



KANAWHA & CLAY COUNTIES

2026 Income Limits (Effective 05/01/2026)
Area Median Income for Charleston Metro Area is \$80,000

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Low Income Limit (80%)	\$43,300	\$51,750	\$58,200	\$64,500	\$69,850	\$75,000	\$80,200	\$85,350
Very Low Income Limit (50%)	\$28,300	\$32,350	\$36,400	\$40,400	\$43,650	\$46,900	\$50,100	\$53,350
Extremely Low Income Limit	\$17,000	\$21,640	\$27,320	\$33,000	\$38,680	\$44,360	\$50,040	\$53,350

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

2026 Payment Standards & Fair Market Rents (FMR's) **(Effective 10/01/2025)**

Bedroom Size	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Payment Standards	\$785	\$911	\$1,139	\$1,457	\$1,509
Fair Market Rent (FMR)	\$714	\$829	\$1036	\$1,325	\$1,372

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





PUTNAM COUNTY

2026 Income Limits (Effective 05/01/2026)
Area Median Income for Putnam County is \$106,000

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Low Income Limit (80%)	\$59,400	\$67,850	\$76,350	\$84,800	\$91,600	\$98,400	\$105,200	\$111,950
Very Low Income Limit (50%)	\$37,100	\$42,400	\$47,700	\$53,000	\$57,250	\$61,500	\$65,750	\$70,000
Extremely Low Income Limit	\$22,300	\$25,450	\$28,650	\$33,000	\$38,680	\$44,360	\$50,040	\$55,720

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

2026 Payment Standards & Fair Market Rents (FMR's)
(Effective 10/01/2025)

Bedroom Size	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Payment Standards	\$917	\$923	\$1,212	\$1,680	\$1,811
Fair Market Rent (FMR)	\$798	\$803	\$1,054	\$1,461	\$1,575

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

