



## **KANAWHA & CLAY COUNTIES**

**2025 Income Limits (Effective 05/01/2025)**  
**Area Median Income for Charleston Metro Area is \$78,300**

	<b>1 Person</b>	<b>2 Person</b>	<b>3 Person</b>	<b>4 Person</b>	<b>5 Person</b>	<b>6 Person</b>	<b>7 Person</b>	<b>8 Person</b>
<b>Low Income Limit (80%)</b>	\$43,050	\$49,200	\$55,350	\$61,450	\$66,400	\$71,300	\$76,200	\$81,150
<b>Very Low Income Limit (50%)</b>	\$26,900	\$30,750	\$34,600	\$38,400	\$41,500	\$44,550	\$47,650	\$50,700
<b>Extremely Low Income Limit</b>	\$16,150	\$21,250	\$26,650	\$32,250	\$37,650	\$43,150	\$47,650	\$50,700

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)**

<b>Bedroom Size</b>	<b>Efficiency</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3 Bedroom</b>	<b>4 Bedroom</b>
<b>Payment Standards</b>	\$756	\$897	\$1,093	\$1,430	\$1,456
<b>Fair Market Rent (FMR)</b>	\$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**

**2025 Income Limits (Effective 05/01/2025)  
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
<b>Low Income Limit (80%)</b>	\$56,850	\$65,000	\$73,100	\$81,200	\$87,700	\$94,200	\$100,700	\$107,200
<b>Very Low Income Limit (50%)</b>	\$35,550	\$40,600	\$45,700	\$50,750	\$54,850	\$58,900	\$62,950	\$67,000
<b>Extremely Low Income Limit</b>	\$21,350	\$24,400	\$27,450	\$32,150	\$37,650	\$43,150	\$48,650	\$54,150

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
<b>Payment Standards</b>	\$902	\$908	\$1,166	\$1,622	\$1,845
<b>Fair Market Rent (FMR)</b>	\$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.

