



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
Low Income Limit (80%)	\$34,250	\$39,150	\$44,050	\$48,900	\$52,850	\$56,750	\$60,650	\$64,550
Very Low Income Limit (50%)	\$21,400	\$24,450	\$27,500	\$30,550	\$33,000	\$35,450	\$37,900	\$40,350
Extremely Low Income Limit	\$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

2022 Payment Standards & Fair Market Rents (FMR's)
(Effective 12/01/2021)

Bedroom Size	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Payment Standards	\$634	\$759	\$916	\$1,191	\$1,283
Fair Market Rent (FMR)	\$577	\$690	\$833	\$1,083	\$1,167

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

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Low Income Limit (80%)	\$43,400	\$49,600	\$55,800	\$62,000	\$67,000	\$71,950	\$76,900	\$81,850
Very Low Income Limit (50%)	\$27,150	\$31,000	\$34,900	\$38,750	\$41,850	\$44,950	\$48,050	\$51,150
Extremely Low Income Limit	\$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

2022 Payment Standards & Fair Market Rents (FMR's)
(Effective 12/01/2021)

Bedroom Size	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Payment Standards	\$768	\$785	\$1,034	\$1,360	\$1,600
Fair Market Rent (FMR)	\$699	\$714	\$940	\$1,237	\$1,455

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

