

U.S. DEPARTMENT OF HUD 11/16/2011
STATE:VIRGINIA

		----- 2012 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	11100	12650	14250	15800	17100	18350	19600	20900
	VERY LOW INCOME	18450	21050	23700	26300	28450	30550	32650	34750
	60% LIMITS	22140	25260	28440	31560	34140	36660	39180	41700
	LOW INCOME	29500	33700	37900	42100	45500	48850	52250	55600
Blacksburg-Christiansburg-Radford, VA HUD Metro FMR Area									
	30% LIMITS	14350	16400	18450	20500	22150	23800	25450	27100
	VERY LOW INCOME	23950	27400	30800	34200	36950	39700	42450	45150
	60% LIMITS	28740	32880	36960	41040	44340	47640	50940	54180
	LOW INCOME	38300	43800	49250	54700	59100	63500	67850	72250
Pulaski County, VA HUD Metro FMR Area									
	30% LIMITS	11100	12650	14250	15800	17100	18350	19600	20900
	VERY LOW INCOME	18450	21050	23700	26300	28450	30550	32650	34750
	60% LIMITS	22140	25260	28440	31560	34140	36660	39180	41700
	LOW INCOME	29500	33700	37900	42100	45500	48850	52250	55600
Charlottesville, VA MSA									
	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
Danville, VA MSA									
	30% LIMITS	11100	12650	14250	15800	17100	18350	19600	20900
	VERY LOW INCOME	18450	21050	23700	26300	28450	30550	32650	34750
	60% LIMITS	22140	25260	28440	31560	34140	36660	39180	41700
	LOW INCOME	29500	33700	37900	42100	45500	48850	52250	55600
Harrisonburg, VA MSA									
	30% LIMITS	12750	14600	16400	18200	19700	21150	22600	24050
	VERY LOW INCOME	21250	24300	27350	30350	32800	35250	37650	40100
	60% LIMITS	25500	29160	32820	36420	39360	42300	45180	48120
	LOW INCOME	34000	38850	43700	48550	52450	56350	60250	64100
Kingsport-Bristol-Bristol, TN-VA MSA									
	30% LIMITS	10550	12050	13550	15050	16300	17500	18700	19900
	VERY LOW INCOME	17600	20100	22600	25100	27150	29150	31150	33150
	60% LIMITS	21120	24120	27120	30120	32580	34980	37380	39780
	LOW INCOME	28150	32150	36150	40150	43400	46600	49800	53000

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		----- 2012 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	12650	14450	16250	18050	19500	20950	22400	23850
	VERY LOW INCOME	21050	24050	27050	30050	32500	34900	37300	39700
	60% LIMITS	25260	28860	32460	36060	39000	41880	44760	47640
	LOW INCOME	33700	38500	43300	48100	51950	55800	59650	63500
Richmond, VA HUD Metro FMR Area									
	30% LIMITS	15900	18200	20450	22700	24550	26350	28150	30000
	VERY LOW INCOME	26500	30250	34050	37800	40850	43850	46900	49900
	60% LIMITS	31800	36300	40860	45360	49020	52620	56280	59880
	LOW INCOME	42350	48400	54450	60500	65350	70200	75050	79900
Louisa County, VA HUD Metro FMR Area									
	30% LIMITS	13700	15650	17600	19550	21150	22700	24250	25850
	VERY LOW INCOME	22800	26050	29300	32550	35200	37800	40400	43000
	60% LIMITS	27360	31260	35160	39060	42240	45360	48480	51600
	LOW INCOME	36500	41700	46900	52100	56300	60450	64650	68800
Roanoke, VA HUD Metro FMR Area									
	30% LIMITS	13300	15200	17100	18950	20500	22000	23500	25050
	VERY LOW INCOME	22150	25300	28450	31600	34150	36700	39200	41750
	60% LIMITS	26580	30360	34140	37920	40980	44040	47040	50100
	LOW INCOME	35400	40450	45500	50550	54600	58650	62700	66750
Franklin County, VA HUD Metro FMR Area									
	30% LIMITS	11800	13500	15200	16850	18200	19550	20900	22250
	VERY LOW INCOME	19700	22500	25300	28100	30350	32600	34850	37100
	60% LIMITS	23640	27000	30360	33720	36420	39120	41820	44520
	LOW INCOME	31500	36000	40500	44950	48550	52150	55750	59350
Virginia Beach-Norfolk-Newport News, VA-NC MSA									
	30% LIMITS	14900	17000	19150	21250	22950	24650	26350	28050
	VERY LOW INCOME	24850	28400	31950	35450	38300	41150	44000	46800
	60% LIMITS	29820	34080	38340	42540	45960	49380	52800	56160
	LOW INCOME	39700	45400	51050	56700	61250	65800	70350	74850
Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area									
	30% LIMITS	22600	25800	29050	32250	34850	37450	40000	42600
	VERY LOW INCOME	37650	43000	48400	53750	58050	62350	66650	70950
	60% LIMITS	45180	51600	58080	64500	69660	74820	79980	85140
	LOW INCOME	49200	56200	63250	70250	75900	81500	87150	92750

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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	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
Winchester, VA-WV MSA									
	30% LIMITS	13750	15700	17650	19600	21200	22750	24350	25900
	VERY LOW INCOME	22900	26150	29400	32650	35300	37900	40500	43100
	60% LIMITS	27480	31380	35280	39180	42360	45480	48600	51720
	LOW INCOME	36600	41800	47050	52250	56450	60650	64800	69000
Accomack County, VA									
	30% LIMITS	11100	12650	14250	15800	17100	18350	19600	20900
	VERY LOW INCOME	18450	21050	23700	26300	28450	30550	32650	34750
	60% LIMITS	22140	25260	28440	31560	34140	36660	39180	41700
	LOW INCOME	29500	33700	37900	42100	45500	48850	52250	55600
Alleghany County-Clifton Forge city-Covington city, VA HUD Nonmetro FMR Area									
	30% LIMITS	11200	12800	14400	15950	17250	18550	19800	21100
	VERY LOW INCOME	18650	21300	23950	26600	28750	30900	33000	35150
	60% LIMITS	22380	25560	28740	31920	34500	37080	39600	42180
	LOW INCOME	29800	34050	38300	42550	46000	49400	52800	56200
Augusta County-Staunton city-Waynesboro city, VA HUD Nonmetro FMR Area									
	30% LIMITS	12600	14400	16200	17950	19400	20850	22300	23700
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	60% LIMITS	25140	28740	32340	35880	38760	41640	44520	47400
	LOW INCOME	33500	38300	43100	47850	51700	55550	59350	63200
Bath County, VA									
	30% LIMITS	11100	12650	14250	15800	17100	18350	19600	20900
	VERY LOW INCOME	18450	21050	23700	26300	28450	30550	32650	34750
	60% LIMITS	22140	25260	28440	31560	34140	36660	39180	41700
	LOW INCOME	29500	33700	37900	42100	45500	48850	52250	55600
Bland County, VA									
	30% LIMITS	11100	12650	14250	15800	17100	18350	19600	20900
	VERY LOW INCOME	18450	21050	23700	26300	28450	30550	32650	34750
	60% LIMITS	22140	25260	28440	31560	34140	36660	39180	41700
	LOW INCOME	29500	33700	37900	42100	45500	48850	52250	55600

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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	11100	12650	14250	15800	17100	18350	19600	20900
	VERY LOW INCOME	18450	21050	23700	26300	28450	30550	32650	34750
	60% LIMITS	22140	25260	28440	31560	34140	36660	39180	41700
	LOW INCOME	29500	33700	37900	42100	45500	48850	52250	55600
Buchanan County, VA									
	30% LIMITS	11100	12650	14250	15800	17100	18350	19600	20900
	VERY LOW INCOME	18450	21050	23700	26300	28450	30550	32650	34750
	60% LIMITS	22140	25260	28440	31560	34140	36660	39180	41700
	LOW INCOME	29500	33700	37900	42100	45500	48850	52250	55600
Buckingham County, VA									
	30% LIMITS	11100	12650	14250	15800	17100	18350	19600	20900
	VERY LOW INCOME	18450	21050	23700	26300	28450	30550	32650	34750
	60% LIMITS	22140	25260	28440	31560	34140	36660	39180	41700
	LOW INCOME	29500	33700	37900	42100	45500	48850	52250	55600
Carroll County-Galax city, VA HUD Nonmetro FMR Area									
	30% LIMITS	11100	12650	14250	15800	17100	18350	19600	20900
	VERY LOW INCOME	18450	21050	23700	26300	28450	30550	32650	34750
	60% LIMITS	22140	25260	28440	31560	34140	36660	39180	41700
	LOW INCOME	29500	33700	37900	42100	45500	48850	52250	55600
Charlotte County, VA									
	30% LIMITS	11100	12650	14250	15800	17100	18350	19600	20900
	VERY LOW INCOME	18450	21050	23700	26300	28450	30550	32650	34750
	60% LIMITS	22140	25260	28440	31560	34140	36660	39180	41700
	LOW INCOME	29500	33700	37900	42100	45500	48850	52250	55600
Culpeper County, VA									
	30% LIMITS	16500	18850	21200	23550	25450	27350	29250	31100
	VERY LOW INCOME	27500	31400	35350	39250	42400	45550	48700	51850
	60% LIMITS	33000	37680	42420	47100	50880	54660	58440	62220
	LOW INCOME	44000	50250	56550	62800	67850	72850	77900	82900
Dickenson County, VA									
	30% LIMITS	11100	12650	14250	15800	17100	18350	19600	20900
	VERY LOW INCOME	18450	21050	23700	26300	28450	30550	32650	34750
	60% LIMITS	22140	25260	28440	31560	34140	36660	39180	41700
	LOW INCOME	29500	33700	37900	42100	45500	48850	52250	55600

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		----- 2012 ADJUSTED HOME INCOME LIMITS -----							
	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Essex County, VA									
	30% LIMITS	11550	13200	14850	16450	17800	19100	20400	21750
	VERY LOW INCOME	19250	22000	24750	27450	29650	31850	34050	36250
	60% LIMITS	23100	26400	29700	32940	35580	38220	40860	43500
	LOW INCOME	30750	35150	39550	43900	47450	50950	54450	57950
Floyd County, VA									
	30% LIMITS	11350	12950	14550	16150	17450	18750	20050	21350
	VERY LOW INCOME	18850	21550	24250	26900	29100	31250	33400	35550
	60% LIMITS	22620	25860	29100	32280	34920	37500	40080	42660
	LOW INCOME	30150	34450	38750	43050	46500	49950	53400	56850
Grayson County, VA									
	30% LIMITS	11100	12650	14250	15800	17100	18350	19600	20900
	VERY LOW INCOME	18450	21050	23700	26300	28450	30550	32650	34750
	60% LIMITS	22140	25260	28440	31560	34140	36660	39180	41700
	LOW INCOME	29500	33700	37900	42100	45500	48850	52250	55600
Greensville County-Emporia city, VA HUD Nonmetro FMR Area									
	30% LIMITS	11100	12650	14250	15800	17100	18350	19600	20900
	VERY LOW INCOME	18450	21050	23700	26300	28450	30550	32650	34750
	60% LIMITS	22140	25260	28440	31560	34140	36660	39180	41700
	LOW INCOME	29500	33700	37900	42100	45500	48850	52250	55600
Halifax County, VA									
	30% LIMITS	11100	12650	14250	15800	17100	18350	19600	20900
	VERY LOW INCOME	18450	21050	23700	26300	28450	30550	32650	34750
	60% LIMITS	22140	25260	28440	31560	34140	36660	39180	41700
	LOW INCOME	29500	33700	37900	42100	45500	48850	52250	55600
Henry County-Martinsville city, VA HUD Nonmetro FMR Area									
	30% LIMITS	11100	12650	14250	15800	17100	18350	19600	20900
	VERY LOW INCOME	18450	21050	23700	26300	28450	30550	32650	34750
	60% LIMITS	22140	25260	28440	31560	34140	36660	39180	41700
	LOW INCOME	29500	33700	37900	42100	45500	48850	52250	55600
Highland County, VA									
	30% LIMITS	11750	13400	15100	16750	18100	19450	20800	22150
	VERY LOW INCOME	19600	22400	25200	27950	30200	32450	34700	36900
	60% LIMITS	23520	26880	30240	33540	36240	38940	41640	44280
	LOW INCOME	31300	35800	40250	44700	48300	51900	55450	59050

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		----- 2012 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	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	45500	52000	58500	65000	70200	75400	80600	85800
Lancaster County, VA									
	30% LIMITS	11950	13650	15350	17050	18450	19800	21150	22550
	VERY LOW INCOME	19950	22800	25650	28450	30750	33050	35300	37600
	60% LIMITS	23940	27360	30780	34140	36900	39660	42360	45120
	LOW INCOME	31850	36400	40950	45500	49150	52800	56450	60100
Lee County, VA									
	30% LIMITS	11100	12650	14250	15800	17100	18350	19600	20900
	VERY LOW INCOME	18450	21050	23700	26300	28450	30550	32650	34750
	60% LIMITS	22140	25260	28440	31560	34140	36660	39180	41700
	LOW INCOME	29500	33700	37900	42100	45500	48850	52250	55600
Lunenburg County, VA									
	30% LIMITS	11100	12650	14250	15800	17100	18350	19600	20900
	VERY LOW INCOME	18450	21050	23700	26300	28450	30550	32650	34750
	60% LIMITS	22140	25260	28440	31560	34140	36660	39180	41700
	LOW INCOME	29500	33700	37900	42100	45500	48850	52250	55600
Madison County, VA									
	30% LIMITS	13900	15850	17850	19800	21400	23000	24600	26150
	VERY LOW INCOME	23100	26400	29700	33000	35650	38300	40950	43600
	60% LIMITS	27720	31680	35640	39600	42780	45960	49140	52320
	LOW INCOME	37000	42250	47550	52800	57050	61250	65500	69700
Mecklenburg County, VA									
	30% LIMITS	11100	12650	14250	15800	17100	18350	19600	20900
	VERY LOW INCOME	18450	21050	23700	26300	28450	30550	32650	34750
	60% LIMITS	22140	25260	28440	31560	34140	36660	39180	41700
	LOW INCOME	29500	33700	37900	42100	45500	48850	52250	55600
Middlesex 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

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Northampton County, VA									
	30% LIMITS	11100	12650	14250	15800	17100	18350	19600	20900
	VERY LOW INCOME	18450	21050	23700	26300	28450	30550	32650	34750
	60% LIMITS	22140	25260	28440	31560	34140	36660	39180	41700
	LOW INCOME	29500	33700	37900	42100	45500	48850	52250	55600
Northumberland County, VA									
	30% LIMITS	13300	15200	17100	18950	20500	22000	23500	25050
	VERY LOW INCOME	22100	25250	28400	31550	34100	36600	39150	41650
	60% LIMITS	26520	30300	34080	37860	40920	43920	46980	49980
	LOW INCOME	35350	40400	45450	50500	54550	58600	62650	66700
Nottoway County, VA									
	30% LIMITS	11100	12650	14250	15800	17100	18350	19600	20900
	VERY LOW INCOME	18450	21050	23700	26300	28450	30550	32650	34750
	60% LIMITS	22140	25260	28440	31560	34140	36660	39180	41700
	LOW INCOME	29500	33700	37900	42100	45500	48850	52250	55600
Orange County, VA									
	30% LIMITS	14000	16000	18000	19950	21550	23150	24750	26350
	VERY LOW INCOME	23300	26600	29950	33250	35950	38600	41250	43900
	60% LIMITS	27960	31920	35940	39900	43140	46320	49500	52680
	LOW INCOME	37250	42600	47900	53200	57500	61750	66000	70250
Page County, VA									
	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
Patrick County, VA									
	30% LIMITS	11100	12650	14250	15800	17100	18350	19600	20900
	VERY LOW INCOME	18450	21050	23700	26300	28450	30550	32650	34750
	60% LIMITS	22140	25260	28440	31560	34140	36660	39180	41700
	LOW INCOME	29500	33700	37900	42100	45500	48850	52250	55600
Prince Edward County, VA									
	30% LIMITS	11100	12700	14300	15850	17150	18400	19700	20950
	VERY LOW INCOME	18500	21150	23800	26400	28550	30650	32750	34850
	60% LIMITS	22200	25380	28560	31680	34260	36780	39300	41820
	LOW INCOME	29600	33800	38050	42250	45650	49050	52400	55800

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Rappahannock County, VA									
	30% LIMITS	15650	17850	20100	22300	24100	25900	27700	29450
	VERY LOW INCOME	26050	29750	33450	37150	40150	43100	46100	49050
	60% LIMITS	31260	35700	40140	44580	48180	51720	55320	58860
	LOW INCOME	41650	47600	53550	59450	64250	69000	73750	78500
Richmond County, VA									
	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
Rockbridge County-Buena Vista city-Lexington city, VA HUD Nonmetro FMR Area									
	30% LIMITS	11700	13350	15000	16650	18000	19350	20650	22000
	VERY LOW INCOME	19450	22200	25000	27750	30000	32200	34450	36650
	60% LIMITS	23340	26640	30000	33300	36000	38640	41340	43980
	LOW INCOME	31100	35550	40000	44400	48000	51550	55100	58650
Russell County, VA									
	30% LIMITS	11100	12650	14250	15800	17100	18350	19600	20900
	VERY LOW INCOME	18450	21050	23700	26300	28450	30550	32650	34750
	60% LIMITS	22140	25260	28440	31560	34140	36660	39180	41700
	LOW INCOME	29500	33700	37900	42100	45500	48850	52250	55600
Shenandoah 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
Smyth County, VA									
	30% LIMITS	11100	12650	14250	15800	17100	18350	19600	20900
	VERY LOW INCOME	18450	21050	23700	26300	28450	30550	32650	34750
	60% LIMITS	22140	25260	28440	31560	34140	36660	39180	41700
	LOW INCOME	29500	33700	37900	42100	45500	48850	52250	55600
Southampton County-Franklin city, VA HUD Nonmetro FMR Area									
	30% LIMITS	12600	14400	16200	17950	19400	20850	22300	23700
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	60% LIMITS	25140	28740	32340	35880	38760	41640	44520	47400
	LOW INCOME	33500	38300	43100	47850	51700	55550	59350	63200

U.S. DEPARTMENT OF HUD 11/16/2011
STATE:VIRGINIA

		----- 2012 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	11100	12650	14250	15800	17100	18350	19600	20900
	VERY LOW INCOME	18450	21050	23700	26300	28450	30550	32650	34750
	60% LIMITS	22140	25260	28440	31560	34140	36660	39180	41700
	LOW INCOME	29500	33700	37900	42100	45500	48850	52250	55600
Westmoreland County, VA									
	30% LIMITS	13100	14950	16800	18650	20150	21650	23150	24650
	VERY LOW INCOME	21800	24900	28000	31100	33600	36100	38600	41100
	60% LIMITS	26160	29880	33600	37320	40320	43320	46320	49320
	LOW INCOME	34850	39800	44800	49750	53750	57750	61700	65700
Wise County-Norton city, VA HUD Nonmetro FMR Area									
	30% LIMITS	11100	12650	14250	15800	17100	18350	19600	20900
	VERY LOW INCOME	18450	21050	23700	26300	28450	30550	32650	34750
	60% LIMITS	22140	25260	28440	31560	34140	36660	39180	41700
	LOW INCOME	29500	33700	37900	42100	45500	48850	52250	55600
Wythe County, VA									
	30% LIMITS	11100	12650	14250	15800	17100	18350	19600	20900
	VERY LOW INCOME	18450	21050	23700	26300	28450	30550	32650	34750
	60% LIMITS	22140	25260	28440	31560	34140	36660	39180	41700
	LOW INCOME	29500	33700	37900	42100	45500	48850	52250	55600