

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Blacksburg-Christiansburg-Radford, VA HUD Metro FMR Area								
30% LIMITS	23050	26350	29650	32900	35550	38200	40800	43450
VERY LOW INCOME	38350	43850	49350	54800	59200	63600	67950	72350
60% LIMITS	46020	52620	59220	65760	71040	76320	81540	86820
LOW INCOME	61400	70200	78950	87700	94750	101750	108750	115800
Floyd County, VA HUD Metro FMR Area								
30% LIMITS	18550	21200	23850	26450	28600	30700	32800	34950
VERY LOW INCOME	30900	35250	39700	44100	47650	51200	54700	58250
60% LIMITS	37080	42300	47640	52920	57180	61440	65640	69900
LOW INCOME	49400	56450	63500	70550	76200	81850	87500	93150
Giles County, VA HUD Metro FMR Area								
30% LIMITS	17300	19800	22250	24700	26700	28700	30650	32650
VERY LOW INCOME	28800	32950	37050	41150	44450	47750	51050	54350
60% LIMITS	34560	39540	44460	49380	53340	57300	61260	65220
LOW INCOME	46100	52700	59300	65850	71150	76400	81700	86950
Pulaski County, VA HUD Metro FMR Area								
30% LIMITS	18000	20600	23150	25700	27800	29850	31900	33950
VERY LOW INCOME	30000	34300	38600	42850	46300	49750	53150	56600
60% LIMITS	36000	41160	46320	51420	55560	59700	63780	67920
LOW INCOME	48000	54850	61700	68550	74050	79550	85050	90500
Charlottesville, VA MSA								
30% LIMITS	26450	30200	34000	37750	40800	43800	46850	49850
VERY LOW INCOME	44050	50350	56650	62900	67950	73000	78000	83050
60% LIMITS	52860	60420	67980	75480	81540	87600	93600	99660
LOW INCOME	70500	80550	90600	100650	108750	116800	124850	132900
Harrisonburg, VA MSA								
30% LIMITS	20450	23400	26300	29200	31550	33900	36250	38550
VERY LOW INCOME	34050	38900	43750	48650	52500	56450	60350	64250
60% LIMITS	40860	46680	52500	58380	63000	67740	72420	77100
LOW INCOME	54500	62250	70050	77800	84050	90250	96500	102700
Kingsport-Bristol, TN-VA MSA								
30% LIMITS	16100	18400	20700	23000	24850	26700	28550	30400
VERY LOW INCOME	26850	30700	34550	38350	41450	44500	47600	50650
60% LIMITS	32220	36840	41460	46020	49740	53400	57120	60780
LOW INCOME	42950	49100	55250	61350	66300	71200	76100	81000
Lynchburg, VA MSA								
30% LIMITS	18600	21250	23900	26550	28700	30800	32950	35050
VERY LOW INCOME	31000	35400	39850	44250	47800	51350	54900	58450
60% LIMITS	37200	42480	47820	53100	57360	61620	65880	70140
LOW INCOME	49600	56650	63750	70800	76500	82150	87800	93500

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Richmond, VA HUD Metro FMR Area								
30% LIMITS	23850	27250	30650	34050	36800	39500	42250	44950
VERY LOW INCOME	39750	45400	51100	56750	61300	65850	70400	74950
60% LIMITS	47700	54480	61320	68100	73560	79020	84480	89940
LOW INCOME	63600	72650	81750	90800	98100	105350	112600	119900
King and Queen County, VA HUD Metro FMR Area								
30% LIMITS	19000	21700	24400	27100	29300	31450	33650	35800
VERY LOW INCOME	31650	36200	40650	45200	48850	52450	56050	59650
60% LIMITS	37980	43440	48780	54240	58620	62940	67260	71580
LOW INCOME	50650	57850	65100	72300	78100	83900	89700	95450
Roanoke, VA HUD Metro FMR Area								
30% LIMITS	19050	21800	24500	27200	29400	31600	33750	35950
VERY LOW INCOME	31750	36250	40800	45300	48950	52550	56200	59800
60% LIMITS	38100	43500	48960	54360	58740	63060	67440	71760
LOW INCOME	50750	58000	65250	72500	78300	84100	89900	95700
Franklin County, VA HUD Metro FMR Area								
30% LIMITS	19100	21800	24550	27250	29450	31650	33800	36000
VERY LOW INCOME	31800	36350	40900	45400	49050	52700	56300	59950
60% LIMITS	38160	43620	49080	54480	58860	63240	67560	71940
LOW INCOME	50900	58150	65400	72650	78500	84300	90100	95900
Staunton-Stuarts Draft, VA MSA								
30% LIMITS	19850	22650	25500	28300	30600	32850	35100	37400
VERY LOW INCOME	33050	37800	42500	47200	51000	54800	58550	62350
60% LIMITS	39660	45360	51000	56640	61200	65760	70260	74820
LOW INCOME	52850	60400	67950	75500	81550	87600	93650	99700
Virginia Beach-Norfolk-Newport News, VA-NC HUD Metro FMR Are								
30% LIMITS	22400	25600	28800	31950	34550	37100	39650	42200
VERY LOW INCOME	37300	42600	47950	53250	57550	61800	66050	70300
60% LIMITS	44760	51120	57540	63900	69060	74160	79260	84360
LOW INCOME	59650	68200	76700	85200	92050	98850	105650	112500
Surry County, VA HUD Metro FMR Area								
30% LIMITS	20250	23150	26050	28900	31250	33550	35850	38150
VERY LOW INCOME	33750	38550	43350	48150	52000	55900	59700	63550
60% LIMITS	40500	46260	52020	57780	62400	67080	71640	76260
LOW INCOME	53950	61650	69350	77050	83250	89400	95550	101750
Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area								
30% LIMITS	34450	39350	44250	49150	53100	57050	60950	64900
VERY LOW INCOME	57400	65600	73800	81950	88550	95100	101650	108200
60% LIMITS	68880	78720	88560	98340	106260	114120	121980	129840
LOW INCOME	74800	85450	96150	106800	115350	123900	132450	141000

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Warren County, VA HUD Metro FMR Area								
30% LIMITS	21850	24950	28050	31150	33650	36150	38650	41150
VERY LOW INCOME	36400	41600	46800	51950	56150	60300	64450	68600
60% LIMITS	43680	49920	56160	62340	67380	72360	77340	82320
LOW INCOME	58200	66500	74800	83100	89750	96400	103050	109700
Culpeper County, VA HUD Metro FMR Area								
30% LIMITS	24200	27650	31100	34550	37350	40100	42850	45650
VERY LOW INCOME	40300	46050	51800	57550	62200	66800	71400	76000
60% LIMITS	48360	55260	62160	69060	74640	80160	85680	91200
LOW INCOME	64500	73700	82900	92100	99500	106850	114250	121600
Rappahannock County, VA HUD Metro FMR Area								
30% LIMITS	22750	26000	29250	32500	35100	37700	40300	42900
VERY LOW INCOME	37950	43350	48750	54150	58500	62850	67150	71500
60% LIMITS	45540	52020	58500	64980	70200	75420	80580	85800
LOW INCOME	60700	69350	78000	86650	93600	100550	107450	114400
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
Accomack County, VA								
30% LIMITS	16550	18900	21250	23600	25500	27400	29300	31200
VERY LOW INCOME	27550	31450	35400	39300	42450	45600	48750	51900
60% LIMITS	33060	37740	42480	47160	50940	54720	58500	62280
LOW INCOME	44050	50350	56650	62900	67950	73000	78000	83050
Alleghany County-Clifton Forge city-Covington city, VA HUD N								
30% LIMITS	16450	18800	21150	23450	25350	27250	29100	31000
VERY LOW INCOME	27350	31250	35150	39050	42200	45300	48450	51550
60% LIMITS	32820	37500	42180	46860	50640	54360	58140	61860
LOW INCOME	43750	50000	56250	62500	67500	72500	77500	82500
Bath County, VA								
30% LIMITS	18300	20900	23500	26100	28200	30300	32400	34500
VERY LOW INCOME	30450	34800	39150	43500	47000	50500	53950	57450
60% LIMITS	36540	41760	46980	52200	56400	60600	64740	68940
LOW INCOME	48750	55700	62650	69600	75200	80750	86350	91900
Bland County, VA								
30% LIMITS	16450	18800	21150	23450	25350	27250	29100	31000
VERY LOW INCOME	27350	31250	35150	39050	42200	45300	48450	51550
60% LIMITS	32820	37500	42180	46860	50640	54360	58140	61860
LOW INCOME	43750	50000	56250	62500	67500	72500	77500	82500

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Brunswick County, VA								
30% LIMITS	16450	18800	21150	23450	25350	27250	29100	31000
VERY LOW INCOME	27350	31250	35150	39050	42200	45300	48450	51550
60% LIMITS	32820	37500	42180	46860	50640	54360	58140	61860
LOW INCOME	43750	50000	56250	62500	67500	72500	77500	82500
Buchanan County, VA								
30% LIMITS	16450	18800	21150	23450	25350	27250	29100	31000
VERY LOW INCOME	27350	31250	35150	39050	42200	45300	48450	51550
60% LIMITS	32820	37500	42180	46860	50640	54360	58140	61860
LOW INCOME	43750	50000	56250	62500	67500	72500	77500	82500
Buckingham County, VA								
30% LIMITS	17750	20250	22800	25300	27350	29350	31400	33400
VERY LOW INCOME	29550	33800	38000	42200	45600	49000	52350	55750
60% LIMITS	35460	40560	45600	50640	54720	58800	62820	66900
LOW INCOME	47250	54000	60750	67500	72900	78300	83700	89100
Caroline County, VA								
30% LIMITS	22750	26000	29250	32450	35050	37650	40250	42850
VERY LOW INCOME	37900	43300	48700	54100	58450	62800	67100	71450
60% LIMITS	45480	51960	58440	64920	70140	75360	80520	85740
LOW INCOME	60600	69250	77900	86550	93500	100400	107350	114250
Carroll County-Galax city, VA HUD Nonmetro FMR Area								
30% LIMITS	16450	18800	21150	23450	25350	27250	29100	31000
VERY LOW INCOME	27350	31250	35150	39050	42200	45300	48450	51550
60% LIMITS	32820	37500	42180	46860	50640	54360	58140	61860
LOW INCOME	43750	50000	56250	62500	67500	72500	77500	82500
Charlotte County, VA								
30% LIMITS	16450	18800	21150	23450	25350	27250	29100	31000
VERY LOW INCOME	27350	31250	35150	39050	42200	45300	48450	51550
60% LIMITS	32820	37500	42180	46860	50640	54360	58140	61860
LOW INCOME	43750	50000	56250	62500	67500	72500	77500	82500
Cumberland County, VA								
30% LIMITS	16450	18800	21150	23450	25350	27250	29100	31000
VERY LOW INCOME	27350	31250	35150	39050	42200	45300	48450	51550
60% LIMITS	32820	37500	42180	46860	50640	54360	58140	61860
LOW INCOME	43750	50000	56250	62500	67500	72500	77500	82500
Dickenson County, VA								
30% LIMITS	16450	18800	21150	23450	25350	27250	29100	31000
VERY LOW INCOME	27350	31250	35150	39050	42200	45300	48450	51550
60% LIMITS	32820	37500	42180	46860	50640	54360	58140	61860
LOW INCOME	43750	50000	56250	62500	67500	72500	77500	82500

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Essex County, VA								
30% LIMITS	16600	18950	21300	23650	25550	27450	29350	31250
VERY LOW INCOME	27650	31600	35550	39450	42650	45800	48950	52100
60% LIMITS	33180	37920	42660	47340	51180	54960	58740	62520
LOW INCOME	44200	50500	56800	63100	68150	73200	78250	83300
Grayson County, VA								
30% LIMITS	16450	18800	21150	23450	25350	27250	29100	31000
VERY LOW INCOME	27350	31250	35150	39050	42200	45300	48450	51550
60% LIMITS	32820	37500	42180	46860	50640	54360	58140	61860
LOW INCOME	43750	50000	56250	62500	67500	72500	77500	82500
Greensville County-Emporia city, VA HUD Nonmetro FMR Area								
30% LIMITS	16450	18800	21150	23450	25350	27250	29100	31000
VERY LOW INCOME	27350	31250	35150	39050	42200	45300	48450	51550
60% LIMITS	32820	37500	42180	46860	50640	54360	58140	61860
LOW INCOME	43750	50000	56250	62500	67500	72500	77500	82500
Halifax County, VA								
30% LIMITS	16450	18800	21150	23450	25350	27250	29100	31000
VERY LOW INCOME	27350	31250	35150	39050	42200	45300	48450	51550
60% LIMITS	32820	37500	42180	46860	50640	54360	58140	61860
LOW INCOME	43750	50000	56250	62500	67500	72500	77500	82500
Henry County-Martinsville city, VA HUD Nonmetro FMR Area								
30% LIMITS	16450	18800	21150	23450	25350	27250	29100	31000
VERY LOW INCOME	27350	31250	35150	39050	42200	45300	48450	51550
60% LIMITS	32820	37500	42180	46860	50640	54360	58140	61860
LOW INCOME	43750	50000	56250	62500	67500	72500	77500	82500
Highland County, VA								
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
King George County, VA								
30% LIMITS	28200	32200	36250	40250	43500	46700	49950	53150
VERY LOW INCOME	47000	53700	60400	67100	72500	77850	83250	88600
60% LIMITS	56400	64440	72480	80520	87000	93420	99900	106320
LOW INCOME	72950	83400	93800	104200	112550	120900	129250	137550
Lancaster County, VA								
30% LIMITS	19150	21850	24600	27300	29500	31700	33900	36050
VERY LOW INCOME	31850	36400	40950	45500	49150	52800	56450	60100
60% LIMITS	38220	43680	49140	54600	58980	63360	67740	72120
LOW INCOME	51000	58250	65550	72800	78650	84450	90300	96100

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Lee County, VA								
30% LIMITS	16450	18800	21150	23450	25350	27250	29100	31000
VERY LOW INCOME	27350	31250	35150	39050	42200	45300	48450	51550
60% LIMITS	32820	37500	42180	46860	50640	54360	58140	61860
LOW INCOME	43750	50000	56250	62500	67500	72500	77500	82500
Louisa County, VA								
30% LIMITS	21700	24800	27900	30950	33450	35950	38400	40900
VERY LOW INCOME	36100	41250	46400	51550	55700	59800	63950	68050
60% LIMITS	43320	49500	55680	61860	66840	71760	76740	81660
LOW INCOME	57750	66000	74250	82450	89050	95650	102250	108850
Lunenburg County, VA								
30% LIMITS	16450	18800	21150	23450	25350	27250	29100	31000
VERY LOW INCOME	27350	31250	35150	39050	42200	45300	48450	51550
60% LIMITS	32820	37500	42180	46860	50640	54360	58140	61860
LOW INCOME	43750	50000	56250	62500	67500	72500	77500	82500
Madison County, VA								
30% LIMITS	18950	21650	24350	27050	29250	31400	33550	35750
VERY LOW INCOME	31500	36000	40500	45050	48650	52250	55850	59450
60% LIMITS	37800	43200	48600	54060	58380	62700	67020	71340
LOW INCOME	50450	57650	64850	72050	77850	83600	89350	95150
Mecklenburg County, VA								
30% LIMITS	16700	19100	21500	23850	25800	27700	29600	31500
VERY LOW INCOME	27850	31800	35800	39750	42950	46150	49300	52500
60% LIMITS	33420	38160	42960	47700	51540	55380	59160	63000
LOW INCOME	44550	50900	57250	63600	68700	73800	78900	84000
Middlesex County, VA								
30% LIMITS	20100	23000	25850	28700	31000	33300	35600	37900
VERY LOW INCOME	33450	38250	43050	47800	51650	55450	59300	63100
60% LIMITS	40140	45900	51660	57360	61980	66540	71160	75720
LOW INCOME	53550	61200	68850	76500	82650	88750	94900	101000
Northampton County, VA								
30% LIMITS	17950	20500	23050	25600	27650	29700	31750	33800
VERY LOW INCOME	29850	34150	38400	42700	46100	49500	52950	56350
60% LIMITS	35820	40980	46080	51240	55320	59400	63540	67620
LOW INCOME	47850	54650	61500	68300	73800	79250	84700	90200
Northumberland County, VA								
30% LIMITS	19050	21750	24450	27150	29350	31500	33700	35850
VERY LOW INCOME	31700	36200	40750	45250	48900	52500	56150	59750
60% LIMITS	38040	43440	48900	54300	58680	63000	67380	71700
LOW INCOME	50700	57950	65200	72400	78200	84000	89800	95600

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Nottoway County, VA								
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
Orange County, VA								
30% LIMITS	24500	28000	31500	34950	37750	40550	43350	46150
VERY LOW INCOME	40750	46600	52400	58250	62900	67600	72250	76900
60% LIMITS	48900	55920	62880	69900	75480	81120	86700	92280
LOW INCOME	65250	74550	83850	93150	100650	108100	115550	123000
Page County, VA								
30% LIMITS	16450	18800	21150	23500	25400	27300	29150	31050
VERY LOW INCOME	27450	31400	35300	39200	42350	45500	48650	51750
60% LIMITS	32940	37680	42360	47040	50820	54600	58380	62100
LOW INCOME	43900	50200	56450	62700	67750	72750	77750	82800
Patrick County, VA								
30% LIMITS	16550	18900	21250	23600	25500	27400	29300	31200
VERY LOW INCOME	27550	31500	35450	39350	42500	45650	48800	51950
60% LIMITS	33060	37800	42540	47220	51000	54780	58560	62340
LOW INCOME	44100	50400	56700	62950	68000	73050	78100	83100
Pittsylvania County-Danville city, VA HUD Nonmetro FMR Area								
30% LIMITS	16450	18800	21150	23450	25350	27250	29100	31000
VERY LOW INCOME	27350	31250	35150	39050	42200	45300	48450	51550
60% LIMITS	32820	37500	42180	46860	50640	54360	58140	61860
LOW INCOME	43750	50000	56250	62500	67500	72500	77500	82500
Prince Edward County, VA								
30% LIMITS	17350	19800	22300	24750	26750	28750	30700	32700
VERY LOW INCOME	28900	33000	37150	41250	44550	47850	51150	54450
60% LIMITS	34680	39600	44580	49500	53460	57420	61380	65340
LOW INCOME	46200	52800	59400	66000	71300	76600	81850	87150
Richmond County, VA								
30% LIMITS	18050	20600	23200	25750	27850	29900	31950	34000
VERY LOW INCOME	30050	34400	38700	42950	46400	49850	53300	56700
60% LIMITS	36060	41280	46440	51540	55680	59820	63960	68040
LOW INCOME	48100	55000	61850	68700	74200	79700	85200	90700
Rockbridge County-Buena Vista city-Lexington city, VA HUD No								
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

U.S. DEPARTMENT OF HUD
STATE: VIRGINIA

----- FY2025 ADJUSTED HOME INCOME LIMITS -----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Russell County, VA								
30% LIMITS	16450	18800	21150	23450	25350	27250	29100	31000
VERY LOW INCOME	27350	31250	35150	39050	42200	45300	48450	51550
60% LIMITS	32820	37500	42180	46860	50640	54360	58140	61860
LOW INCOME	43750	50000	56250	62500	67500	72500	77500	82500
Shenandoah County, VA								
30% LIMITS	18400	21000	23650	26250	28350	30450	32550	34650
VERY LOW INCOME	30650	35000	39400	43750	47250	50750	54250	57750
60% LIMITS	36780	42000	47280	52500	56700	60900	65100	69300
LOW INCOME	49000	56000	63000	70000	75600	81200	86800	92400
Smyth County, VA								
30% LIMITS	16450	18800	21150	23450	25350	27250	29100	31000
VERY LOW INCOME	27350	31250	35150	39050	42200	45300	48450	51550
60% LIMITS	32820	37500	42180	46860	50640	54360	58140	61860
LOW INCOME	43750	50000	56250	62500	67500	72500	77500	82500
Southampton County-Franklin city, VA HUD Nonmetro FMR Area								
30% LIMITS	19750	22550	25350	28150	30450	32700	34950	37200
VERY LOW INCOME	32800	37500	42200	46900	50650	54400	58150	61900
60% LIMITS	39360	45000	50640	56280	60780	65280	69780	74280
LOW INCOME	52500	60000	67500	75000	81000	87000	93000	99000
Tazewell County, VA								
30% LIMITS	16450	18800	21150	23450	25350	27250	29100	31000
VERY LOW INCOME	27350	31250	35150	39050	42200	45300	48450	51550
60% LIMITS	32820	37500	42180	46860	50640	54360	58140	61860
LOW INCOME	43750	50000	56250	62500	67500	72500	77500	82500
Westmoreland County, VA								
30% LIMITS	19000	21700	24400	27100	29300	31450	33650	35800
VERY LOW INCOME	31650	36150	40650	45150	48800	52400	56000	59600
60% LIMITS	37980	43380	48780	54180	58560	62880	67200	71520
LOW INCOME	50600	57800	65050	72250	78050	83850	89600	95400
Wise County-Norton city, VA HUD Nonmetro FMR Area								
30% LIMITS	16450	18800	21150	23450	25350	27250	29100	31000
VERY LOW INCOME	27350	31250	35150	39050	42200	45300	48450	51550
60% LIMITS	32820	37500	42180	46860	50640	54360	58140	61860
LOW INCOME	43750	50000	56250	62500	67500	72500	77500	82500
Wythe County, VA								
30% LIMITS	17650	20150	22650	25150	27200	29200	31200	33200
VERY LOW INCOME	29350	33550	37750	41900	45300	48650	52000	55350
60% LIMITS	35220	40260	45300	50280	54360	58380	62400	66420
LOW INCOME	46950	53650	60350	67050	72450	77800	83150	88550

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