



KANAWHA & CLAY COUNTIES

2024 Income Limits (Effective 06/01/2024)
Area Median Income for Charleston Metro Area is \$78,300

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Low Income Limit (80%)	\$43,250	\$49,450	\$55,650	\$61,800	\$66,750	\$71,700	\$76,650	\$81,600
Very Low Income Limit (50%)	\$27,100	\$30,950	\$34,800	\$38,650	\$41,750	\$44,850	\$47,950	\$51,000
Extremely Low Income Limit	\$16,250	\$18,600	\$20,900	\$23,200	\$25,100	\$26,950	\$28,800	\$30,650

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

2025 Payment Standards & Fair Market Rents (FMR's)
(Effective 10/01/2024)

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)	\$723	\$856	\$1054	\$1,356	\$1,397

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

2024 Income Limits (Effective 06/01/2024)
 Area Median Income for Putnam County is \$95,700

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Low Income Limit (80%)	\$53,500	\$61,150	\$68,800	\$69,500	\$82,550	\$88,650	\$94,750	\$100,850
Very Low Income Limit (50%)	\$33,450	\$38,200	\$43,000	\$47,750	\$51,600	\$55,400	\$59,250	\$63,050
Extremely Low Income Limit	\$20,100	\$22,950	\$25,800	\$28,650	\$30,950	\$33,250	\$35,550	\$37,850

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

2025 Payment Standards & Fair Market Rents (FMR's)
 (Effective 10/01/2024)

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)	\$838	\$843	\$1,106	\$1,515	\$1,749

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

