



KANAWHA & CLAY COUNTIES

2019 Income Limits (Effective 04/24/2019)
Area Median Income for Charleston Metro Area is \$65,500

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Low Income Limit (80%)	\$35,850	\$41,000	\$46,100	\$51,200	\$55,300	\$59,400	\$63,500	\$67,600
Very Low Income Limit (50%)	\$22,400	\$25,600	\$28,800	\$32,000	\$34,600	\$37,150	\$39,700	\$42,250
Extremely Low Income Limit	\$13,450	\$16,910	\$21,330	\$25,750	\$30,170	\$34,590	\$39,010	\$42,250

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

2020 Payment Standards & Fair Market Rents (FMR's) **(Effective 11/01/2019)**

Bedroom Size	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Payment Standards	\$542	\$684	\$832	\$1,038	\$1,188
Fair Market Rent (FMR)	\$542	\$684	\$832	\$1,038	\$1,188

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

2019 Income Limits (Effective 04/24/2019)
Area Median Income for Putnam County is \$73,800

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Low Income Limit (80%)	\$41,350	\$47,250	\$53,150	\$59,050	\$63,800	\$68,500	\$73,250	\$77,950
Very Low Income Limit (50%)	\$25,850	\$29,550	\$33,250	\$36,900	\$39,900	\$42,850	\$45,800	\$48,750
Extremely Low Income Limit	\$15,550	\$17,750	\$21,330	\$25,750	\$30,170	\$34,590	\$39,010	\$43,430

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

2020 Payment Standards & Fair Market Rents (FMR's)
(Effective 11/01/2019)

Bedroom Size	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Payment Standards	\$650	\$697	\$915	\$1,200	\$1,446
Fair Market Rent (FMR)	\$638	\$697	\$915	\$1,200	\$1,446

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

