

U.S. DEPARTMENT OF HUD
STATE: VIRGINIA

----- 2024 ADJUSTED HOME INCOME LIMITS -----

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	21100	24100	27100	30100	32550	34950	37350	39750
VERY LOW INCOME	35150	40200	45200	50200	54250	58250	62250	66300
60% LIMITS	42180	48240	54240	60240	65100	69900	74700	79560
LOW INCOME	56200	64200	72250	80300	86700	93150	99600	106000
Giles County, VA HUD Metro FMR Area								
30% LIMITS	15850	18100	20350	22600	24450	26250	28050	29850
VERY LOW INCOME	26400	30200	33950	37700	40750	43750	46750	49800
60% LIMITS	31680	36240	40740	45240	48900	52500	56100	59760
LOW INCOME	42250	48250	54300	60300	65150	69950	74800	79600
Pulaski County, VA HUD Metro FMR Area								
30% LIMITS	16950	19400	21800	24200	26150	28100	30050	31950
VERY LOW INCOME	28250	32250	36300	40300	43550	46750	50000	53200
60% LIMITS	33900	38700	43560	48360	52260	56100	60000	63840
LOW INCOME	45150	51600	58050	64500	69700	74850	80000	85150
Charlottesville, VA MSA								
30% LIMITS	25700	29350	33000	36650	39600	42550	45450	48400
VERY LOW INCOME	42700	48800	54900	61050	65900	70800	75700	80600
60% LIMITS	51240	58560	65880	73260	79080	84960	90840	96720
LOW INCOME	68400	78150	87900	97650	105500	113300	121100	128900
Harrisonburg, VA MSA								
30% LIMITS	18750	21400	24100	26750	28900	31050	33200	35350
VERY LOW INCOME	31150	35600	40050	44550	48100	51700	55250	58850
60% LIMITS	37380	42720	48060	53460	57720	62040	66300	70620
LOW INCOME	49900	57000	64150	71250	76950	82650	88350	94050
Kingsport-Bristol-Bristol, TN-VA MSA								
30% LIMITS	14800	16900	19000	21100	22800	24500	26200	27900
VERY LOW INCOME	24650	28150	31650	35150	38000	40800	43600	46400
60% LIMITS	29580	33780	37980	42180	45600	48960	52320	55680
LOW INCOME	39400	45000	50650	56250	60750	65250	69750	74250
Lynchburg, VA MSA								
30% LIMITS	17050	19500	21950	24350	26300	28250	30200	32150
VERY LOW INCOME	28400	32450	36500	40550	43800	47050	50300	53550
60% LIMITS	34080	38940	43800	48660	52560	56460	60360	64260
LOW INCOME	45450	51950	58450	64900	70100	75300	80500	85700

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PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Richmond, VA MSA								
30% LIMITS	23200	26500	29800	33100	35750	38400	41050	43700
VERY LOW INCOME	38650	44150	49650	55150	59600	64000	68400	72800
60% LIMITS	46380	52980	59580	66180	71520	76800	82080	87360
LOW INCOME	61800	70600	79450	88250	95350	102400	109450	116500
King and Queen County, VA HUD Metro FMR Area								
30% LIMITS	17400	19900	22400	24850	26850	28850	30850	32850
VERY LOW INCOME	29000	33150	37250	41400	44750	48050	51350	54650
60% LIMITS	34800	39780	44700	49680	53700	57660	61620	65580
LOW INCOME	46400	53000	59650	66250	71550	76850	82150	87450
Roanoke, VA HUD Metro FMR Area								
30% LIMITS	18350	20950	23550	26150	28250	30350	32450	34550
VERY LOW INCOME	30500	34850	39200	43550	47050	50550	54050	57500
60% LIMITS	36600	41820	47040	52260	56460	60660	64860	69000
LOW INCOME	48800	55800	62750	69700	75300	80900	86450	92050
Franklin 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
Staunton-Waynesboro, VA MSA								
30% LIMITS	18900	21600	24300	26950	29150	31300	33450	35600
VERY LOW INCOME	31500	36000	40500	44950	48550	52150	55750	59350
60% LIMITS	37800	43200	48600	53940	58260	62580	66900	71220
LOW INCOME	50350	57550	64750	71900	77700	83450	89200	94950
Virginia Beach-Norfolk-Newport News, VA-NC HUD Metro FMR Area								
30% LIMITS	21150	24200	27200	30200	32650	35050	37450	39900
VERY LOW INCOME	35250	40300	45350	50350	54400	58450	62450	66500
60% LIMITS	42300	48360	54420	60420	65280	70140	74940	79800
LOW INCOME	56400	64450	72500	80550	87000	93450	99900	106350
Southampton County-Franklin city, VA HUD Metro FMR Area								
30% LIMITS	18050	20600	23200	25750	27850	29900	31950	34000
VERY LOW INCOME	30050	34350	38650	42950	46400	49800	53250	56700
60% LIMITS	36060	41220	46380	51540	55680	59760	63900	68040
LOW INCOME	48100	55000	61850	68700	74200	79700	85200	90700

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PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area								
30% LIMITS	32500	37150	41800	46400	50150	53850	57550	61250
VERY LOW INCOME	54150	61900	69650	77350	83550	89750	95950	102150
60% LIMITS	64980	74280	83580	92820	100260	107700	115140	122580
LOW INCOME	68500	78250	88050	97800	105650	113450	121300	129100
Madison County, VA HUD Metro FMR Area								
30% LIMITS	17350	19800	22300	24750	26750	28750	30700	32700
VERY LOW INCOME	28850	33000	37100	41250	44550	47850	51150	54450
60% LIMITS	34620	39600	44520	49500	53460	57420	61380	65340
LOW INCOME	46200	52800	59400	66000	71250	76550	81800	87100
Warren County, VA HUD Metro FMR Area								
30% LIMITS	20650	23600	26550	29450	31850	34200	36550	38900
VERY LOW INCOME	34400	39300	44200	49100	53050	57000	60900	64850
60% LIMITS	41280	47160	53040	58920	63660	68400	73080	77820
LOW INCOME	55000	62850	70700	78550	84850	91150	97450	103700
Culpeper County, VA HUD Metro FMR Area								
30% LIMITS	23200	26500	29800	33100	35750	38400	41050	43700
VERY LOW INCOME	38650	44200	49700	55200	59650	64050	68450	72900
60% LIMITS	46380	53040	59640	66240	71580	76860	82140	87480
LOW INCOME	61850	70650	79500	88300	95400	102450	109500	116600
Rappahannock County, VA HUD Metro FMR Area								
30% LIMITS	22750	26000	29250	32450	35050	37650	40250	42850
VERY LOW INCOME	37850	43250	48650	54050	58400	62700	67050	71350
60% LIMITS	45420	51900	58380	64860	70080	75240	80460	85620
LOW INCOME	60550	69200	77850	86500	93450	100350	107300	114200
Winchester, VA-WV MSA								
30% LIMITS	22250	25400	28600	31750	34300	36850	39400	41950
VERY LOW INCOME	37100	42400	47650	52950	57200	61450	65700	69900
60% LIMITS	44520	50880	57180	63540	68640	73740	78840	83880
LOW INCOME	59300	67800	76250	84700	91500	98300	105050	111850
Accomack County, VA								
30% LIMITS	15500	17700	19900	22100	23900	25650	27450	29200
VERY LOW INCOME	25800	29500	33200	36850	39800	42750	45700	48650
60% LIMITS	30960	35400	39840	44220	47760	51300	54840	58380
LOW INCOME	41300	47200	53100	58950	63700	68400	73100	77850

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PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Alleghany County-Clifton Forge city-Covington city, VA HUD Nonmet								
30% LIMITS	15400	17600	19800	22000	23800	25550	27300	29050
VERY LOW INCOME	25700	29350	33000	36650	39600	42550	45450	48400
60% LIMITS	30840	35220	39600	43980	47520	51060	54540	58080
LOW INCOME	41100	46950	52800	58650	63350	68050	72750	77450
Bath County, VA								
30% LIMITS	16750	19150	21550	23900	25850	27750	29650	31550
VERY LOW INCOME	27900	31900	35900	39850	43050	46250	49400	52600
60% LIMITS	33480	38280	43080	47820	51660	55500	59280	63120
LOW INCOME	44650	51000	57400	63750	68850	73950	79050	84150
Bland County, VA								
30% LIMITS	15400	17600	19800	22000	23800	25550	27300	29050
VERY LOW INCOME	25700	29350	33000	36650	39600	42550	45450	48400
60% LIMITS	30840	35220	39600	43980	47520	51060	54540	58080
LOW INCOME	41100	46950	52800	58650	63350	68050	72750	77450
Brunswick County, VA								
30% LIMITS	15400	17600	19800	22000	23800	25550	27300	29050
VERY LOW INCOME	25700	29350	33000	36650	39600	42550	45450	48400
60% LIMITS	30840	35220	39600	43980	47520	51060	54540	58080
LOW INCOME	41100	46950	52800	58650	63350	68050	72750	77450
Buchanan County, VA								
30% LIMITS	15400	17600	19800	22000	23800	25550	27300	29050
VERY LOW INCOME	25700	29350	33000	36650	39600	42550	45450	48400
60% LIMITS	30840	35220	39600	43980	47520	51060	54540	58080
LOW INCOME	41100	46950	52800	58650	63350	68050	72750	77450
Buckingham County, VA								
30% LIMITS	16350	18650	21000	23300	25200	27050	28900	30800
VERY LOW INCOME	27200	31050	34950	38800	41950	45000	48150	51250
60% LIMITS	32640	37260	41940	46560	50340	54000	57780	61500
LOW INCOME	43500	49700	55900	62100	67100	72050	77050	82000
Caroline County, VA								
30% LIMITS	20950	23950	26950	29900	32300	34700	37100	39500
VERY LOW INCOME	34900	39850	44850	49800	53800	57800	61800	65750
60% LIMITS	41880	47820	53820	59760	64560	69360	74160	78900
LOW INCOME	55800	63800	71750	79700	86100	92500	98850	105250

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PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Carroll County-Galax city, VA HUD Nonmetro FMR Area								
30% LIMITS	15400	17600	19800	22000	23800	25550	27300	29050
VERY LOW INCOME	25700	29350	33000	36650	39600	42550	45450	48400
60% LIMITS	30840	35220	39600	43980	47520	51060	54540	58080
LOW INCOME	41100	46950	52800	58650	63350	68050	72750	77450
Charlotte County, VA								
30% LIMITS	15650	17900	20150	22350	24150	25950	27750	29550
VERY LOW INCOME	26100	29800	33550	37250	40250	43250	46200	49200
60% LIMITS	31320	35760	40260	44700	48300	51900	55440	59040
LOW INCOME	41750	47700	53650	59600	64400	69150	73950	78700
Cumberland County, VA								
30% LIMITS	15400	17600	19800	22000	23800	25550	27300	29050
VERY LOW INCOME	25700	29350	33000	36650	39600	42550	45450	48400
60% LIMITS	30840	35220	39600	43980	47520	51060	54540	58080
LOW INCOME	41100	46950	52800	58650	63350	68050	72750	77450
Dickenson County, VA								
30% LIMITS	15400	17600	19800	22000	23800	25550	27300	29050
VERY LOW INCOME	25700	29350	33000	36650	39600	42550	45450	48400
60% LIMITS	30840	35220	39600	43980	47520	51060	54540	58080
LOW INCOME	41100	46950	52800	58650	63350	68050	72750	77450
Essex County, VA								
30% LIMITS	15400	17600	19800	22000	23800	25550	27300	29050
VERY LOW INCOME	25700	29350	33000	36650	39600	42550	45450	48400
60% LIMITS	30840	35220	39600	43980	47520	51060	54540	58080
LOW INCOME	41100	46950	52800	58650	63350	68050	72750	77450
Floyd County, VA								
30% LIMITS	17000	19400	21850	24250	26200	28150	30100	32050
VERY LOW INCOME	28300	32300	36400	40400	43650	46900	50100	53350
60% LIMITS	33960	38760	43680	48480	52380	56280	60120	64020
LOW INCOME	45250	51700	58150	64600	69750	74950	80100	85300
Grayson County, VA								
30% LIMITS	15400	17600	19800	22000	23800	25550	27300	29050
VERY LOW INCOME	25700	29350	33000	36650	39600	42550	45450	48400
60% LIMITS	30840	35220	39600	43980	47520	51060	54540	58080
LOW INCOME	41100	46950	52800	58650	63350	68050	72750	77450

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PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Greensville County-Emporia city, VA HUD Nonmetro FMR Area								
30% LIMITS	15400	17600	19800	22000	23800	25550	27300	29050
VERY LOW INCOME	25700	29350	33000	36650	39600	42550	45450	48400
60% LIMITS	30840	35220	39600	43980	47520	51060	54540	58080
LOW INCOME	41100	46950	52800	58650	63350	68050	72750	77450
Halifax County, VA								
30% LIMITS	15400	17600	19800	22000	23800	25550	27300	29050
VERY LOW INCOME	25700	29350	33000	36650	39600	42550	45450	48400
60% LIMITS	30840	35220	39600	43980	47520	51060	54540	58080
LOW INCOME	41100	46950	52800	58650	63350	68050	72750	77450
Henry County-Martinsville city, VA HUD Nonmetro FMR Area								
30% LIMITS	15400	17600	19800	22000	23800	25550	27300	29050
VERY LOW INCOME	25700	29350	33000	36650	39600	42550	45450	48400
60% LIMITS	30840	35220	39600	43980	47520	51060	54540	58080
LOW INCOME	41100	46950	52800	58650	63350	68050	72750	77450
Highland County, VA								
30% LIMITS	15400	17600	19800	22000	23800	25550	27300	29050
VERY LOW INCOME	25700	29350	33000	36650	39600	42550	45450	48400
60% LIMITS	30840	35220	39600	43980	47520	51060	54540	58080
LOW INCOME	41100	46950	52800	58650	63350	68050	72750	77450
King George County, VA								
30% LIMITS	26050	29800	33500	37200	40200	43200	46150	49150
VERY LOW INCOME	43400	49600	55800	62000	67000	71950	76900	81850
60% LIMITS	52080	59520	66960	74400	80400	86340	92280	98220
LOW INCOME	68500	78250	88050	97800	105650	113450	121300	129100
Lancaster County, VA								
30% LIMITS	19050	21800	24500	27200	29400	31600	33750	35950
VERY LOW INCOME	31750	36300	40850	45350	49000	52650	56250	59900
60% LIMITS	38100	43560	49020	54420	58800	63180	67500	71880
LOW INCOME	50800	58050	65300	72550	78400	84200	90000	95800
Lee County, VA								
30% LIMITS	15400	17600	19800	22000	23800	25550	27300	29050
VERY LOW INCOME	25700	29350	33000	36650	39600	42550	45450	48400
60% LIMITS	30840	35220	39600	43980	47520	51060	54540	58080
LOW INCOME	41100	46950	52800	58650	63350	68050	72750	77450

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PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Louisa County, VA								
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
Lunenburg County, VA								
30% LIMITS	15400	17600	19800	22000	23800	25550	27300	29050
VERY LOW INCOME	25700	29350	33000	36650	39600	42550	45450	48400
60% LIMITS	30840	35220	39600	43980	47520	51060	54540	58080
LOW INCOME	41100	46950	52800	58650	63350	68050	72750	77450
Mecklenburg County, VA								
30% LIMITS	15550	17800	20000	22200	24000	25800	27550	29350
VERY LOW INCOME	25900	29600	33300	37000	40000	42950	45900	48850
60% LIMITS	31080	35520	39960	44400	48000	51540	55080	58620
LOW INCOME	41450	47400	53300	59200	63950	68700	73450	78150
Middlesex County, VA								
30% LIMITS	18450	21050	23700	26300	28450	30550	32650	34750
VERY LOW INCOME	30650	35050	39450	43800	47350	50850	54350	57850
60% LIMITS	36780	42060	47340	52560	56820	61020	65220	69420
LOW INCOME	49100	56100	63100	70100	75700	81300	86950	92550
Northampton County, VA								
30% LIMITS	16450	18800	21150	23450	25350	27250	29100	31000
VERY LOW INCOME	27350	31250	35200	39100	42200	45350	48500	51600
60% LIMITS	32820	37500	42240	46920	50640	54420	58200	61920
LOW INCOME	43800	50050	56300	62550	67600	72600	77600	82600
Northumberland County, VA								
30% LIMITS	18550	21200	23850	26500	28650	30750	32900	35000
VERY LOW INCOME	30950	35350	39750	44150	47700	51250	54750	58300
60% LIMITS	37140	42420	47700	52980	57240	61500	65700	69960
LOW INCOME	49500	56500	63600	70650	76300	82000	87650	93300
Nottoway County, VA								
30% LIMITS	16350	18650	21000	23300	25200	27050	28900	30800
VERY LOW INCOME	27200	31050	34950	38800	41950	45000	48150	51250
60% LIMITS	32640	37260	41940	46560	50340	54000	57780	61500
LOW INCOME	43500	49700	55900	62100	67100	72050	77050	82000

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Orange County, VA								
30% LIMITS	22400	25600	28800	32000	34600	37150	39700	42250
VERY LOW INCOME	37300	42650	48000	53350	57600	61900	66150	70450
60% LIMITS	44760	51180	57600	64020	69120	74280	79380	84540
LOW INCOME	59700	68250	76750	85300	92150	98950	105800	112600
Page County, VA								
30% LIMITS	16250	18550	20850	23150	25050	26900	28750	30600
VERY LOW INCOME	27000	30850	34700	38550	41650	44750	47850	50900
60% LIMITS	32400	37020	41640	46260	49980	53700	57420	61080
LOW INCOME	43200	49400	55550	61700	66650	71600	76550	81450
Patrick County, VA								
30% LIMITS	15500	17700	19900	22100	23900	25650	27450	29200
VERY LOW INCOME	25800	29450	33150	36800	39750	42700	45650	48600
60% LIMITS	30960	35340	39780	44160	47700	51240	54780	58320
LOW INCOME	41250	47150	53050	58900	63650	68350	73050	77750
Pittsylvania County-Danville city, VA HUD Nonmetro FMR Area								
30% LIMITS	15400	17600	19800	22000	23800	25550	27300	29050
VERY LOW INCOME	25700	29350	33000	36650	39600	42550	45450	48400
60% LIMITS	30840	35220	39600	43980	47520	51060	54540	58080
LOW INCOME	41100	46950	52800	58650	63350	68050	72750	77450
Prince Edward County, VA								
30% LIMITS	17050	19500	21950	24350	26300	28250	30200	32150
VERY LOW INCOME	28400	32450	36500	40550	43800	47050	50300	53550
60% LIMITS	34080	38940	43800	48660	52560	56460	60360	64260
LOW INCOME	45400	51900	58400	64900	70100	75250	80500	85650
Richmond 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
Rockbridge County-Buena Vista city-Lexington city, VA HUD Nonmetr								
30% LIMITS	16750	19150	21550	23900	25850	27750	29650	31550
VERY LOW INCOME	27850	31850	35850	39800	43000	46200	49350	52550
60% LIMITS	33420	38220	43020	47760	51600	55440	59220	63060
LOW INCOME	44600	50950	57300	63650	68750	73850	78950	84050

U.S. DEPARTMENT OF HUD
STATE: VIRGINIA

----- 2024 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	15400	17600	19800	22000	23800	25550	27300	29050
VERY LOW INCOME	25700	29350	33000	36650	39600	42550	45450	48400
60% LIMITS	30840	35220	39600	43980	47520	51060	54540	58080
LOW INCOME	41100	46950	52800	58650	63350	68050	72750	77450
Shenandoah County, VA								
30% LIMITS	17100	19550	22000	24400	26400	28350	30300	32250
VERY LOW INCOME	28500	32600	36650	40700	44000	47250	50500	53750
60% LIMITS	34200	39120	43980	48840	52800	56700	60600	64500
LOW INCOME	45600	52100	58600	65100	70350	75550	80750	85950
Smyth County, VA								
30% LIMITS	15400	17600	19800	22000	23800	25550	27300	29050
VERY LOW INCOME	25700	29350	33000	36650	39600	42550	45450	48400
60% LIMITS	30840	35220	39600	43980	47520	51060	54540	58080
LOW INCOME	41100	46950	52800	58650	63350	68050	72750	77450
Surry County, VA								
30% LIMITS	18550	21200	23850	26450	28600	30700	32800	34950
VERY LOW INCOME	30900	35300	39700	44100	47650	51200	54700	58200
60% LIMITS	37080	42360	47640	52920	57180	61440	65640	69840
LOW INCOME	49400	56450	63500	70550	76200	81850	87500	93150
Tazewell County, VA								
30% LIMITS	15400	17600	19800	22000	23800	25550	27300	29050
VERY LOW INCOME	25700	29350	33000	36650	39600	42550	45450	48400
60% LIMITS	30840	35220	39600	43980	47520	51060	54540	58080
LOW INCOME	41100	46950	52800	58650	63350	68050	72750	77450
Westmoreland County, VA								
30% LIMITS	17650	20150	22650	25150	27200	29200	31200	33200
VERY LOW INCOME	29400	33600	37800	41950	45350	48700	52050	55400
60% LIMITS	35280	40320	45360	50340	54420	58440	62460	66480
LOW INCOME	47000	53700	60400	67100	72500	77850	83250	88600
Wise County-Norton city, VA HUD Nonmetro FMR Area								
30% LIMITS	15400	17600	19800	22000	23800	25550	27300	29050
VERY LOW INCOME	25700	29350	33000	36650	39600	42550	45450	48400
60% LIMITS	30840	35220	39600	43980	47520	51060	54540	58080
LOW INCOME	41100	46950	52800	58650	63350	68050	72750	77450

U.S. DEPARTMENT OF HUD
STATE: VIRGINIA

----- 2024 ADJUSTED HOME INCOME LIMITS -----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Wythe County, VA								
30% LIMITS	16250	18600	20900	23200	25100	26950	28800	30650
VERY LOW INCOME	27100	30950	34800	38650	41750	44850	47950	51050
60% LIMITS	32520	37140	41760	46380	50100	53820	57540	61260
LOW INCOME	43300	49500	55700	61850	66800	71750	76700	81650