

FY2025 INCOME LIMITS								
Area	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Blacksburg-Christiansburg-Radford, VA HUD Metro FMR Area	\$61,400	\$70,200	\$78,950	\$87,700	\$94,750	\$101,750	\$108,750	\$115,800
Floyd County, VA HUD Metro FMR Area	\$49,400	\$56,450	\$63,500	\$70,550	\$76,200	\$81,850	\$87,500	\$93,150
Giles County, VA HUD Metro FMR Area	\$46,100	\$52,700	\$59,300	\$65,850	\$71,150	\$76,400	\$81,700	\$86,950
Pulaski County, VA HUD Metro FMR Area	\$48,000	\$54,850	\$61,700	\$68,550	\$74,050	\$79,550	\$85,050	\$90,500
Charlottesville, VA MSA	\$70,500	\$80,550	\$90,600	\$100,650	\$108,750	\$116,800	\$124,850	\$132,900
Harrisonburg, VA MSA	\$54,500	\$62,250	\$70,050	\$77,800	\$84,050	\$90,250	\$96,500	\$102,700
Kingsport-Bristol, TN-VA MSA	\$42,950	\$49,100	\$55,250	\$61,350	\$66,300	\$71,200	\$76,100	\$81,000
Lynchburg, VA MSA	\$49,600	\$56,650	\$63,750	\$70,800	\$76,500	\$82,150	\$87,800	\$93,500
Richmond, VA HUD Metro FMR Area	\$63,600	\$72,650	\$81,750	\$90,800	\$98,100	\$105,350	\$112,600	\$119,900
King and Queen County, VA HUD Metro FMR Area	\$50,650	\$57,850	\$65,100	\$72,300	\$78,100	\$83,900	\$89,700	\$95,450
Roanoke, VA HUD Metro FMR Area	\$50,750	\$58,000	\$65,250	\$72,500	\$78,300	\$84,100	\$89,900	\$95,700
Franklin County, VA HUD Metro FMR Area	\$50,900	\$58,150	\$65,400	\$72,650	\$78,500	\$84,300	\$90,100	\$95,900
Staunton-Stuarts Draft, VA MSA	\$52,850	\$60,400	\$67,950	\$75,500	\$81,550	\$87,600	\$93,650	\$99,700
Virginia Beach-Norfolk-Newport News, VA-NC HUD Metro FMR Area	\$59,650	\$68,200	\$76,700	\$85,200	\$92,050	\$98,850	\$105,650	\$112,500
Surry County, VA HUD Metro FMR Area	\$53,950	\$61,650	\$69,350	\$77,050	\$83,250	\$89,400	\$95,550	\$101,750
Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area	\$74,800	\$85,450	\$96,150	\$106,800	\$115,350	\$123,900	\$132,450	\$141,000
Warren County, VA HUD Metro FMR Area	\$58,200	\$66,500	\$74,800	\$83,100	\$89,750	\$96,400	\$103,050	\$109,700
Culpeper County, VA HUD Metro FMR Area	\$64,500	\$73,700	\$82,900	\$92,100	\$99,500	\$106,850	\$114,250	\$121,600
Rappahannock County, VA HUD Metro FMR Area	\$60,700	\$69,350	\$78,000	\$86,650	\$93,600	\$100,550	\$107,450	\$114,400
Winchester, VA-WV MSA	\$63,350	\$72,400	\$81,450	\$90,500	\$97,750	\$105,000	\$112,250	\$119,500
Accomack County, VA	\$44,050	\$50,350	\$56,650	\$62,900	\$67,950	\$73,000	\$78,000	\$83,050

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Alleghany County-Clifton Forge City-Covington City, VA HUD Nonmetro FMR Area	\$43,750	\$50,000	\$56,250	\$62,500	\$67,500	\$72,500	\$77,500	\$82,500
Bath County, VA	\$48,750	\$55,700	\$62,650	\$69,600	\$75,200	\$80,750	\$86,350	\$91,900
Bland County, VA	\$43,750	\$50,000	\$56,250	\$62,500	\$67,500	\$72,500	\$77,500	\$82,500
Brunswick County, VA	\$43,750	\$50,000	\$56,250	\$62,500	\$67,500	\$72,500	\$77,500	\$82,500
Buchanan County, VA	\$43,750	\$50,000	\$56,250	\$62,500	\$67,500	\$72,500	\$77,500	\$82,500
Buckingham County, VA	\$47,250	\$54,000	\$60,750	\$67,500	\$72,900	\$78,300	\$83,700	\$89,100
Caroline County, VA	\$60,600	\$69,250	\$77,900	\$86,550	\$93,500	\$100,400	\$107,350	\$114,250
Carroll County-Galax City, VA HUD Nonmetro FMR Area	\$43,750	\$50,000	\$56,250	\$62,500	\$67,500	\$72,500	\$77,500	\$82,500
Charlotte County, VA	\$43,750	\$50,000	\$56,250	\$62,500	\$67,500	\$72,500	\$77,500	\$82,500
Cumberland County, VA	\$43,750	\$50,000	\$56,250	\$62,500	\$67,500	\$72,500	\$77,500	\$82,500
Dickenson County, VA	\$43,750	\$50,000	\$56,250	\$62,500	\$67,500	\$72,500	\$77,500	\$82,500
Essex County, VA	\$44,200	\$50,500	\$56,800	\$63,100	\$68,150	\$73,200	\$78,250	\$83,300
Grayson County, VA	\$43,750	\$50,000	\$56,250	\$62,500	\$67,500	\$72,500	\$77,500	\$82,500
Greensville County-Emporia City, VA HUD Nonmetro FMR Area	\$43,750	\$50,000	\$56,250	\$62,500	\$67,500	\$72,500	\$77,500	\$82,500
Halifax County, VA	\$43,750	\$50,000	\$56,250	\$62,500	\$67,500	\$72,500	\$77,500	\$82,500
Henry County-Martinsville City, VA	\$43,750	\$50,000	\$56,250	\$62,500	\$67,500	\$72,500	\$77,500	\$82,500
Highland County, VA	\$44,800	\$51,200	\$57,600	\$64,000	\$69,150	\$74,250	\$79,400	\$84,500
King George County, VA	\$72,950	\$83,400	\$93,800	\$104,200	\$112,550	\$120,900	\$129,250	\$137,550
Lancaster County, VA	\$51,000	\$58,250	\$65,550	\$72,800	\$78,650	\$84,450	\$90,300	\$96,100
Lee County, VA	\$43,750	\$50,000	\$56,250	\$62,500	\$67,500	\$72,500	\$77,500	\$82,500
Louisa County, VA	\$57,750	\$66,000	\$74,250	\$82,450	\$89,050	\$95,650	\$102,250	\$108,850
Lunenburg County, VA	\$43,750	\$50,000	\$56,250	\$62,500	\$67,500	\$72,500	\$77,500	\$82,500
Madison County, VA	\$50,450	\$57,650	\$64,850	\$72,050	\$77,850	\$83,600	\$89,350	\$95,150
Mecklenburg County, VA	\$44,550	\$50,900	\$57,250	\$63,600	\$68,700	\$73,800	\$78,900	\$84,000
Middlesex County, VA	\$53,550	\$61,200	\$68,850	\$76,500	\$82,650	\$88,750	\$94,900	\$101,000

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Northampton County, VA	\$47,850	\$54,650	\$61,500	\$68,300	\$73,800	\$79,250	\$84,700	\$90,200
Northumberland County, VA	\$50,700	\$57,950	\$65,200	\$72,400	\$78,200	\$84,000	\$89,800	\$95,600
Nottoway County, VA	\$47,450	\$54,200	\$61,000	\$67,750	\$73,200	\$78,600	\$84,050	\$89,450
Orange County, VA	\$65,250	\$74,550	\$83,850	\$93,150	\$100,650	\$108,100	\$115,550	\$123,000
Page County, VA	\$43,900	\$50,200	\$56,450	\$62,700	\$67,750	\$72,750	\$77,750	\$82,800
Patrick County, VA	\$44,100	\$50,400	\$56,700	\$62,950	\$68,000	\$73,050	\$78,100	\$83,100
Pittsylvania County-Danville City, VA HUD Nonmetro FMR Area	\$43,750	\$50,000	\$56,250	\$62,500	\$67,500	\$72,500	\$77,500	\$82,500
Prince Edward County, VA	\$46,200	\$52,800	\$59,400	\$66,000	\$71,300	\$76,600	\$81,850	\$87,150
Richmond County, VA	\$48,100	\$55,000	\$61,850	\$68,700	\$74,200	\$79,700	\$85,200	\$90,700
Rockbridge County-Buena Vista City- Lexington City, VA HUD Nonmetro FMR Area	\$47,750	\$54,550	\$61,350	\$68,150	\$73,650	\$79,100	\$84,550	\$90,000
Russell County, VA	\$43,750	\$50,000	\$56,250	\$62,500	\$67,500	\$72,500	\$77,500	\$82,500
Shenandoah County, VA	\$49,000	\$56,000	\$63,000	\$70,000	\$75,600	\$81,200	\$86,800	\$92,400
Smyth County, VA	\$43,750	\$50,000	\$56,250	\$62,500	\$67,500	\$72,500	\$77,500	\$82,500
Southampton County-Franklin City, VA HUD Nonmetro FMR Area	\$52,500	\$60,000	\$67,500	\$75,000	\$81,000	\$87,000	\$93,000	\$99,000
Tazewell County, VA	\$43,750	\$50,000	\$56,250	\$62,500	\$67,500	\$72,500	\$77,500	\$82,500
Westmoreland County, VA	\$50,600	\$57,800	\$65,050	\$72,250	\$78,050	\$83,850	\$89,600	\$95,400
Wise County-Norton City, VA HUD Nonmetro FMR Area	\$43,750	\$50,000	\$56,250	\$62,500	\$67,500	\$72,500	\$77,500	\$82,500
Wythe County, VA	\$46,950	\$53,650	\$60,350	\$67,050	\$72,450	\$77,800	\$83,150	\$88,550