



KANAWHA & CLAY COUNTIES

2018 Income Limits (Effective 04/01/2018)
Area Median Income for Charleston Metro Area is \$58,200

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Low Income Limit (80%)	\$32,600	\$37,250	\$41,900	\$46,550	\$50,300	\$54,000	\$57,750	\$61,450
Very Low Income Limit (50%)	\$20,400	\$23,300	\$26,200	\$29,100	\$31,450	\$33,800	\$36,100	\$38,450
Extremely Low Income Limit	\$12,250	\$16,460	\$20,780	\$25,100	\$29,420	\$33,740	\$36,100	\$38,450

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

2019 Payment Standards & Fair Market Rents (FMR's)
(Effective 12/01/2018)

Bedroom Size	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Payment Standards	\$527	\$671	\$821	\$1,029	\$1,184
Fair Market Rent (FMR)	\$527	\$671	\$821	\$1,029	\$1,184

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





PUTNAM COUNTY

2018 Income Limits (Effective 04/01/2018)
Area Median Income for Putnam County is \$71,000

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Low Income Limit (80%)	\$39,800	\$45,450	\$51,150	\$56,800	\$61,350	\$65,900	\$70,450	\$75,000
Very Low Income Limit (50%)	\$24,850	\$28,400	\$31,950	\$35,500	\$38,350	\$41,200	\$44,050	\$46,900
Extremely Low Income Limit	\$14,950	\$17,050	\$20,780	\$25,100	\$29,420	\$33,740	\$38,060	\$42,380

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

2019 Payment Standards & Fair Market Rents (FMR's) **(Effective 12/01/2018)**

Bedroom Size	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Payment Standards	\$650	\$665	\$852	\$1,104	\$1,263
Fair Market Rent (FMR)	\$600	\$644	\$852	\$1,104	\$1,263

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

