

FY2025 ADJUSTED HOME INCOME LIMITS

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Fayette County, WV HUD Metro FMR Area								
30% LIMITS	15150	17300	19450	21600	23350	25100	26800	28550
VERY LOW INCOME	25200	28800	32400	36000	38900	41800	44650	47550
60% LIMITS	30240	34560	38880	43200	46680	50160	53580	57060
LOW INCOME	40350	46100	51850	57600	62250	66850	71450	76050
Raleigh County, WV HUD Metro FMR Area								
30% LIMITS	15150	17300	19450	21600	23350	25100	26800	28550
VERY LOW INCOME	25200	28800	32400	36000	38900	41800	44650	47550
60% LIMITS	30240	34560	38880	43200	46680	50160	53580	57060
LOW INCOME	40350	46100	51850	57600	62250	66850	71450	76050
Charleston, WV HUD Metro FMR Area								
30% LIMITS	16150	18450	20750	23050	24900	26750	28600	30450
VERY LOW INCOME	26900	30750	34600	38400	41500	44550	47650	50700
60% LIMITS	32280	36900	41520	46080	49800	53460	57180	60840
LOW INCOME	43050	49200	55350	61450	66400	71300	76200	81150
Boone County, WV HUD Metro FMR Area								
30% LIMITS	15850	18100	20350	22600	24450	26250	28050	29850
VERY LOW INCOME	26350	30100	33900	37650	40700	43700	46700	49700
60% LIMITS	31620	36120	40680	45180	48840	52440	56040	59640
LOW INCOME	42200	48200	54250	60250	65100	69900	74750	79550
Morgan County, WV HUD Metro FMR Area								
30% LIMITS	17300	19800	22250	24700	26700	28700	30650	32650
VERY LOW INCOME	28850	33000	37100	41200	44500	47800	51100	54400
60% LIMITS	34620	39600	44520	49440	53400	57360	61320	65280
LOW INCOME	46150	52750	59350	65900	71200	76450	81750	87000
Martinsburg, WV HUD Metro FMR Area								
30% LIMITS	18850	21550	24250	26900	29100	31250	33400	35550
VERY LOW INCOME	31400	35850	40350	44800	48400	52000	55600	59150
60% LIMITS	37680	43020	48420	53760	58080	62400	66720	70980
LOW INCOME	50200	57400	64550	71700	77450	83200	88950	94650
Huntington-Ashland, WV-KY-OH HUD Metro FMR Area								
30% LIMITS	16350	18700	21050	23350	25250	27100	29000	30850
VERY LOW INCOME	27250	31150	35050	38900	42050	45150	48250	51350
60% LIMITS	32700	37380	42060	46680	50460	54180	57900	61620
LOW INCOME	43600	49800	56050	62250	67250	72250	77200	82200
Putnam County, WV HUD Metro FMR Area								
30% LIMITS	21350	24400	27450	30450	32900	35350	37800	40200
VERY LOW INCOME	35550	40600	45700	50750	54850	58900	62950	67000
60% LIMITS	42660	48720	54840	60900	65820	70680	75540	80400
LOW INCOME	56850	65000	73100	81200	87700	94200	100700	107200

Effective: June 1, 2025

Very Low Income is 50% & Low Income is 80%

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PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Morgantown, WV MSA								
30% LIMITS	20650	23600	26550	29500	31900	34250	36600	38950
VERY LOW INCOME	34450	39400	44300	49200	53150	57100	61050	64950
60% LIMITS	41340	47280	53160	59040	63780	68520	73260	77940
LOW INCOME	55100	63000	70850	78700	85000	91300	97600	103900
Parkersburg-Vienna, WV MSA								
30% LIMITS	15200	17400	19550	21700	23450	25200	26950	28650
VERY LOW INCOME	25350	29000	32600	36200	39100	42000	44900	47800
60% LIMITS	30420	34800	39120	43440	46920	50400	53880	57360
LOW INCOME	40550	46350	52150	57900	62550	67200	71800	76450
Jefferson County, WV HUD Metro FMR Area								
30% LIMITS	26850	30650	34500	38300	41400	44450	47500	50600
VERY LOW INCOME	44700	51050	57450	63800	68950	74050	79150	84250
60% LIMITS	53640	61260	68940	76560	82740	88860	94980	101100
LOW INCOME	71500	81700	91900	102100	110300	118450	126650	134800
Weirton-Steubenville, WV-OH MSA								
30% LIMITS	17900	20450	23000	25550	27600	29650	31700	33750
VERY LOW INCOME	29850	34100	38350	42600	46050	49450	52850	56250
60% LIMITS	35820	40920	46020	51120	55260	59340	63420	67500
LOW INCOME	47750	54550	61350	68150	73650	79100	84550	90000
Wheeling, WV-OH MSA								
30% LIMITS	17300	19750	22200	24650	26650	28600	30600	32550
VERY LOW INCOME	28750	32850	36950	41050	44350	47650	50950	54200
60% LIMITS	34500	39420	44340	49260	53220	57180	61140	65040
LOW INCOME	46000	52600	59150	65700	71000	76250	81500	86750
Winchester, VA-WV MSA								
30% LIMITS	23800	27200	30600	33950	36700	39400	42100	44850
VERY LOW INCOME	39600	45250	50900	56550	61100	65600	70150	74650
60% LIMITS	47520	54300	61080	67860	73320	78720	84180	89580
LOW INCOME	63350	72400	81450	90500	97750	105000	112250	119500
Barbour County, WV								
30% LIMITS	15000	17150	19300	21400	23150	24850	26550	28250
VERY LOW INCOME	25000	28550	32100	35650	38550	41400	44250	47100
60% LIMITS	30000	34260	38520	42780	46260	49680	53100	56520
LOW INCOME	39950	45650	51350	57050	61650	66200	70750	75350
Braxton County, WV								
30% LIMITS	15000	17150	19300	21400	23150	24850	26550	28250
VERY LOW INCOME	25000	28550	32100	35650	38550	41400	44250	47100
60% LIMITS	30000	34260	38520	42780	46260	49680	53100	56520
LOW INCOME	39950	45650	51350	57050	61650	66200	70750	75350

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Calhoun County, WV								
30% LIMITS	15000	17150	19300	21400	23150	24850	26550	28250
VERY LOW INCOME	25000	28550	32100	35650	38550	41400	44250	47100
60% LIMITS	30000	34260	38520	42780	46260	49680	53100	56520
LOW INCOME	39950	45650	51350	57050	61650	66200	70750	75350
Doddridge County, WV								
30% LIMITS	17750	20250	22800	25300	27350	29350	31400	33400
VERY LOW INCOME	29550	33800	38000	42200	45600	48950	52350	55750
60% LIMITS	35460	40560	45600	50640	54720	58740	62820	66900
LOW INCOME	47250	54000	60750	67500	72900	78300	83700	89100
Gilmer County, WV								
30% LIMITS	15000	17150	19300	21400	23150	24850	26550	28250
VERY LOW INCOME	25000	28550	32100	35650	38550	41400	44250	47100
60% LIMITS	30000	34260	38520	42780	46260	49680	53100	56520
LOW INCOME	39950	45650	51350	57050	61650	66200	70750	75350
Grant County, WV								
30% LIMITS	16800	19200	21600	24000	25950	27850	29800	31700
VERY LOW INCOME	28000	32000	36000	40000	43200	46400	49600	52800
60% LIMITS	33600	38400	43200	48000	51840	55680	59520	63360
LOW INCOME	44800	51200	57600	64000	69150	74250	79400	84500
Greenbrier County, WV								
30% LIMITS	15100	17250	19400	21550	23300	25000	26750	28450
VERY LOW INCOME	25150	28750	32350	35900	38800	41650	44550	47400
60% LIMITS	30180	34500	38820	43080	46560	49980	53460	56880
LOW INCOME	40250	46000	51750	57450	62050	66650	71250	75850
Hardy County, WV								
30% LIMITS	15000	17150	19300	21400	23150	24850	26550	28250
VERY LOW INCOME	25000	28550	32100	35650	38550	41400	44250	47100
60% LIMITS	30000	34260	38520	42780	46260	49680	53100	56520
LOW INCOME	39950	45650	51350	57050	61650	66200	70750	75350
Harrison County, WV								
30% LIMITS	17800	20350	22900	25400	27450	29500	31500	33550
VERY LOW INCOME	29650	33900	38150	42350	45750	49150	52550	55950
60% LIMITS	35580	40680	45780	50820	54900	58980	63060	67140
LOW INCOME	47450	54200	61000	67750	73200	78600	84050	89450
Jackson County, WV								
30% LIMITS	17500	20000	22500	24950	26950	28950	30950	32950
VERY LOW INCOME	29100	33250	37400	41550	44900	48200	51550	54850
60% LIMITS	34920	39900	44880	49860	53880	57840	61860	65820
LOW INCOME	46550	53200	59850	66500	71850	77150	82500	87800

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PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Lewis County, WV								
30% LIMITS	15850	18100	20350	22600	24450	26250	28050	29850
VERY LOW INCOME	26350	30100	33900	37650	40700	43700	46700	49700
60% LIMITS	31620	36120	40680	45180	48840	52440	56040	59640
LOW INCOME	42200	48200	54250	60250	65100	69900	74750	79550
Lincoln County, WV								
30% LIMITS	15000	17150	19300	21400	23150	24850	26550	28250
VERY LOW INCOME	25000	28550	32100	35650	38550	41400	44250	47100
60% LIMITS	30000	34260	38520	42780	46260	49680	53100	56520
LOW INCOME	39950	45650	51350	57050	61650	66200	70750	75350
Logan County, WV								
30% LIMITS	15000	17150	19300	21400	23150	24850	26550	28250
VERY LOW INCOME	25000	28550	32100	35650	38550	41400	44250	47100
60% LIMITS	30000	34260	38520	42780	46260	49680	53100	56520
LOW INCOME	39950	45650	51350	57050	61650	66200	70750	75350
McDowell County, WV								
30% LIMITS	15000	17150	19300	21400	23150	24850	26550	28250
VERY LOW INCOME	25000	28550	32100	35650	38550	41400	44250	47100
60% LIMITS	30000	34260	38520	42780	46260	49680	53100	56520
LOW INCOME	39950	45650	51350	57050	61650	66200	70750	75350
Marion County, WV								
30% LIMITS	18700	21350	24000	26650	28800	30950	33050	35200
VERY LOW INCOME	31100	35600	40000	44450	48050	51600	55150	58700
60% LIMITS	37320	42720	48000	53340	57660	61920	66180	70440
LOW INCOME	49800	56900	64000	71100	76800	82500	88200	93900
Mason County, WV								
30% LIMITS	16000	18300	20600	22850	24700	26550	28350	30200
VERY LOW INCOME	26650	30450	34250	38050	41100	44150	47200	50250
60% LIMITS	31980	36540	41100	45660	49320	52980	56640	60300
LOW INCOME	42650	48750	54850	60900	65800	70650	75550	80400
Mercer County, WV								
30% LIMITS	15000	17150	19300	21400	23150	24850	26550	28250
VERY LOW INCOME	25000	28600	32150	35700	38600	41450	44300	47150
60% LIMITS	30000	34320	38580	42840	46320	49740	53160	56580
LOW INCOME	40000	45700	51400	57100	61700	66250	70850	75400
Mineral County, WV								
30% LIMITS	19500	22300	25100	27850	30100	32350	34550	36800
VERY LOW INCOME	32450	37100	41750	46400	50100	53850	57550	61250
60% LIMITS	38940	44520	50100	55680	60120	64620	69060	73500
LOW INCOME	52000	59400	66850	74250	80200	86150	92100	98050

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PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Mingo County, WV								
30% LIMITS	15000	17150	19300	21400	23150	24850	26550	28250
VERY LOW INCOME	25000	28550	32100	35650	38550	41400	44250	47100
60% LIMITS	30000	34260	38520	42780	46260	49680	53100	56520
LOW INCOME	39950	45650	51350	57050	61650	66200	70750	75350
Monroe County, WV								
30% LIMITS	15450	17650	19850	22050	23850	25600	27350	29150
VERY LOW INCOME	25750	29400	33100	36750	39700	42650	45600	48550
60% LIMITS	30900	35280	39720	44100	47640	51180	54720	58260
LOW INCOME	41200	47050	52950	58800	63550	68250	72950	77650
Nicholas County, WV								
30% LIMITS	15800	18050	20300	22550	24400	26200	28000	29800
VERY LOW INCOME	26350	30100	33850	37600	40650	43650	46650	49650
60% LIMITS	31620	36120	40620	45120	48780	52380	55980	59580
LOW INCOME	42150	48150	54150	60150	65000	69800	74600	79400
Pendleton County, WV								
30% LIMITS	15000	17150	19300	21400	23150	24850	26550	28250
VERY LOW INCOME	25000	28550	32100	35650	38550	41400	44250	47100
60% LIMITS	30000	34260	38520	42780	46260	49680	53100	56520
LOW INCOME	39950	45650	51350	57050	61650	66200	70750	75350
Pleasants County, WV								
30% LIMITS	17450	19950	22450	24900	26900	28900	30900	32900
VERY LOW INCOME	29050	33200	37350	41500	44850	48150	51500	54800
60% LIMITS	34860	39840	44820	49800	53820	57780	61800	65760
LOW INCOME	46500	53150	59800	66400	71750	77050	82350	87650
Pocahontas County, WV								
30% LIMITS	15000	17150	19300	21400	23150	24850	26550	28250
VERY LOW INCOME	25000	28550	32100	35650	38550	41400	44250	47100
60% LIMITS	30000	34260	38520	42780	46260	49680	53100	56520
LOW INCOME	39950	45650	51350	57050	61650	66200	70750	75350
Randolph County, WV								
30% LIMITS	15600	17800	20050	22250	24050	25850	27600	29400
VERY LOW INCOME	25950	29700	33400	37100	40100	43050	46050	49000
60% LIMITS	31140	35640	40080	44520	48120	51660	55260	58800
LOW INCOME	41550	47500	53450	59350	64100	68850	73600	78350
Ritchie County, WV								
30% LIMITS	15000	17150	19300	21400	23150	24850	26550	28250
VERY LOW INCOME	25000	28550	32100	35650	38550	41400	44250	47100
60% LIMITS	30000	34260	38520	42780	46260	49680	53100	56520
LOW INCOME	39950	45650	51350	57050	61650	66200	70750	75350

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Roane County, WV								
30% LIMITS	15000	17150	19300	21400	23150	24850	26550	28250
VERY LOW INCOME	25000	28550	32100	35650	38550	41400	44250	47100
60% LIMITS	30000	34260	38520	42780	46260	49680	53100	56520
LOW INCOME	39950	45650	51350	57050	61650	66200	70750	75350
Summers County, WV								
30% LIMITS	15000	17150	19300	21400	23150	24850	26550	28250
VERY LOW INCOME	25000	28550	32100	35650	38550	41400	44250	47100
60% LIMITS	30000	34260	38520	42780	46260	49680	53100	56520
LOW INCOME	39950	45650	51350	57050	61650	66200	70750	75350
Taylor County, WV								
30% LIMITS	15200	17400	19550	21700	23450	25200	26950	28650
VERY LOW INCOME	25350	28950	32550	36150	39050	41950	44850	47750
60% LIMITS	30420	34740	39060	43380	46860	50340	53820	57300
LOW INCOME	40500	46300	52100	57850	62500	67150	71750	76400
Tucker County, WV								
30% LIMITS	16100	18400	20700	22950	24800	26650	28500	30300
VERY LOW INCOME	26800	30600	34450	38250	41350	44400	47450	50500
60% LIMITS	32160	36720	41340	45900	49620	53280	56940	60600
LOW INCOME	42850	49000	55100	61200	66100	71000	75900	80800
Tyler County, WV								
30% LIMITS	16950	19400	21800	24200	26150	28100	30050	31950
VERY LOW INCOME	28200	32200	36250	40300	43500	46750	50000	53150
60% LIMITS	33840	38640	43500	48360	52200	56100	60000	63780
LOW INCOME	45150	51600	58050	64500	69700	74850	80000	85150
Upshur County, WV								
30% LIMITS	15250	17400	19600	21750	23500	25250	27000	28750
VERY LOW INCOME	25400	29000	32650	36250	39150	42050	44950	47850
60% LIMITS	30480	34800	39180	43500	46980	50460	53940	57420
LOW INCOME	40600	46400	52200	58000	62650	67300	71950	76600
Webster County, WV								
30% LIMITS	15000	17150	19300	21400	23150	24850	26550	28250
VERY LOW INCOME	25000	28550	32100	35650	38550	41400	44250	47100
60% LIMITS	30000	34260	38520	42780	46260	49680	53100	56520
LOW INCOME	39950	45650	51350	57050	61650	66200	70750	75350
Wetzel County, WV								
30% LIMITS	15700	17950	20200	22400	24200	26000	27800	29600
VERY LOW INCOME	26150	29850	33600	37300	40300	43300	46300	49250
60% LIMITS	31380	35820	40320	44760	48360	51960	55560	59100
LOW INCOME	41800	47800	53750	59700	64500	69300	74050	78850

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Wyoming County, WV								
30% LIMITS	15000	17150	19300	21400	23150	24850	26550	28250
VERY LOW INCOME	25000	28550	32100	35650	38550	41400	44250	47100
60% LIMITS	30000	34260	38520	42780	46260	49680	53100	56520
LOW INCOME	39950	45650	51350	57050	61650	66200	70750	75350

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