



**KANAWHA & CLAY COUNTIES**

**2021 Income Limits (Effective 04/01/2021)**  
 Area Median Income for Charleston Metro Area is \$61,100

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
<b>Low Income Limit (80%)</b>	\$34,250	\$39,150	\$44,050	\$48,900	\$52,850	\$56,750	\$60,650	\$64,550
<b>Very Low Income Limit (50%)</b>	\$21,400	\$24,450	\$27,500	\$30,550	\$33,000	\$35,450	\$37,900	\$40,350
<b>Extremely Low Income Limit</b>	\$12,880	\$17,420	\$21,960	\$26,500	\$31,040	\$35,450	\$37,900	\$40,350

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

**2021 Payment Standards & Fair Market Rents (FMR's)**  
 (Effective 07/01/2021 – New Admissions/Movers & 09/01/2021 - Recertifications)

Bedroom Size	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
<b>Payment Standards</b>	\$587	\$730	\$885	\$1,124	\$1,250
<b>Fair Market Rent (FMR)</b>	\$534	\$664	\$805	\$1,022	\$1,137

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**

**2021 Income Limits (Effective 04/01/2021)**  
**Area Median Income for Putnam County is \$77,500**

	<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>	\$43,400	\$49,600	\$55,800	\$62,000	\$67,000	\$71,950	\$76,900	\$81,850
<b>Very Low Income Limit (50%)</b>	\$27,150	\$31,000	\$34,900	\$38,750	\$41,850	\$44,950	\$48,050	\$51,150
<b>Extremely Low Income Limit</b>	\$16,300	\$18,600	\$21,960	\$26,500	\$31,040	\$35,580	\$40,120	\$44,660

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

**2021 Payment Standards & Fair Market Rents (FMR's)**  
**(Effective 07/01/2021 – New Admissions/Movers & 09/01/2021 - Recertifications)**

<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>	\$720	\$763	\$997	\$1,294	\$1,554
<b>Fair Market Rent (FMR)</b>	\$655	\$694	\$907	\$1,177	\$1,413

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

