

# Rent & Income Limit Calculator

Program and Location Information			
<b>Affordable Housing Program</b>	IRC Section 42 Low-Income Housing Tax Credit (LIHTC)	<b>Year</b>	2024 effective(04/01/24)
<b>MSA</b>	Charleston, WV HUD Metro FMR Area	<b>County</b>	Kanawha County
<b>State</b>	WEST VIRGINIA	<b>Persons / Bedroom</b>	1.5 Person/Bedroom
<b>National Non-Metropolitan Median Income</b>	\$ 77,400	<b>4-person AMI</b>	\$ 78,300
<b>Placed in Service Date</b>	05/02/2024 (Placed in Service date is within the 45 day grace period and highest eligible limits are shown)		
<b>Date of Allocation</b>	05/02/2024		
<b>Hold Harmless</b>	You have indicated that your project was placed in service on or after 05/02/2024 and is therefore eligible to have its income and rent limit held harmless beginning with the 2024 limits.		

LIHTC Income Limits for 2024 (Based on 2024 MTSP Income Limits)				
People	60%	50%	80%	140.00%
1 Person	\$32,520	\$27,100	\$43,360	\$45,528
2 Person	\$37,140	\$30,950	\$49,520	\$51,996
3 Person	\$41,760	\$34,800	\$55,680	\$58,464
4 Person	\$46,380	\$38,650	\$61,840	\$64,932
5 Person	\$50,100	\$41,750	\$66,800	\$70,140
6 Person	\$53,820	\$44,850	\$71,760	\$75,348
7 Person	\$57,540	\$47,950	\$76,720	\$80,556
8 Person	\$61,200	\$51,000	\$81,600	\$85,680
9 Person	\$64,920	\$54,100	\$86,560	\$90,888
10 Person	\$68,640	\$57,200	\$91,520	\$96,096

LIHTC Rent Limits for 2024 (Based on 2024 MTSP/VLI Income Limits)						
Bedrooms (People)	60%	50%	80%	FMR	HOME Low Rent	HOME High Rent
Efficiency (1.0)	\$813	\$677	\$1,084	\$688	\$677	\$688
1 Bedroom(1.5)	\$870	\$725	\$1,161	\$816	\$725	\$816
2 Bedroom(3.0)	\$1,044	\$870	\$1,392	\$994	\$870	\$994
3 Bedroom(4.5)	\$1,206	\$1,005	\$1,608	\$1,300	\$1,005	\$1,273
4 Bedroom(6.0)	\$1,345	\$1,121	\$1,794	\$1,324	\$1,121	\$1,324
5 Bedroom(7.5)	\$1,484	\$1,236	\$1,979		\$1,236	\$1,523

HOME Income Limits for 2024				
People	30%	50%	60%	80%
1 Person	\$16,250	\$27,100	\$32,520	\$43,250
2 Person	\$18,600	\$30,950	\$37,140	\$49,450
3 Person	\$20,900	\$34,800	\$41,760	\$55,650
4 Person	\$23,200	\$38,650	\$46,380	\$61,800
5 Person	\$25,100	\$41,750	\$50,100	\$66,750
6 Person	\$26,950	\$44,850	\$53,820	\$71,700
7 Person	\$28,800	\$47,950	\$57,540	\$76,650
8 Person	\$30,650	\$51,000	\$61,200	\$81,600

People	MTSP 50%		Section 8		
	HERA SPECIAL 50%	MTSP 50%	Extremely Low	Very Low	Low
1 Person	\$31,000	\$27,100	\$16,250	\$27,100	\$43,250
2 Person	\$35,400	\$30,950	\$20,440	\$30,950	\$49,450
3 Person	\$39,850	\$34,800	\$25,820	\$34,800	\$55,650
4 Person	\$44,250	\$38,650	\$31,200	\$38,650	\$61,800
5 Person	\$47,800	\$41,750	\$36,580	\$41,750	\$66,750
6 Person	\$51,350	\$44,850	\$41,960	\$44,850	\$71,700
7 Person	\$54,900	\$47,950	\$47,340	\$47,950	\$76,650
8 Person	\$58,450	\$51,000	\$51,000	\$51,000	\$81,600
9 Person	\$61,950	\$54,100	NA	\$54,100	\$86,500
10 Person	\$65,500	\$57,200	NA	\$57,200	\$91,450

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