

U.S. DEPARTMENT OF HUD
STATE:VIRGINIA

----- 2021 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 M								
30% LIMITS	16750	19150	21550	23900	25850	27750	29650	31550
VERY LOW INCOME	27900	31900	35900	39850	43050	46250	49450	52650
60% LIMITS	33480	38280	43080	47820	51660	55500	59340	63180
LOW INCOME	44650	51000	57400	63750	68850	73950	79050	84150
Floyd County, 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
Giles County, VA HUD Metro FMR Area								
30% LIMITS	12650	14450	16250	18050	19500	20950	22400	23850
VERY LOW INCOME	21100	24100	27100	30100	32550	34950	37350	39750
60% LIMITS	25320	28920	32520	36120	39060	41940	44820	47700
LOW INCOME	33750	38550	43350	48150	52050	55900	59750	63600
Pulaski County, VA HUD Metro FMR Area								
30% LIMITS	13350	15250	17150	19050	20600	22100	23650	25150
VERY LOW INCOME	22250	25400	28600	31750	34300	36850	39400	41950
60% LIMITS	26700	30480	34320	38100	41160	44220	47280	50340
LOW INCOME	35600	40650	45750	50800	54900	58950	63000	67100
Charlottesville, VA HUD Metro FMR Area								
30% LIMITS	19700	22500	25300	28100	30350	32600	34850	37100
VERY LOW INCOME	32800	37500	42200	46850	50600	54350	58100	61850
60% LIMITS	39360	45000	50640	56220	60720	65220	69720	74220
LOW INCOME	52500	60000	67500	74950	80950	86950	92950	98950
Buckingham County, VA HUD Metro FMR Area								
30% LIMITS	12550	14350	16150	17900	19350	20800	22200	23650
VERY LOW INCOME	20900	23900	26900	29850	32250	34650	37050	39450
60% LIMITS	25080	28680	32280	35820	38700	41580	44460	47340
LOW INCOME	33450	38200	43000	47750	51600	55400	59250	63050
Harrisonburg, VA MSA								
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

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PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Kingsport-Bristol-Bristol, TN-VA MSA								
30% LIMITS	12550	14350	16150	17900	19350	20800	22200	23650
VERY LOW INCOME	20900	23850	26850	29800	32200	34600	37000	39350
60% LIMITS	25080	28620	32220	35760	38640	41520	44400	47220
LOW INCOME	33400	38200	42950	47700	51550	55350	59150	63000
Lynchburg, VA MSA								
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
Richmond, VA MSA								
30% LIMITS	18900	21600	24300	27000	29200	31350	33500	35650
VERY LOW INCOME	31500	36000	40500	45000	48600	52200	55800	59400
60% LIMITS	37800	43200	48600	54000	58320	62640	66960	71280
LOW INCOME	50400	57600	64800	72000	77800	83550	89300	95050
Roanoke, VA HUD Metro FMR Area								
30% LIMITS	16450	18800	21150	23500	25400	27300	29150	31050
VERY LOW INCOME	27450	31400	35300	39200	42350	45500	48650	51750
60% LIMITS	32940	37680	42360	47040	50820	54600	58380	62100
LOW INCOME	43900	50200	56450	62700	67750	72750	77750	82800
Franklin County, VA HUD Metro FMR Area								
30% LIMITS	14100	16100	18100	20100	21750	23350	24950	26550
VERY LOW INCOME	23450	26800	30150	33500	36200	38900	41550	44250
60% LIMITS	28140	32160	36180	40200	43440	46680	49860	53100
LOW INCOME	37550	42900	48250	53600	57900	62200	66500	70800
Staunton-Waynesboro, VA MSA								
30% LIMITS	14950	17100	19250	21350	23100	24800	26500	28200
VERY LOW INCOME	24950	28500	32050	35600	38450	41300	44150	47000
60% LIMITS	29940	34200	38460	42720	46140	49560	52980	56400
LOW INCOME	39900	45600	51300	56950	61550	66100	70650	75200
Virginia Beach-Norfolk-Newport News, VA-NC								
30% LIMITS	17750	20300	22850	25350	27400	29450	31450	33500
VERY LOW INCOME	29600	33800	38050	42250	45650	49050	52400	55800
60% LIMITS	35520	40560	45660	50700	54780	58860	62880	66960
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
Washington-Arlington-Alexandria, DC-VA-MD H								
30% LIMITS	27100	31000	34850	38700	41800	44900	48000	51100
VERY LOW INCOME	45150	51600	58050	64500	69700	74850	80000	85150
60% LIMITS	54180	61920	69660	77400	83640	89820	96000	102180
LOW INCOME	57650	65850	74100	82300	88900	95500	102100	108650
Warren County, VA HUD Metro FMR Area								
30% LIMITS	17950	20500	23050	25600	27650	29700	31750	33800
VERY LOW INCOME	29900	34200	38450	42700	46150	49550	52950	56400
60% LIMITS	35880	41040	46140	51240	55380	59460	63540	67680
LOW INCOME	47850	54650	61500	68300	73800	79250	84700	90200
Culpeper County, VA HUD Metro FMR Area								
30% LIMITS	18800	21450	24150	26800	28950	31100	33250	35400
VERY LOW INCOME	31300	35800	40250	44700	48300	51900	55450	59050
60% LIMITS	37560	42960	48300	53640	57960	62280	66540	70860
LOW INCOME	50050	57200	64350	71500	77250	82950	88700	94400
Rappahannock County, VA HUD Metro FMR Area								
30% LIMITS	18450	21100	23750	26350	28500	30600	32700	34800
VERY LOW INCOME	30800	35200	39600	43950	47500	51000	54500	58050
60% LIMITS	36960	42240	47520	52740	57000	61200	65400	69660
LOW INCOME	49250	56250	63300	70300	75950	81550	87200	92800
Winchester, VA-WV MSA								
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
Accomack County, VA								
30% LIMITS	12550	14350	16150	17900	19350	20800	22200	23650
VERY LOW INCOME	20900	23900	26900	29850	32250	34650	37050	39450
60% LIMITS	25080	28680	32280	35820	38700	41580	44460	47340
LOW INCOME	33450	38200	43000	47750	51600	55400	59250	63050
Alleghany County-Clifton Forge city-Covingt								
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

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Bath County, VA								
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
Bland County, VA								
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	36550	41800	47000	52200	56400	60600	64750	68950
Brunswick County, VA								
30% LIMITS	12550	14350	16150	17900	19350	20800	22200	23650
VERY LOW INCOME	20900	23900	26900	29850	32250	34650	37050	39450
60% LIMITS	25080	28680	32280	35820	38700	41580	44460	47340
LOW INCOME	33450	38200	43000	47750	51600	55400	59250	63050
Buchanan County, VA								
30% LIMITS	12550	14350	16150	17900	19350	20800	22200	23650
VERY LOW INCOME	20900	23900	26900	29850	32250	34650	37050	39450
60% LIMITS	25080	28680	32280	35820	38700	41580	44460	47340
LOW INCOME	33450	38200	43000	47750	51600	55400	59250	63050
Carroll County-Galax city, VA HUD Nonmetro								
30% LIMITS	12550	14350	16150	17900	19350	20800	22200	23650
VERY LOW INCOME	20900	23900	26900	29850	32250	34650	37050	39450
60% LIMITS	25080	28680	32280	35820	38700	41580	44460	47340
LOW INCOME	33450	38200	43000	47750	51600	55400	59250	63050
Charlotte County, VA								
30% LIMITS	12550	14350	16150	17900	19350	20800	22200	23650
VERY LOW INCOME	20900	23900	26900	29850	32250	34650	37050	39450
60% LIMITS	25080	28680	32280	35820	38700	41580	44460	47340
LOW INCOME	33450	38200	43000	47750	51600	55400	59250	63050
Cumberland County, VA								
30% LIMITS	13950	15950	17950	19900	21500	23100	24700	26300
VERY LOW INCOME	23250	26550	29850	33150	35850	38500	41150	43800
60% LIMITS	27900	31860	35820	39780	43020	46200	49380	52560
LOW INCOME	37150	42450	47750	53050	57300	61550	65800	70050

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Dickenson County, VA								
30% LIMITS	12550	14350	16150	17900	19350	20800	22200	23650
VERY LOW INCOME	20900	23900	26900	29850	32250	34650	37050	39450
60% LIMITS	25080	28680	32280	35820	38700	41580	44460	47340
LOW INCOME	33450	38200	43000	47750	51600	55400	59250	63050
Essex County, VA								
30% LIMITS	12750	14550	16350	18150	19650	21100	22550	24000
VERY LOW INCOME	21200	24200	27250	30250	32700	35100	37550	39950
60% LIMITS	25440	29040	32700	36300	39240	42120	45060	47940
LOW INCOME	33900	38750	43600	48400	52300	56150	60050	63900
Grayson County, VA								
30% LIMITS	12550	14350	16150	17900	19350	20800	22200	23650
VERY LOW INCOME	20900	23900	26900	29850	32250	34650	37050	39450
60% LIMITS	25080	28680	32280	35820	38700	41580	44460	47340
LOW INCOME	33450	38200	43000	47750	51600	55400	59250	63050
Greensville County-Emporia city, VA HUD Non								
30% LIMITS	12550	14350	16150	17900	19350	20800	22200	23650
VERY LOW INCOME	20900	23900	26900	29850	32250	34650	37050	39450
60% LIMITS	25080	28680	32280	35820	38700	41580	44460	47340
LOW INCOME	33450	38200	43000	47750	51600	55400	59250	63050
Halifax County, VA								
30% LIMITS	12600	14400	16200	18000	19450	20900	22350	23800
VERY LOW INCOME	21000	24000	27000	30000	32400	34800	37200	39600
60% LIMITS	25200	28800	32400	36000	38880	41760	44640	47520
LOW INCOME	33600	38400	43200	48000	51850	55700	59550	63400
Henry County-Martinsville city, VA HUD Nonm								
30% LIMITS	12550	14350	16150	17900	19350	20800	22200	23650
VERY LOW INCOME	20900	23900	26900	29850	32250	34650	37050	39450
60% LIMITS	25080	28680	32280	35820	38700	41580	44460	47340
LOW INCOME	33450	38200	43000	47750	51600	55400	59250	63050
Highland County, VA								
30% LIMITS	12850	14650	16500	18300	19800	21250	22700	24200
VERY LOW INCOME	21350	24400	27450	30500	32950	35400	37850	40300
60% LIMITS	25620	29280	32940	36600	39540	42480	45420	48360
LOW INCOME	34200	39050	43950	48800	52750	56650	60550	64450

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PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
King and Queen County, VA								
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
King George County, VA								
30% LIMITS	21500	24600	27650	30700	33200	35650	38100	40550
VERY LOW INCOME	35850	41000	46100	51200	55300	59400	63500	67600
60% LIMITS	43020	49200	55320	61440	66360	71280	76200	81120
LOW INCOME	55950	63950	71950	79900	86300	92700	99100	105500
Lancaster County, VA								
30% LIMITS	15100	17250	19400	21550	23300	25000	26750	28450
VERY LOW INCOME	25200	28800	32400	35950	38850	41750	44600	47500
60% LIMITS	30240	34560	38880	43140	46620	50100	53520	57000
LOW INCOME	40250	46000	51750	57500	62100	66700	71300	75900
Lee County, VA								
30% LIMITS	12550	14350	16150	17900	19350	20800	22200	23650
VERY LOW INCOME	20900	23900	26900	29850	32250	34650	37050	39450
60% LIMITS	25080	28680	32280	35820	38700	41580	44460	47340
LOW INCOME	33450	38200	43000	47750	51600	55400	59250	63050
Louisa 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
Lunenburg County, VA								
30% LIMITS	12550	14350	16150	17900	19350	20800	22200	23650
VERY LOW INCOME	20900	23900	26900	29850	32250	34650	37050	39450
60% LIMITS	25080	28680	32280	35820	38700	41580	44460	47340
LOW INCOME	33450	38200	43000	47750	51600	55400	59250	63050
Madison 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

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PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Mecklenburg County, VA								
30% LIMITS	12550	14350	16150	17900	19350	20800	22200	23650
VERY LOW INCOME	20900	23900	26900	29850	32250	34650	37050	39450
60% LIMITS	25080	28680	32280	35820	38700	41580	44460	47340
LOW INCOME	33450	38200	43000	47750	51600	55400	59250	63050
Middlesex County, VA								
30% LIMITS	14150	16200	18200	20200	21850	23450	25050	26700
VERY LOW INCOME	23600	26950	30300	33650	36350	39050	41750	44450
60% LIMITS	28320	32340	36360	40380	43620	46860	50100	53340
LOW INCOME	37700	43100	48500	53850	58200	62500	66800	71100
Northampton County, VA								
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
Northumberland County, VA								
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
Nottoway County, VA								
30% LIMITS	12550	14350	16150	17900	19350	20800	22200	23650
VERY LOW INCOME	20900	23900	26900	29850	32250	34650	37050	39450
60% LIMITS	25080	28680	32280	35820	38700	41580	44460	47340
LOW INCOME	33450	38200	43000	47750	51600	55400	59250	63050
Orange County, VA								
30% LIMITS	17200	19650	22100	24550	26550	28500	30450	32450
VERY LOW INCOME	28700	32800	36900	40950	44250	47550	50800	54100
60% LIMITS	34440	39360	44280	49140	53100	57060	60960	64920
LOW INCOME	45850	52400	58950	65500	70750	76000	81250	86500
Page County, VA								
30% LIMITS	12900	14750	16600	18400	19900	21350	22850	24300
VERY LOW INCOME	21500	24600	27650	30700	33200	35650	38100	40550
60% LIMITS	25800	29520	33180	36840	39840	42780	45720	48660
LOW INCOME	34400	39300	44200	49100	53050	57000	60900	64850

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Patrick County, VA								
30% LIMITS	12550	14350	16150	17900	19350	20800	22200	23650
VERY LOW INCOME	20900	23900	26900	29850	32250	34650	37050	39450
60% LIMITS	25080	28680	32280	35820	38700	41580	44460	47340
LOW INCOME	33450	38200	43000	47750	51600	55400	59250	63050
Pittsylvania County-Danville city, VA HUD N								
30% LIMITS	12550	14350	16150	17900	19350	20800	22200	23650
VERY LOW INCOME	20900	23900	26900	29850	32250	34650	37050	39450
60% LIMITS	25080	28680	32280	35820	38700	41580	44460	47340
LOW INCOME	33450	38200	43000	47750	51600	55400	59250	63050
Prince Edward 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
Richmond County, VA								
30% LIMITS	12750	14550	16350	18150	19650	21100	22550	24000
VERY LOW INCOME	21200	24200	27250	30250	32700	35100	37550	39950
60% LIMITS	25440	29040	32700	36300	39240	42120	45060	47940
LOW INCOME	33900	38750	43600	48400	52300	56150	60050	63900
Rockbridge County-Buena Vista city-Lexingto								
30% LIMITS	12850	14700	16550	18350	19850	21300	22800	24250
VERY LOW INCOME	21450	24500	27550	30600	33050	35500	37950	40400
60% LIMITS	25740	29400	33060	36720	39660	42600	45540	48480
LOW INCOME	34300	39200	44100	48950	52900	56800	60700	64650
Russell County, VA								
30% LIMITS	12550	14350	16150	17900	19350	20800	22200	23650
VERY LOW INCOME	20900	23900	26900	29850	32250	34650	37050	39450
60% LIMITS	25080	28680	32280	35820	38700	41580	44460	47340
LOW INCOME	33450	38200	43000	47750	51600	55400	59250	63050
Shenandoah County, VA								
30% LIMITS	14700	16800	18900	20950	22650	24350	26000	27700
VERY LOW INCOME	24450	27950	31450	34900	37700	40500	43300	46100
60% LIMITS	29340	33540	37740	41880	45240	48600	51960	55320
LOW INCOME	39100	44700	50300	55850	60350	64800	69300	73750

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----- 2021 ADJUSTED HOME INCOME LIMITS -----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Smyth County, VA								
30% LIMITS	12550	14350	16150	17900	19350	20800	22200	23650
VERY LOW INCOME	20900	23900	26900	29850	32250	34650	37050	39450
60% LIMITS	25080	28680	32280	35820	38700	41580	44460	47340
LOW INCOME	33450	38200	43000	47750	51600	55400	59250	63050
Southampton County-Franklin city, VA HUD No								
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
Surry County, VA								
30% LIMITS	14250	16300	18350	20350	22000	23650	25250	26900
VERY LOW INCOME	23750	27150	30550	33900	36650	39350	42050	44750
60% LIMITS	28500	32580	36660	40680	43980	47220	50460	53700
LOW INCOME	38000	43400	48850	54250	58600	62950	67300	71650
Tazewell County, VA								
30% LIMITS	12550	14350	16150	17900	19350	20800	22200	23650
VERY LOW INCOME	20900	23900	26900	29850	32250	34650	37050	39450
60% LIMITS	25080	28680	32280	35820	38700	41580	44460	47340
LOW INCOME	33450	38200	43000	47750	51600	55400	59250	63050
Westmoreland County, VA								
30% LIMITS	16150	18450	20750	23050	24900	26750	28600	30450
VERY LOW INCOME	26900	30750	34600	38400	41500	44550	47650	50700
60% LIMITS	32280	36900	41520	46080	49800	53460	57180	60840
LOW INCOME	43050	49200	55350	61450	66400	71300	76200	81150
Wise County-Norton city, VA HUD Nonmetro FM								
30% LIMITS	12550	14350	16150	17900	19350	20800	22200	23650
VERY LOW INCOME	20900	23900	26900	29850	32250	34650	37050	39450
60% LIMITS	25080	28680	32280	35820	38700	41580	44460	47340
LOW INCOME	33450	38200	43000	47750	51600	55400	59250	63050
Wythe County, VA								
30% LIMITS	12800	14600	16450	18250	19750	21200	22650	24100
VERY LOW INCOME	21300	24350	27400	30400	32850	35300	37700	40150
60% LIMITS	25560	29220	32880	36480	39420	42360	45240	48180
LOW INCOME	34100	38950	43800	48650	52550	56450	60350	64250