



KANAWHA & CLAY COUNTIES

2022 Income Limits (Effective 04/18/2022)
Area Median Income for Charleston Metro Area is \$66,400

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Low Income Limit (80%)	\$37,200	\$42,500	\$47,800	\$53,100	\$57,350	\$61,600	\$65,850	\$70,100
Very Low Income Limit (50%)	\$23,250	\$26,600	\$29,900	\$33,200	\$35,900	\$38,550	\$41,200	\$43,850
Extremely Low Income Limit	\$13,950	\$18,310	\$23,030	\$27,750	\$32,470	\$37,190	\$41,200	\$43,850

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

2023 Payment Standards & Fair Market Rents (FMR's)
(Effective 10/01/2022 – New Admissions/Movers & 12/01/2022 - Recertifications)

Bedroom Size	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Payment Standards	\$685	\$795	\$957	\$1,256	\$1,310
Fair Market Rent (FMR)	\$652	\$757	\$911	\$1,196	\$1,248

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

2022 Income Limits (Effective 04/18/2022)
Area Median Income for Putnam County is \$82,100

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Low Income Limit (80%)	\$46,000	\$52,600	\$59,150	\$65,700	\$71,000	\$76,250	\$81,500	\$86,750
Very Low Income Limit (50%)	\$28,750	\$32,850	\$36,950	\$41,050	\$44,350	\$47,650	\$50,950	\$54,200
Extremely Low Income Limit	\$17,300	\$19,750	\$23,030	\$27,750	\$32,470	\$37,190	\$41,910	\$46,630

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

2023 Payment Standards & Fair Market Rents (FMR's)
(Effective 10/01/2022 – New Admissions/Movers & 12/01/2022 - Recertifications)

Bedroom Size	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Payment Standards	\$812	\$817	\$1,053	\$1,400	\$1,631
Fair Market Rent (FMR)	\$773	\$778	\$1,003	\$1,333	\$1,553

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

