursing Care)	51.61% 16	45.16% 14	3.23% 1	31	1.52
Single-Person (Studio/One-Bedroom)	45.16% 14	41.94% 13	12.90% 4	31	1.68
Family Housing (2+ Bedrooms)	73.33% 22	23.33% 7	3.33% 1	30	1.30
Housing for Millennials (Ages 25-39)	48.28% 14	48.28% 14	3.45% 1	29	1.55
Rentals that Accept Housing Choice Voucher Holders	64.52% 20	22.58% 7	12.90% 4	31	1.48
Low-Income Workforce (<\$30k)	64.52% 20	29.03% 9	6.45% 2	31	1.42
Moderate Workforce (\$30k-\$60k)	67.74% 21	32.26% 10	0.00% 0	31	1.32
Higher Income Workforce (\$60k+)	46.67% 14	36.67% 11	16.67% 5	30	1.70

Q5 What is the demand for each of the following housing styles in the county?

Answered: 31 Skipped: 2



Wood County, West Virginia Housing Needs Assessment Stakeholder Survey

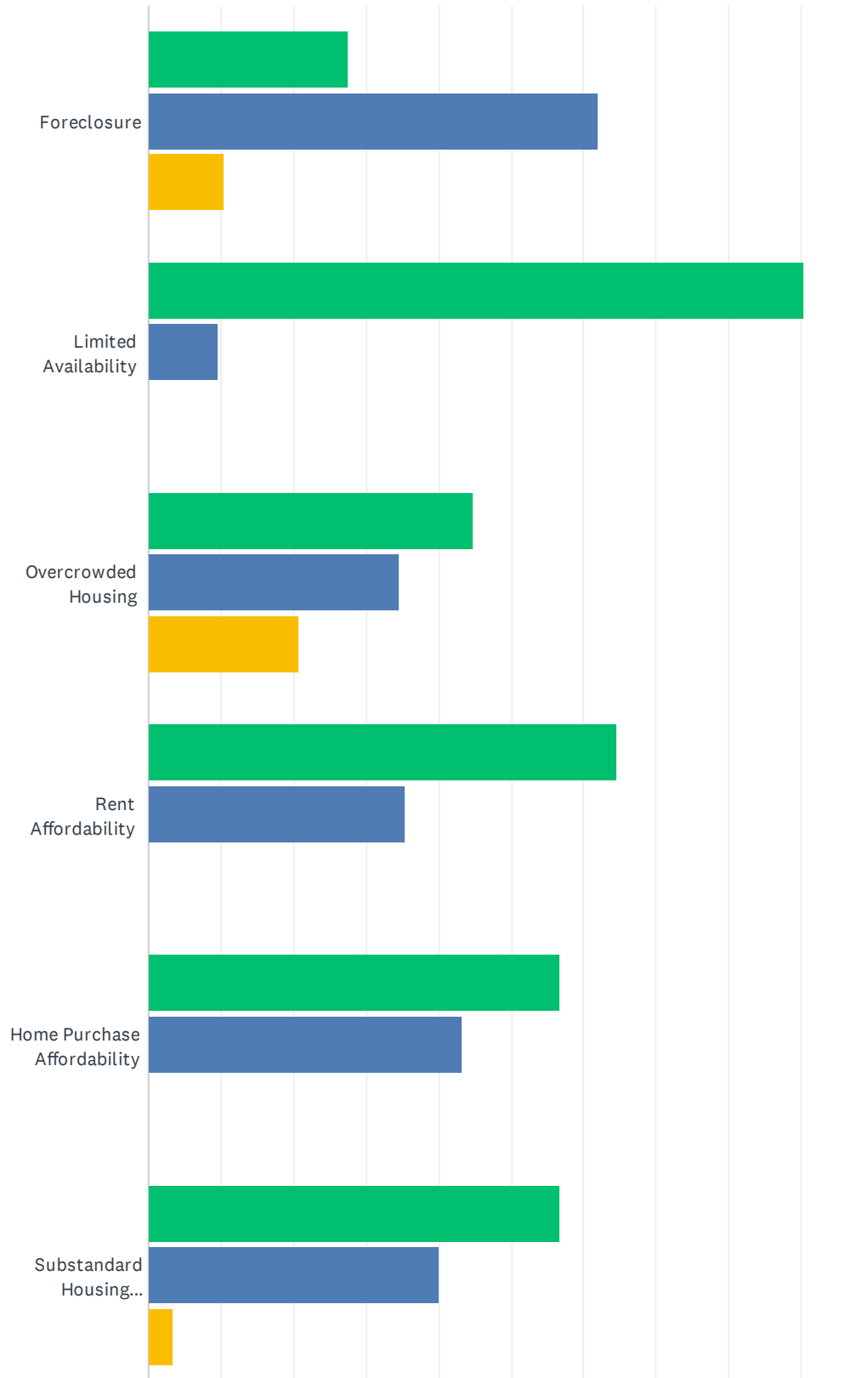


Wood County, West Virginia Housing Needs Assessment Stakeholder Survey

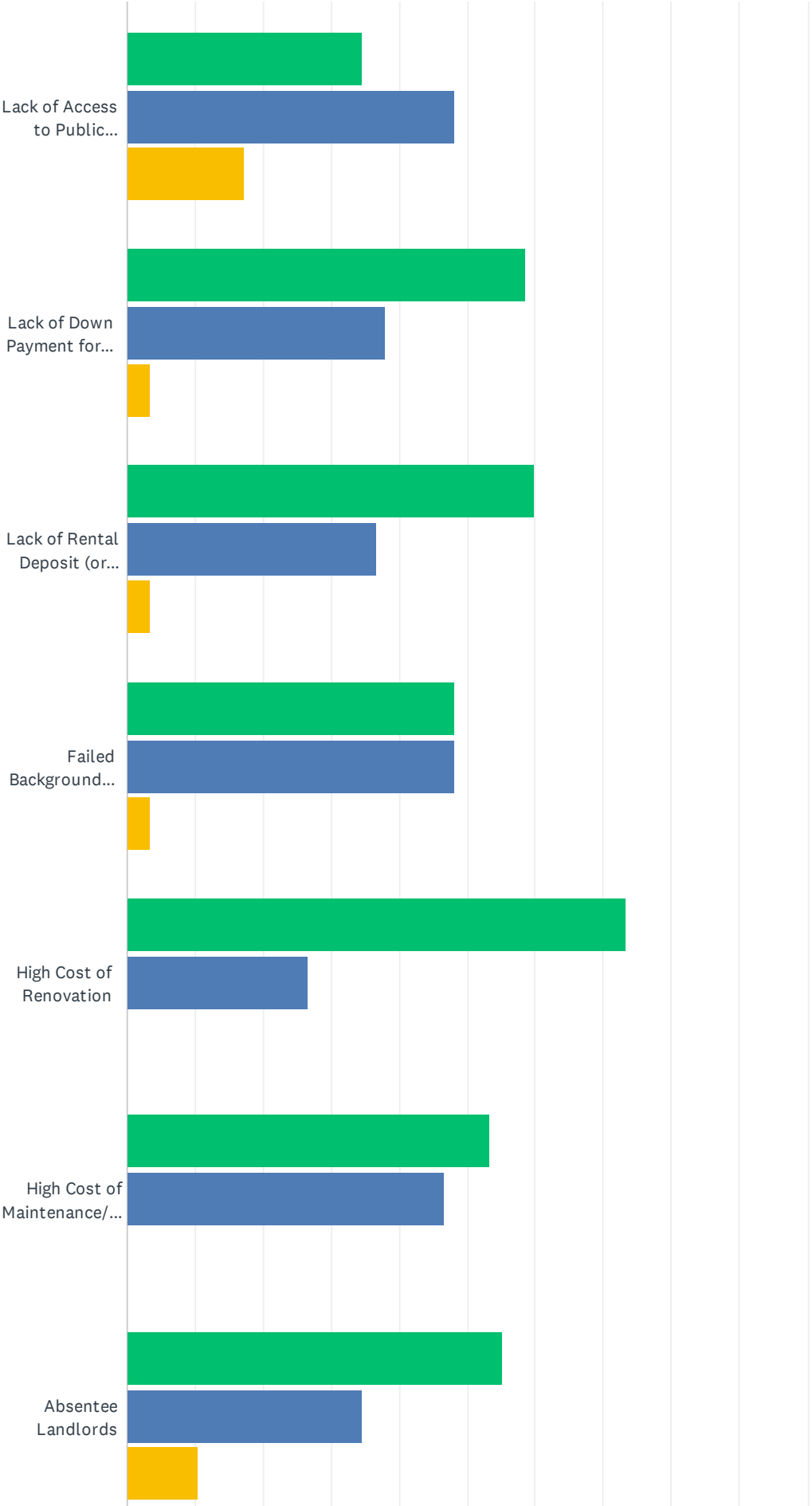
	HIGH NEED	MODERATE NEED	MINIMAL NEED	TOTAL	WEIGHTED AVERAGE
Multifamily Apartments	48.39% 15	41.94% 13	9.68% 3	31	1.61
Duplex/Triplex/Townhomes	40.00% 12	50.00% 15	10.00% 3	30	1.70
Condominiums	31.03% 9	48.28% 14	20.69% 6	29	1.90
Manufactured/Mobile Homes	17.24% 5	48.28% 14	34.48% 10	29	2.17
Ranch Homes/Single Floor Plan Units	73.33% 22	23.33% 7	3.33% 1	30	1.30
Traditional Two-Story Single-Family Homes	41.38% 12	51.72% 15	6.90% 2	29	1.66
Low Cost Fixer-Uppers (single-family homes)	43.33% 13	46.67% 14	10.00% 3	30	1.67
Single-Room Occupancy (SRO)	27.59% 8	27.59% 8	44.83% 13	29	2.17
Mixed-Use/Units Above Retail (Downtown Housing)	24.14% 7	41.38% 12	34.48% 10	29	2.10
Accessory Dwelling Units/Tiny Houses	28.57% 8	32.14% 9	39.29% 11	28	2.11

Q6 To what extent are each of the following housing issues experienced in the county?

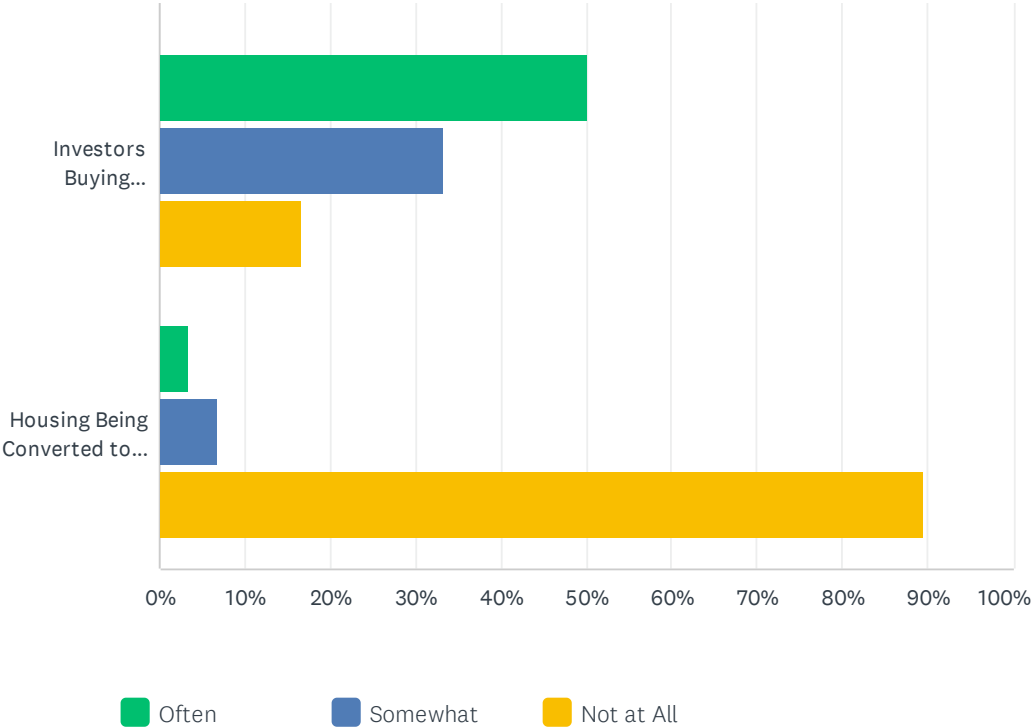
Answered: 31 Skipped: 2



Wood County, West Virginia Housing Needs Assessment Stakeholder Survey



Wood County, West Virginia Housing Needs Assessment Stakeholder Survey

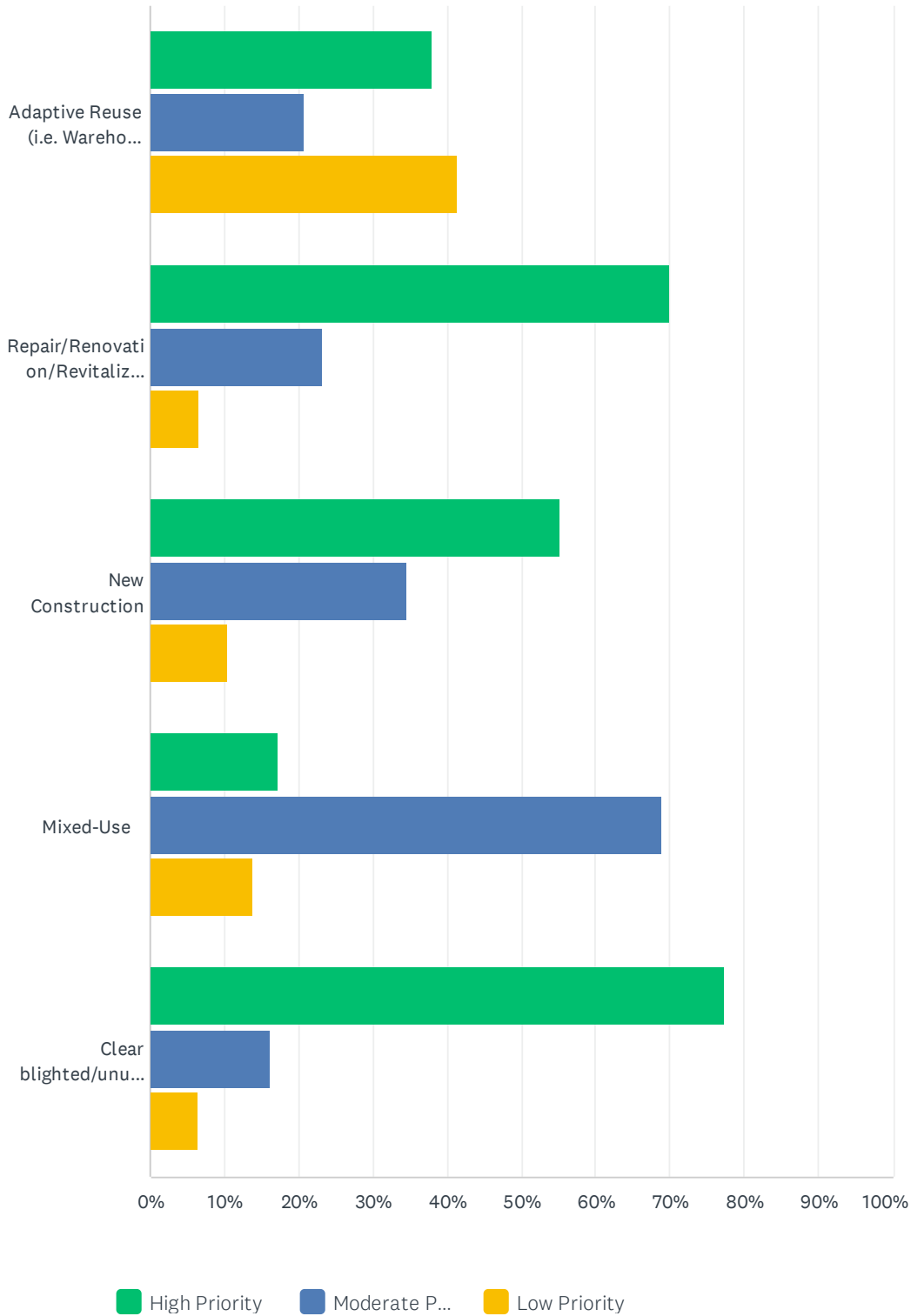


Wood County, West Virginia Housing Needs Assessment Stakeholder Survey

	OFTEN	SOMEWHAT	NOT AT ALL	TOTAL	WEIGHTED AVERAGE
Foreclosure	27.59% 8	62.07% 18	10.34% 3	29	1.83
Limited Availability	90.32% 28	9.68% 3	0.00% 0	31	1.10
Overcrowded Housing	44.83% 13	34.48% 10	20.69% 6	29	1.76
Rent Affordability	64.52% 20	35.48% 11	0.00% 0	31	1.35
Home Purchase Affordability	56.67% 17	43.33% 13	0.00% 0	30	1.43
Substandard Housing (quality/condition)	56.67% 17	40.00% 12	3.33% 1	30	1.47
Lack of Access to Public Transportation	34.48% 10	48.28% 14	17.24% 5	29	1.83
Lack of Down Payment for Purchase	58.62% 17	37.93% 11	3.45% 1	29	1.45
Lack of Rental Deposit (or First/Last Month Rent)	60.00% 18	36.67% 11	3.33% 1	30	1.43
Failed Background Checks	48.28% 14	48.28% 14	3.45% 1	29	1.55
High Cost of Renovation	73.33% 22	26.67% 8	0.00% 0	30	1.27
High Cost of Maintenance/Upkeep	53.33% 16	46.67% 14	0.00% 0	30	1.47
Absentee Landlords	55.17% 16	34.48% 10	10.34% 3	29	1.55
Investors Buying Properties and Increasing Rents/Prices	50.00% 15	33.33% 10	16.67% 5	30	1.67
Housing Being Converted to Vacation Rentals	3.45% 1	6.90% 2	89.66% 26	29	2.86

Q7 Rank the priority that should be given to each of the following construction types of housing.

Answered: 31 Skipped: 2

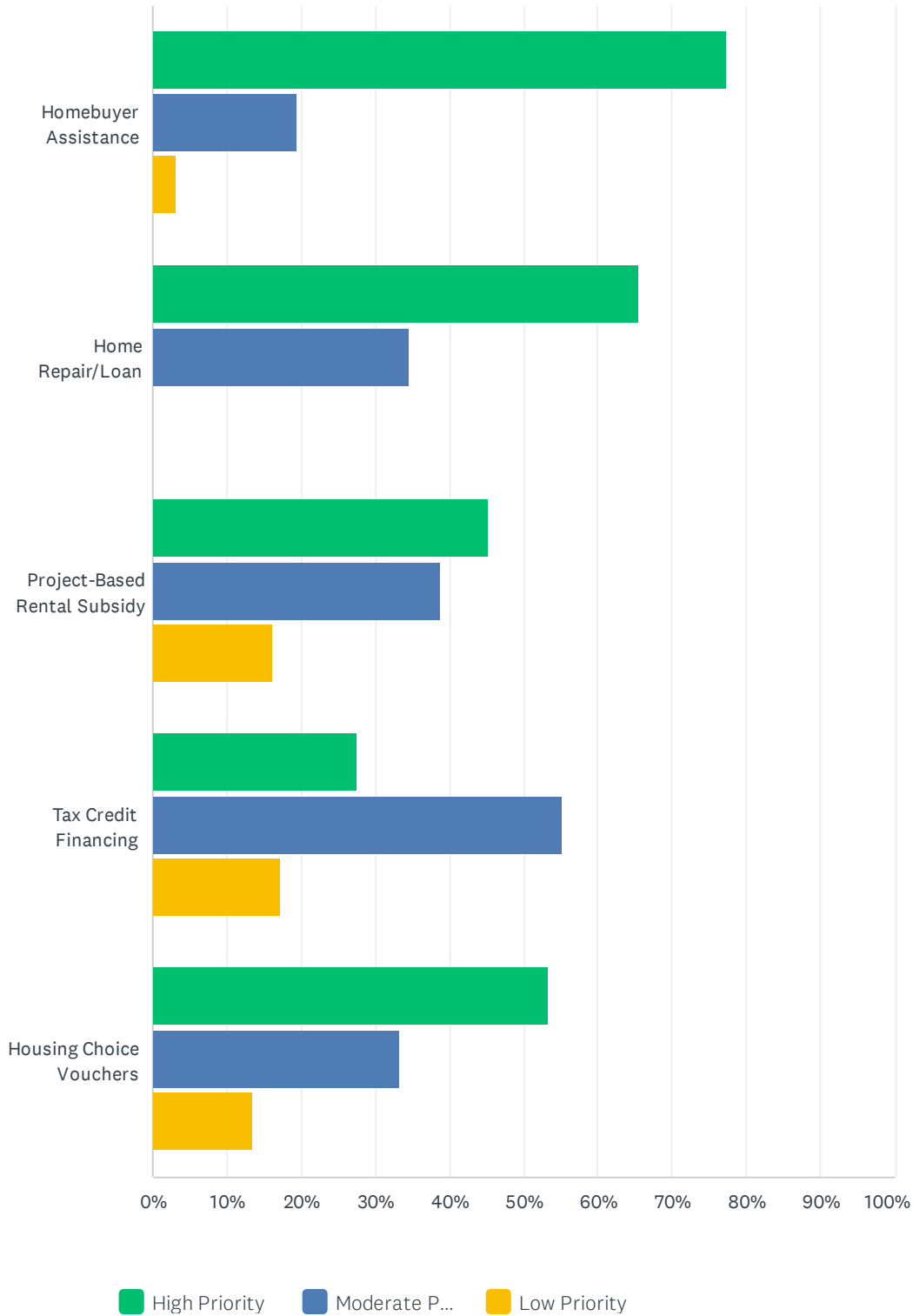


Wood County, West Virginia Housing Needs Assessment Stakeholder Survey

	HIGH PRIORITY	MODERATE PRIORITY	LOW PRIORITY	TOTAL	WEIGHTED AVERAGE
Adaptive Reuse (i.e. Warehouse Conversion to Residential)	37.93% 11	20.69% 6	41.38% 12	29	2.03
Repair/Renovation/Revitalization of Existing Housing	70.00% 21	23.33% 7	6.67% 2	30	1.37
New Construction	55.17% 16	34.48% 10	10.34% 3	29	1.55
Mixed-Use	17.24% 5	68.97% 20	13.79% 4	29	1.97
Clear blighted/unused structures to create land for new development	77.42% 24	16.13% 5	6.45% 2	31	1.29

Q8 Rank the priority that should be given to each of the funding types for housing development or preservation.

Answered: 32 Skipped: 1



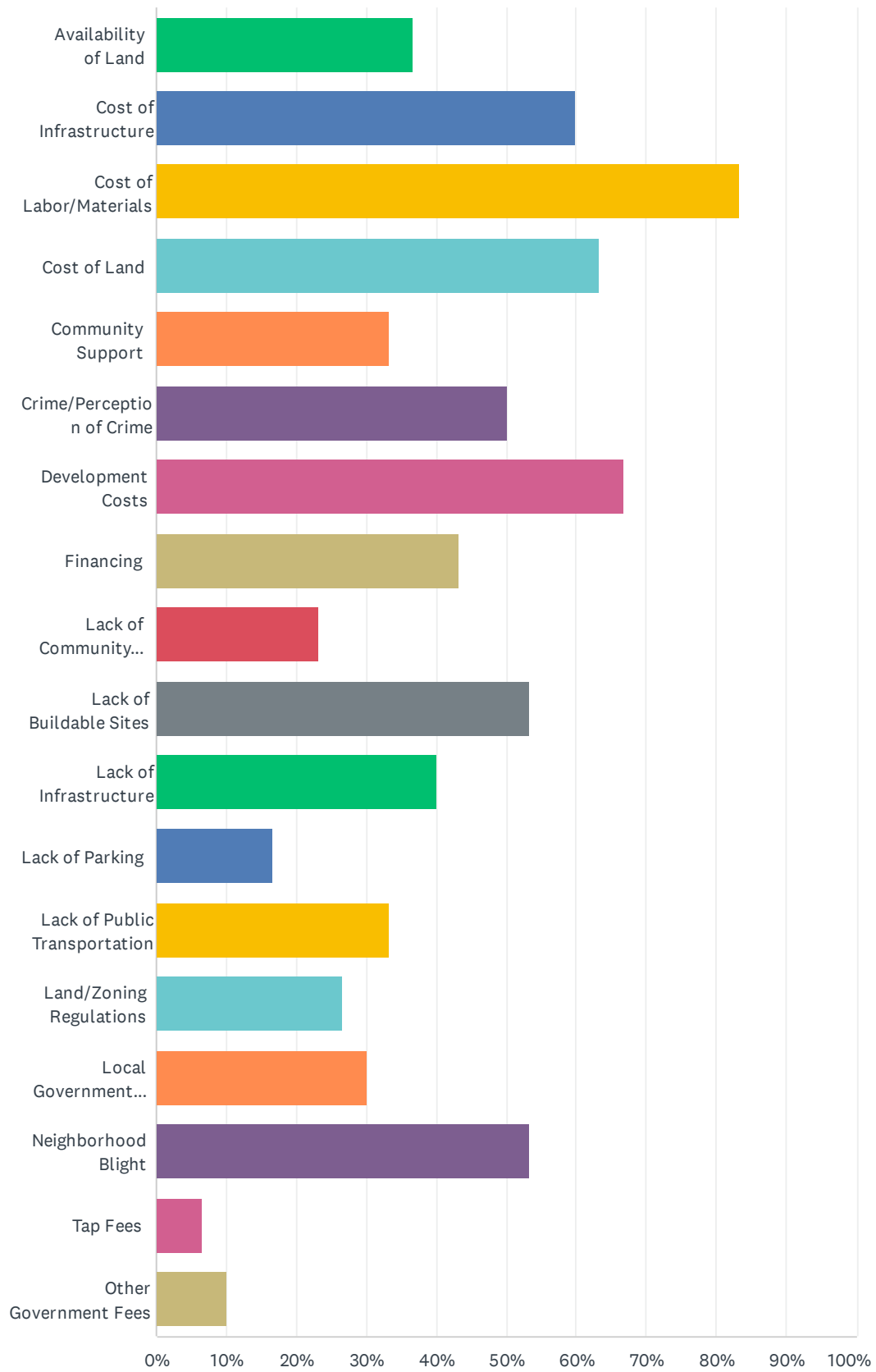
Wood County, West Virginia Housing Needs Assessment Stakeholder Survey

	HIGH PRIORITY	MODERATE PRIORITY	LOW PRIORITY	TOTAL	WEIGHTED AVERAGE
Homebuyer Assistance	77.42% 24	19.35% 6	3.23% 1	31	1.26
Home Repair/Loan	65.52% 19	34.48% 10	0.00% 0	29	1.34
Project-Based Rental Subsidy	45.16% 14	38.71% 12	16.13% 5	31	1.71
Tax Credit Financing	27.59% 8	55.17% 16	17.24% 5	29	1.90
Housing Choice Vouchers	53.33% 16	33.33% 10	13.33% 4	30	1.60

Q9 What common barriers or obstacles exist in the county that you believe limit residential development? (select all that apply)

Answered: 30 Skipped: 3

Wood County, West Virginia Housing Needs Assessment Stakeholder Survey

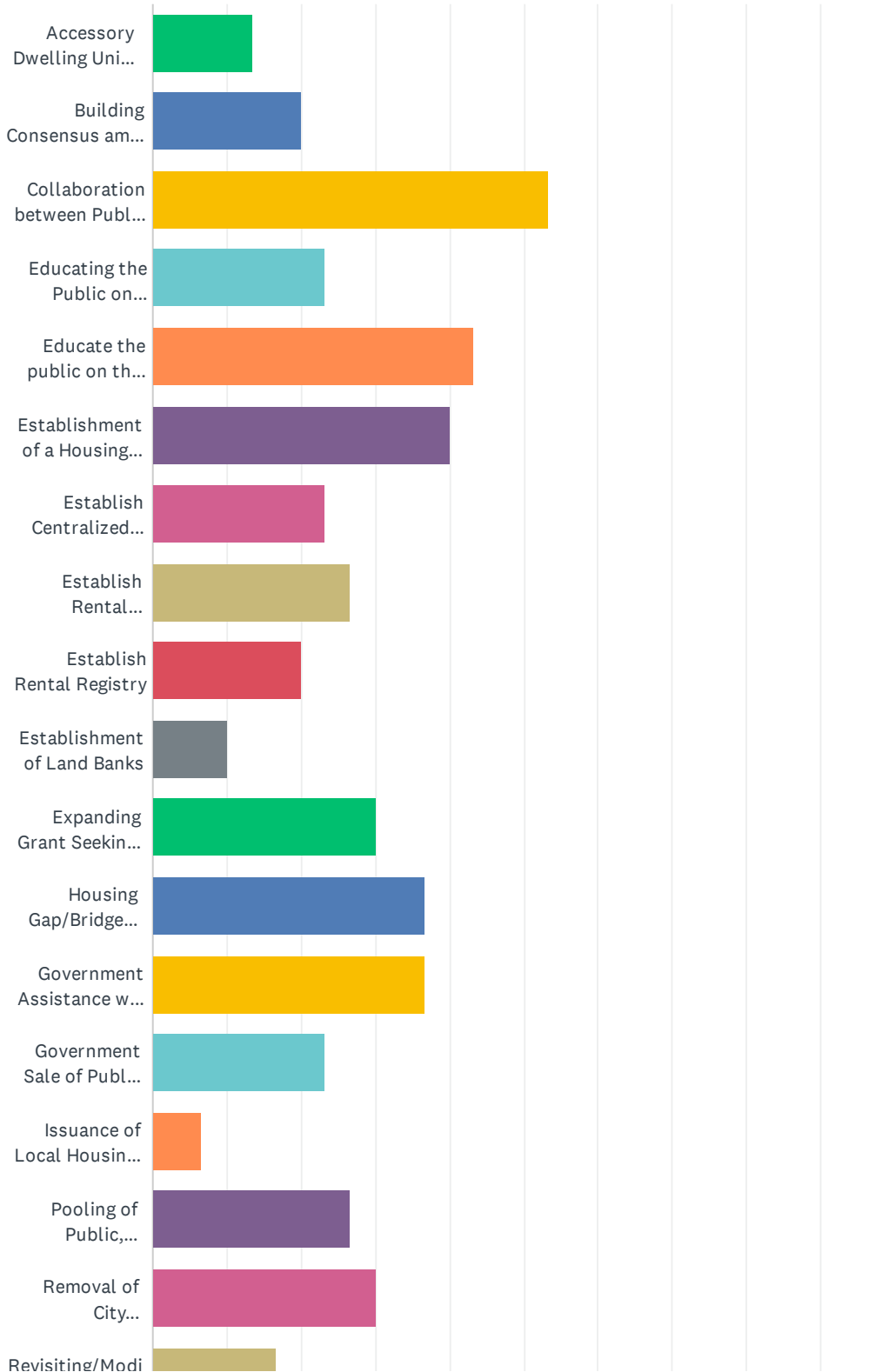


Wood County, West Virginia Housing Needs Assessment Stakeholder Survey

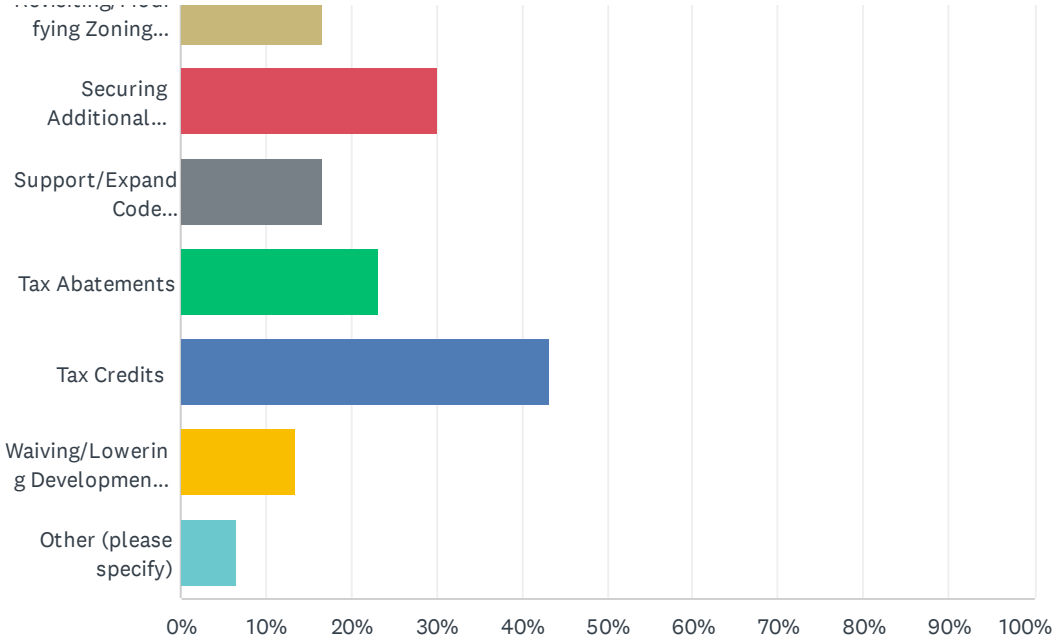
ANSWER CHOICES	RESPONSES	
Availability of Land	36.67%	11
Cost of Infrastructure	60.00%	18
Cost of Labor/Materials	83.33%	25
Cost of Land	63.33%	19
Community Support	33.33%	10
Crime/Perception of Crime	50.00%	15
Development Costs	66.67%	20
Financing	43.33%	13
Lack of Community Services	23.33%	7
Lack of Buildable Sites	53.33%	16
Lack of Infrastructure	40.00%	12
Lack of Parking	16.67%	5
Lack of Public Transportation	33.33%	10
Land/Zoning Regulations	26.67%	8
Local Government Regulations ("red tape")	30.00%	9
Neighborhood Blight	53.33%	16
Tap Fees	6.67%	2
Other Government Fees	10.00%	3
Total Respondents: 30		

Q10 Which of the following represent the best options to reduce or eliminate the area's greatest obstacles (barriers to residential development)? (Select up to 5)

Answered: 30 Skipped: 3



Wood County, West Virginia Housing Needs Assessment Stakeholder Survey

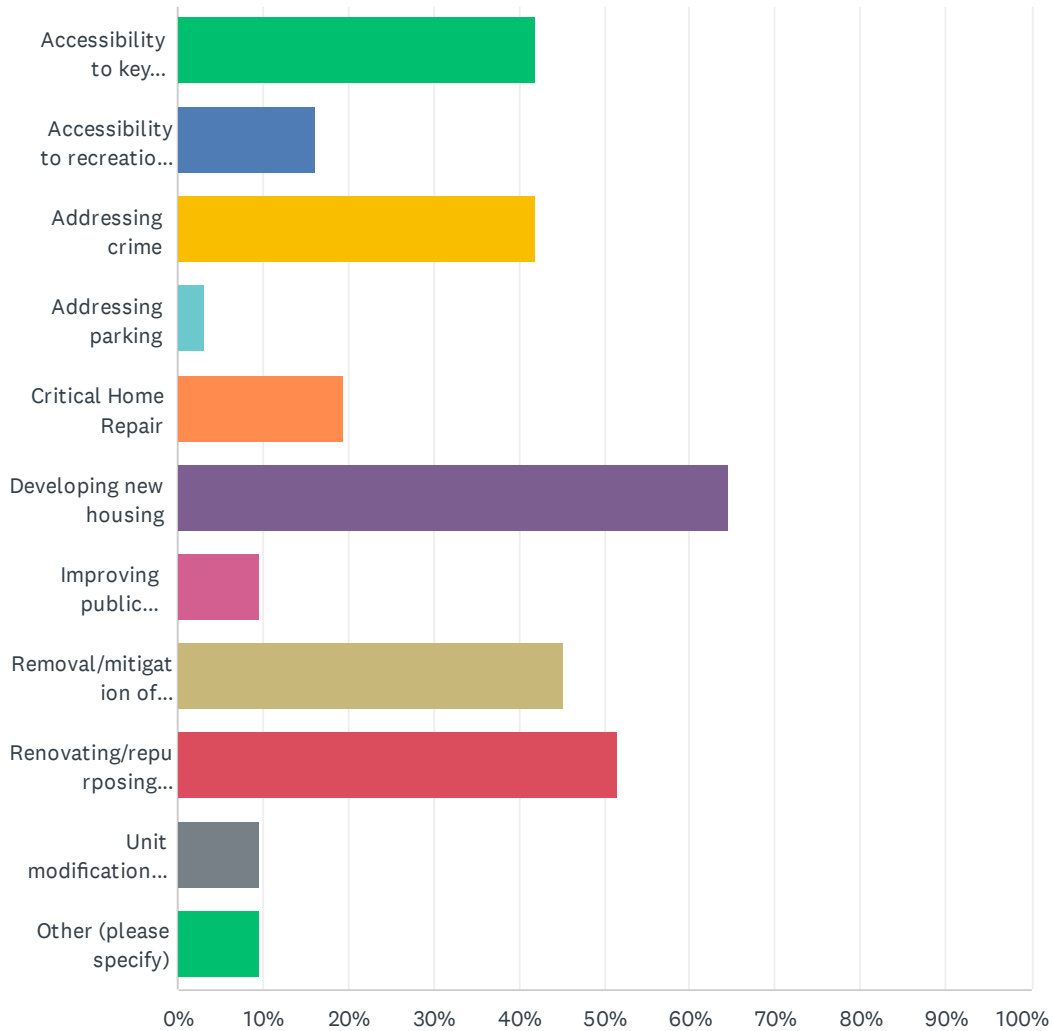


Wood County, West Virginia Housing Needs Assessment Stakeholder Survey

ANSWER CHOICES	RESPONSES	
Accessory Dwelling Unit Opportunities	13.33%	4
Building Consensus among Communities/Advocates	20.00%	6
Collaboration between Public and Private Sectors	53.33%	16
Educating the Public on Importance of Housing	23.33%	7
Educate the public on the importance of different types of housing	43.33%	13
Establishment of a Housing Trust Fund (focuses on preservation/development of affordable housing)	40.00%	12
Establish Centralized Developer/Builder Resource Center	23.33%	7
Establish Rental Inspection Program	26.67%	8
Establish Rental Registry	20.00%	6
Establishment of Land Banks	10.00%	3
Expanding Grant Seeking Efforts	30.00%	9
Housing Gap/Bridge Financing	36.67%	11
Government Assistance with Infrastructure	36.67%	11
Government Sale of Public Land/Buildings at Discount or Donated	23.33%	7
Issuance of Local Housing Bond	6.67%	2
Pooling of Public, Philanthropic, and Private Resources	26.67%	8
Removal of City Fines/Fees/Liens on Existing Homes to Encourage Transactions	30.00%	9
Revisiting/Modifying Zoning (e.g., density, setbacks, etc.)	16.67%	5
Securing Additional Housing Choice Vouchers	30.00%	9
Support/Expand Code Enforcement	16.67%	5
Tax Abatements	23.33%	7
Tax Credits	43.33%	13
Waiving/Lowering Development Fees	13.33%	4
Other (please specify)	6.67%	2
Total Respondents: 30		

Q11 Of the following, which three items below should be areas of focus for the area? (select up to three)

Answered: 31 Skipped: 2

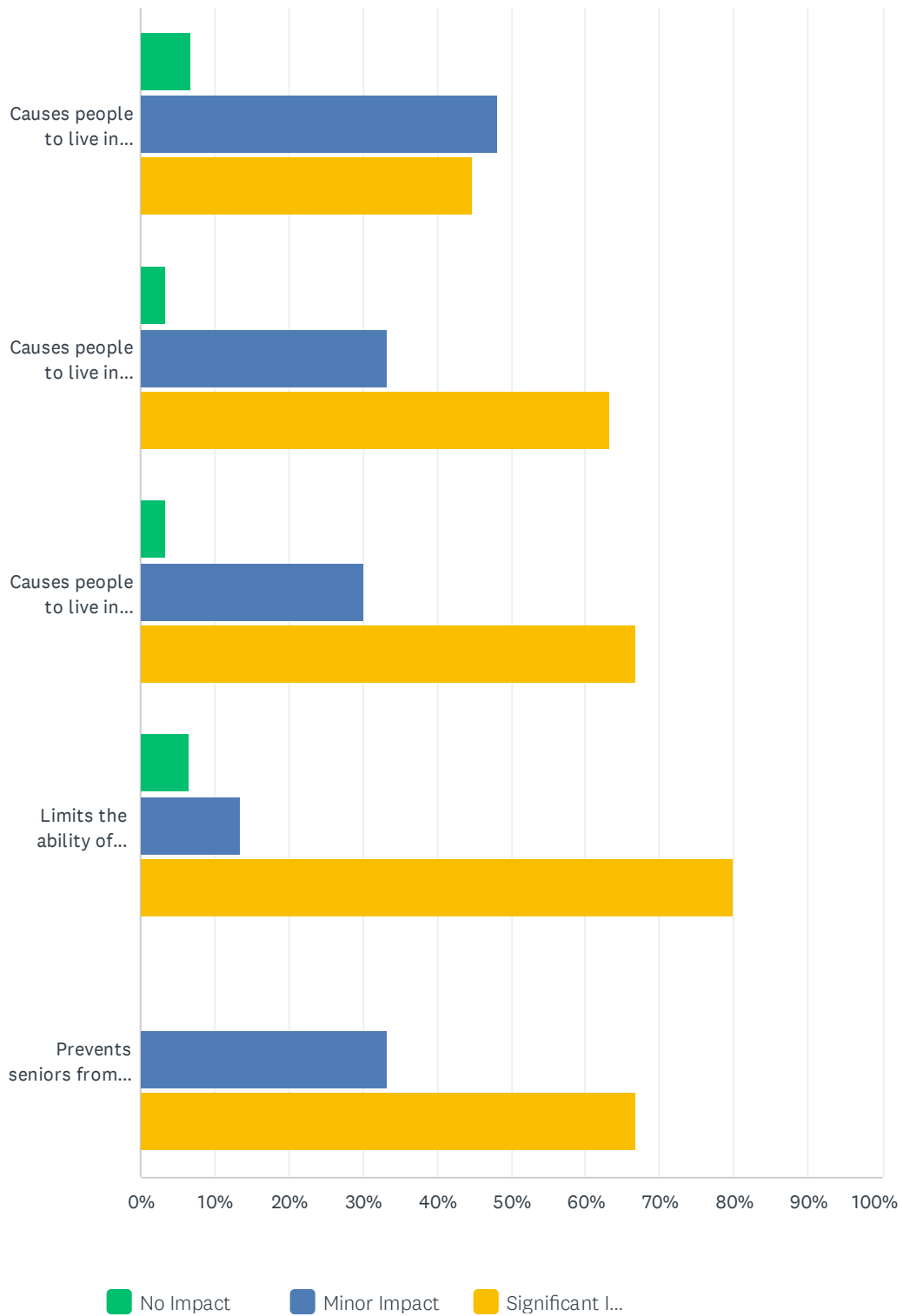


Wood County, West Virginia Housing Needs Assessment Stakeholder Survey

ANSWER CHOICES	RESPONSES	
Accessibility to key community services (e.g. Healthcare, childcare, etc.)	41.94%	13
Accessibility to recreational amenities	16.13%	5
Addressing crime	41.94%	13
Addressing parking	3.23%	1
Critical Home Repair	19.35%	6
Developing new housing	64.52%	20
Improving public transportation	9.68%	3
Removal/mitigation of residential blight	45.16%	14
Renovating/repurposing buildings for housing	51.61%	16
Unit modifications to allow aging in place	9.68%	3
Other (please specify)	9.68%	3
Total Respondents: 31		

Q12 To what degree do you believe housing impacts local residents?

Answered: 30 Skipped: 3

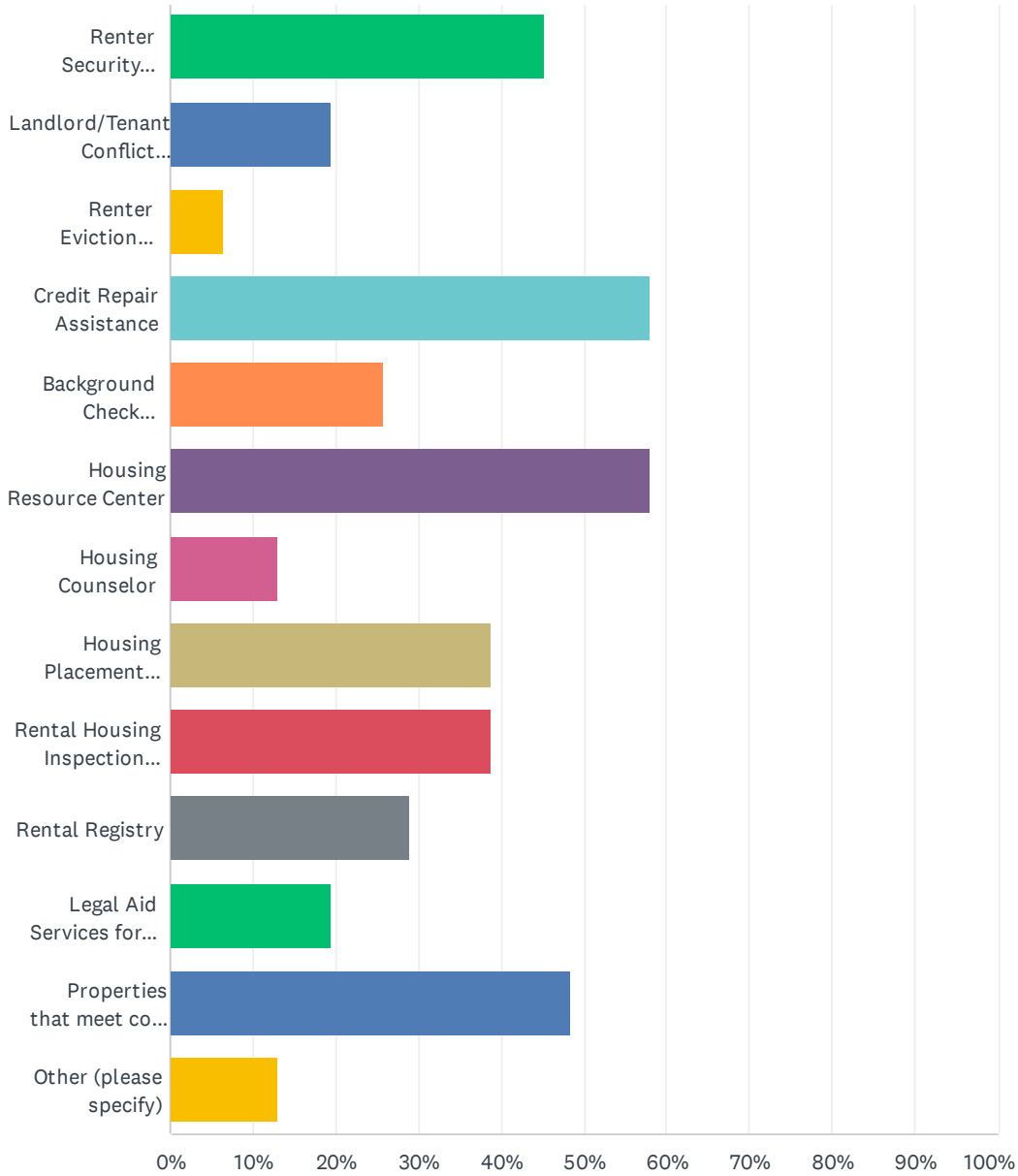


Wood County, West Virginia Housing Needs Assessment Stakeholder Survey

	NO IMPACT	MINOR IMPACT	SIGNIFICANT IMPACT	TOTAL	WEIGHTED AVERAGE
Causes people to live in housing they cannot afford	6.90% 2	48.28% 14	44.83% 13	29	2.38
Causes people to live in substandard housing	3.33% 1	33.33% 10	63.33% 19	30	2.60
Causes people to live in unsafe housing or neighborhoods	3.33% 1	30.00% 9	66.67% 20	30	2.63
Limits the ability of families to grow/thrive	6.67% 2	13.33% 4	80.00% 24	30	2.73
Prevents seniors from living in housing that fits their needs	0.00% 0	33.33% 10	66.67% 20	30	2.67

Q13 Which of the following options do you believe should become priorities to assist renters in the area? (select up to five)

Answered: 31 Skipped: 2

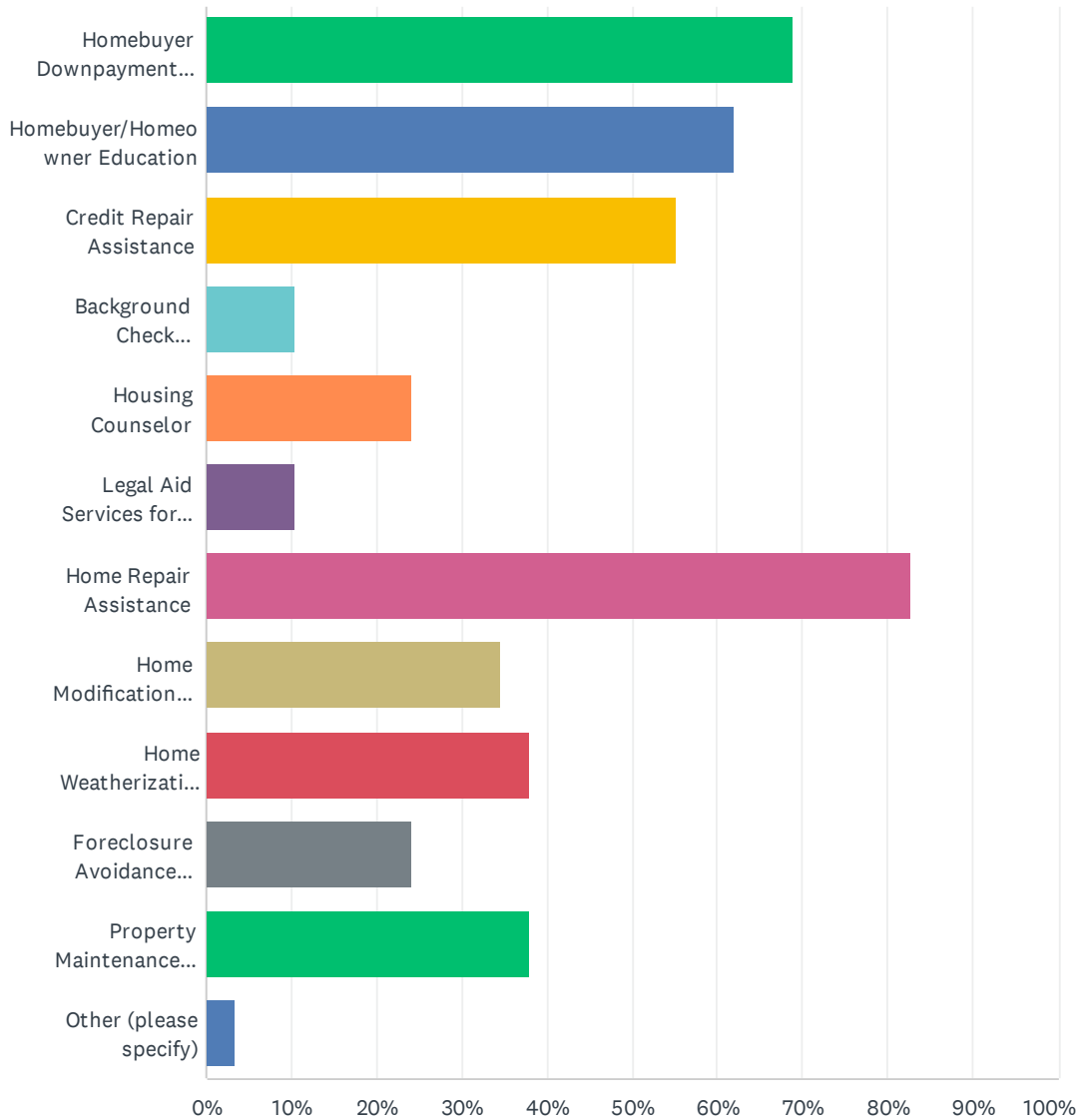


Wood County, West Virginia Housing Needs Assessment Stakeholder Survey

ANSWER CHOICES	RESPONSES	
Renter Security Deposit Assistance	45.16%	14
Landlord/Tenant Conflict Resolution	19.35%	6
Renter Eviction Prevention	6.45%	2
Credit Repair Assistance	58.06%	18
Background Check Resolution	25.81%	8
Housing Resource Center	58.06%	18
Housing Counselor	12.90%	4
Housing Placement Service	38.71%	12
Rental Housing Inspection Program	38.71%	12
Rental Registry	29.03%	9
Legal Aid Services for Housing	19.35%	6
Properties that meet code/ life safety compliance	48.39%	15
Other (please specify)	12.90%	4
Total Respondents: 31		

Q14 Which of the following options do you believe should become priorities to assist homeowners/buyers in the area? (select up to five)

Answered: 29 Skipped: 4



Wood County, West Virginia Housing Needs Assessment Stakeholder Survey

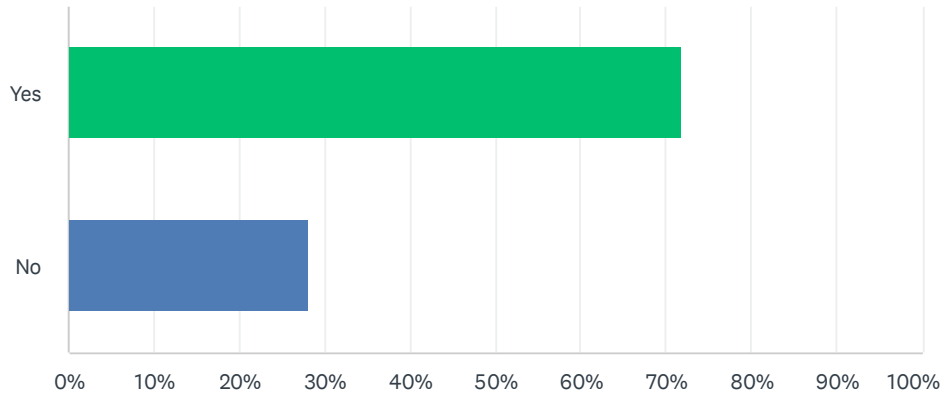
ANSWER CHOICES	RESPONSES	
Homebuyer Downpayment Assistance	68.97%	20
Homebuyer/Homeowner Education	62.07%	18
Credit Repair Assistance	55.17%	16
Background Check Resolution	10.34%	3
Housing Counselor	24.14%	7
Legal Aid Services for Housing	10.34%	3
Home Repair Assistance	82.76%	24
Home Modification Assistance	34.48%	10
Home Weatherization Assistance	37.93%	11
Foreclosure Avoidance Education	24.14%	7
Property Maintenance Education	37.93%	11
Other (please specify)	3.45%	1
Total Respondents: 29		

Q15 Is there anything else you would like to share about housing challenges in the county?

Answered: 13 Skipped: 20

Q16 Are you knowledgeable of the homeless and/or special needs populations and their housing needs in the area?

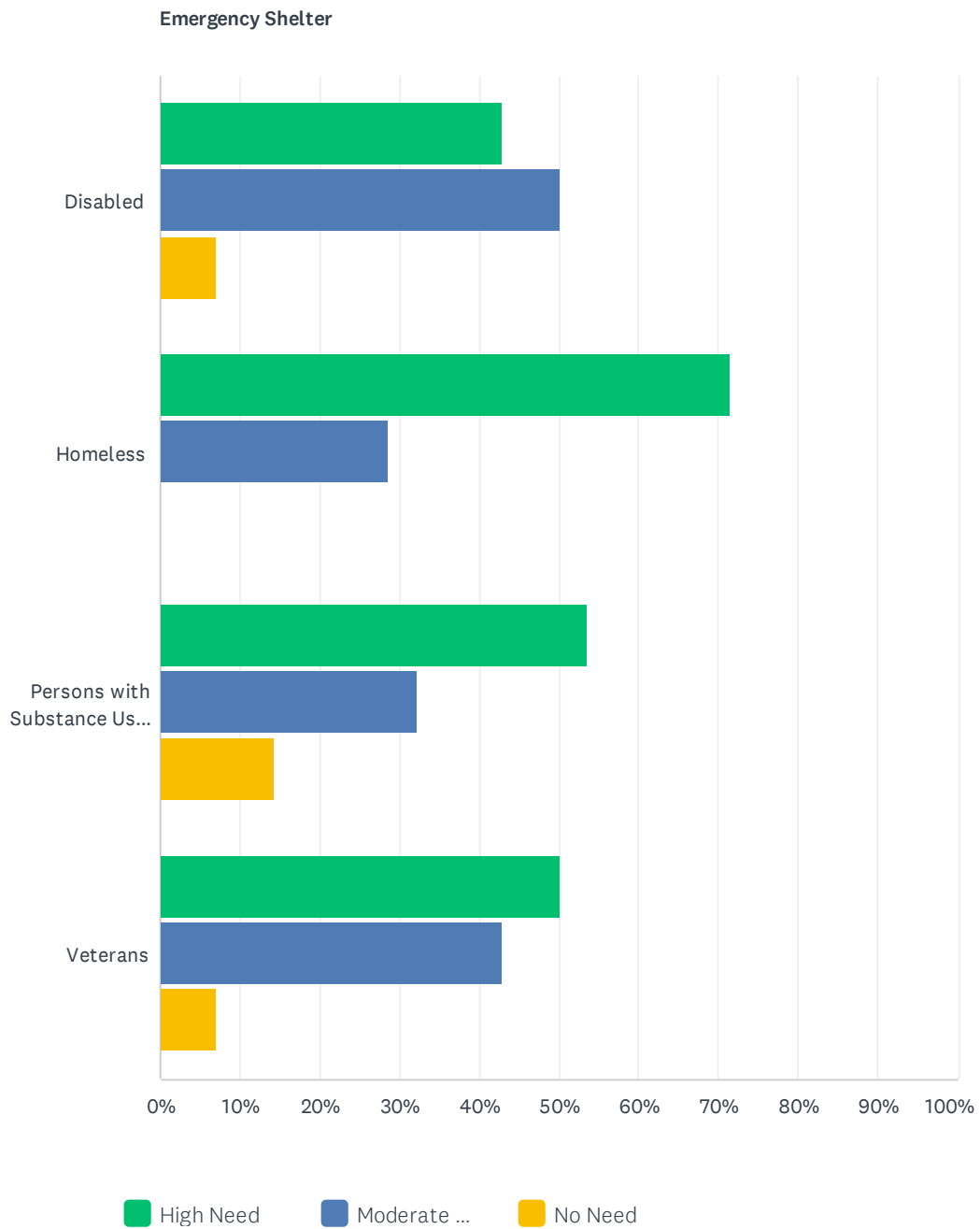
Answered: 32 Skipped: 1



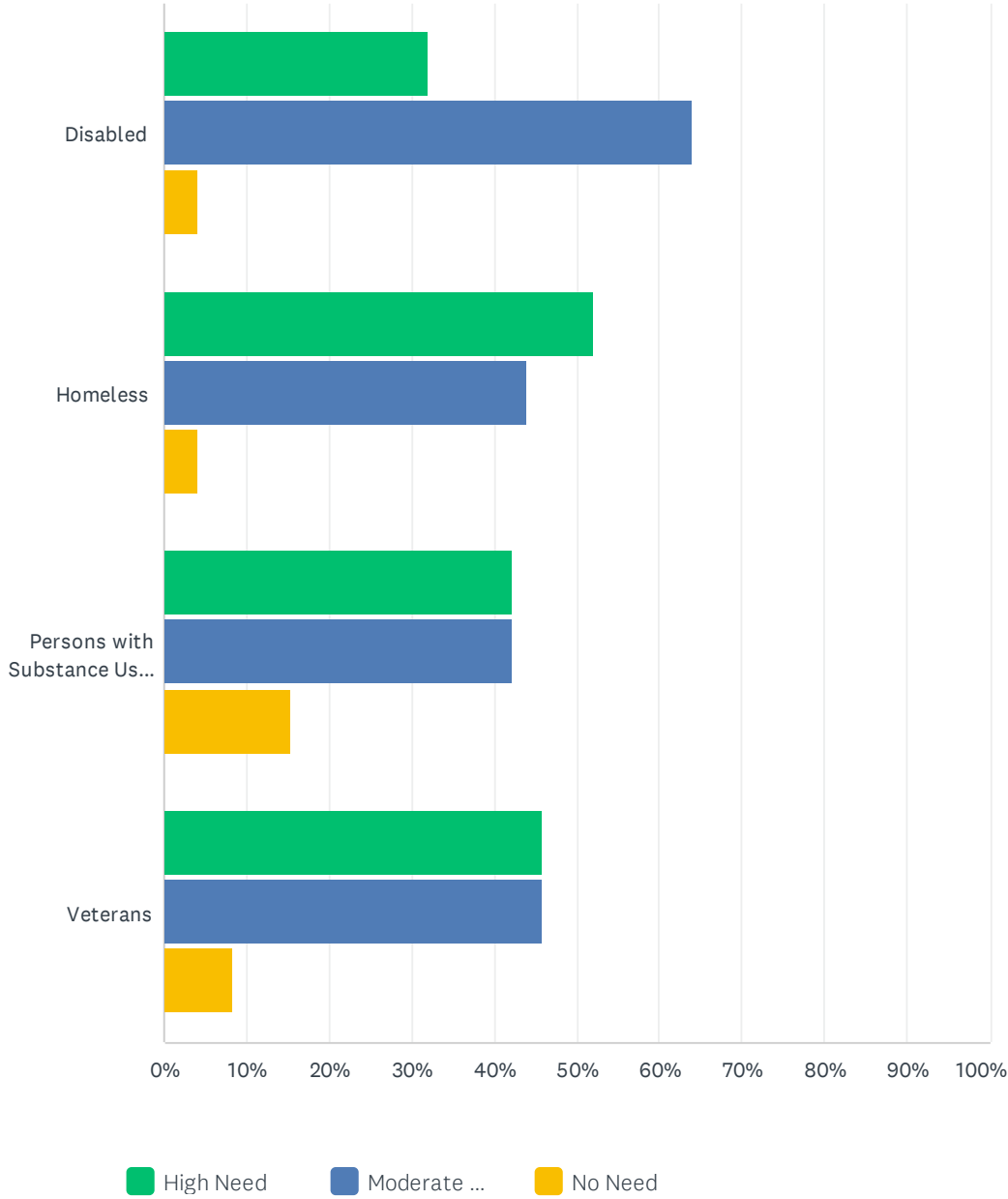
ANSWER CHOICES	RESPONSES	
Yes	71.88%	23
No	28.13%	9
TOTAL		32

Q17 Rank the level of need for various housing types for each population target.

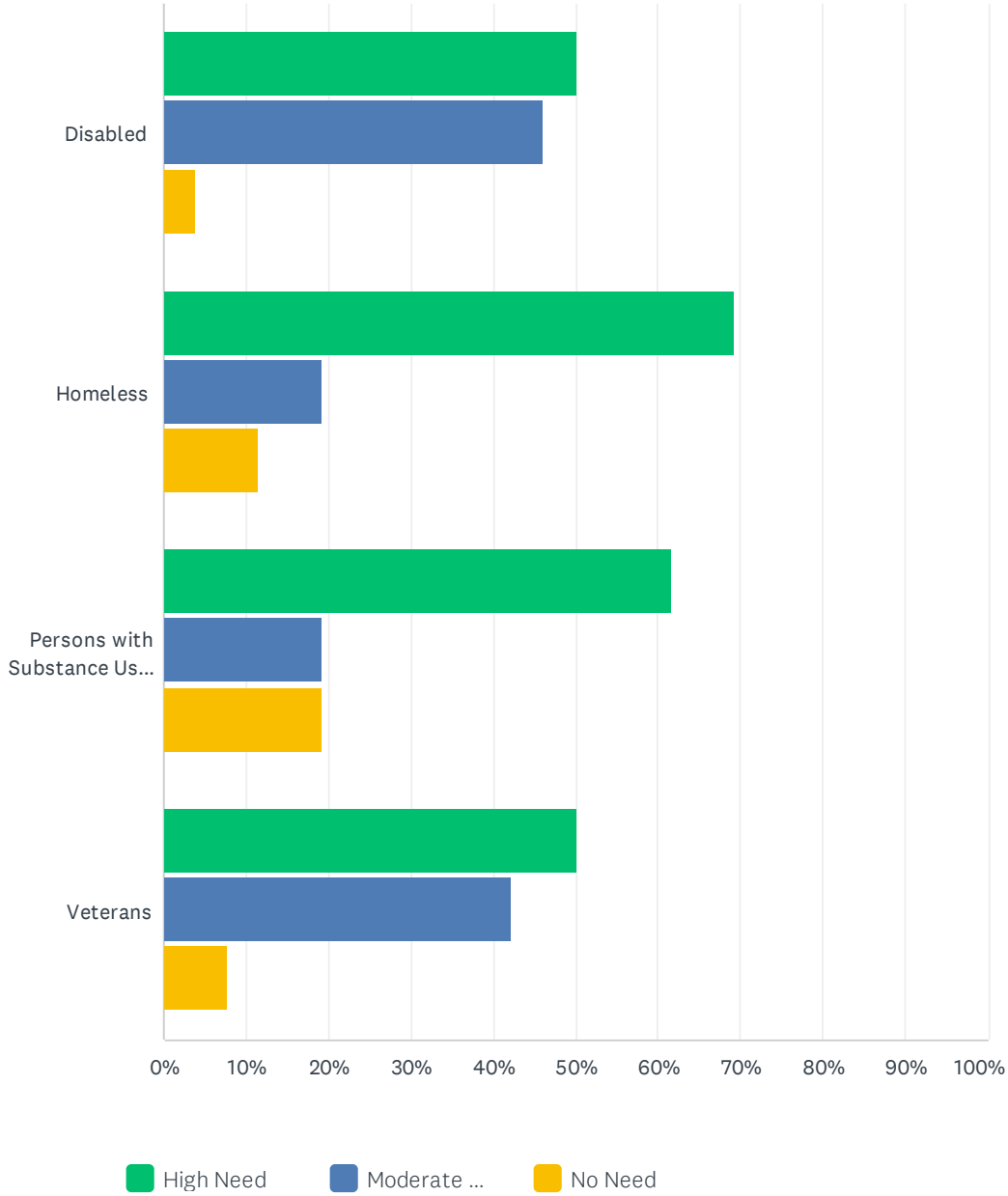
Answered: 29 Skipped: 4



Group Homes

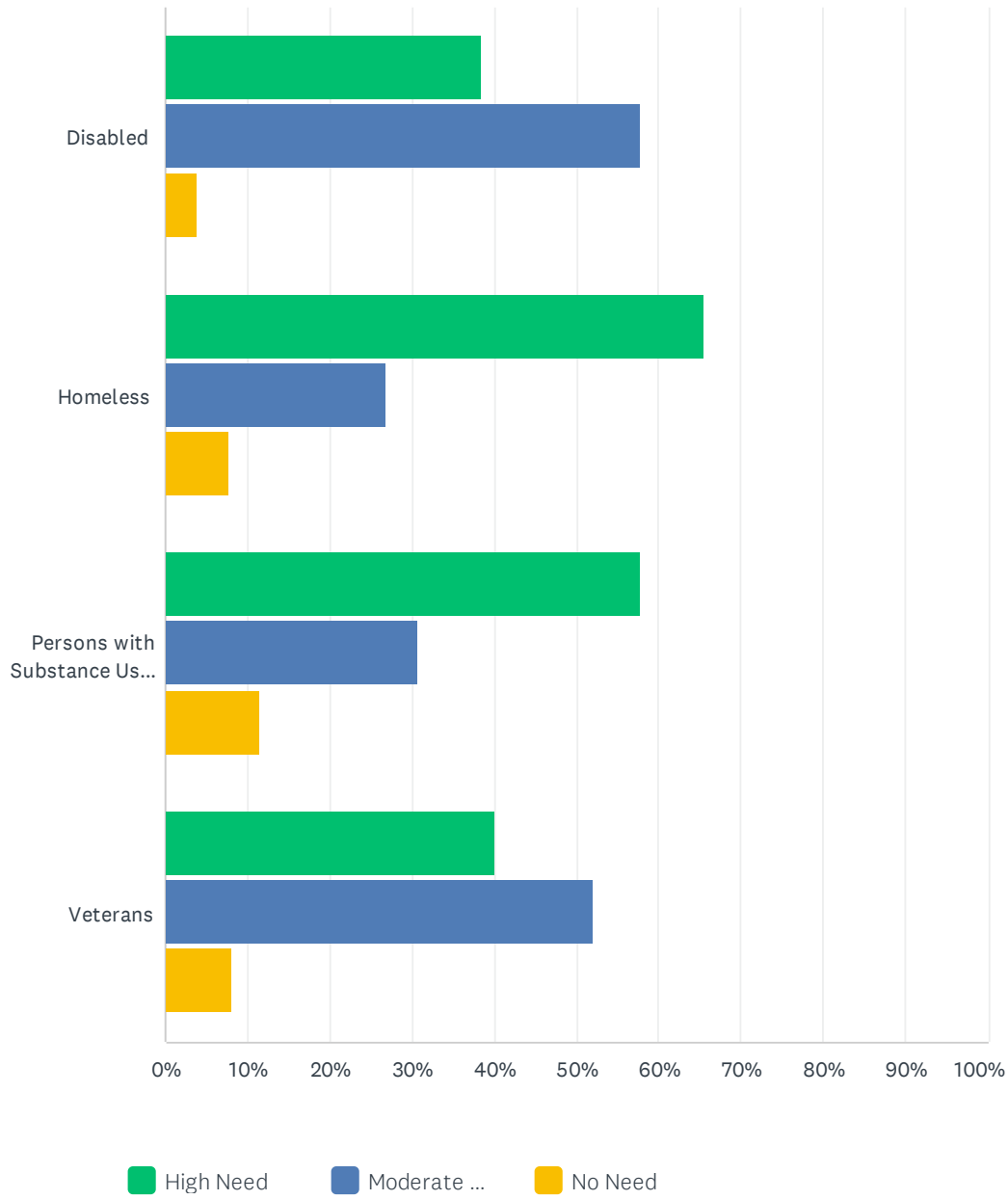


Permanent Supportive Housing



Wood County, West Virginia Housing Needs Assessment Stakeholder Survey

Transitional Housing



Emergency Shelter				
	HIGH NEED	MODERATE NEED	NO NEED	TOTAL
Disabled	42.86% 12	50.00% 14	7.14% 2	28
Homeless	71.43% 20	28.57% 8	0.00% 0	28
Persons with Substance Use Disorder(s)	53.57% 15	32.14% 9	14.29% 4	28
Veterans	50.00% 14	42.86% 12	7.14% 2	28

Wood County, West Virginia Housing Needs Assessment Stakeholder Survey

Group Homes				
	HIGH NEED	MODERATE NEED	NO NEED	TOTAL
Disabled	32.00% 8	64.00% 16	4.00% 1	25
Homeless	52.00% 13	44.00% 11	4.00% 1	25
Persons with Substance Use Disorder(s)	42.31% 11	42.31% 11	15.38% 4	26
Veterans	45.83% 11	45.83% 11	8.33% 2	24
Permanent Supportive Housing				
	HIGH NEED	MODERATE NEED	NO NEED	TOTAL
Disabled	50.00% 13	46.15% 12	3.85% 1	26
Homeless	69.23% 18	19.23% 5	11.54% 3	26
Persons with Substance Use Disorder(s)	61.54% 16	19.23% 5	19.23% 5	26
Veterans	50.00% 13	42.31% 11	7.69% 2	26
Transitional Housing				
	HIGH NEED	MODERATE NEED	NO NEED	TOTAL
Disabled	38.46% 10	57.69% 15	3.85% 1	26
Homeless	65.38% 17	26.92% 7	7.69% 2	26
Persons with Substance Use Disorder(s)	57.69% 15	30.77% 8	11.54% 3	26
Veterans	40.00% 10	52.00% 13	8.00% 2	25

Q18 What are the obstacles to the development of housing for homeless and/or special needs populations in the area?

Answered: 20 Skipped: 13

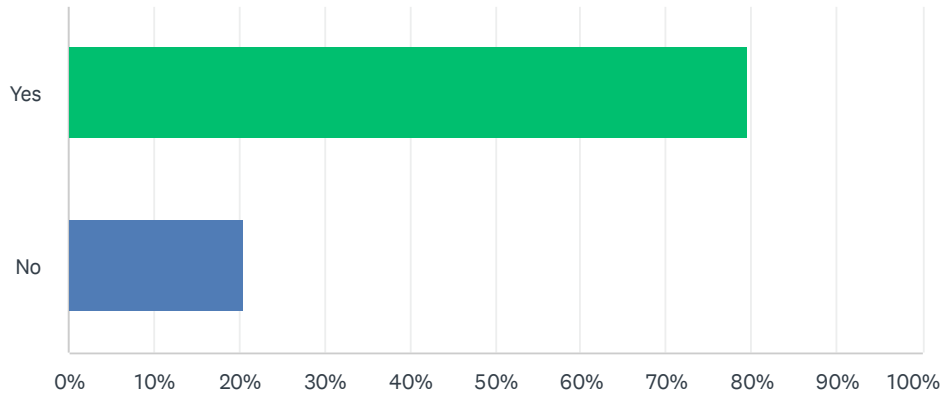
Q19 Provide any recommendations on ways to address the needs of the homeless and/or special needs populations in the area?

Answered: 18 Skipped: 15

ADDENDUM G:
RESIDENT/COMMUTER
SURVEY RESULTS

Q1 Do you live in Wood County?

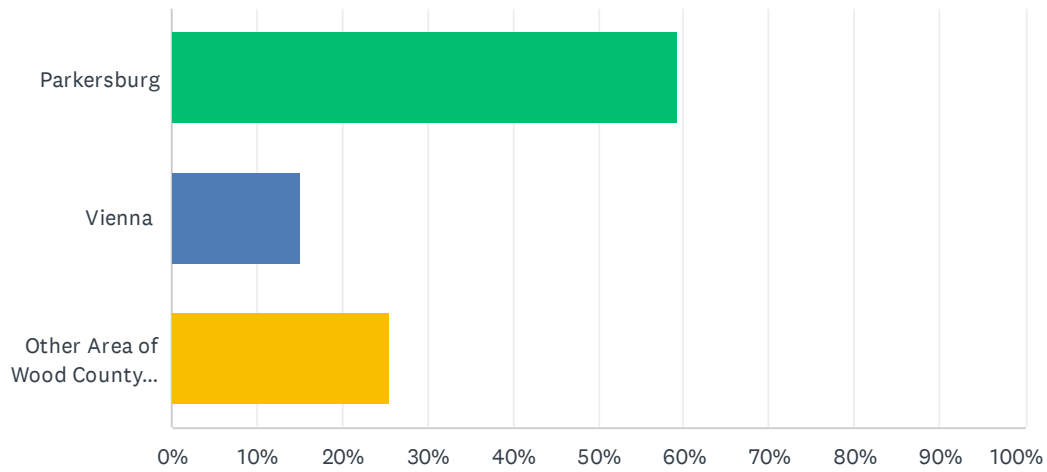
Answered: 1,152 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	79.51%	916
No	20.49%	236
TOTAL		1,152

Q2 Which community do you live in?

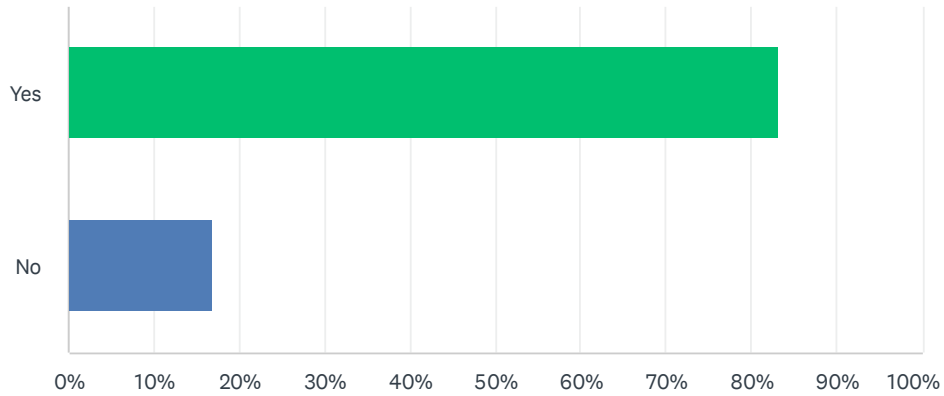
Answered: 912 Skipped: 240



ANSWER CHOICES	RESPONSES	
Parkersburg	59.32%	541
Vienna	15.13%	138
Other Area of Wood County (please specify)	25.55%	233
TOTAL		912

Q3 Do you work in Wood County?

Answered: 912 Skipped: 240



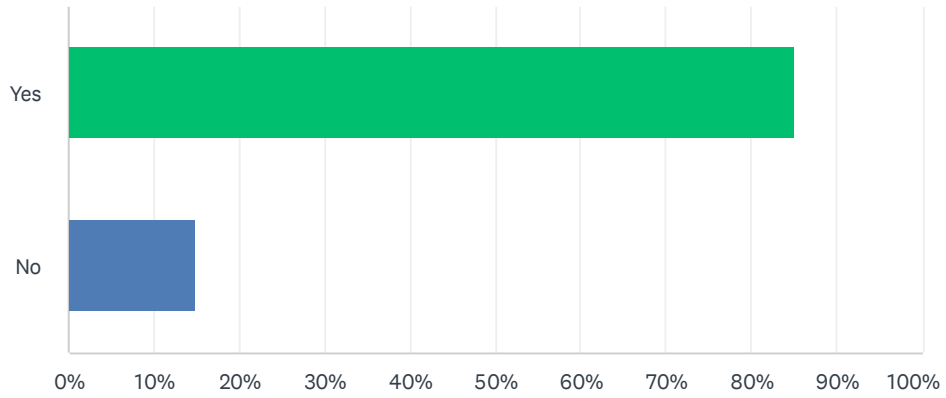
ANSWER CHOICES	RESPONSES	
Yes	83.11%	758
No	16.89%	154
TOTAL		912

Q4 If you do not live in Wood County, please provide the zip code of your current residence.

Answered: 231 Skipped: 921

Q5 Do you commute to Wood County for work?

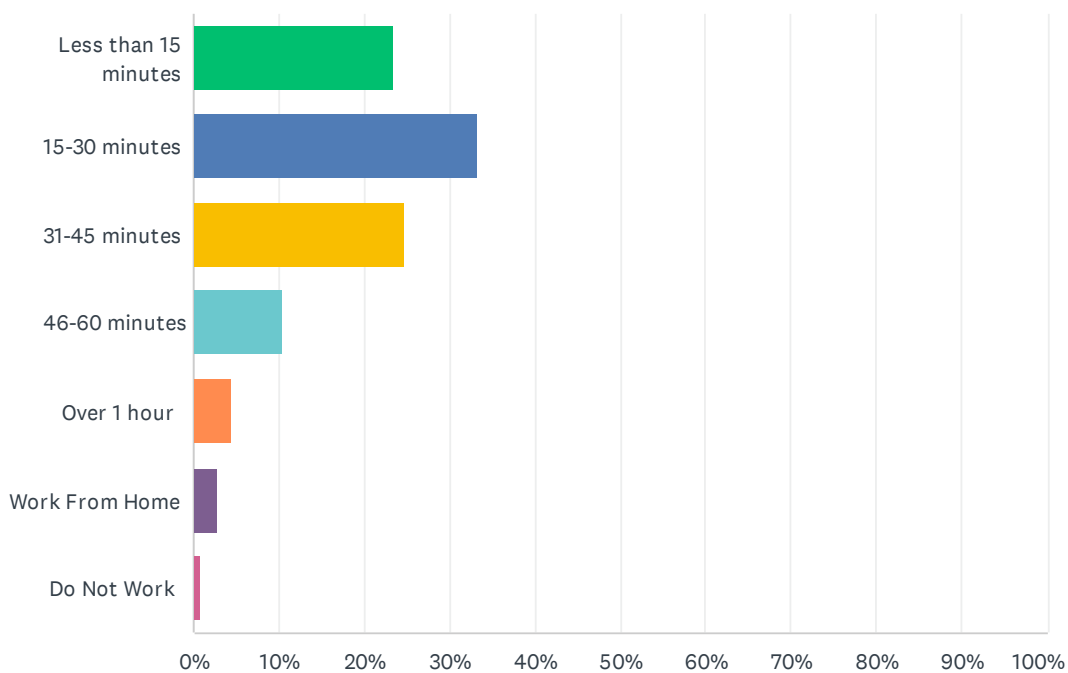
Answered: 228 Skipped: 924



ANSWER CHOICES	RESPONSES	
Yes	85.09%	194
No	14.91%	34
TOTAL		228

Q6 How long is your typical commute to work (one way)?

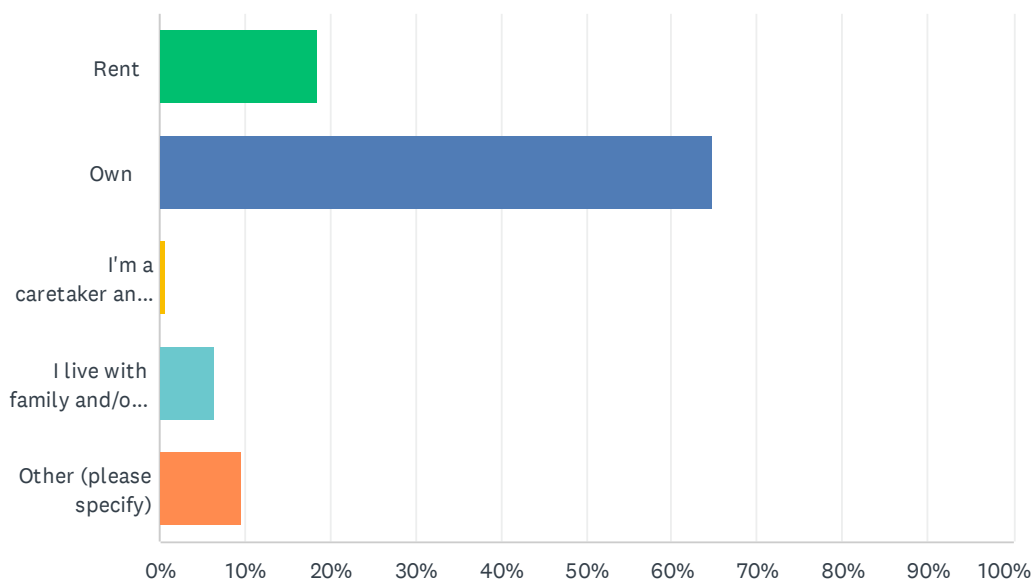
Answered: 222 Skipped: 930



ANSWER CHOICES	RESPONSES	
Less than 15 minutes	23.42%	52
15-30 minutes	33.33%	74
31-45 minutes	24.77%	55
46-60 minutes	10.36%	23
Over 1 hour	4.50%	10
Work From Home	2.70%	6
Do Not Work	0.90%	2
TOTAL		222

Q7 Do you rent or own the place where you live?

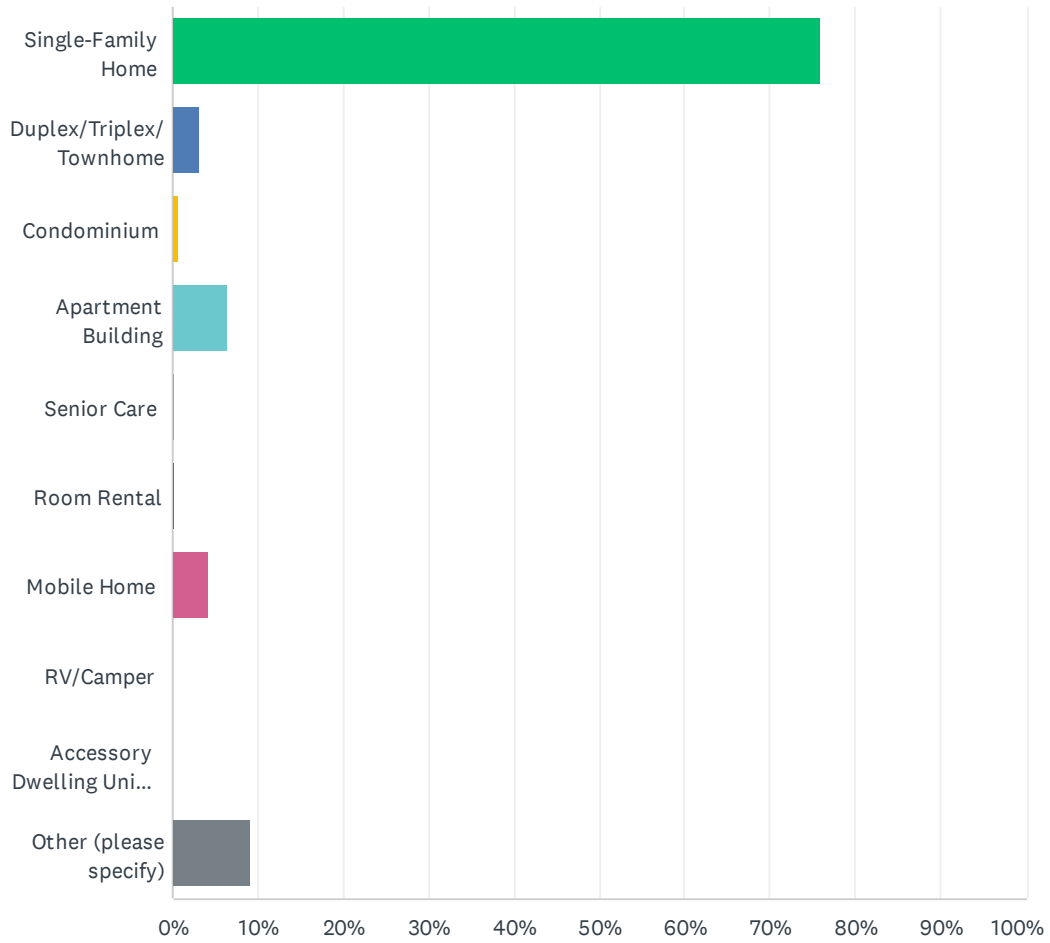
Answered: 882 Skipped: 270



ANSWER CHOICES	RESPONSES	
Rent	18.59%	164
Own	64.74%	571
I'm a caretaker and do not pay rent	0.68%	6
I live with family and/or friends	6.35%	56
Other (please specify)	9.64%	85
TOTAL		882

Q8 Which of the following best describes your current residence?

Answered: 881 Skipped: 271

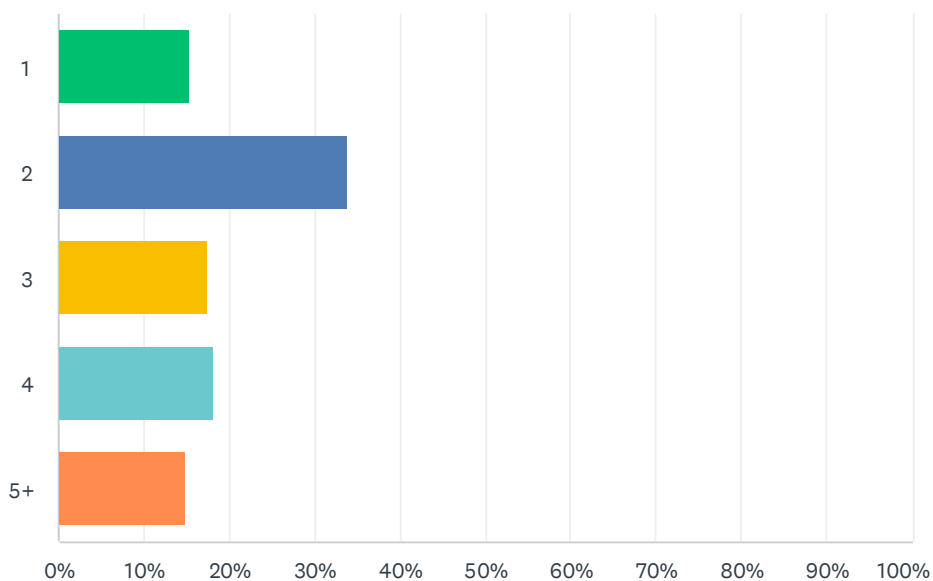


Wood County, West Virginia Housing Needs Assessment Resident/Commuter Housing Survey

ANSWER CHOICES	RESPONSES	
Single-Family Home	75.82%	668
Duplex/Triplex/Townhome	3.18%	28
Condominium	0.68%	6
Apartment Building	6.47%	57
Senior Care	0.23%	2
Room Rental	0.23%	2
Mobile Home	4.31%	38
RV/Camper	0.00%	0
Accessory Dwelling Unit (such as unit over garage)	0.00%	0
Other (please specify)	9.08%	80
TOTAL	881	

Q9 Including yourself, how many people live in your current residence?

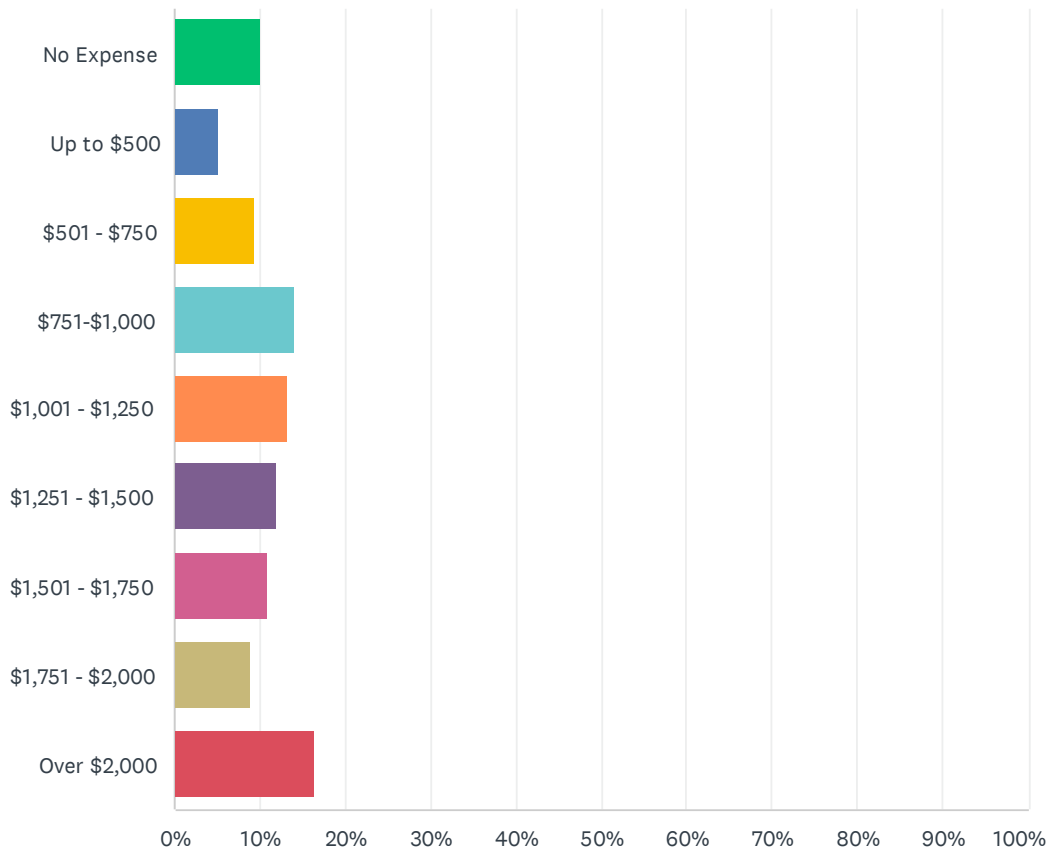
Answered: 880 Skipped: 272



ANSWER CHOICES	RESPONSES	
1	15.34%	135
2	33.98%	299
3	17.50%	154
4	18.18%	160
5+	15.00%	132
TOTAL		880

Q10 What is your approximate total monthly housing expense including rent/mortgage costs, utilities, taxes, insurance, etc.?

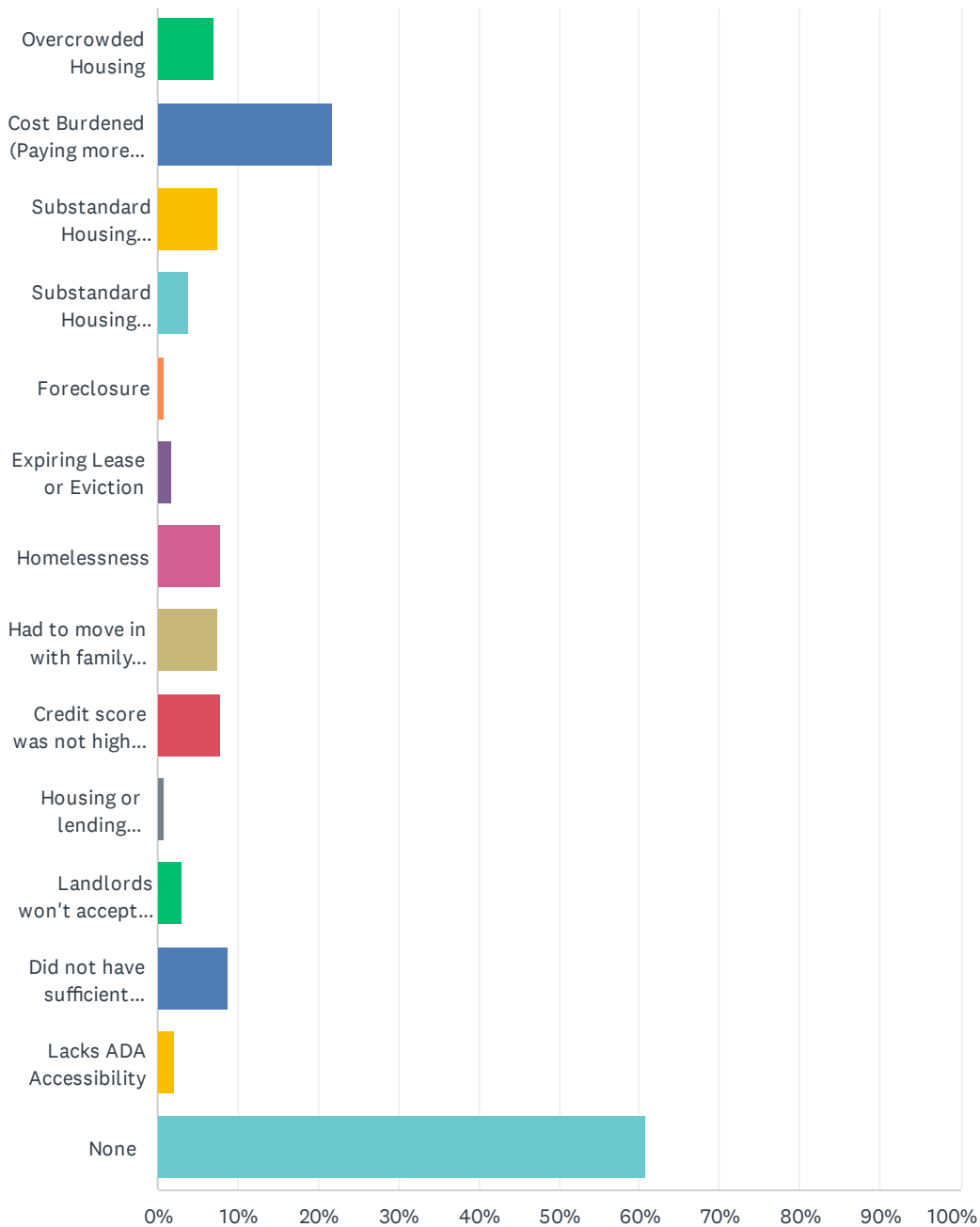
Answered: 869 Skipped: 283



ANSWER CHOICES	RESPONSES	
No Expense	10.13%	88
Up to \$500	5.06%	44
\$501 - \$750	9.44%	82
\$751-\$1,000	14.04%	122
\$1,001 - \$1,250	13.12%	114
\$1,251 - \$1,500	11.97%	104
\$1,501 - \$1,750	10.82%	94
\$1,751 - \$2,000	8.98%	78
Over \$2,000	16.46%	143
TOTAL		869

Q11 Have you experienced, or are you currently experiencing any of the following as it relates to your place of residence? (check all that apply)

Answered: 863 Skipped: 289

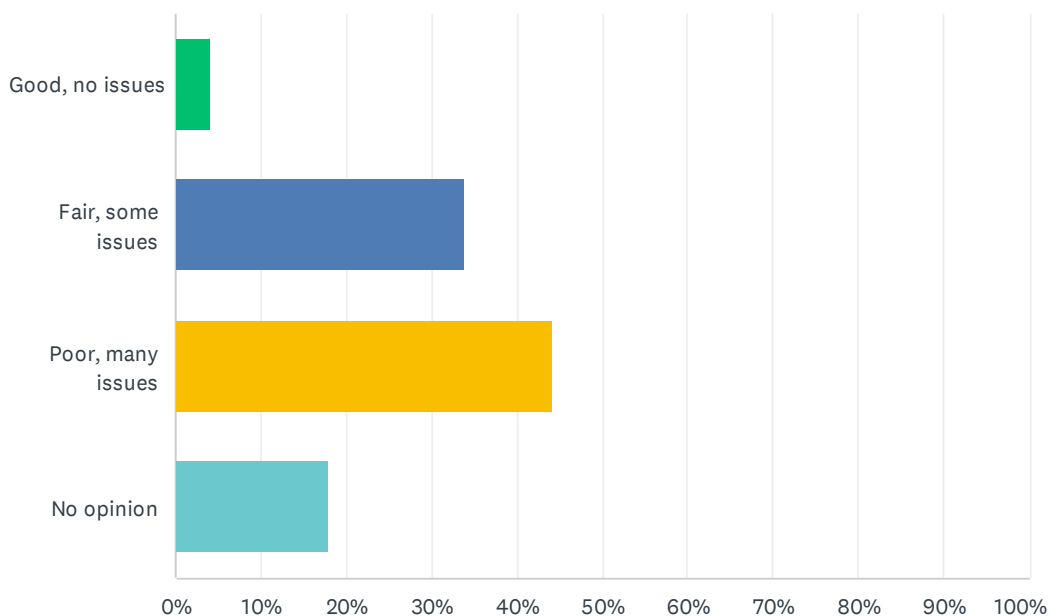


Wood County, West Virginia Housing Needs Assessment Resident/Commuter Housing Survey

ANSWER CHOICES	RESPONSES	
Overcrowded Housing	6.95%	60
Cost Burdened (Paying more than 30% of your income toward housing cost)	21.67%	187
Substandard Housing (landlord did not maintain)	7.42%	64
Substandard Housing (couldn't afford to maintain)	3.94%	34
Foreclosure	0.81%	7
Expiring Lease or Eviction	1.62%	14
Homelessness	7.88%	68
Had to move in with family and/or friends	7.42%	64
Credit score was not high enough for a lease and/or mortgage	7.88%	68
Housing or lending discrimination	0.93%	8
Landlords won't accept Housing Choice Vouchers	3.01%	26
Did not have sufficient deposit or down payment	8.81%	76
Lacks ADA Accessibility	2.09%	18
None	60.83%	525
Total Respondents: 863		

Q12 How would you describe the overall housing market in Wood County?

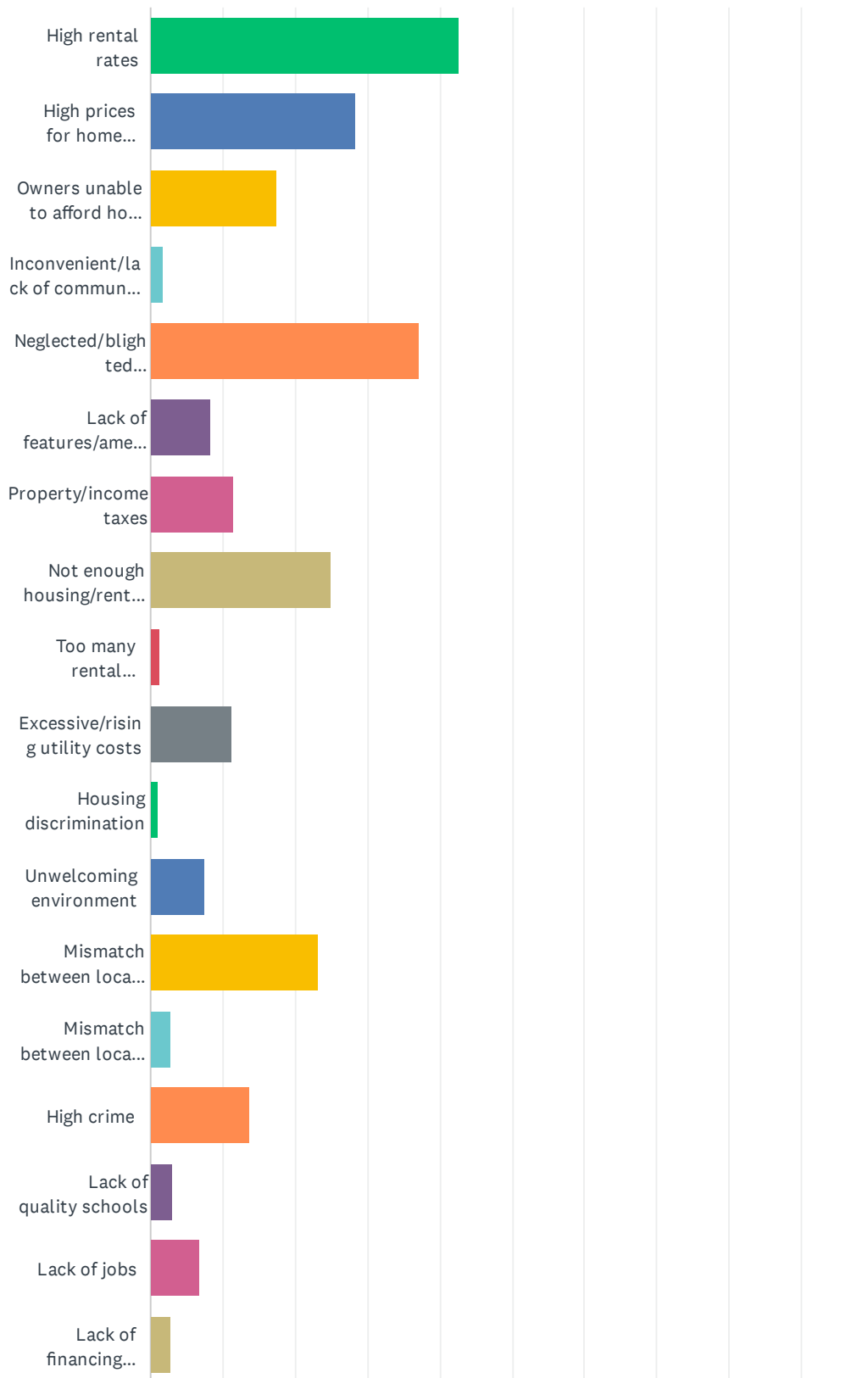
Answered: 969 Skipped: 183



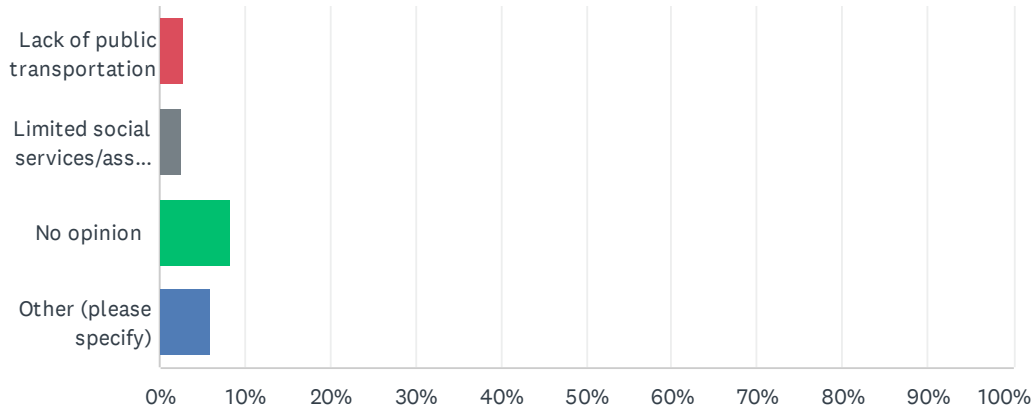
ANSWER CHOICES	RESPONSES	
Good, no issues	4.13%	40
Fair, some issues	33.95%	329
Poor, many issues	44.07%	427
No opinion	17.85%	173
TOTAL		969

Q13 In your opinion, what are the top three issues negatively impacting the Wood County housing market? (you can only select up to three)

Answered: 975 Skipped: 177



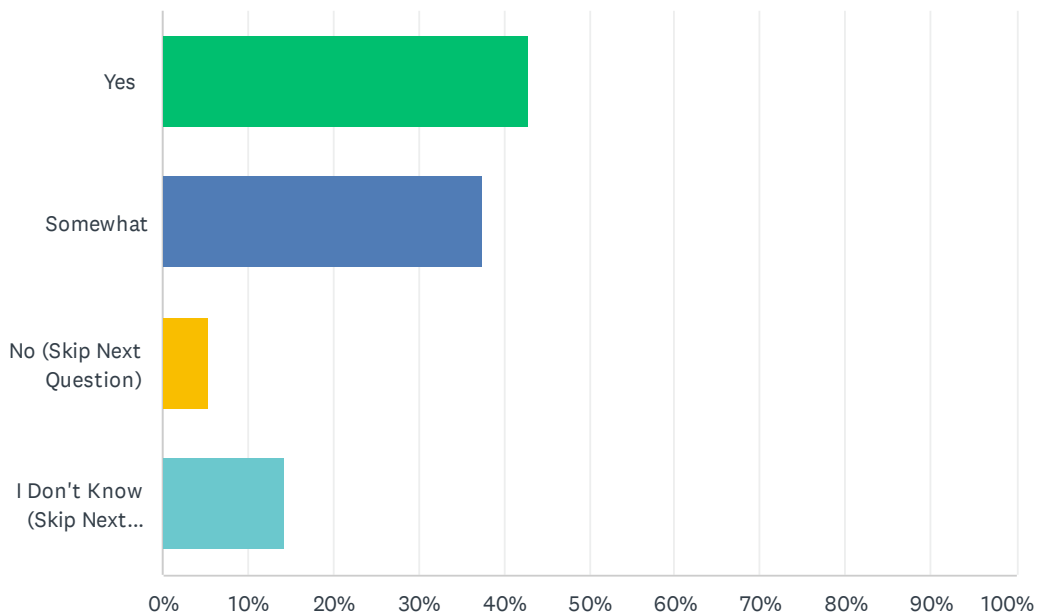
Wood County, West Virginia Housing Needs Assessment Resident/Commuter Housing Survey



ANSWER CHOICES	RESPONSES	
High rental rates	42.67%	416
High prices for home ownership	28.31%	276
Owners unable to afford home maintenance/upkeep	17.54%	171
Inconvenient/lack of community services (healthcare, pharmacies, shopping, etc.)	1.74%	17
Neglected/blighted properties/neighborhood (poor condition)	37.13%	362
Lack of features/amenities (playground, street trees, well-maintained sidewalks, etc.)	8.41%	82
Property/income taxes	11.49%	112
Not enough housing/rental options (few vacancies)	24.92%	243
Too many rental properties (many vacancies)	1.23%	12
Excessive/rising utility costs	11.38%	111
Housing discrimination	1.13%	11
Unwelcoming environment	7.49%	73
Mismatch between local jobs/wages and housing costs	23.28%	227
Mismatch between local jobs and location of housing	2.77%	27
High crime	13.64%	133
Lack of quality schools	2.97%	29
Lack of jobs	6.87%	67
Lack of financing options	2.87%	28
Lack of public transportation	2.87%	28
Limited social services/assistance programs	2.56%	25
No opinion	8.41%	82
Other (please specify)	6.05%	59
Total Respondents: 975		

Q14 Do you believe it is difficult for people to find suitable housing in Wood County?

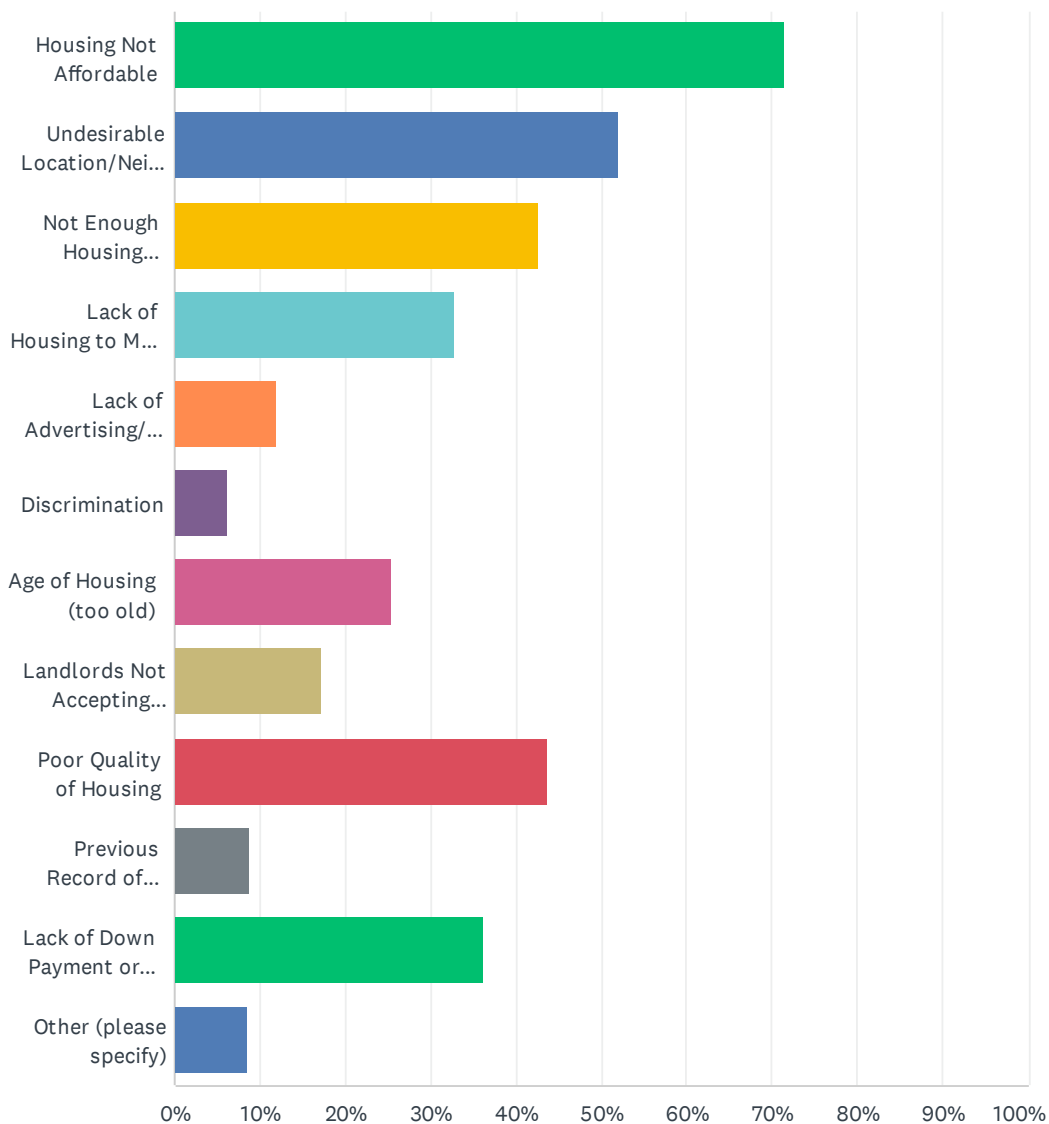
Answered: 967 Skipped: 185



ANSWER CHOICES	RESPONSES	
Yes	42.92%	415
Somewhat	37.54%	363
No (Skip Next Question)	5.27%	51
I Don't Know (Skip Next Question)	14.27%	138
TOTAL		967

Q15 If you answered YES or SOMEWHAT in the previous question, why do you believe it is difficult for people to find suitable housing in Wood County? (select all that apply)

Answered: 818 Skipped: 334

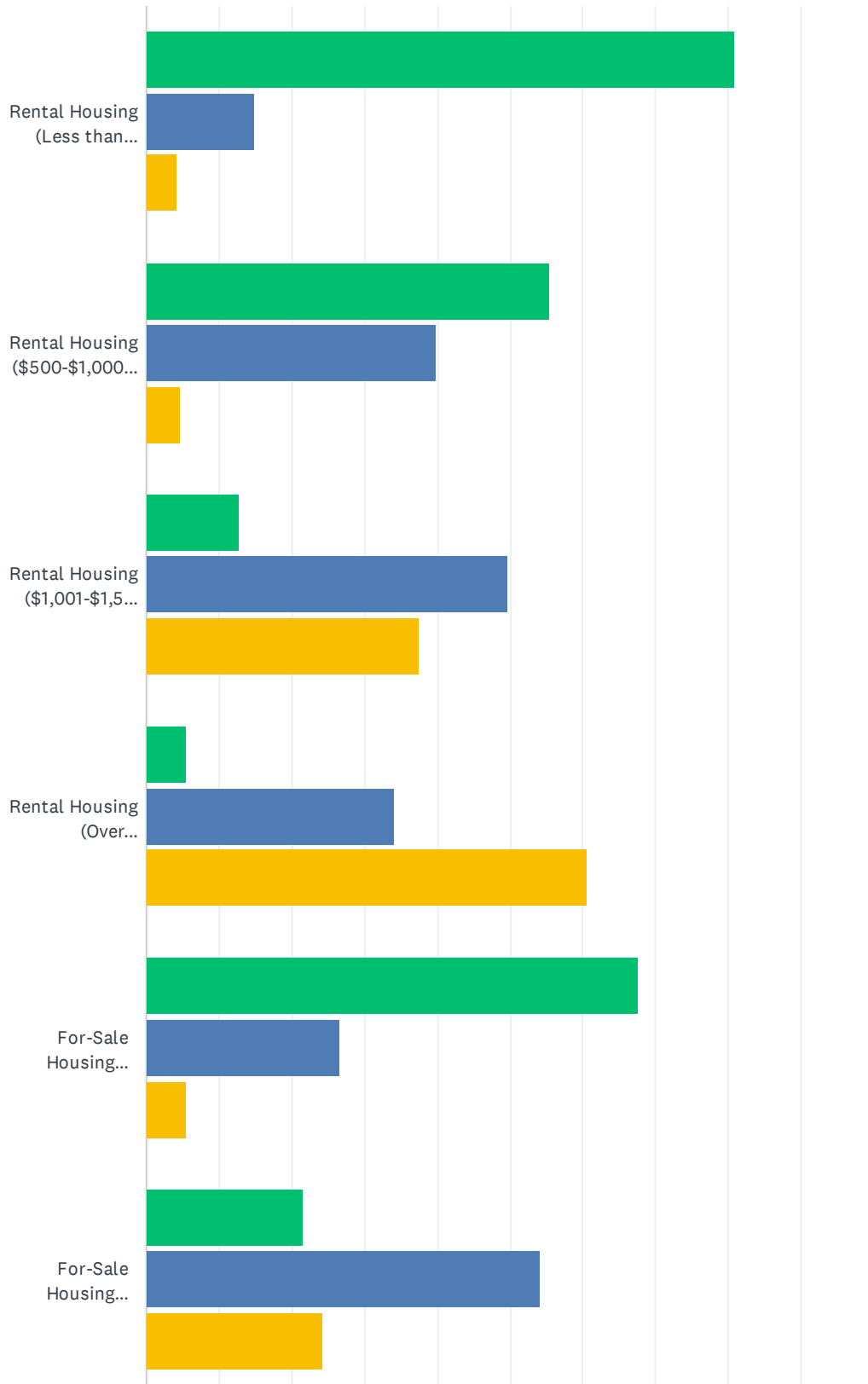


Wood County, West Virginia Housing Needs Assessment Resident/Commuter Housing Survey

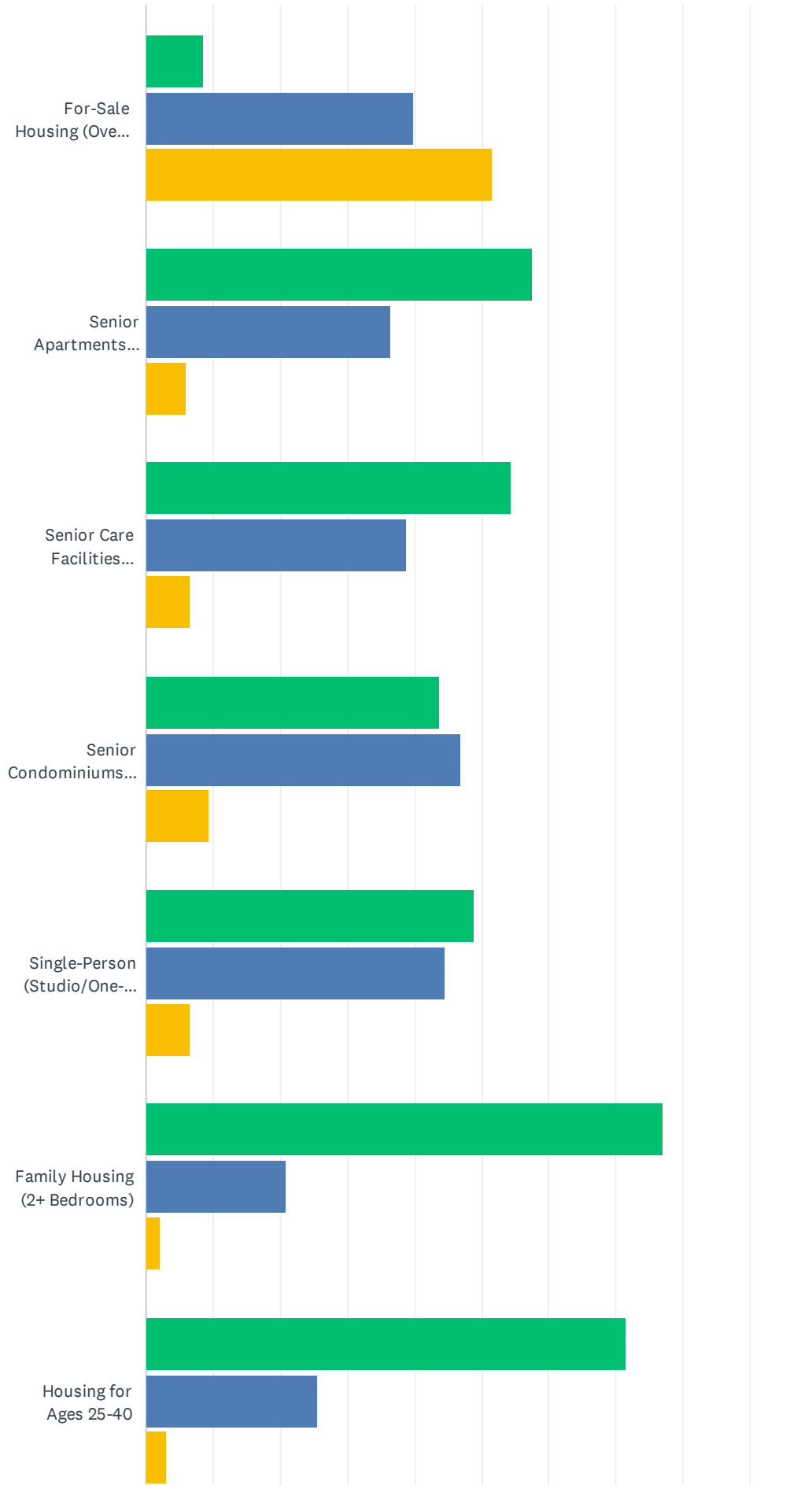
ANSWER CHOICES	RESPONSES	
Housing Not Affordable	71.39%	584
Undesirable Location/Neighborhood	51.96%	425
Not Enough Housing (Limited Availability)	42.54%	348
Lack of Housing to Meet Specific Needs (such as number of bedrooms)	32.89%	269
Lack of Advertising/Resources to Find Available Housing	11.98%	98
Discrimination	6.23%	51
Age of Housing (too old)	25.43%	208
Landlords Not Accepting Housing Choice Vouchers	17.24%	141
Poor Quality of Housing	43.77%	358
Previous Record of Felony/Incarceration/Eviction	8.68%	71
Lack of Down Payment or Rental Deposit	36.31%	297
Other (please specify)	8.56%	70
Total Respondents: 818		

Q16 To what degree are each of the following housing types needed in Wood County.

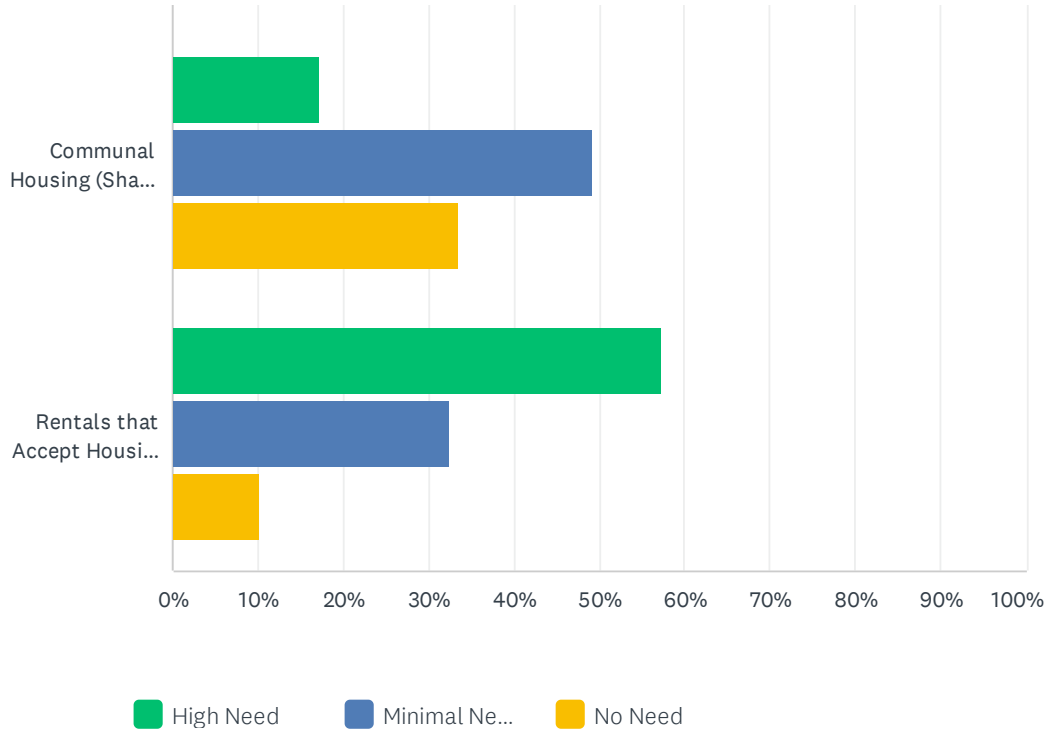
Answered: 904 Skipped: 248



Wood County, West Virginia Housing Needs Assessment Resident/Commuter Housing Survey



Wood County, West Virginia Housing Needs Assessment Resident/Commuter Housing Survey

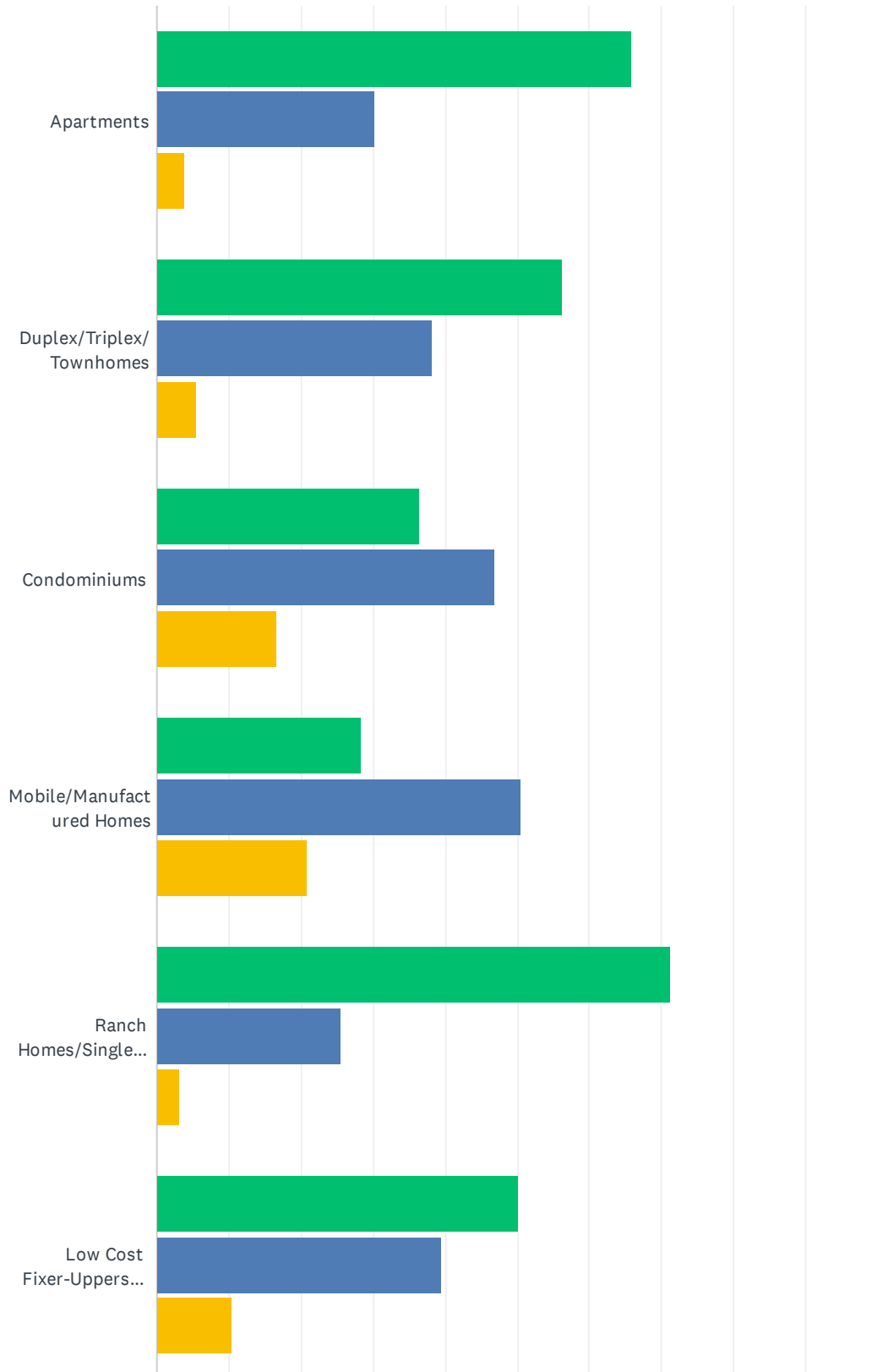


Wood County, West Virginia Housing Needs Assessment Resident/Commuter Housing Survey

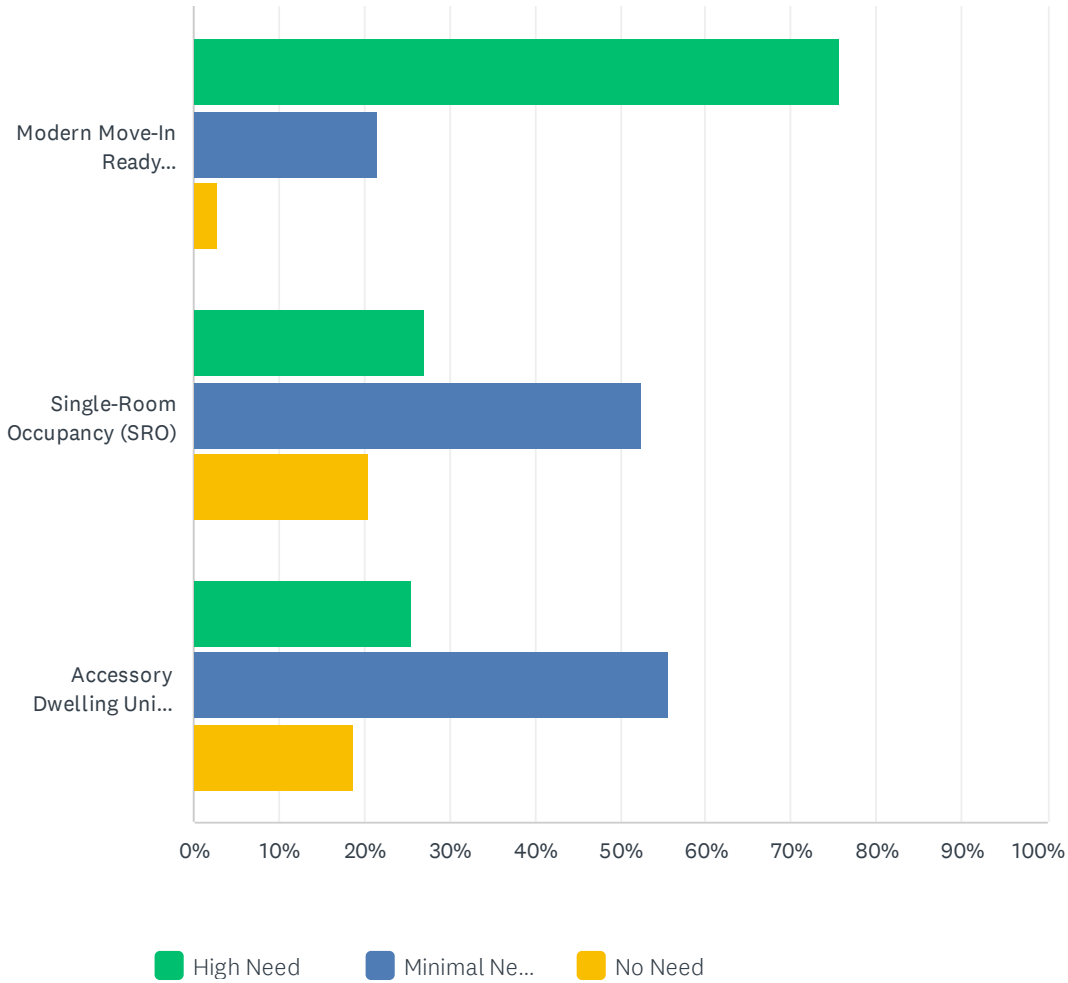
	HIGH NEED	MINIMAL NEED	NO NEED	TOTAL	WEIGHTED AVERAGE
Rental Housing (Less than \$500/month)	80.89% 694	14.92% 128	4.20% 36	858	1.23
Rental Housing (\$500-\$1,000/month)	55.38% 463	39.95% 334	4.67% 39	836	1.49
Rental Housing (\$1,001-\$1,500/month)	12.78% 101	49.75% 393	37.47% 296	790	2.25
Rental Housing (Over \$1,500/month)	5.48% 43	34.01% 267	60.51% 475	785	2.55
For-Sale Housing (\$100,000-\$200,000)	67.67% 563	26.68% 222	5.65% 47	832	1.38
For-Sale Housing (\$201,000-\$300,000)	21.52% 173	54.23% 436	24.25% 195	804	2.03
For-Sale Housing (Over \$300,000)	8.59% 68	39.90% 316	51.52% 408	792	2.43
Senior Apartments (Independent Living)	57.51% 467	36.45% 296	6.03% 49	812	1.49
Senior Care Facilities (Assisted Living/Nursing Care)	54.47% 439	38.83% 313	6.70% 54	806	1.52
Senior Condominiums (For-Sale Housing)	43.71% 351	46.95% 377	9.34% 75	803	1.66
Single-Person (Studio/One-Bedroom)	48.74% 386	44.57% 353	6.69% 53	792	1.58
Family Housing (2+ Bedrooms)	76.93% 617	20.95% 168	2.12% 17	802	1.25
Housing for Ages 25-40	71.43% 575	25.59% 206	2.98% 24	805	1.32
Communal Housing (Shared Living Space)	17.34% 134	49.29% 381	33.38% 258	773	2.16
Rentals that Accept Housing Choice Vouchers	57.45% 451	32.36% 254	10.19% 80	785	1.53

Q17 To what degree are each of the following housing styles needed in Wood County?

Answered: 885 Skipped: 267



Wood County, West Virginia Housing Needs Assessment Resident/Commuter Housing Survey



	HIGH NEED	MINIMAL NEED	NO NEED	TOTAL	WEIGHTED AVERAGE
Apartments	65.90% 543	30.34% 250	3.76% 31	824	1.38
Duplex/Triplex/Townhomes	56.33% 458	38.13% 310	5.54% 45	813	1.49
Condominiums	36.47% 291	46.99% 375	16.54% 132	798	1.80
Mobile/Manufactured Homes	28.46% 226	50.63% 402	20.91% 166	794	1.92
Ranch Homes/Single Floor Plan Units	71.28% 598	25.63% 215	3.10% 26	839	1.32
Low Cost Fixer-Uppers (single-family homes)	50.12% 408	39.43% 321	10.44% 85	814	1.60
Modern Move-In Ready Single-Family Homes	75.78% 635	21.48% 180	2.74% 23	838	1.27
Single-Room Occupancy (SRO)	27.02% 214	52.53% 416	20.45% 162	792	1.93
Accessory Dwelling Unit (Above Garage, Income Suite, Etc.)	25.60% 202	55.64% 439	18.76% 148	789	1.93

**Q18 In your opinion, what is the most significant housing issue facing
Wood County today?**

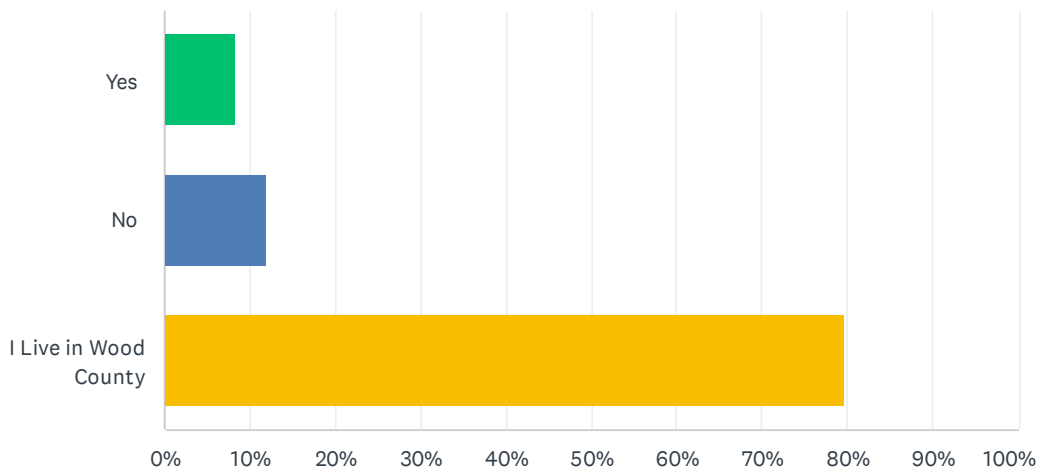
Answered: 739 Skipped: 413

Q19 Please share any other comments/concerns about housing in Wood County.

Answered: 296 Skipped: 856

Q20 If you do not currently live in Wood County, do you have any interest in living in Wood County, should housing be available?

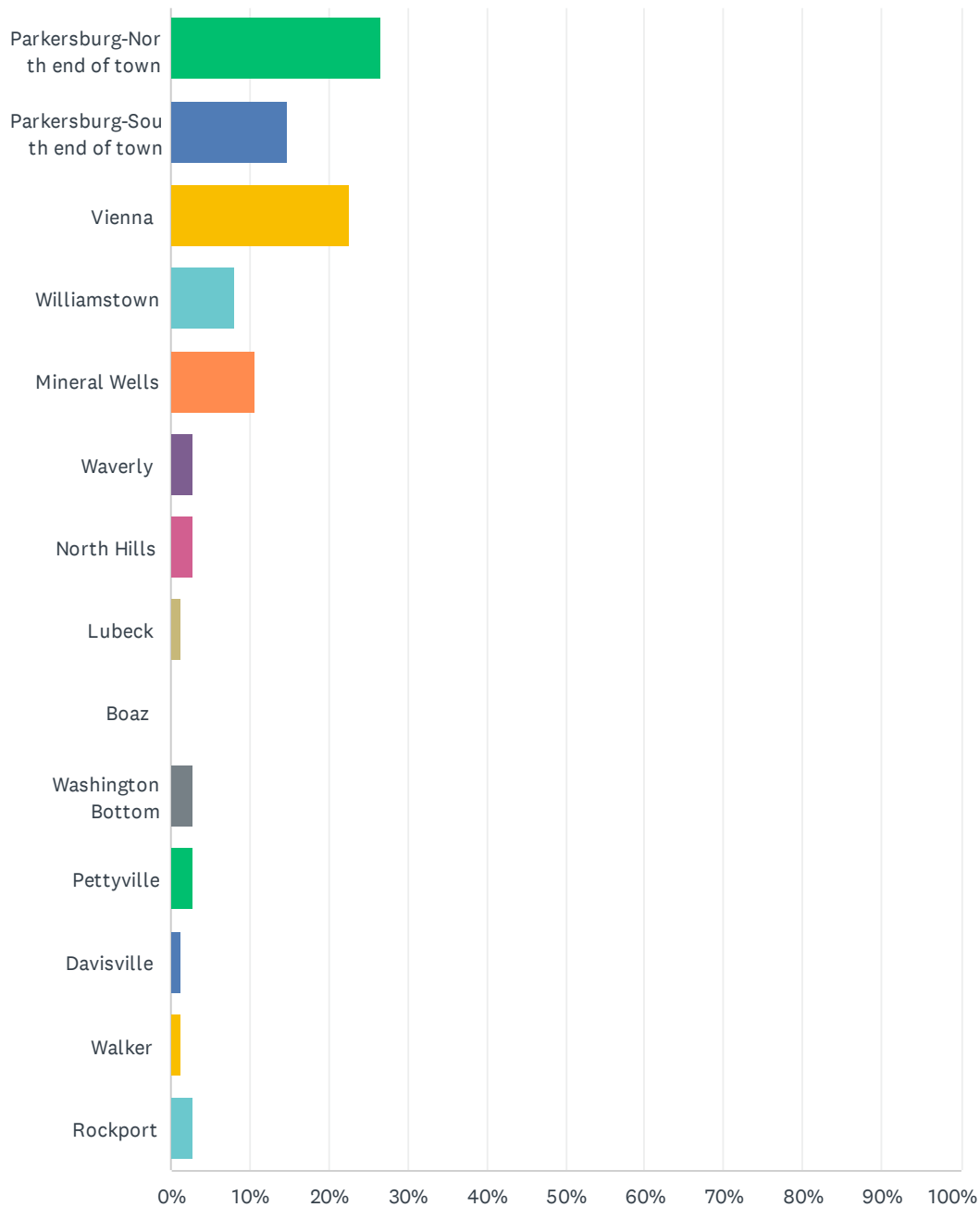
Answered: 970 Skipped: 182



ANSWER CHOICES	RESPONSES	
Yes	8.35%	81
No	11.96%	116
I Live in Wood County	79.69%	773
TOTAL		970

Q21 Should new housing be built, what area of the county would you prefer to live in?

Answered: 75 Skipped: 1,077

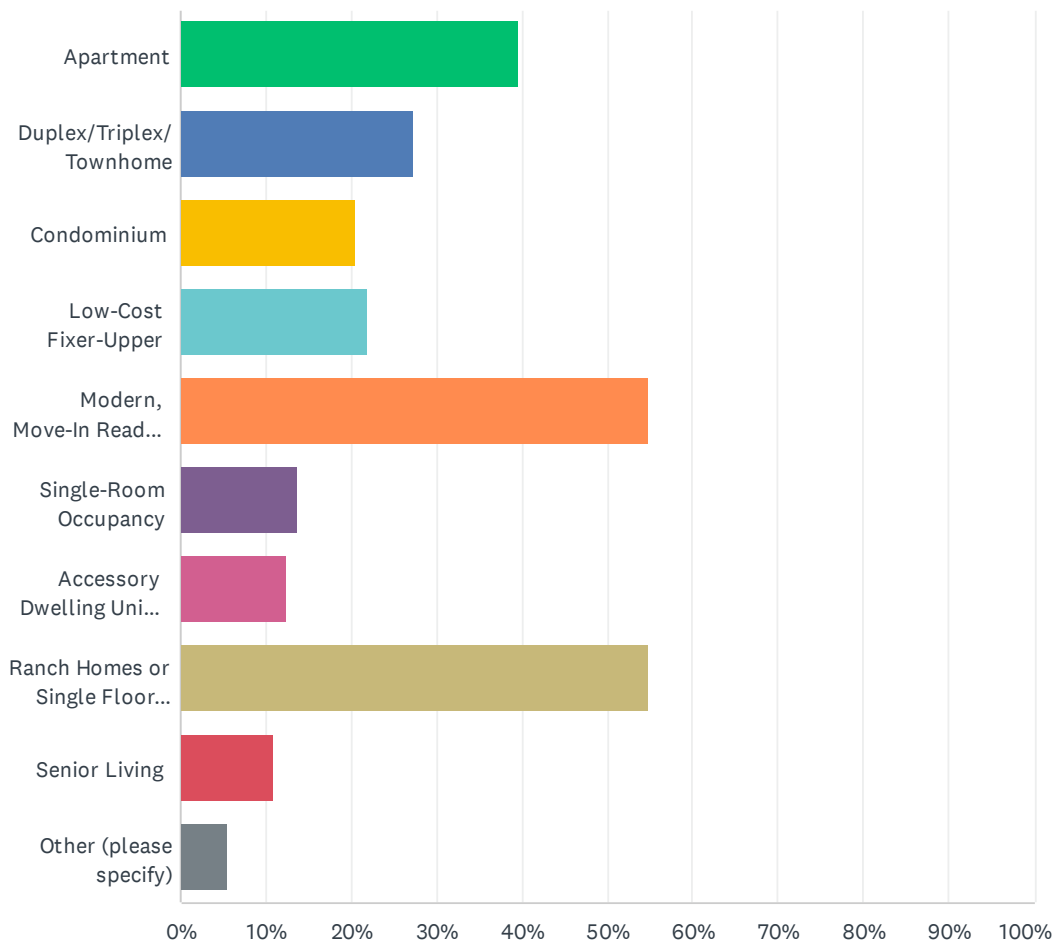


Wood County, West Virginia Housing Needs Assessment Resident/Commuter Housing Survey

ANSWER CHOICES	RESPONSES	
Parkersburg-North end of town	26.67%	20
Parkersburg-South end of town	14.67%	11
Vienna	22.67%	17
Williamstown	8.00%	6
Mineral Wells	10.67%	8
Waverly	2.67%	2
North Hills	2.67%	2
Lubeck	1.33%	1
Boaz	0.00%	0
Washington Bottom	2.67%	2
Pettyville	2.67%	2
Davisville	1.33%	1
Walker	1.33%	1
Rockport	2.67%	2
TOTAL		75

Q22 What style of housing would you be interested in living in within Wood County? (check all that apply)

Answered: 73 Skipped: 1,079

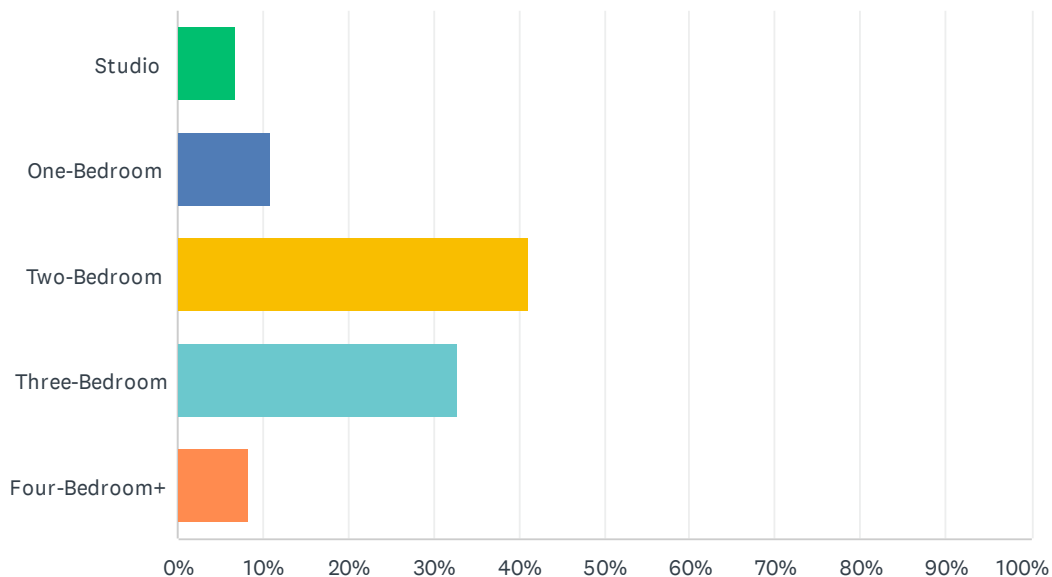


Wood County, West Virginia Housing Needs Assessment Resident/Commuter Housing Survey

ANSWER CHOICES	RESPONSES	
Apartment	39.73%	29
Duplex/Triplex/Townhome	27.40%	20
Condominium	20.55%	15
Low-Cost Fixer-Upper	21.92%	16
Modern, Move-In Ready Single-Family Home	54.79%	40
Single-Room Occupancy	13.70%	10
Accessory Dwelling Unit (income suite)	12.33%	9
Ranch Homes or Single Floor Plan Unit	54.79%	40
Senior Living	10.96%	8
Other (please specify)	5.48%	4
Total Respondents: 73		

Q23 How many bedrooms would you require if you were to live in Wood County?

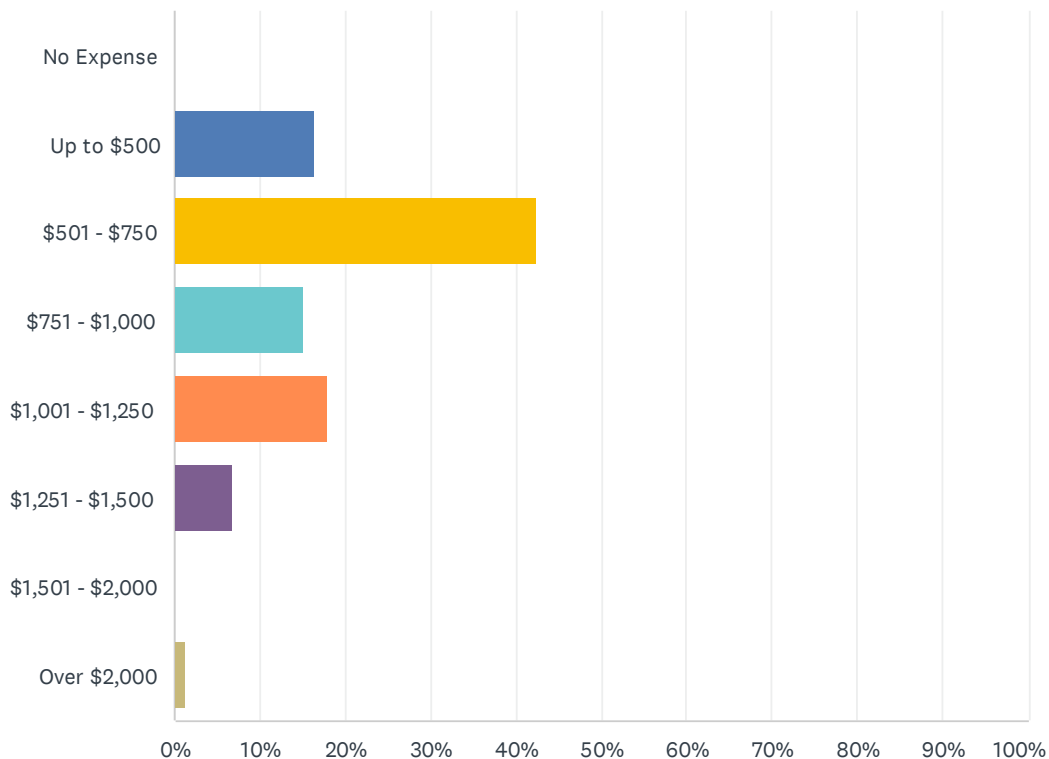
Answered: 73 Skipped: 1,079



ANSWER CHOICES	RESPONSES	
Studio	6.85%	5
One-Bedroom	10.96%	8
Two-Bedroom	41.10%	30
Three-Bedroom	32.88%	24
Four-Bedroom+	8.22%	6
TOTAL		73

Q24 What would you be willing to pay per month, including all utility costs, to live in Wood County?

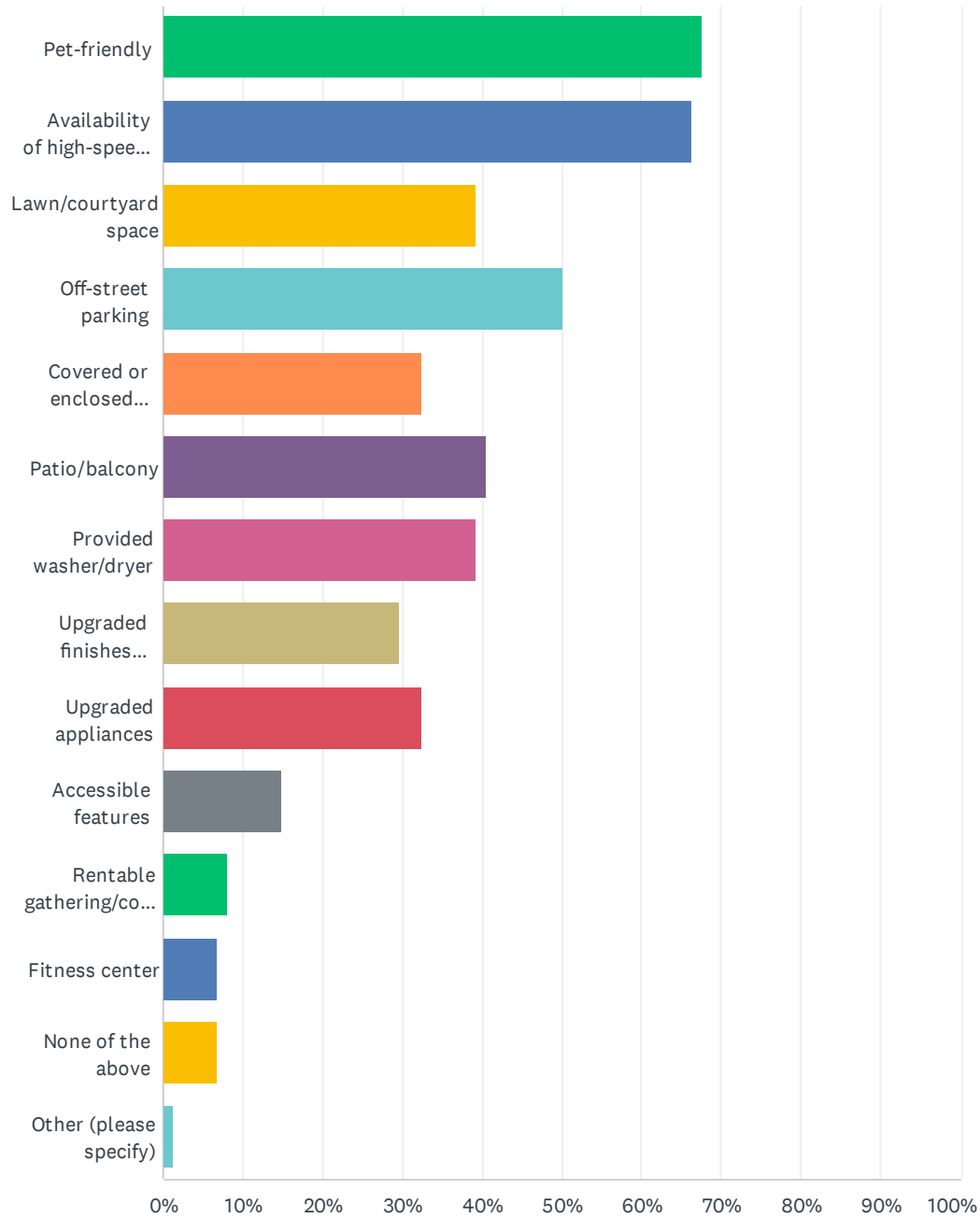
Answered: 73 Skipped: 1,079



ANSWER CHOICES	RESPONSES	
No Expense	0.00%	0
Up to \$500	16.44%	12
\$501 - \$750	42.47%	31
\$751 - \$1,000	15.07%	11
\$1,001 - \$1,250	17.81%	13
\$1,251 - \$1,500	6.85%	5
\$1,501 - \$2,000	0.00%	0
Over \$2,000	1.37%	1
TOTAL		73

Q25 What features would be most important to you in new housing? (select up to five)

Answered: 74 Skipped: 1,078



Wood County, West Virginia Housing Needs Assessment Resident/Commuter Housing Survey

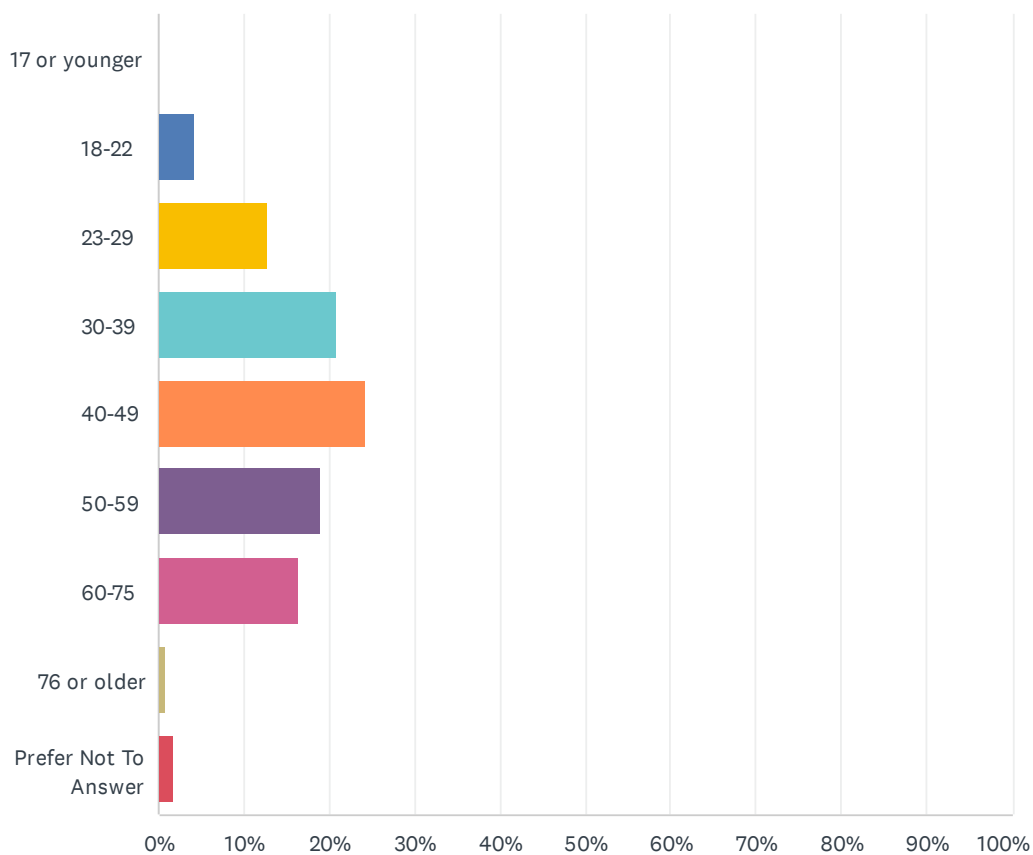
ANSWER CHOICES	RESPONSES	
Pet-friendly	67.57%	50
Availability of high-speed internet	66.22%	49
Lawn/courtyard space	39.19%	29
Off-street parking	50.00%	37
Covered or enclosed parking	32.43%	24
Patio/balcony	40.54%	30
Provided washer/dryer	39.19%	29
Upgraded finishes (countertops/cabinetry/fixtures/etc.)	29.73%	22
Upgraded appliances	32.43%	24
Accessible features	14.86%	11
Rentable gathering/community space	8.11%	6
Fitness center	6.76%	5
None of the above	6.76%	5
Other (please specify)	1.35%	1
Total Respondents: 74		

Q26 Is there anything besides housing that could be addressed, added or changed in Wood County that would increase the likelihood that you would move to Wood County (such as better schools, more/better employment opportunities, more restaurants, etc.)?

Answered: 29 Skipped: 1,123

Q27 What is your age?

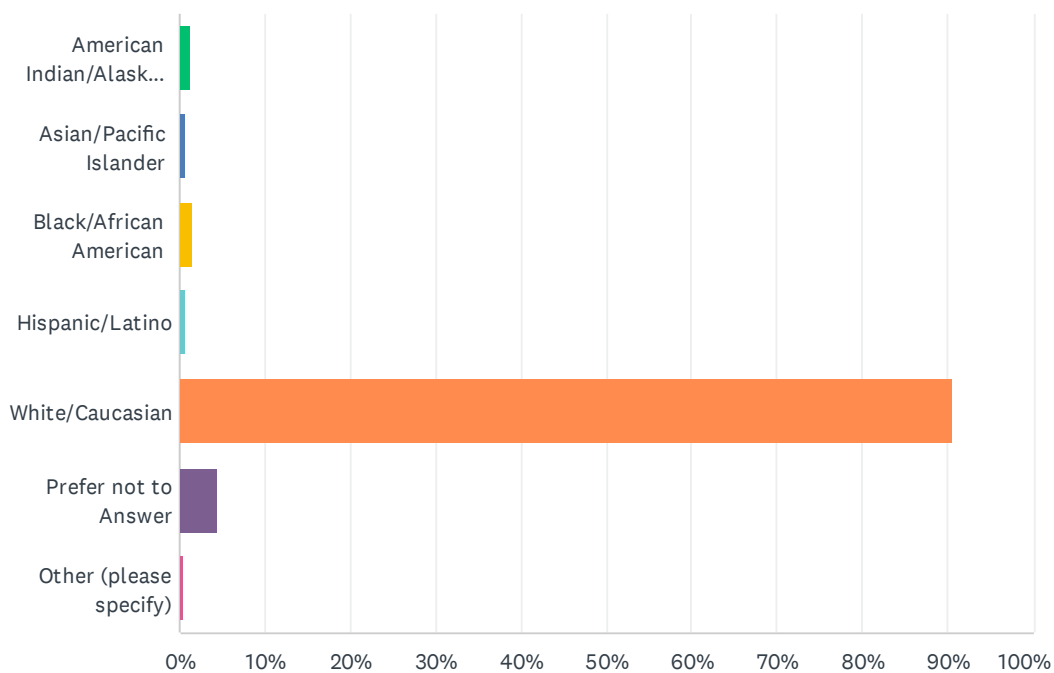
Answered: 952 Skipped: 200



ANSWER CHOICES	RESPONSES	
17 or younger	0.11%	1
18-22	4.20%	40
23-29	12.71%	121
30-39	20.80%	198
40-49	24.26%	231
50-59	18.91%	180
60-75	16.39%	156
76 or older	0.84%	8
Prefer Not To Answer	1.79%	17
TOTAL		952

Q28 What is your ethnicity?

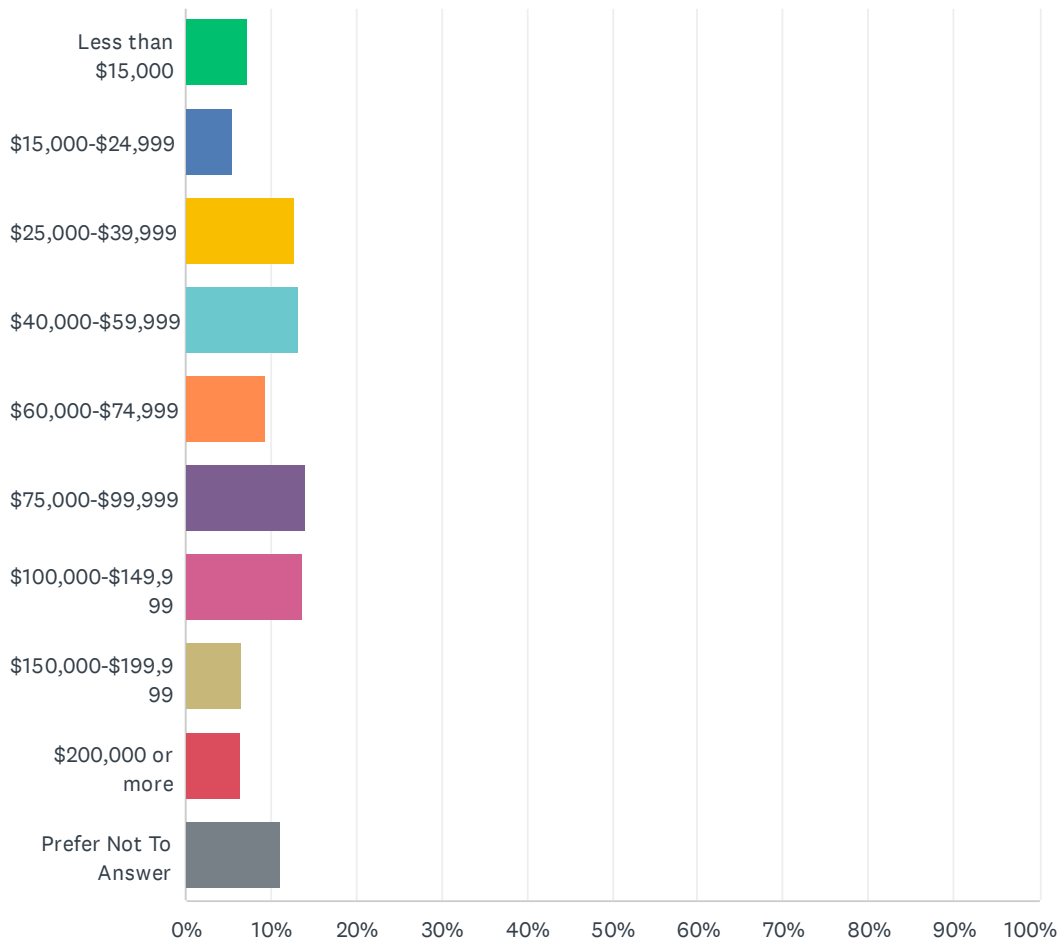
Answered: 949 Skipped: 203



ANSWER CHOICES	RESPONSES	
American Indian/Alaskan Native	1.37%	13
Asian/Pacific Islander	0.74%	7
Black/African American	1.48%	14
Hispanic/Latino	0.74%	7
White/Caucasian	90.62%	860
Prefer not to Answer	4.53%	43
Other (please specify)	0.53%	5
TOTAL		949

Q29 What is the estimated gross annual income of all residents living in your household?

Answered: 948 Skipped: 204



Wood County, West Virginia Housing Needs Assessment Resident/Commuter Housing Survey

ANSWER CHOICES	RESPONSES	
Less than \$15,000	7.17%	68
\$15,000-\$24,999	5.49%	52
\$25,000-\$39,999	12.76%	121
\$40,000-\$59,999	13.19%	125
\$60,000-\$74,999	9.39%	89
\$75,000-\$99,999	14.14%	134
\$100,000-\$149,999	13.71%	130
\$150,000-\$199,999	6.54%	62
\$200,000 or more	6.43%	61
Prefer Not To Answer	11.18%	106
TOTAL		948

ADDENDUM H: QUALIFICATIONS

The Company

Bowen National Research employs an expert staff to ensure that each market study includes the highest standards. Each staff member has hands-on experience evaluating sites and comparable properties, analyzing market characteristics and trends, and providing realistic recommendations and conclusions. The Bowen National Research staff has national experience and knowledge to assist in evaluating a variety of product types and markets.

Primary Contact and Report Author



Patrick Bowen, President of Bowen National Research, has conducted numerous housing needs assessments and provided consulting services to city, county and state development entities as it relates to residential development, including affordable and market-rate housing, for both rental and for-sale housing, and retail development opportunities. He has also prepared and supervised thousands of market feasibility studies for all types of real estate products, including housing, retail, office, industrial and mixed-use developments, since 1996. Mr. Bowen has worked closely with many state

and federal housing agencies to assist them with their market study guidelines. Mr. Bowen has his bachelor's degree in legal administration (with emphasis on business and law) from the University of West Florida and currently serves as Trustee of the National Council of Housing Market Analysts (NCHMA).

Housing Needs Assessment Experience		
Location	Client	Completion Year
Dublin, GA	City of Dublin Purchasing Departments	2018
Evansville, IN	City of Evansville, IN - Department of Metropolitan Development	2018
Beaufort County, SC	Beaufort County	2018
Burke County, NC	Burke County Board of REALTORS	2018
Ottawa County, MI	HOUSING NEXT	2018
Bowling Green, KY	City of Bowling Green Kentucky	2019
Evansville, IN	City of Evansville, IN - Department of Metropolitan Development	2019
Zanesville, OH	City of Zanesville Department of Community Development	2019
Buncombe County, NC	City of Asheville Community and Economic Development Department	2019
Cleveland County, NC	Cleveland County Government	2019
Frankstown Twp., PA	Woda Cooper Companies, Inc.	2019
Taylor County, WV	Taylor County Development Authority	2019
Lac Courte Oreilles Reservation, WI	Lac Courte Oreilles Ojibwa Community College	2019
Owensboro, KY	City of Owensboro	2019
Asheville, NC	City of Asheville Community and Economic Development Department	2020
Evansville, IN	City of Evansville, IN - Department of Metropolitan Development	2020
Youngstown, OH	Youngstown Neighborhood Development Corporation (YNDC)	2020

(continued)

Housing Needs Assessment Experience		
Location	Client	Completion Year
Richlands, VA	Town of Richlands, Virginia	2020
Elkin, NC	Elkin Economic Development Department	2020
Grand Rapids, MI	Grand Rapids Area Chamber of Commerce	2020
Morgantown, WV	City of Morgantown	2020
Erwin, TN	Unicoi County Economic Development Board	2020
Ferrum, VA	County of Franklin (Virginia)	2020
Charleston, WV	Charleston Area Alliance	2020
Wilkes County, NC	Wilkes Economic Development Corporation	2020
Oxford, OH	City of Oxford - Community Development Department	2020
New Hanover County, NC	New Hanover County Finance Department	2020
Ann Arbor, MI	Smith Group, Inc.	2020
Austin, IN	Austin Redevelopment Commission	2020
Evansville, IN	City of Evansville, IN - Department of Metropolitan Development	2021
Giddings, TX	Giddings Economic Development Corporation	2021
Georgetown County, SC	Georgetown County	2021
Western North Carolina (18 Counties)	Dogwood Health Trust	2021
Carteret County, NC	Carteret County Economic Development Foundation	2021
Ottawa County, MI	HOUSING NEXT	2021
Dayton, OH	Miami Valley Nonprofit Housing Collaborative	2021
High Country, NC (4 Counties)	NC REALTORS	2022
Evansville, IN	City of Evansville, IN - Department of Metropolitan Development	2022
Barren County, KY	The Barren County Economic Authority	2022
Kirksville, MO	City of Kirksville	2022
Rutherfordton, NC	Town of Rutherfordton	2022
Spindale, NC	Town of Spindale	2022

The following individuals provided research and analysis assistance:

Christopher Bunch, Market Analyst, has more than a decade of experience in conducting both site-specific market feasibility studies and broader housing needs assessments. He has conducted on-site market research of a variety of housing product, conducted stakeholder interviews and completed specialized research on housing market attributes including the impact of military personnel, heirs and estates and other unique factors that impact housing needs.

Desireé Johnson is the Director of Operations for Bowen National Research. Ms. Johnson is responsible for all client relations, the procurement of work contracts, and the overall supervision and day-to-day operations of the company. Ms. Johnson also coordinates and oversees research staff and activities. She has been involved in the real estate market research industry since 2006. Ms. Johnson has an Associate of Applied Science in Office Administration from Columbus State Community College.

Pat McDavid, Research Specialist, has conducted housing research for housing needs assessments completed throughout the country. Additionally, he is experienced in analyzing demographic and economic data in rural, suburban and metropolitan communities. Mr. McDavid has been a part of the development of market strategies, operational and fiscal performance analysis, and commercial, industrial and government (local, state, and federal) client consultation within the construction and manufacturing industries. He holds a bachelor's degree in Secondary Earth Science from Western Governors University.

Gregory Piduch, Market Analyst, has conducted site-specific analyses in both metropolitan and rural areas throughout the country. He is familiar with multiple types of rental housing programs, the day-to-day interaction with property managers and leasing agents and the collection of pertinent property details. Mr. Piduch holds a Bachelor of Arts in Communication and Rhetoric from the University of Albany, State University of New York and a Master of Professional Studies in Sports Industry Management from Georgetown University.

Jody LaCava, Research Specialist, has nearly a decade of real estate research experience. She has extensive experience in surveying a variety of housing alternatives, including rental, for-sale, and senior housing. She has experience in conducting on-site research of real estate, evaluating existing housing properties, conducting interviews, and evaluating community services. She has been involved in industry leading case studies, door-to-door resident surveys and special needs housing research.

In-House Researchers – Bowen National Research employs a staff of in-house researchers who are experienced in the surveying and evaluation of all rental and for-sale housing types, as well as in conducting interviews and surveys with city officials, economic development offices and chambers of commerce, housing authorities and residents.

No subconsultants were used as part of this assessment.

ADDENDUM I: GLOSSARY

Various key terms associated with issues and topics evaluated in this report are used throughout this document. The following provides a summary of the definitions for these key terms. It is important to note that the definitions cited below include the source of the definition, when applicable. Those definitions that were not cited originated from the National Council of Housing Market Analysts (NCHMA).

Area Median Household Income (AMHI) is the median income for families in metropolitan and non-metropolitan areas, used to calculate income limits for eligibility in a variety of housing programs. HUD estimates the median family income for an area in the current year and adjusts that amount for different family sizes so that family incomes may be expressed as a percentage of the area median income. For example, a family's income may equal 80% of the area median income, a common maximum income level for participation in HUD programs. (Bowen National Research, Various Sources)

Available rental housing is any rental product that is currently available for rent. This includes any units identified through Bowen National Research survey of affordable rental properties identified in the study areas, published listings of available rentals, and rentals disclosed by local realtors or management companies.

Basic Rent is the minimum monthly rent that tenants who do not have rental assistance pay to lease units developed through the USDA-RD Section 515 Program, the HUD Section 236 Program and the HUD Section 223 (d) (3) Below Market Interest Rate Program. The Basic Rent is calculated as the amount of rent required to operate the property, maintain debt service on a subsidized mortgage with a below-market interest rate, and provide a return on equity to the developer in accordance with the regulatory documents governing the property.

Contract Rent is (1) the actual monthly rent payable by the tenant, including any rent subsidy paid on behalf of the tenant, to the owner, inclusive of all terms of the lease (HUD & RD) or (2) the monthly rent agreed to between a tenant and a landlord (Census).

Cost overburdened households are renter households that pay more than 30% or 35% (depending upon source) of their annual household income toward rent. Typically, such households will choose a comparable property (including new affordable housing product) if it is less of a rent burden.

Elderly Person is a person who is at least 62 years of age as defined by HUD.

Elderly or Senior Housing is housing where (1) all the units in the property are restricted for occupancy by persons 62 years of age or older or (2) at least 80% of the units in each building are restricted for occupancy by households where at least one household member is 55 years of age or older and the housing is designed with amenities and facilities designed to meet the needs of senior citizens.

Extremely low-income is a person or household with income below 30% of Area Median Income adjusted for household size.

Fair Market Rent (FMR) are the estimates established by HUD of the gross rents (contract rent plus tenant paid utilities) needed to obtain modest rental units in acceptable condition in a specific county or metropolitan statistical area. HUD generally sets FMR so that 40% of the rental units have rents below the FMR. In rental markets with a shortage of lower priced rental units HUD may approve the use of Fair Market Rents that are as high as the 50th percentile of rents.

Frail Elderly is a person who is at least 62 years of age and is unable to perform at least three “activities of daily living” comprising of eating, bathing, grooming, dressing or home management activities as defined by HUD.

Garden apartments are apartments in low-rise buildings (typically two to four stories) that feature low density, ample open space around buildings, and on-site parking.

Gross Rent is the monthly housing cost to a tenant which equals the Contract Rent provided for in the lease plus the estimated cost of all tenant paid utilities.

Household is one or more people who occupy a housing unit as their usual place of residence.

Housing Choice Voucher (Section 8 Program) is a federal rent subsidy program under Section 8 of the U.S. Housing Act, which issues rent vouchers to eligible households to use in the housing of their choice. The voucher payment subsidizes the difference between the Gross Rent and the tenant’s contribution of 30% of adjusted gross income, (or 10% of gross income, whichever is greater). In cases where 30% of the tenant’s income is less than the utility allowance, the tenant will receive an assistance payment. In other cases, the tenant is responsible for paying his share of the rent each month.

Housing unit is a house, apartment, mobile home, or group of rooms used as a separate living quarters by a single household.

HUD Section 8 Program is a federal program that provides project based rental assistance. Under the program HUD contracts directly with the owner for the payment of the difference between the Contract Rent and a specified percentage of tenants’ adjusted income.

HUD Section 202 Program is a federal program, which provides direct capital assistance (i.e., grant) and operating or rental assistance to finance housing designed for occupancy by elderly households who have income not exceeding 50% of the Area Median Income. The program is limited to housing owned by 501(c)(3) nonprofit organizations or by limited partnerships where the sole general partner is a 501(c)(3) nonprofit organization. Units receive HUD project based rental assistance that enables tenants to occupy units at rents based on 30% of tenant income.

HUD Section 236 Program is a federal program which provides interest reduction payments for loans which finance housing targeted to households with income not exceeding 80% of Area Median Income who pay rent equal to the greater of Basic Rent or 30% of their adjusted income. All rents are capped at a HUD approved market rent.

HUD Section 811 Program is a federal program, which provides direct capital assistance and operating or rental assistance to finance housing designed for occupancy by persons with disabilities who have income not exceeding 50% of Area Median Income. The program is limited to housing owned by 501(c)(3) nonprofit organizations or by limited partnerships where the sole general partner is a 501(c)(3) nonprofit organization.

Income Limits are the Maximum Household Income by county or Metropolitan Statistical Area, adjusted for household size and expressed as a percentage of the Area Median Income (AMI) for the purpose of establishing an upper limit for eligibility for a specific housing program. Income Limits for federal, state and local rental housing programs typically are established at 30%, 50%, 60% or 80% of AMI.

Low-Income Household is a person or household with gross household income between 50% and 80% of Area Median Income adjusted for household size.

Low-Income Housing Tax Credit is a program to generate equity for investment in affordable rental housing authorized pursuant to Section 42 of the Internal Revenue Code, as amended. The program requires that a certain percentage of units built be restricted for occupancy to households earning 80% or less of Area Median Income, and that the rents on these units be restricted accordingly.

Market vacancy rate (physical) is the average number of apartment units in any market which are unoccupied divided by the total number of apartment units in the same market, excluding units in properties which are in the lease-up stage. Bowen National Research considers only these vacant units in its rental housing survey.

Mixed income property is an apartment property containing (1) both income restricted and unrestricted units or (2) units restricted at two or more income limits (i.e., low-income Tax Credit property with income limits of 30%, 50% and 60%).

Moderate Income is a person or household with gross household income between 40% and 60% of Area Median Income adjusted for household size.

Multifamily are structures that contain more than two housing units.

New owner-occupied household growth within a market is a primary demand component for new for-sale housing. For the purposes of this analysis, we have evaluated growth between 2021 and 2026. The 2021 households by income level are based on ESRI estimates that account for 2020 Census counts of total households for each study area. The 2021 and 2026 estimates are also based on growth projections by income level by ESRI. The difference between the two household estimates represents the new owner-occupied households that are projected to be added to a study area between 2021 and 2026. These estimates of growth are provided by each income level and corresponding price point that can be afforded.

Non-Conventional Rentals are structures with four or fewer rental units.

Overcrowded housing is often considered housing units with 1.01 or more persons per room. These units are often occupied by multi-generational families or large families that are in need of more appropriately sized and affordable housing units. For the purposes of this analysis, we have used the share of overcrowded housing from the American Community Survey.

Pipeline housing is housing that is currently under construction or is planned or proposed for development. We identified pipeline housing during our telephone interviews with local and county planning departments and through a review of published listings from housing finance entities such as NCHFA, HUD and USDA.

Population trends are changes in population levels for a particular area over a specific period of time which is a function of the level of births, deaths, and net migration.

Potential support is the equivalent to the *housing gap* referenced in this report. The *housing gap* is the total demand from eligible households that live in certain housing conditions (described in Section VIII of this report) less the available or planned housing stock that was inventoried within each study area.

Project-based rent assistance is rental assistance from any source that is allocated to the property or a specific number of units in the property and is available to each income eligible tenant of the property or an assisted unit.

Public Housing or Low-Income Conventional Public Housing is a HUD program administered by local (or regional) Housing Authorities which serves Low- and Very Low-Income households with rent based on the same formula used for HUD Section 8 assistance.

Rent burden is gross rent divided by adjusted monthly household income.

Rent burdened households are households with rent burden above the level determined by the lender, investor, or public program to be an acceptable rent-to-income ratio.

Replacement of functionally obsolete housing is a demand consideration in most established markets. Given the limited development of new housing units in the study area, homebuyers are often limited to choosing from the established housing stock, much of which is considered old and/or often in disrepair and/or functionally obsolete. There are a variety of ways to measure functionally obsolete housing and to determine the number of units that should be replaced. For the purposes of this analysis, we have applied the highest share of any of the following three metrics: cost burdened households, units lacking complete plumbing facilities, and overcrowded units. This resulting housing replacement ratio is then applied to the existing (2021) owner-occupied housing stock to estimate the number of for-sale units that should be replaced in the study areas.

Restricted rent is the rent charged under the restrictions of a specific housing program or subsidy.

Single-Family Housing is a dwelling unit, either attached or detached, designed for use by one household and with direct access to a street. It does not share heating facilities or other essential building facilities with any other dwelling.

Standard Condition: A housing unit that meets HUD's Section 8 Housing Quality Standards.

Subsidized Housing is housing that operates with a government subsidy often requiring tenants to pay up to 30% of their adjusted gross income toward rent and often limiting eligibility to households with incomes of up to 50% or 80% of the Area Median Household Income. (Bowen National Research)

Subsidy is monthly income received by a tenant or by an owner on behalf of a tenant to pay the difference between the apartment's contract rent and the amount paid by the tenant toward rent.

Substandard housing is typically considered product that lacks complete indoor plumbing facilities. Such housing is often considered to be of such poor quality and in disrepair that it should be replaced. For the purposes of this analysis, we have used the share of households living in substandard housing from the American Community Survey.

Substandard conditions are housing conditions that are conventionally considered unacceptable which may be defined in terms of lacking plumbing facilities, one or more major systems not functioning properly, or overcrowded conditions.

Tenant is one who rents real property from another.

Tenant paid utilities are the cost of utilities (not including cable, telephone, or internet) necessary for the habitation of a dwelling unit, which are paid by the tenant.

Tenure is the distinction between owner-occupied and renter-occupied housing units.

Townhouse (or Row House) is a single-family attached residence separated from another by party walls, usually on a narrow lot offering small front and back-yards; also called a row house.

Vacancy Rate – Economic Vacancy Rate (physical) is the maximum potential revenue less actual rent revenue divided by maximum potential rent revenue. The number of total habitable units that are vacant divided by the total number of units in the property.

Very Low-Income Household is a person or household with gross household income between 30% and 50% of Area Median Income adjusted for household size.

Windshield Survey references an on-site observation of a physical property or area that considers only the perspective viewed from the "windshield" of a vehicle. Such a survey does not include interior inspections or evaluations of physical structures.

Addendum J: Sources

Bowen National Research uses various sources to gather and confirm data used in each analysis. These sources include the following:

• 2000, 2010 and 2020 U.S. Census	• RealtyTrac.com
• American Community Survey	• Ribbon Demographics HISTA Data
• American Seniors Housing Assn.: The State of Seniors Housing	• Senior Housing Facility Representatives
• Apartments.com	• SOCDs Building Permits Database
• Berkshire Hathaway Home Services Real Estate Center	• Trulia.com
• Centers for Disease Control and Prevention	• U.S. Census Longitudinal Origin-Destination Employment Statistics
• City of Parkersburg	• U.S. Department of Housing and Urban Development (HUD)
• City of Vienna	• U.S. Department of Labor, Bureau of Labor Statistics
• City of Williamstown	• Urban Decision Group (UDG)
• ESRI Demographics	• Various Employers
• FBI Uniform Crime Report	• Various Stakeholders
• HUDUser.gov Assistance & Section 8 Contracts Database	• WalkScore.com
• Loopnet.com	• West Virginia Coalition to End Homelessness
• Management for each property included in the survey	• West Virginia Department of Commerce
• Medicare.com	• West Virginia Department of Health and Human Resources
• Mid-Ohio Valley Transit Authority	• West Virginia Office of Drug Control Policy
• Mobile Home Park Operators	• West Virginia State Code
• National Center of Drug Abuse Statistics	• West Virginia State Building Code
• Parkersburg Urban Redevelopment Authority	• West Virginia University-Parkersburg
• Parkersburg-Wood County HOME Consortium	• Wood County Development Authority
• Planning Representatives	• Wood County Property Database
• Priced Out - Technical Assistance Collaborative	• Zillow.com
• Realtor.com	