



KANAWHA & CLAY COUNTIES

2025 Income Limits (Effective 05/01/2025)
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%)	\$43,050	\$49,200	\$55,350	\$61,450	\$66,400	\$71,300	\$76,200	\$81,150
Very Low Income Limit (50%)	\$26,900	\$30,750	\$34,600	\$38,400	\$41,500	\$44,550	\$47,650	\$50,700
Extremely Low Income Limit	\$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.

2026 Payment Standards & Fair Market Rents (FMR's) **(Effective 10/01/2025)**

Bedroom Size	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Payment Standards	\$785	\$911	\$1,139	\$1,457	\$1,509
Fair Market Rent (FMR)	\$714	\$829	\$1036	\$1,325	\$1,372

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
Low Income Limit (80%)	\$56,850	\$65,000	\$73,100	\$81,200	\$87,700	\$94,200	\$100,700	\$107,200
Very Low Income Limit (50%)	\$35,550	\$40,600	\$45,700	\$50,750	\$54,850	\$58,900	\$62,950	\$67,000
Extremely Low Income Limit	\$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.

2026 Payment Standards & Fair Market Rents (FMR's) (Effective 10/01/2025)

Bedroom Size	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Payment Standards	\$917	\$923	\$1,212	\$1,680	\$1,811
Fair Market Rent (FMR)	\$798	\$803	\$1,054	\$1,461	\$1,575

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

