



## **KANAWHA & CLAY COUNTIES**

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

|                                    | <b>1<br/>Person</b> | <b>2<br/>Person</b> | <b>3<br/>Person</b> | <b>4<br/>Person</b> | <b>5<br/>Person</b> | <b>6<br/>Person</b> | <b>7<br/>Person</b> | <b>8<br/>Person</b> |
|------------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| <b>Low Income Limit (80%)</b>      | \$34,100            | \$38,950            | \$43,800            | \$48,650            | \$52,550            | \$56,450            | \$60,350            | \$64,250            |
| <b>Very Low Income Limit (50%)</b> | \$21,300            | \$24,350            | \$27,400            | \$30,400            | \$32,850            | \$35,300            | \$37,700            | \$40,150            |
| <b>Extremely Low Income Limit</b>  | \$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

### **2021 Payment Standards & Fair Market Rents (FMR's)** **(Effective 11/01/2020)**

| <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>      | \$542             | \$684            | \$832            | \$1,038          | \$1,188          |
| <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**

**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 |
|------------------------------------|----------|----------|----------|----------|----------|----------|----------|----------|
| <b>Low Income Limit (80%)</b>      | \$43,200 | \$49,400 | \$55,550 | \$61,700 | \$66,650 | \$71,600 | \$76,550 | \$81,450 |
| <b>Very Low Income Limit (50%)</b> | \$27,000 | \$30,850 | \$34,700 | \$38,550 | \$41,650 | \$44,750 | \$47,850 | \$50,900 |
| <b>Extremely Low Income Limit</b>  | \$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

**2021 Payment Standards & Fair Market Rents (FMR's)**  
**(Effective 11/01/2020)**

| Bedroom Size                  | Efficiency | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom |
|-------------------------------|------------|-----------|-----------|-----------|-----------|
| <b>Payment Standards</b>      | \$655      | \$697     | \$915     | \$1,200   | \$1,446   |
| <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

