

U.S. DEPARTMENT OF HUD 12/11/2012
STATE:VIRGINIA

		----- 2013 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	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
Blacksburg-Christiansburg-Radford, VA HUD Metro FMR Area									
	30% LIMITS	14500	16550	18600	20650	22350	24000	25650	27300
	VERY LOW INCOME	24100	27550	31000	34400	37200	39950	42700	45450
	60% LIMITS	28920	33060	37200	41280	44640	47940	51240	54540
	LOW INCOME	38550	44050	49550	55050	59500	63900	68300	72700
Pulaski County, VA HUD Metro FMR Area									
	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
Charlottesville, VA MSA									
	30% LIMITS	16300	18600	20950	23250	25150	27000	28850	30700
	VERY LOW INCOME	27150	31000	34900	38750	41850	44950	48050	51150
	60% LIMITS	32580	37200	41880	46500	50220	53940	57660	61380
	LOW INCOME	43400	49600	55800	62000	67000	71950	76900	81850
Danville, VA MSA									
	30% LIMITS	10850	12400	13950	15500	16750	18000	19250	20500
	VERY LOW INCOME	18100	20650	23250	25800	27900	29950	32000	34100
	60% LIMITS	21720	24780	27900	30960	33480	35940	38400	40920
	LOW INCOME	28950	33050	37200	41300	44650	47950	51250	54550
Harrisonburg, VA MSA									
	30% LIMITS	12500	14250	16050	17800	19250	20650	22100	23500
	VERY LOW INCOME	20800	23800	26750	29700	32100	34500	36850	39250
	60% LIMITS	24960	28560	32100	35640	38520	41400	44220	47100
	LOW INCOME	33250	38000	42750	47500	51300	55100	58900	62700
Kingsport-Bristol-Bristol, TN-VA MSA									
	30% LIMITS	10250	11700	13150	14600	15800	16950	18150	19300
	VERY LOW INCOME	17050	19500	21950	24350	26300	28250	30200	32150
	60% LIMITS	20460	23400	26340	29220	31560	33900	36240	38580
	LOW INCOME	27300	31200	35100	38950	42100	45200	48300	51450

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	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Lynchburg, VA MSA									
	30% LIMITS	12150	13900	15650	17350	18750	20150	21550	22950
	VERY LOW INCOME	20300	23200	26100	28950	31300	33600	35900	38250
	60% LIMITS	24360	27840	31320	34740	37560	40320	43080	45900
	LOW INCOME	32450	37050	41700	46300	50050	53750	57450	61150
Richmond, VA HUD Metro FMR Area									
	30% LIMITS	15550	17750	19950	22150	23950	25700	27500	29250
	VERY LOW INCOME	25900	29600	33300	36950	39950	42900	45850	48800
	60% LIMITS	31080	35520	39960	44340	47940	51480	55020	58560
	LOW INCOME	41400	47300	53200	59100	63850	68600	73300	78050
Louisa County, VA HUD Metro FMR Area									
	30% LIMITS	14000	16000	18000	20000	21600	23200	24800	26400
	VERY LOW INCOME	23350	26650	30000	33300	36000	38650	41300	44000
	60% LIMITS	28020	31980	36000	39960	43200	46380	49560	52800
	LOW INCOME	37350	42650	48000	53300	57600	61850	66100	70400
Roanoke, VA HUD Metro FMR Area									
	30% LIMITS	13400	15300	17200	19100	20650	22200	23700	25250
	VERY LOW INCOME	22300	25450	28650	31800	34350	36900	39450	42000
	60% LIMITS	26760	30540	34380	38160	41220	44280	47340	50400
	LOW INCOME	35650	40750	45850	50900	55000	59050	63150	67200
Franklin County, VA HUD Metro FMR Area									
	30% LIMITS	11850	13550	15250	16900	18300	19650	21000	22350
	VERY LOW INCOME	19750	22600	25400	28200	30500	32750	35000	37250
	60% LIMITS	23700	27120	30480	33840	36600	39300	42000	44700
	LOW INCOME	31600	36100	40600	45100	48750	52350	55950	59550
Virginia Beach-Norfolk-Newport News, VA-NC MSA									
	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
Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area									
	30% LIMITS	22550	25800	29000	32200	34800	37400	39950	42550
	VERY LOW INCOME	37600	42950	48300	53650	57950	62250	66550	70850
	60% LIMITS	45120	51540	57960	64380	69540	74700	79860	85020
	LOW INCOME	46750	53400	60100	66750	72100	77450	82800	88150

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Warren County, VA HUD Metro FMR Area									
	30% LIMITS	16150	18450	20750	23050	24900	26750	28600	30450
	VERY LOW INCOME	26950	30800	34650	38450	41550	44650	47700	50800
	60% LIMITS	32340	36960	41580	46140	49860	53580	57240	60960
	LOW INCOME	43050	49200	55350	61500	66450	71350	76300	81200
Winchester, VA-WV MSA									
	30% LIMITS	13800	15800	17750	19700	21300	22900	24450	26050
	VERY LOW INCOME	23000	26300	29600	32850	35500	38150	40750	43400
	60% LIMITS	27600	31560	35520	39420	42600	45780	48900	52080
	LOW INCOME	36800	42050	47300	52550	56800	61000	65200	69400
Accomack County, VA									
	30% LIMITS	11100	12700	14300	15850	17150	18400	19700	20950
	VERY LOW INCOME	18550	21200	23850	26450	28600	30700	32800	34950
	60% LIMITS	22260	25440	28620	31740	34320	36840	39360	41940
	LOW INCOME	29650	33850	38100	42300	45700	49100	52500	55850
Alleghany County-Clifton Forge city-Covington city, VA HUD Nonmetro 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
Augusta County-Staunton city-Waynesboro city, VA HUD Nonmetro FMR Area									
	30% LIMITS	13200	15050	16950	18800	20350	21850	23350	24850
	VERY LOW INCOME	21950	25100	28250	31350	33900	36400	38900	41400
	60% LIMITS	26340	30120	33900	37620	40680	43680	46680	49680
	LOW INCOME	35150	40150	45150	50150	54200	58200	62200	66200
Bath County, VA									
	30% LIMITS	11400	13000	14650	16250	17550	18850	20150	21450
	VERY LOW INCOME	19000	21700	24400	27100	29300	31450	33650	35800
	60% LIMITS	22800	26040	29280	32520	35160	37740	40380	42960
	LOW INCOME	30350	34700	39050	43350	46850	50300	53800	57250
Bland County, VA									
	30% LIMITS	10850	12400	13950	15500	16750	18000	19250	20500
	VERY LOW INCOME	18100	20650	23250	25800	27900	29950	32000	34100
	60% LIMITS	21720	24780	27900	30960	33480	35940	38400	40920
	LOW INCOME	28950	33050	37200	41300	44650	47950	51250	54550

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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	10850	12400	13950	15500	16750	18000	19250	20500
	VERY LOW INCOME	18100	20650	23250	25800	27900	29950	32000	34100
	60% LIMITS	21720	24780	27900	30960	33480	35940	38400	40920
	LOW INCOME	28950	33050	37200	41300	44650	47950	51250	54550
Buchanan County, VA									
	30% LIMITS	10850	12400	13950	15500	16750	18000	19250	20500
	VERY LOW INCOME	18100	20650	23250	25800	27900	29950	32000	34100
	60% LIMITS	21720	24780	27900	30960	33480	35940	38400	40920
	LOW INCOME	28950	33050	37200	41300	44650	47950	51250	54550
Buckingham County, VA									
	30% LIMITS	10850	12400	13950	15500	16750	18000	19250	20500
	VERY LOW INCOME	18100	20650	23250	25800	27900	29950	32000	34100
	60% LIMITS	21720	24780	27900	30960	33480	35940	38400	40920
	LOW INCOME	28950	33050	37200	41300	44650	47950	51250	54550
Carroll County-Galax city, VA HUD Nonmetro FMR Area									
	30% LIMITS	10850	12400	13950	15500	16750	18000	19250	20500
	VERY LOW INCOME	18100	20650	23250	25800	27900	29950	32000	34100
	60% LIMITS	21720	24780	27900	30960	33480	35940	38400	40920
	LOW INCOME	28950	33050	37200	41300	44650	47950	51250	54550
Charlotte County, VA									
	30% LIMITS	10850	12400	13950	15500	16750	18000	19250	20500
	VERY LOW INCOME	18100	20650	23250	25800	27900	29950	32000	34100
	60% LIMITS	21720	24780	27900	30960	33480	35940	38400	40920
	LOW INCOME	28950	33050	37200	41300	44650	47950	51250	54550
Culpeper County, VA									
	30% LIMITS	16850	19250	21650	24050	26000	27900	29850	31750
	VERY LOW INCOME	28100	32100	36100	40100	43350	46550	49750	52950
	60% LIMITS	33720	38520	43320	48120	52020	55860	59700	63540
	LOW INCOME	44950	51350	57750	64150	69300	74450	79550	84700
Dickenson County, VA									
	30% LIMITS	10850	12400	13950	15500	16750	18000	19250	20500
	VERY LOW INCOME	18100	20650	23250	25800	27900	29950	32000	34100
	60% LIMITS	21720	24780	27900	30960	33480	35940	38400	40920
	LOW INCOME	28950	33050	37200	41300	44650	47950	51250	54550

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Essex 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
Floyd County, VA									
	30% LIMITS	11350	12950	14550	16150	17450	18750	20050	21350
	VERY LOW INCOME	18900	21600	24300	26950	29150	31300	33450	35600
	60% LIMITS	22680	25920	29160	32340	34980	37560	40140	42720
	LOW INCOME	30200	34500	38800	43100	46550	50000	53450	56900
Grayson County, VA									
	30% LIMITS	10850	12400	13950	15500	16750	18000	19250	20500
	VERY LOW INCOME	18100	20650	23250	25800	27900	29950	32000	34100
	60% LIMITS	21720	24780	27900	30960	33480	35940	38400	40920
	LOW INCOME	28950	33050	37200	41300	44650	47950	51250	54550
Greensville County-Emporia city, VA HUD Nonmetro FMR Area									
	30% LIMITS	10850	12400	13950	15500	16750	18000	19250	20500
	VERY LOW INCOME	18100	20650	23250	25800	27900	29950	32000	34100
	60% LIMITS	21720	24780	27900	30960	33480	35940	38400	40920
	LOW INCOME	28950	33050	37200	41300	44650	47950	51250	54550
Halifax County, VA									
	30% LIMITS	10850	12400	13950	15500	16750	18000	19250	20500
	VERY LOW INCOME	18100	20650	23250	25800	27900	29950	32000	34100
	60% LIMITS	21720	24780	27900	30960	33480	35940	38400	40920
	LOW INCOME	28950	33050	37200	41300	44650	47950	51250	54550
Henry County-Martinsville city, VA HUD Nonmetro FMR Area									
	30% LIMITS	10850	12400	13950	15500	16750	18000	19250	20500
	VERY LOW INCOME	18100	20650	23250	25800	27900	29950	32000	34100
	60% LIMITS	21720	24780	27900	30960	33480	35940	38400	40920
	LOW INCOME	28950	33050	37200	41300	44650	47950	51250	54550
Highland County, VA									
	30% LIMITS	11500	13150	14800	16400	17750	19050	20350	21650
	VERY LOW INCOME	19150	21850	24600	27300	29500	31700	33900	36050
	60% LIMITS	22980	26220	29520	32760	35400	38040	40680	43260
	LOW INCOME	30600	35000	39350	43700	47200	50700	54200	57700

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		----- 2013 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	19200	21950	24700	27400	29600	31800	34000	36200
	VERY LOW INCOME	32000	36550	41100	45650	49350	53000	56650	60300
	60% LIMITS	38400	43860	49320	54780	59220	63600	67980	72360
	LOW INCOME	45100	51550	58000	64400	69600	74750	79900	85050
Lancaster County, VA									
	30% LIMITS	12300	14050	15800	17550	19000	20400	21800	23200
	VERY LOW INCOME	20500	23400	26350	29250	31600	33950	36300	38650
	60% LIMITS	24600	28080	31620	35100	37920	40740	43560	46380
	LOW INCOME	32800	37450	42150	46800	50550	54300	58050	61800
Lee County, VA									
	30% LIMITS	10850	12400	13950	15500	16750	18000	19250	20500
	VERY LOW INCOME	18100	20650	23250	25800	27900	29950	32000	34100
	60% LIMITS	21720	24780	27900	30960	33480	35940	38400	40920
	LOW INCOME	28950	33050	37200	41300	44650	47950	51250	54550
Lunenburg County, VA									
	30% LIMITS	10850	12400	13950	15500	16750	18000	19250	20500
	VERY LOW INCOME	18100	20650	23250	25800	27900	29950	32000	34100
	60% LIMITS	21720	24780	27900	30960	33480	35940	38400	40920
	LOW INCOME	28950	33050	37200	41300	44650	47950	51250	54550
Madison County, VA									
	30% LIMITS	14600	16650	18750	20800	22500	24150	25800	27500
	VERY LOW INCOME	24300	27750	31200	34650	37450	40200	43000	45750
	60% LIMITS	29160	33300	37440	41580	44940	48240	51600	54900
	LOW INCOME	38800	44350	49900	55400	59850	64300	68700	73150
Mecklenburg County, VA									
	30% LIMITS	10850	12400	13950	15500	16750	18000	19250	20500
	VERY LOW INCOME	18100	20650	23250	25800	27900	29950	32000	34100
	60% LIMITS	21720	24780	27900	30960	33480	35940	38400	40920
	LOW INCOME	28950	33050	37200	41300	44650	47950	51250	54550
Middlesex County, VA									
	30% LIMITS	14200	16200	18250	20250	21900	23500	25150	26750
	VERY LOW INCOME	23650	27000	30400	33750	36450	39150	41850	44550
	60% LIMITS	28380	32400	36480	40500	43740	46980	50220	53460
	LOW INCOME	37800	43200	48600	54000	58350	62650	67000	71300

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Northampton County, VA									
	30% LIMITS	10850	12400	13950	15500	16750	18000	19250	20500
	VERY LOW INCOME	18100	20650	23250	25800	27900	29950	32000	34100
	60% LIMITS	21720	24780	27900	30960	33480	35940	38400	40920
	LOW INCOME	28950	33050	37200	41300	44650	47950	51250	54550
Northumberland County, VA									
	30% LIMITS	13600	15550	17500	19400	21000	22550	24100	25650
	VERY LOW INCOME	22650	25900	29150	32350	34950	37550	40150	42750
	60% LIMITS	27180	31080	34980	38820	41940	45060	48180	51300
	LOW INCOME	36250	41400	46600	51750	55900	60050	64200	68350
Nottoway County, VA									
	30% LIMITS	10850	12400	13950	15500	16750	18000	19250	20500
	VERY LOW INCOME	18100	20650	23250	25800	27900	29950	32000	34100
	60% LIMITS	21720	24780	27900	30960	33480	35940	38400	40920
	LOW INCOME	28950	33050	37200	41300	44650	47950	51250	54550
Orange County, VA									
	30% LIMITS	14250	16300	18350	20350	22000	23650	25250	26900
	VERY LOW INCOME	23800	27200	30600	33950	36700	39400	42100	44850
	60% LIMITS	28560	32640	36720	40740	44040	47280	50520	53820
	LOW INCOME	38050	43450	48900	54300	58650	63000	67350	71700
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	10850	12400	13950	15500	16750	18000	19250	20500
	VERY LOW INCOME	18100	20650	23250	25800	27900	29950	32000	34100
	60% LIMITS	21720	24780	27900	30960	33480	35940	38400	40920
	LOW INCOME	28950	33050	37200	41300	44650	47950	51250	54550
Prince Edward 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

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Rappahannock County, VA									
	30% LIMITS	16400	18750	21100	23400	25300	27150	29050	30900
	VERY LOW INCOME	27300	31200	35100	39000	42150	45250	48400	51500
	60% LIMITS	32760	37440	42120	46800	50580	54300	58080	61800
	LOW INCOME	43700	49950	56200	62400	67400	72400	77400	82400
Richmond County, VA									
	30% LIMITS	13000	14850	16700	18550	20050	21550	23050	24500
	VERY LOW INCOME	21650	24750	27850	30900	33400	35850	38350	40800
	60% LIMITS	25980	29700	33420	37080	40080	43020	46020	48960
	LOW INCOME	34650	39600	44550	49450	53450	57400	61350	65300
Rockbridge County-Buena Vista city-Lexington city, VA HUD Nonmetro FMR Area									
	30% LIMITS	11650	13300	14950	16600	17950	19300	20600	21950
	VERY LOW INCOME	19400	22150	24900	27650	29900	32100	34300	36500
	60% LIMITS	23280	26580	29880	33180	35880	38520	41160	43800
	LOW INCOME	31000	35400	39850	44250	47800	51350	54900	58450
Russell County, VA									
	30% LIMITS	10850	12400	13950	15500	16750	18000	19250	20500
	VERY LOW INCOME	18100	20650	23250	25800	27900	29950	32000	34100
	60% LIMITS	21720	24780	27900	30960	33480	35940	38400	40920
	LOW INCOME	28950	33050	37200	41300	44650	47950	51250	54550
Shenandoah County, VA									
	30% LIMITS	13700	15650	17600	19550	21150	22700	24250	25850
	VERY LOW INCOME	22850	26100	29350	32600	35250	37850	40450	43050
	60% LIMITS	27420	31320	35220	39120	42300	45420	48540	51660
	LOW INCOME	36550	41750	46950	52150	56350	60500	64700	68850
Smyth County, VA									
	30% LIMITS	10850	12400	13950	15500	16750	18000	19250	20500
	VERY LOW INCOME	18100	20650	23250	25800	27900	29950	32000	34100
	60% LIMITS	21720	24780	27900	30960	33480	35940	38400	40920
	LOW INCOME	28950	33050	37200	41300	44650	47950	51250	54550
Southampton County-Franklin city, VA HUD Nonmetro FMR Area									
	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

U.S. DEPARTMENT OF HUD 12/11/2012
STATE:VIRGINIA

		----- 2013 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	10850	12400	13950	15500	16750	18000	19250	20500
	VERY LOW INCOME	18100	20650	23250	25800	27900	29950	32000	34100
	60% LIMITS	21720	24780	27900	30960	33480	35940	38400	40920
	LOW INCOME	28950	33050	37200	41300	44650	47950	51250	54550
Westmoreland 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
Wise County-Norton city, VA HUD Nonmetro FMR Area									
	30% LIMITS	10850	12400	13950	15500	16750	18000	19250	20500
	VERY LOW INCOME	18100	20650	23250	25800	27900	29950	32000	34100
	60% LIMITS	21720	24780	27900	30960	33480	35940	38400	40920
	LOW INCOME	28950	33050	37200	41300	44650	47950	51250	54550
Wythe County, VA									
	30% LIMITS	10850	12400	13950	15500	16750	18000	19250	20500
	VERY LOW INCOME	18100	20650	23250	25800	27900	29950	32000	34100
	60% LIMITS	21720	24780	27900	30960	33480	35940	38400	40920
	LOW INCOME	28950	33050	37200	41300	44650	47950	51250	54550