



KANAWHA & CLAY COUNTIES

2023 Income Limits (Effective 05/15/2023)
Area Median Income for Charleston Metro Area is \$79,600

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Low Income Limit (80%)	\$39,350	\$45,000	\$50,600	\$56,200	\$60,700	\$65,200	\$69,700	\$74,200
Very Low Income Limit (50%)	\$24,650	\$28,150	\$31,650	\$35,150	\$38,000	\$40,800	\$43,600	\$46,400
Extremely Low Income Limit	\$14,800	\$19,720	\$24,860	\$30,000	\$35,140	\$40,280	\$43,600	\$46,400

75% of all new Section 8 Housing Choice Voucher admissions & 40% of Public Housing admissions must be at or below ELI.

2024 Payment Standards & Fair Market Rents (FMR's) – 110%
(Effective 10/01/2023)

Bedroom Size	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Payment Standards	\$756	\$897	\$1,093	\$1,430	\$1,456
Fair Market Rent (FMR)	\$688	\$816	\$994	\$1,300	\$1,324

The FMR for unit sizes larger than 4 bedrooms is calculated by adding 15% to the 4-bedroom FMR for each extra bedroom.





PUTNAM COUNTY

2023 Income Limits (Effective 05/15/2023)
Area Median Income for Putnam County is \$94,000

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Low Income Limit (80%)	\$48,650	\$55,600	\$62,550	\$69,500	\$75,100	\$80,650	\$86,200	\$91,750
Very Low Income Limit (50%)	\$30,450	\$34,800	\$39,150	\$43,450	\$46,950	\$50,450	\$53,900	\$57,400
Extremely Low Income Limit	\$18,250	\$20,850	\$24,860	\$30,000	\$35,140	\$40,280	\$45,420	\$50,560

75% of all new Section 8 Housing Choice Voucher admissions & 40% of Public Housing admissions must be at or below ELI.

2024 Payment Standards & Fair Market Rents (FMR's) – 110%
(Effective 10/01/2023)

Bedroom Size	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Payment Standards	\$902	\$908	\$1,166	\$1,622	\$1,845
Fair Market Rent (FMR)	\$820	\$826	\$1,060	\$1,475	\$1,678

The FMR for unit sizes larger than 4 bedrooms is calculated by adding 15% to the 4-bedroom FMR for each extra bedroom.

