



KANAWHA & CLAY COUNTIES

2020 Income Limits (Effective 04/01/2020)
Area Median Income for Charleston Metro Area is \$55,700

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Low Income Limit (80%)	\$34,100	\$38,950	\$43,800	\$48,650	\$52,550	\$56,450	\$60,350	\$64,250
Very Low Income Limit (50%)	\$21,300	\$24,350	\$27,400	\$30,400	\$32,850	\$35,300	\$37,700	\$40,150
Extremely Low Income Limit	\$12,800	\$17,240	\$21,720	\$26,200	\$30,680	\$35,160	\$37,700	\$40,150

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

2020 Income Limits (Effective 04/01/2020)
Area Median Income for Putnam County is \$77,100

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Low Income Limit (80%)	\$43,200	\$49,400	\$55,550	\$61,700	\$66,650	\$71,600	\$76,550	\$81,450
Very Low Income Limit (50%)	\$27,000	\$30,850	\$34,700	\$38,550	\$41,650	\$44,750	\$47,850	\$50,900
Extremely Low Income Limit	\$16,250	\$18,550	\$21,720	\$26,200	\$30,680	\$35,160	\$39,640	\$44,120

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