

U.S. DEPARTMENT OF HUD 06/28/2011
STATE:VIRGINIA

		----- 2011 ADJUSTED HOME INCOME LIMITS -----							
	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Giles County, VA HUD Metro FMR Area									
	30% LIMITS	11550	13200	14850	16450	17800	19100	20400	21750
	VERY LOW INCOME	19200	21950	24700	27400	29600	31800	34000	36200
	60% LIMITS	23040	26340	29640	32880	35520	38160	40800	43440
	LOW INCOME	30700	35100	39500	43850	47400	50900	54400	57900
Blacksburg-Christiansburg-Radford, VA HUD Metro FMR Area									
	30% LIMITS	14150	16200	18200	20200	21850	23450	25050	26700
	VERY LOW INCOME	23600	27000	30350	33700	36400	39100	41800	44500
	60% LIMITS	28320	32400	36420	40440	43680	46920	50160	53400
	LOW INCOME	37750	43150	48550	53900	58250	62550	66850	71150
Pulaski County, VA HUD Metro FMR Area									
	30% LIMITS	11550	13200	14850	16500	17850	19150	20500	21800
	VERY LOW INCOME	19250	22000	24750	27500	29700	31900	34100	36300
	60% LIMITS	23100	26400	29700	33000	35640	38280	40920	43560
	LOW INCOME	30800	35200	39600	44000	47550	51050	54600	58100
Charlottesville, 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
Danville, VA MSA									
	30% LIMITS	10900	12450	14000	15550	16800	18050	19300	20550
	VERY LOW INCOME	18200	20800	23400	25950	28050	30150	32200	34300
	60% LIMITS	21840	24960	28080	31140	33660	36180	38640	41160
	LOW INCOME	29050	33200	37350	41500	44850	48150	51500	54800
Harrisonburg, VA MSA									
	30% LIMITS	12600	14400	16200	17950	19400	20850	22300	23700
	VERY LOW INCOME	21000	24000	27000	29950	32350	34750	37150	39550
	60% LIMITS	25200	28800	32400	35940	38820	41700	44580	47460
	LOW INCOME	33550	38350	43150	47900	51750	55600	59400	63250
Kingsport-Bristol-Bristol, TN-VA MSA									
	30% LIMITS	10400	11900	13400	14850	16050	17250	18450	19650
	VERY LOW INCOME	17350	19800	22300	24750	26750	28750	30700	32700
	60% LIMITS	20820	23760	26760	29700	32100	34500	36840	39240
	LOW INCOME	27750	31700	35650	39600	42800	45950	49150	52300

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		----- 2011 ADJUSTED HOME INCOME LIMITS -----							
	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Lynchburg, VA MSA									
	30% LIMITS	12500	14250	16050	17800	19250	20650	22100	23500
	VERY LOW INCOME	20800	23750	26700	29650	32050	34400	36800	39150
	60% LIMITS	24960	28500	32040	35580	38460	41280	44160	46980
	LOW INCOME	33250	38000	42750	47450	51250	55050	58850	62650
Richmond, VA HUD Metro FMR Area									
	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
Louisa County, VA HUD Metro FMR Area									
	30% LIMITS	13500	15400	17350	19250	20800	22350	23900	25450
	VERY LOW INCOME	22500	25700	28900	32100	34700	37250	39850	42400
	60% LIMITS	27000	30840	34680	38520	41640	44700	47820	50880
	LOW INCOME	35950	41100	46250	51350	55500	59600	63700	67800
Roanoke, VA HUD Metro FMR Area									
	30% LIMITS	13100	15000	16850	18700	20200	21700	23200	24700
	VERY LOW INCOME	21850	25000	28100	31200	33700	36200	38700	41200
	60% LIMITS	26220	30000	33720	37440	40440	43440	46440	49440
	LOW INCOME	34950	39950	44950	49900	53900	57900	61900	65900
Franklin County, VA HUD Metro FMR Area									
	30% LIMITS	11800	13450	15150	16800	18150	19500	20850	22200
	VERY LOW INCOME	19600	22400	25200	28000	30250	32500	34750	37000
	60% LIMITS	23520	26880	30240	33600	36300	39000	41700	44400
	LOW INCOME	31400	35850	40350	44800	48400	52000	55600	59150
Virginia Beach-Norfolk-Newport News, VA-NC MSA									
	30% LIMITS	14700	16800	18900	20950	22650	24350	26000	27700
	VERY LOW INCOME	24500	28000	31500	34950	37750	40550	43350	46150
	60% LIMITS	29400	33600	37800	41940	45300	48660	52020	55380
	LOW INCOME	39150	44750	50350	55900	60400	64850	69350	73800
Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area									
	30% LIMITS	22300	25500	28700	31850	34400	36950	39500	42050
	VERY LOW INCOME	37150	42450	47750	53050	57300	61550	65800	70050
	60% LIMITS	44580	50940	57300	63660	68760	73860	78960	84060
	LOW INCOME	47350	54100	60850	67600	73050	78450	83850	89250

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	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	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
Winchester, VA-WV MSA									
	30% LIMITS	13550	15450	17400	19300	20850	22400	23950	25500
	VERY LOW INCOME	22550	25800	29000	32200	34800	37400	39950	42550
	60% LIMITS	27060	30960	34800	38640	41760	44880	47940	51060
	LOW INCOME	36050	41200	46350	51500	55650	59750	63900	68000
Accomack County, VA									
	30% LIMITS	10900	12450	14000	15550	16800	18050	19300	20550
	VERY LOW INCOME	18200	20800	23400	25950	28050	30150	32200	34300
	60% LIMITS	21840	24960	28080	31140	33660	36180	38640	41160
	LOW INCOME	29050	33200	37350	41500	44850	48150	51500	54800
Alleghany County-Clifton Forge city-Covington city, VA HUD Nonmetro FMR Area									
	30% LIMITS	11050	12600	14200	15750	17050	18300	19550	20800
	VERY LOW INCOME	18400	21000	23650	26250	28350	30450	32550	34650
	60% LIMITS	22080	25200	28380	31500	34020	36540	39060	41580
	LOW INCOME	29400	33600	37800	42000	45400	48750	52100	55450
Augusta County-Staunton city-Waynesboro city, VA HUD Nonmetro FMR Area									
	30% LIMITS	12400	14200	15950	17700	19150	20550	21950	23400
	VERY LOW INCOME	20650	23600	26550	29500	31900	34250	36600	38950
	60% LIMITS	24780	28320	31860	35400	38280	41100	43920	46740
	LOW INCOME	33050	37800	42500	47200	51000	54800	58550	62350
Bath County, VA									
	30% LIMITS	11300	12900	14500	16100	17400	18700	20000	21300
	VERY LOW INCOME	18800	21450	24150	26800	28950	31100	33250	35400
	60% LIMITS	22560	25740	28980	32160	34740	37320	39900	42480
	LOW INCOME	30050	34350	38650	42900	46350	49800	53200	56650
Bland County, VA									
	30% LIMITS	10900	12450	14000	15550	16800	18050	19300	20550
	VERY LOW INCOME	18200	20800	23400	25950	28050	30150	32200	34300
	60% LIMITS	21840	24960	28080	31140	33660	36180	38640	41160
	LOW INCOME	29050	33200	37350	41500	44850	48150	51500	54800

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	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Brunswick County, VA									
	30% LIMITS	10900	12450	14000	15550	16800	18050	19300	20550
	VERY LOW INCOME	18200	20800	23400	25950	28050	30150	32200	34300
	60% LIMITS	21840	24960	28080	31140	33660	36180	38640	41160
	LOW INCOME	29050	33200	37350	41500	44850	48150	51500	54800
Buchanan County, VA									
	30% LIMITS	10900	12450	14000	15550	16800	18050	19300	20550
	VERY LOW INCOME	18200	20800	23400	25950	28050	30150	32200	34300
	60% LIMITS	21840	24960	28080	31140	33660	36180	38640	41160
	LOW INCOME	29050	33200	37350	41500	44850	48150	51500	54800
Buckingham County, VA									
	30% LIMITS	10900	12450	14000	15550	16800	18050	19300	20550
	VERY LOW INCOME	18200	20800	23400	25950	28050	30150	32200	34300
	60% LIMITS	21840	24960	28080	31140	33660	36180	38640	41160
	LOW INCOME	29050	33200	37350	41500	44850	48150	51500	54800
Carroll County-Galax city, VA HUD Nonmetro FMR Area									
	30% LIMITS	10900	12450	14000	15550	16800	18050	19300	20550
	VERY LOW INCOME	18200	20800	23400	25950	28050	30150	32200	34300
	60% LIMITS	21840	24960	28080	31140	33660	36180	38640	41160
	LOW INCOME	29050	33200	37350	41500	44850	48150	51500	54800
Charlotte County, VA									
	30% LIMITS	10900	12450	14000	15550	16800	18050	19300	20550
	VERY LOW INCOME	18200	20800	23400	25950	28050	30150	32200	34300
	60% LIMITS	21840	24960	28080	31140	33660	36180	38640	41160
	LOW INCOME	29050	33200	37350	41500	44850	48150	51500	54800
Culpeper County, VA									
	30% LIMITS	15750	18000	20250	22450	24250	26050	27850	29650
	VERY LOW INCOME	26200	29950	33700	37400	40400	43400	46400	49400
	60% LIMITS	31440	35940	40440	44880	48480	52080	55680	59280
	LOW INCOME	41900	47900	53900	59850	64650	69450	74250	79050
Dickenson County, VA									
	30% LIMITS	10900	12450	14000	15550	16800	18050	19300	20550
	VERY LOW INCOME	18200	20800	23400	25950	28050	30150	32200	34300
	60% LIMITS	21840	24960	28080	31140	33660	36180	38640	41160
	LOW INCOME	29050	33200	37350	41500	44850	48150	51500	54800

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	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Essex County, VA									
	30% LIMITS	11900	13600	15300	17000	18400	19750	21100	22450
	VERY LOW INCOME	19850	22700	25550	28350	30650	32900	35200	37450
	60% LIMITS	23820	27240	30660	34020	36780	39480	42240	44940
	LOW INCOME	31750	36300	40850	45350	49000	52650	56250	59900
Floyd County, VA									
	30% LIMITS	11150	12750	14350	15900	17200	18450	19750	21000
	VERY LOW INCOME	18550	21200	23850	26500	28650	30750	32900	35000
	60% LIMITS	22260	25440	28620	31800	34380	36900	39480	42000
	LOW INCOME	29700	33950	38200	42400	45800	49200	52600	56000
Grayson County, VA									
	30% LIMITS	10900	12450	14000	15550	16800	18050	19300	20550
	VERY LOW INCOME	18200	20800	23400	25950	28050	30150	32200	34300
	60% LIMITS	21840	24960	28080	31140	33660	36180	38640	41160
	LOW INCOME	29050	33200	37350	41500	44850	48150	51500	54800
Greensville County-Emporia city, VA HUD Nonmetro FMR Area									
	30% LIMITS	10900	12450	14000	15550	16800	18050	19300	20550
	VERY LOW INCOME	18200	20800	23400	25950	28050	30150	32200	34300
	60% LIMITS	21840	24960	28080	31140	33660	36180	38640	41160
	LOW INCOME	29050	33200	37350	41500	44850	48150	51500	54800
Halifax County, VA									
	30% LIMITS	10900	12450	14000	15550	16800	18050	19300	20550
	VERY LOW INCOME	18200	20800	23400	25950	28050	30150	32200	34300
	60% LIMITS	21840	24960	28080	31140	33660	36180	38640	41160
	LOW INCOME	29050	33200	37350	41500	44850	48150	51500	54800
Henry County-Martinsville city, VA HUD Nonmetro FMR Area									
	30% LIMITS	10900	12450	14000	15550	16800	18050	19300	20550
	VERY LOW INCOME	18200	20800	23400	25950	28050	30150	32200	34300
	60% LIMITS	21840	24960	28080	31140	33660	36180	38640	41160
	LOW INCOME	29050	33200	37350	41500	44850	48150	51500	54800
Highland County, VA									
	30% LIMITS	11600	13250	14900	16550	17900	19200	20550	21850
	VERY LOW INCOME	19300	22050	24800	27550	29800	32000	34200	36400
	60% LIMITS	23160	26460	29760	33060	35760	38400	41040	43680
	LOW INCOME	30900	35300	39700	44100	47650	51200	54700	58250

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		----- 2011 ADJUSTED HOME INCOME LIMITS -----							
	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
King George County, VA									
	30% LIMITS	17400	19900	22400	24850	26850	28850	30850	32850
	VERY LOW INCOME	29050	33200	37350	41450	44800	48100	51400	54750
	60% LIMITS	34860	39840	44820	49740	53760	57720	61680	65700
	LOW INCOME	44950	51400	57800	64200	69350	74500	79650	84750
Lancaster County, VA									
	30% LIMITS	11800	13500	15200	16850	18200	19550	20900	22250
	VERY LOW INCOME	19650	22450	25250	28050	30300	32550	34800	37050
	60% LIMITS	23580	26940	30300	33660	36360	39060	41760	44460
	LOW INCOME	31450	35950	40450	44900	48500	52100	55700	59300
Lee County, VA									
	30% LIMITS	10900	12450	14000	15550	16800	18050	19300	20550
	VERY LOW INCOME	18200	20800	23400	25950	28050	30150	32200	34300
	60% LIMITS	21840	24960	28080	31140	33660	36180	38640	41160
	LOW INCOME	29050	33200	37350	41500	44850	48150	51500	54800
Lunenburg County, VA									
	30% LIMITS	10900	12450	14000	15550	16800	18050	19300	20550
	VERY LOW INCOME	18200	20800	23400	25950	28050	30150	32200	34300
	60% LIMITS	21840	24960	28080	31140	33660	36180	38640	41160
	LOW INCOME	29050	33200	37350	41500	44850	48150	51500	54800
Madison County, VA									
	30% LIMITS	13550	15450	17400	19300	20850	22400	23950	25500
	VERY LOW INCOME	22550	25750	28950	32150	34750	37300	39900	42450
	60% LIMITS	27060	30900	34740	38580	41700	44760	47880	50940
	LOW INCOME	36050	41200	46350	51450	55600	59700	63800	67950
Mecklenburg County, VA									
	30% LIMITS	10900	12450	14000	15550	16800	18050	19300	20550
	VERY LOW INCOME	18200	20800	23400	25950	28050	30150	32200	34300
	60% LIMITS	21840	24960	28080	31140	33660	36180	38640	41160
	LOW INCOME	29050	33200	37350	41500	44850	48150	51500	54800
Middlesex County, VA									
	30% LIMITS	13100	15000	16850	18700	20200	21700	23200	24700
	VERY LOW INCOME	21850	24950	28050	31150	33650	36150	38650	41150
	60% LIMITS	26220	29940	33660	37380	40380	43380	46380	49380
	LOW INCOME	34900	39900	44900	49850	53850	57850	61850	65850

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Northampton County, VA									
	30% LIMITS	10900	12450	14000	15550	16800	18050	19300	20550
	VERY LOW INCOME	18200	20800	23400	25950	28050	30150	32200	34300
	60% LIMITS	21840	24960	28080	31140	33660	36180	38640	41160
	LOW INCOME	29050	33200	37350	41500	44850	48150	51500	54800
Northumberland County, VA									
	30% LIMITS	13450	15350	17250	19150	20700	22250	23750	25300
	VERY LOW INCOME	22350	25550	28750	31900	34500	37050	39600	42150
	60% LIMITS	26820	30660	34500	38280	41400	44460	47520	50580
	LOW INCOME	35750	40850	45950	51050	55150	59250	63350	67400
Nottoway County, VA									
	30% LIMITS	10900	12450	14000	15550	16800	18050	19300	20550
	VERY LOW INCOME	18200	20800	23400	25950	28050	30150	32200	34300
	60% LIMITS	21840	24960	28080	31140	33660	36180	38640	41160
	LOW INCOME	29050	33200	37350	41500	44850	48150	51500	54800
Orange County, VA									
	30% LIMITS	13800	15800	17750	19700	21300	22900	24450	26050
	VERY LOW INCOME	23000	26250	29550	32800	35450	38050	40700	43300
	60% LIMITS	27600	31500	35460	39360	42540	45660	48840	51960
	LOW INCOME	36750	42000	47250	52500	56700	60900	65100	69300
Page County, VA									
	30% LIMITS	11400	13000	14650	16250	17550	18850	20150	21450
	VERY LOW INCOME	18950	21650	24350	27050	29250	31400	33550	35750
	60% LIMITS	22740	25980	29220	32460	35100	37680	40260	42900
	LOW INCOME	30350	34650	39000	43300	46800	50250	53700	57200
Patrick County, VA									
	30% LIMITS	10900	12450	14000	15550	16800	18050	19300	20550
	VERY LOW INCOME	18200	20800	23400	25950	28050	30150	32200	34300
	60% LIMITS	21840	24960	28080	31140	33660	36180	38640	41160
	LOW INCOME	29050	33200	37350	41500	44850	48150	51500	54800
Prince Edward County, VA									
	30% LIMITS	10950	12500	14050	15600	16850	18100	19350	20600
	VERY LOW INCOME	18200	20800	23400	26000	28100	30200	32250	34350
	60% LIMITS	21840	24960	28080	31200	33720	36240	38700	41220
	LOW INCOME	29150	33300	37450	41600	44950	48300	51600	54950

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Rappahannock 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
Richmond County, VA									
	30% LIMITS	12250	14000	15750	17450	18850	20250	21650	23050
	VERY LOW INCOME	20350	23250	26150	29050	31400	33700	36050	38350
	60% LIMITS	24420	27900	31380	34860	37680	40440	43260	46020
	LOW INCOME	32550	37200	41850	46500	50250	53950	57700	61400
Rockbridge County-Buena Vista city-Lexington city, VA HUD Nonmetro FMR Area									
	30% LIMITS	11550	13200	14850	16500	17850	19150	20500	21800
	VERY LOW INCOME	19250	22000	24750	27500	29700	31900	34100	36300
	60% LIMITS	23100	26400	29700	33000	35640	38280	40920	43560
	LOW INCOME	30800	35200	39600	44000	47550	51050	54600	58100
Russell County, VA									
	30% LIMITS	10900	12450	14000	15550	16800	18050	19300	20550
	VERY LOW INCOME	18200	20800	23400	25950	28050	30150	32200	34300
	60% LIMITS	21840	24960	28080	31140	33660	36180	38640	41160
	LOW INCOME	29050	33200	37350	41500	44850	48150	51500	54800
Shenandoah County, VA									
	30% LIMITS	13300	15200	17100	19000	20550	22050	23600	25100
	VERY LOW INCOME	22200	25400	28550	31700	34250	36800	39350	41850
	60% LIMITS	26640	30480	34260	38040	41100	44160	47220	50220
	LOW INCOME	35500	40600	45650	50700	54800	58850	62900	66950
Smyth County, VA									
	30% LIMITS	10900	12450	14000	15550	16800	18050	19300	20550
	VERY LOW INCOME	18200	20800	23400	25950	28050	30150	32200	34300
	60% LIMITS	21840	24960	28080	31140	33660	36180	38640	41160
	LOW INCOME	29050	33200	37350	41500	44850	48150	51500	54800
Southampton County-Franklin city, VA HUD Nonmetro FMR Area									
	30% LIMITS	12400	14150	15900	17650	19100	20500	21900	23300
	VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
	60% LIMITS	24780	28320	31860	35340	38220	41040	43860	46680
	LOW INCOME	33000	37700	42400	47100	50900	54650	58450	62200

U.S. DEPARTMENT OF HUD 06/28/2011
STATE:VIRGINIA

		----- 2011 ADJUSTED HOME INCOME LIMITS -----							
	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Tazewell County, VA									
	30% LIMITS	10900	12450	14000	15550	16800	18050	19300	20550
	VERY LOW INCOME	18200	20800	23400	25950	28050	30150	32200	34300
	60% LIMITS	21840	24960	28080	31140	33660	36180	38640	41160
	LOW INCOME	29050	33200	37350	41500	44850	48150	51500	54800
Westmoreland County, VA									
	30% LIMITS	12500	14250	16050	17800	19250	20650	22100	23500
	VERY LOW INCOME	20800	23750	26700	29650	32050	34400	36800	39150
	60% LIMITS	24960	28500	32040	35580	38460	41280	44160	46980
	LOW INCOME	33250	38000	42750	47450	51250	55050	58850	62650
Wise County-Norton city, VA HUD Nonmetro FMR Area									
	30% LIMITS	10900	12450	14000	15550	16800	18050	19300	20550
	VERY LOW INCOME	18200	20800	23400	25950	28050	30150	32200	34300
	60% LIMITS	21840	24960	28080	31140	33660	36180	38640	41160
	LOW INCOME	29050	33200	37350	41500	44850	48150	51500	54800
Wythe County, VA									
	30% LIMITS	11000	12600	14150	15700	17000	18250	19500	20750
	VERY LOW INCOME	18350	20950	23550	26150	28250	30350	32450	34550
	60% LIMITS	22020	25140	28260	31380	33900	36420	38940	41460
	LOW INCOME	29300	33500	37700	41850	45200	48550	51900	55250