

		----- A J U S T E D I N C O M E L I M I T S -----							
P R O G R A M		1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Blacksburg-Christiansburg-Radford, VA MSA									
Blacksburg-Christiansburg-Radford, VA HUD Metro FMR Area									
	VERY LOW INCOME	24100	27550	31000	34400	37200	39950	42700	45450
	LOW INCOME	38550	44050	49550	55050	59450	63850	68250	72650
	MODERATE INCOME	44050	49550	55050	60550	64950	69350	73750	78150
	38 YEAR TERM	28900	33050	37150	41300	44600	47900	51200	54500
	ADJ. MEDIAN INC.**	48200	55100	62000	68800	74400	79900	85400	90900
Giles County, VA HUD Metro FMR Area									
	VERY LOW INCOME	20200	23050	25950	28800	31150	33450	35750	38050
	LOW INCOME	32250	36900	41500	46100	49800	53500	57150	60850
	MODERATE INCOME	37750	42400	47000	51600	55300	59000	62650	66350
	38 YEAR TERM	24200	27650	31100	34550	37300	40100	42850	45600
	ADJ. MEDIAN INC.**	40400	46100	51900	57600	62300	66900	71500	76100
Pulaski County, VA HUD Metro FMR Area									
	VERY LOW INCOME	20250	23150	26050	28900	31250	33550	35850	38150
	LOW INCOME	32400	37000	41650	46250	49950	53650	57350	61050
	MODERATE INCOME	37900	42500	47150	51750	55450	59150	62850	66550
	38 YEAR TERM	24300	27750	31250	34700	37500	40250	43050	45800
	ADJ. MEDIAN INC.**	40500	46300	52100	57800	62500	67100	71700	76300
Charlottesville, VA MSA									
	VERY LOW INCOME	27250	31150	35050	38900	42050	45150	48250	51350
	LOW INCOME	43600	49800	56050	62250	67250	72200	77200	82150
	MODERATE INCOME	49100	55300	61550	67750	72750	77700	82700	87650
	38 YEAR TERM	32700	37350	42050	46700	50450	54150	57900	61650
	ADJ. MEDIAN INC.**	54500	62300	70100	77800	84100	90300	96500	102700
Danville, VA MSA									
	VERY LOW INCOME	18700	21350	24000	26650	28800	30950	33050	35200
	LOW INCOME	29850	34100	38400	42650	46050	49450	52900	56300
	MODERATE INCOME	35350	39600	43900	48150	51550	54950	58400	61800
	38 YEAR TERM	22400	25600	28800	32000	34550	37100	39700	42250
	ADJ. MEDIAN INC.**	37400	42700	48000	53300	57600	61900	66100	70400
Harrisonburg, VA MSA									
	VERY LOW INCOME	21250	24300	27350	30350	32800	35250	37650	40100
	LOW INCOME	34000	38850	43700	48550	52450	56300	60200	64100
	MODERATE INCOME	39500	44350	49200	54050	57950	61800	65700	69600
	38 YEAR TERM	25500	29100	32750	36400	39300	42200	45150	48050
	ADJ. MEDIAN INC.**	42500	48600	54700	60700	65600	70500	75300	80200

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 EXCEPT FOR MODERATE INCOME FAMILIES, FOR WHICH \$5500 SHOULD BE ADDED TO THE RESPECTIVE LOW-INCOME LIMIT FOR 8+ PERSON FAMILIES

** RHS ADJ. MEDIAN INCOMES SHOWN EQUAL TWICE THE RESPECTIVE VERY LOW-INCOME LIMIT

		----- A J U S T E D I N C O M E L I M I T S -----							
P R O G R A M		1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Kingsport-Bristol-Bristol, TN-VA MSA									
	VERY LOW INCOME	17600	20100	22600	25100	27150	29150	31150	33150
	LOW INCOME	28100	32100	36150	40150	43350	46550	49800	53000
	MODERATE INCOME	33600	37600	41650	45650	48850	52050	55300	58500
	38 YEAR TERM	21050	24100	27100	30100	32500	34900	37300	39750
	ADJ. MEDIAN INC.**	35200	40200	45200	50200	54300	58300	62300	66300
Lynchburg, VA MSA									
	VERY LOW INCOME	21050	24050	27050	30050	32500	34900	37300	39700
	LOW INCOME	33650	38500	43300	48100	51950	55800	59650	63500
	MODERATE INCOME	39150	44000	48800	53600	57450	61300	65150	69000
	38 YEAR TERM	25250	28850	32450	36050	38950	41800	44700	47600
	ADJ. MEDIAN INC.**	42100	48100	54100	60100	65000	69800	74600	79400
Richmond, VA MSA									
Louisa County, VA HUD Metro FMR Area									
	VERY LOW INCOME	23350	26650	30000	33300	36000	38650	41300	44000
	LOW INCOME	37300	42650	47950	53300	57550	61850	66100	70350
	MODERATE INCOME	42800	48150	53450	58800	63050	67350	71600	75850
	38 YEAR TERM	27950	31950	35950	39950	43150	46350	49550	52750
	ADJ. MEDIAN INC.**	46700	53300	60000	66600	72000	77300	82600	88000
Richmond, VA HUD Metro FMR Area									
	VERY LOW INCOME	26500	30250	34050	37800	40850	43850	46900	49900
	LOW INCOME	42350	48400	54450	60500	65350	70200	75000	79850
	MODERATE INCOME	47850	53900	59950	66000	70850	75700	80500	85350
	38 YEAR TERM	31750	36300	40800	45350	49000	52600	56250	59850
	ADJ. MEDIAN INC.**	53000	60500	68100	75600	81700	87700	93800	99800
Roanoke, VA MSA									
Franklin County, VA HUD Metro FMR Area									
	VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
	LOW INCOME	32950	37700	42400	47100	50850	54650	58400	62150
	MODERATE INCOME	38450	43200	47900	52600	56350	60150	63900	67650
	38 YEAR TERM	24750	28300	31800	35350	38200	41000	43850	46650
	ADJ. MEDIAN INC.**	41300	47200	53100	58900	63700	68400	73100	77800
Roanoke, VA HUD Metro FMR Area									
	VERY LOW INCOME	22300	25450	28650	31800	34350	36900	39450	42000
	LOW INCOME	35650	40700	45800	50900	54950	59050	63100	67200
	MODERATE INCOME	41150	46200	51300	56400	60450	64550	68600	72700
	38 YEAR TERM	26700	30500	34350	38150	41200	44250	47300	50350
	ADJ. MEDIAN INC.**	44600	50900	57300	63600	68700	73800	78900	84000

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 EXCEPT FOR MODERATE INCOME FAMILIES, FOR WHICH \$5500 SHOULD BE ADDED TO THE RESPECTIVE LOW-INCOME LIMIT FOR 8+ PERSON FAMILIES

** RHS ADJ. MEDIAN INCOMES SHOWN EQUAL TWICE THE RESPECTIVE VERY LOW-INCOME LIMIT

----- A J U S T E D I N C O M E L I M I T S -----									
P R O G R A M	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*	
Virginia Beach-Norfolk-Newport News, VA-NC MSA									
VERY LOW INCOME	25700	29350	33000	36650	39600	42550	45450	48400	
LOW INCOME	41050	46900	52800	58650	63350	68050	72750	77400	
MODERATE INCOME	46550	52400	58300	64150	68850	73550	78250	82900	
38 YEAR TERM	30800	35200	39600	44000	47500	51050	54550	58100	
ADJ. MEDIAN INC.**	51400	58700	66000	73300	79200	85100	90900	96800	
Washington-Arlington-Alexandria, DC-VA-MD-WV MSA									
Warren County, VA HUD Metro FMR Area									
VERY LOW INCOME	26950	30800	34650	38450	41550	44650	47700	50800	
LOW INCOME	43050	49200	55350	61500	66400	71350	76250	81200	
MODERATE INCOME	48550	54700	60850	67000	71900	76850	81750	86700	
38 YEAR TERM	32950	37650	42350	47050	50800	54600	58350	62100	
ADJ. MEDIAN INC.**	53900	61600	69300	76900	83100	89300	95400	101600	
Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area									
VERY LOW INCOME	37650	43000	48400	53750	58050	62350	66650	70950	
LOW INCOME	49200	56200	63250	70250	75850	81500	87100	92750	
MODERATE INCOME	54700	61700	68750	75750	81350	87000	92600	98250	
38 YEAR TERM	45150	51600	58050	64500	69650	74800	80000	85150	
ADJ. MEDIAN INC.**	75300	86000	96800	107500	116100	124700	133300	141900	
Winchester, VA-WV MSA									
VERY LOW INCOME	23000	26300	29600	32850	35500	38150	40750	43400	
LOW INCOME	36800	42050	47300	52550	56750	60950	65150	69350	
MODERATE INCOME	42300	47550	52800	58050	62250	66450	70650	74850	
38 YEAR TERM	27600	31500	35450	39400	42550	45700	48850	52000	
ADJ. MEDIAN INC.**	46000	52600	59200	65700	71000	76300	81500	86800	
Accomack County, VA									
VERY LOW INCOME	18700	21350	24000	26650	28800	30950	33050	35200	
LOW INCOME	29850	34100	38400	42650	46050	49450	52900	56300	
MODERATE INCOME	35350	39600	43900	48150	51550	54950	58400	61800	
38 YEAR TERM	22400	25600	28800	32000	34550	37100	39700	42250	
ADJ. MEDIAN INC.**	37400	42700	48000	53300	57600	61900	66100	70400	
Alleghany County-Clifton Forge city-Covington city, VA HUD N									
VERY LOW INCOME	19200	21950	24700	27400	29600	31800	34000	36200	
LOW INCOME	30700	35100	39450	43850	47350	50850	54350	57900	
MODERATE INCOME	36200	40600	44950	49350	52850	56350	59850	63400	
38 YEAR TERM	23050	26300	29600	32900	35550	38150	40800	43450	
ADJ. MEDIAN INC.**	38400	43900	49400	54800	59200	63600	68000	72400	

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 EXCEPT FOR MODERATE INCOME FAMILIES, FOR WHICH \$5500 SHOULD BE ADDED TO THE RESPECTIVE LOW-INCOME LIMIT FOR 8+ PERSON FAMILIES

** RHS ADJ. MEDIAN INCOMES SHOWN EQUAL TWICE THE RESPECTIVE VERY LOW-INCOME LIMIT

		----- A J U S T E D I N C O M E L I M I T S -----							
P R O G R A M		1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Augusta County-Staunton city-Waynesboro city, VA HUD Nonmetr									
	VERY LOW INCOME	21950	25100	28250	31350	33900	36400	38900	41400
	LOW INCOME	35100	40100	45150	50150	54150	58150	62200	66200
	MODERATE INCOME	40600	45600	50650	55650	59650	63650	67700	71700
	38 YEAR TERM	26300	30100	33850	37600	40600	43600	46600	49650
	ADJ. MEDIAN INC.**	43900	50200	56500	62700	67800	72800	77800	82800
Bath County, VA									
	VERY LOW INCOME	19750	22600	25400	28200	30500	32750	35000	37250
	LOW INCOME	31550	36100	40600	45100	48700	52300	55900	59550
	MODERATE INCOME	37050	41600	46100	50600	54200	57800	61400	65050
	38 YEAR TERM	23700	27100	30450	33850	36550	39250	41950	44700
	ADJ. MEDIAN INC.**	39500	45200	50800	56400	61000	65500	70000	74500
Bland County, VA									
	VERY LOW INCOME	18700	21350	24000	26650	28800	30950	33050	35200
	LOW INCOME	29850	34100	38400	42650	46050	49450	52900	56300
	MODERATE INCOME	35350	39600	43900	48150	51550	54950	58400	61800
	38 YEAR TERM	22400	25600	28800	32000	34550	37100	39700	42250
	ADJ. MEDIAN INC.**	37400	42700	48000	53300	57600	61900	66100	70400
Brunswick County, VA									
	VERY LOW INCOME	18700	21350	24000	26650	28800	30950	33050	35200
	LOW INCOME	29850	34100	38400	42650	46050	49450	52900	56300
	MODERATE INCOME	35350	39600	43900	48150	51550	54950	58400	61800
	38 YEAR TERM	22400	25600	28800	32000	34550	37100	39700	42250
	ADJ. MEDIAN INC.**	37400	42700	48000	53300	57600	61900	66100	70400
Buchanan County, VA									
	VERY LOW INCOME	18700	21350	24000	26650	28800	30950	33050	35200
	LOW INCOME	29850	34100	38400	42650	46050	49450	52900	56300
	MODERATE INCOME	35350	39600	43900	48150	51550	54950	58400	61800
	38 YEAR TERM	22400	25600	28800	32000	34550	37100	39700	42250
	ADJ. MEDIAN INC.**	37400	42700	48000	53300	57600	61900	66100	70400
Buckingham County, VA									
	VERY LOW INCOME	18700	21350	24000	26650	28800	30950	33050	35200
	LOW INCOME	29850	34100	38400	42650	46050	49450	52900	56300
	MODERATE INCOME	35350	39600	43900	48150	51550	54950	58400	61800
	38 YEAR TERM	22400	25600	28800	32000	34550	37100	39700	42250
	ADJ. MEDIAN INC.**	37400	42700	48000	53300	57600	61900	66100	70400

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 EXCEPT FOR MODERATE INCOME FAMILIES,
 FOR WHICH \$5500 SHOULD BE ADDED TO THE RESPECTIVE LOW-INCOME LIMIT FOR 8+ PERSON FAMILIES

** RHS ADJ. MEDIAN INCOMES SHOWN EQUAL TWICE THE RESPECTIVE VERY LOW-INCOME LIMIT

		----- A J U S T E D I N C O M E L I M I T S -----							
P R O G R A M		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									
	VERY LOW INCOME	18700	21350	24000	26650	28800	30950	33050	35200
	LOW INCOME	29850	34100	38400	42650	46050	49450	52900	56300
	MODERATE INCOME	35350	39600	43900	48150	51550	54950	58400	61800
	38 YEAR TERM	22400	25600	28800	32000	34550	37100	39700	42250
	ADJ. MEDIAN INC.**	37400	42700	48000	53300	57600	61900	66100	70400
Charlotte County, VA									
	VERY LOW INCOME	18700	21350	24000	26650	28800	30950	33050	35200
	LOW INCOME	29850	34100	38400	42650	46050	49450	52900	56300
	MODERATE INCOME	35350	39600	43900	48150	51550	54950	58400	61800
	38 YEAR TERM	22400	25600	28800	32000	34550	37100	39700	42250
	ADJ. MEDIAN INC.**	37400	42700	48000	53300	57600	61900	66100	70400
Culpeper County, VA									
	VERY LOW INCOME	28100	32100	36100	40100	43350	46550	49750	52950
	LOW INCOME	44900	51300	57750	64150	69300	74400	79550	84700
	MODERATE INCOME	50400	56800	63250	69650	74800	79900	85050	90200
	38 YEAR TERM	33650	38500	43300	48100	51950	55800	59650	63500
	ADJ. MEDIAN INC.**	56200	64200	72200	80200	86700	93100	99500	105900
Dickenson County, VA									
	VERY LOW INCOME	18700	21350	24000	26650	28800	30950	33050	35200
	LOW INCOME	29850	34100	38400	42650	46050	49450	52900	56300
	MODERATE INCOME	35350	39600	43900	48150	51550	54950	58400	61800
	38 YEAR TERM	22400	25600	28800	32000	34550	37100	39700	42250
	ADJ. MEDIAN INC.**	37400	42700	48000	53300	57600	61900	66100	70400
Essex County, VA									
	VERY LOW INCOME	20900	23850	26850	29800	32200	34600	37000	39350
	LOW INCOME	33400	38150	42950	47700	51500	55350	59150	62950
	MODERATE INCOME	38900	43650	48450	53200	57000	60850	64650	68450
	38 YEAR TERM	25050	28600	32200	35750	38600	41450	44350	47200
	ADJ. MEDIAN INC.**	41800	47700	53700	59600	64400	69200	74000	78700
Floyd County, VA									
	VERY LOW INCOME	18900	21600	24300	26950	29150	31300	33450	35600
	LOW INCOME	30150	34500	38800	43100	46550	50000	53450	56900
	MODERATE INCOME	35650	40000	44300	48600	52050	55500	58950	62400
	38 YEAR TERM	22650	25900	29100	32350	34950	37550	40100	42700
	ADJ. MEDIAN INC.**	37800	43200	48600	53900	58300	62600	66900	71200

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 EXCEPT FOR MODERATE INCOME FAMILIES,
 FOR WHICH \$5500 SHOULD BE ADDED TO THE RESPECTIVE LOW-INCOME LIMIT FOR 8+ PERSON FAMILIES

** RHS ADJ. MEDIAN INCOMES SHOWN EQUAL TWICE THE RESPECTIVE VERY LOW-INCOME LIMIT

		----- A J U S T E D I N C O M E L I M I T S -----							
P R O G R A M		1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Grayson County, VA									
	VERY LOW INCOME	18700	21350	24000	26650	28800	30950	33050	35200
	LOW INCOME	29850	34100	38400	42650	46050	49450	52900	56300
	MODERATE INCOME	35350	39600	43900	48150	51550	54950	58400	61800
	38 YEAR TERM	22400	25600	28800	32000	34550	37100	39700	42250
	ADJ. MEDIAN INC.**	37400	42700	48000	53300	57600	61900	66100	70400
Greensville County-Emporia city, VA HUD Nonmetro FMR Area									
	VERY LOW INCOME	18700	21350	24000	26650	28800	30950	33050	35200
	LOW INCOME	29850	34100	38400	42650	46050	49450	52900	56300
	MODERATE INCOME	35350	39600	43900	48150	51550	54950	58400	61800
	38 YEAR TERM	22400	25600	28800	32000	34550	37100	39700	42250
	ADJ. MEDIAN INC.**	37400	42700	48000	53300	57600	61900	66100	70400
Halifax County, VA									
	VERY LOW INCOME	18700	21350	24000	26650	28800	30950	33050	35200
	LOW INCOME	29850	34100	38400	42650	46050	49450	52900	56300
	MODERATE INCOME	35350	39600	43900	48150	51550	54950	58400	61800
	38 YEAR TERM	22400	25600	28800	32000	34550	37100	39700	42250
	ADJ. MEDIAN INC.**	37400	42700	48000	53300	57600	61900	66100	70400
Henry County-Martinsville city, VA HUD Nonmetro FMR Area									
	VERY LOW INCOME	18700	21350	24000	26650	28800	30950	33050	35200
	LOW INCOME	29850	34100	38400	42650	46050	49450	52900	56300
	MODERATE INCOME	35350	39600	43900	48150	51550	54950	58400	61800
	38 YEAR TERM	22400	25600	28800	32000	34550	37100	39700	42250
	ADJ. MEDIAN INC.**	37400	42700	48000	53300	57600	61900	66100	70400
Highland County, VA									
	VERY LOW INCOME	19600	22400	25200	27950	30200	32450	34700	36900
	LOW INCOME	31300	35750	40250	44700	48300	51850	55450	59000
	MODERATE INCOME	36800	41250	45750	50200	53800	57350	60950	64500
	38 YEAR TERM	23500	26850	30200	33550	36250	38900	41600	44300
	ADJ. MEDIAN INC.**	39200	44800	50400	55900	60400	64900	69400	73800
King George County, VA									
	VERY LOW INCOME	32000	36550	41100	45650	49350	53000	56650	60300
	LOW INCOME	45500	52000	58500	65000	70200	75400	80600	85800
	MODERATE INCOME	51000	57500	64000	70500	75700	80900	86100	91300
	38 YEAR TERM	38900	44450	50000	55550	60000	64450	68900	73350
	ADJ. MEDIAN INC.**	64000	73100	82200	91300	98700	106000	113300	120600

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 EXCEPT FOR MODERATE INCOME FAMILIES, FOR WHICH \$5500 SHOULD BE ADDED TO THE RESPECTIVE LOW-INCOME LIMIT FOR 8+ PERSON FAMILIES

** RHS ADJ. MEDIAN INCOMES SHOWN EQUAL TWICE THE RESPECTIVE VERY LOW-INCOME LIMIT

		----- A J U S T E D I N C O M E L I M I T S -----							
P R O G R A M		1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Lancaster County, VA									
	VERY LOW INCOME	20550	23500	26450	29350	31700	34050	36400	38750
	LOW INCOME	32850	37550	42250	46950	50700	54450	58200	61950
	MODERATE INCOME	38350	43050	47750	52450	56200	59950	63700	67450
	38 YEAR TERM	24650	28150	31700	35200	38000	40850	43650	46450
	ADJ. MEDIAN INC.**	41100	47000	52900	58700	63400	68100	72800	77500
Lee County, VA									
	VERY LOW INCOME	18700	21350	24000	26650	28800	30950	33050	35200
	LOW INCOME	29850	34100	38400	42650	46050	49450	52900	56300
	MODERATE INCOME	35350	39600	43900	48150	51550	54950	58400	61800
	38 YEAR TERM	22400	25600	28800	32000	34550	37100	39700	42250
	ADJ. MEDIAN INC.**	37400	42700	48000	53300	57600	61900	66100	70400
Lunenburg County, VA									
	VERY LOW INCOME	18700	21350	24000	26650	28800	30950	33050	35200
	LOW INCOME	29850	34100	38400	42650	46050	49450	52900	56300
	MODERATE INCOME	35350	39600	43900	48150	51550	54950	58400	61800
	38 YEAR TERM	22400	25600	28800	32000	34550	37100	39700	42250
	ADJ. MEDIAN INC.**	37400	42700	48000	53300	57600	61900	66100	70400
Madison County, VA									
	VERY LOW INCOME	24300	27750	31200	34650	37450	40200	43000	45750
	LOW INCOME	38800	44350	49900	55450	59900	64300	68750	73200
	MODERATE INCOME	44300	49850	55400	60950	65400	69800	74250	78700
	38 YEAR TERM	29100	33300	37450	41600	44950	48250	51600	54900
	ADJ. MEDIAN INC.**	48600	55500	62400	69300	74900	80400	86000	91500
Mecklenburg County, VA									
	VERY LOW INCOME	18700	21350	24000	26650	28800	30950	33050	35200
	LOW INCOME	29850	34100	38400	42650	46050	49450	52900	56300
	MODERATE INCOME	35350	39600	43900	48150	51550	54950	58400	61800
	38 YEAR TERM	22400	25600	28800	32000	34550	37100	39700	42250
	ADJ. MEDIAN INC.**	37400	42700	48000	53300	57600	61900	66100	70400
Middlesex County, VA									
	VERY LOW INCOME	23650	27000	30400	33750	36450	39150	41850	44550
	LOW INCOME	37800	43200	48600	54000	58300	62650	66950	71300
	MODERATE INCOME	43300	48700	54100	59500	63800	68150	72450	76800
	38 YEAR TERM	28500	32550	36650	40700	43950	47200	50450	53700
	ADJ. MEDIAN INC.**	47300	54000	60800	67500	72900	78300	83700	89100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 EXCEPT FOR MODERATE INCOME FAMILIES,
 FOR WHICH \$5500 SHOULD BE ADDED TO THE RESPECTIVE LOW-INCOME LIMIT FOR 8+ PERSON FAMILIES

** RHS ADJ. MEDIAN INCOMES SHOWN EQUAL TWICE THE RESPECTIVE VERY LOW-INCOME LIMIT

		----- A J U S T E D I N C O M E L I M I T S -----							
P R O G R A M	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*	
Northampton County, VA									
VERY LOW INCOME	18700	21350	24000	26650	28800	30950	33050	35200	
LOW INCOME	29850	34100	38400	42650	46050	49450	52900	56300	
MODERATE INCOME	35350	39600	43900	48150	51550	54950	58400	61800	
38 YEAR TERM	22400	25600	28800	32000	34550	37100	39700	42250	
ADJ. MEDIAN INC.**	37400	42700	48000	53300	57600	61900	66100	70400	
Northumberland County, VA									
VERY LOW INCOME	23500	26850	30200	33550	36250	38950	41650	44300	
LOW INCOME	37600	42950	48350	53700	58000	62300	66600	70900	
MODERATE INCOME	43100	48450	53850	59200	63500	67800	72100	76400	
38 YEAR TERM	28200	32200	36250	40250	43450	46700	49900	53150	
ADJ. MEDIAN INC.**	47000	53700	60400	67100	72500	77900	83300	88600	
Nottoway County, VA									
VERY LOW INCOME	19000	21700	24400	27100	29300	31450	33650	35800	
LOW INCOME	30350	34700	39000	43350	46800	50300	53750	57200	
MODERATE INCOME	35850	40200	44500	48850	52300	55800	59250	62700	
38 YEAR TERM	22750	26000	29250	32500	35100	37700	40300	42900	
ADJ. MEDIAN INC.**	38000	43400	48800	54200	58600	62900	67300	71600	
Orange County, VA									
VERY LOW INCOME	23800	27200	30600	33950	36700	39400	42100	44850	
LOW INCOME	38000	43450	48850	54300	58650	63000	67350	71700	
MODERATE INCOME	43500	48950	54350	59800	64150	68500	72850	77200	
38 YEAR TERM	28550	32600	36700	40750	44000	47250	50550	53800	
ADJ. MEDIAN INC.**	47600	54400	61200	67900	73400	78800	84200	89700	
Page County, VA									
VERY LOW INCOME	19200	21950	24700	27400	29600	31800	34000	36200	
LOW INCOME	30700	35100	39450	43850	47350	50850	54350	57900	
MODERATE INCOME	36200	40600	44950	49350	52850	56350	59850	63400	
38 YEAR TERM	23050	26300	29600	32900	35550	38150	40800	43450	
ADJ. MEDIAN INC.**	38400	43900	49400	54800	59200	63600	68000	72400	
Patrick County, VA									
VERY LOW INCOME	18700	21350	24000	26650	28800	30950	33050	35200	
LOW INCOME	29850	34100	38400	42650	46050	49450	52900	56300	
MODERATE INCOME	35350	39600	43900	48150	51550	54950	58400	61800	
38 YEAR TERM	22400	25600	28800	32000	34550	37100	39700	42250	
ADJ. MEDIAN INC.**	37400	42700	48000	53300	57600	61900	66100	70400	

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 EXCEPT FOR MODERATE INCOME FAMILIES, FOR WHICH \$5500 SHOULD BE ADDED TO THE RESPECTIVE LOW-INCOME LIMIT FOR 8+ PERSON FAMILIES

** RHS ADJ. MEDIAN INCOMES SHOWN EQUAL TWICE THE RESPECTIVE VERY LOW-INCOME LIMIT

		----- A J U S T E D I N C O M E L I M I T S -----							
P R O G R A M	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*	
Prince Edward County, VA									
VERY LOW INCOME	18700	21350	24000	26650	28800	30950	33050	35200	
LOW INCOME	29850	34100	38400	42650	46050	49450	52900	56300	
MODERATE INCOME	35350	39600	43900	48150	51550	54950	58400	61800	
38 YEAR TERM	22400	25600	28800	32000	34550	37100	39700	42250	
ADJ. MEDIAN INC.**	37400	42700	48000	53300	57600	61900	66100	70400	
Rappahannock County, VA									
VERY LOW INCOME	27300	31200	35100	39000	42150	45250	48400	51500	
LOW INCOME	43700	49900	56150	62400	67400	72400	77400	82350	
MODERATE INCOME	49200	55400	61650	67900	72900	77900	82900	87850	
38 YEAR TERM	33900	38700	43550	48400	52250	56150	60000	63900	
ADJ. MEDIAN INC.**	54600	62400	70200	78000	84300	90500	96800	103000	
Richmond County, VA									
VERY LOW INCOME	21650	24750	27850	30900	33400	35850	38350	40800	
LOW INCOME	34600	39550	44500	49450	53400	57350	61300	65250	
MODERATE INCOME	40100	45050	50000	54950	58900	62850	66800	70750	
38 YEAR TERM	26900	30700	34550	38400	41450	44550	47600	50700	
ADJ. MEDIAN INC.**	43300	49500	55700	61800	66800	71700	76700	81600	
Rockbridge County-Buena Vista city-Lexington city, VA HUD No									
VERY LOW INCOME	20250	23150	26050	28900	31250	33550	35850	38150	
LOW INCOME	32400	37000	41650	46250	49950	53650	57350	61050	
MODERATE INCOME	37900	42500	47150	51750	55450	59150	62850	66550	
38 YEAR TERM	24300	27750	31250	34700	37500	40250	43050	45800	
ADJ. MEDIAN INC.**	40500	46300	52100	57800	62500	67100	71700	76300	
Russell County, VA									
VERY LOW INCOME	18700	21350	24000	26650	28800	30950	33050	35200	
LOW INCOME	29850	34100	38400	42650	46050	49450	52900	56300	
MODERATE INCOME	35350	39600	43900	48150	51550	54950	58400	61800	
38 YEAR TERM	22400	25600	28800	32000	34550	37100	39700	42250	
ADJ. MEDIAN INC.**	37400	42700	48000	53300	57600	61900	66100	70400	
Shenandoah County, VA									
VERY LOW INCOME	22850	26100	29350	32600	35250	37850	40450	43050	
LOW INCOME	36500	41700	46950	52150	56300	60500	64650	68850	
MODERATE INCOME	42000	47200	52450	57650	61800	66000	70150	74350	
38 YEAR TERM	27350	31300	35200	39100	42250	45350	48500	51600	
ADJ. MEDIAN INC.**	45700	52200	58700	65200	70500	75700	80900	86100	

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 EXCEPT FOR MODERATE INCOME FAMILIES, FOR WHICH \$5500 SHOULD BE ADDED TO THE RESPECTIVE LOW-INCOME LIMIT FOR 8+ PERSON FAMILIES

** RHS ADJ. MEDIAN INCOMES SHOWN EQUAL TWICE THE RESPECTIVE VERY LOW-INCOME LIMIT

----- A J U S T E D I N C O M E L I M I T S -----

P R O G R A M	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Smyth County, VA								
VERY LOW INCOME	18700	21350	24000	26650	28800	30950	33050	35200
LOW INCOME	29850	34100	38400	42650	46050	49450	52900	56300
MODERATE INCOME	35350	39600	43900	48150	51550	54950	58400	61800
38 YEAR TERM	22400	25600	28800	32000	34550	37100	39700	42250
ADJ. MEDIAN INC.**	37400	42700	48000	53300	57600	61900	66100	70400
Southampton County-Franklin city, VA HUD Nonmetro FMR Area								
VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
MODERATE INCOME	39000	43800	48550	53350	57200	61000	64850	68650
38 YEAR TERM	25150	28700	32300	35900	38750	41650	44500	47400
ADJ. MEDIAN INC.**	41900	47900	53900	59800	64600	69400	74200	79000
Tazewell County, VA								
VERY LOW INCOME	18700	21350	24000	26650	28800	30950	33050	35200
LOW INCOME	29850	34100	38400	42650	46050	49450	52900	56300
MODERATE INCOME	35350	39600	43900	48150	51550	54950	58400	61800
38 YEAR TERM	22400	25600	28800	32000	34550	37100	39700	42250
ADJ. MEDIAN INC.**	37400	42700	48000	53300	57600	61900	66100	70400
Westmoreland County, VA								
VERY LOW INCOME	22200	25400	28550	31700	34250	36800	39350	41850
LOW INCOME	35500	40550	45650	50700	54750	58800	62850	66900
MODERATE INCOME	41000	46050	51150	56200	60250	64300	68350	72400
38 YEAR TERM	26650	30450	34250	38050	41100	44150	47200	50250
ADJ. MEDIAN INC.**	44400	50800	57100	63400	68500	73600	78700	83700
Wise County-Norton city, VA HUD Nonmetro FMR Area								
VERY LOW INCOME	18700	21350	24000	26650	28800	30950	33050	35200
LOW INCOME	29850	34100	38400	42650	46050	49450	52900	56300
MODERATE INCOME	35350	39600	43900	48150	51550	54950	58400	61800
38 YEAR TERM	22400	25600	28800	32000	34550	37100	39700	42250
ADJ. MEDIAN INC.**	37400	42700	48000	53300	57600	61900	66100	70400
Wythe County, VA								
VERY LOW INCOME	19250	22000	24750	27500	29700	31900	34100	36300
LOW INCOME	30800	35200	39600	44000	47500	51050	54550	58100
MODERATE INCOME	36300	40700	45100	49500	53000	56550	60050	63600
38 YEAR TERM	23100	26400	29700	33000	35650	38300	40900	43550
ADJ. MEDIAN INC.**	38500	44000	49500	55000	59400	63800	68200	72600

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 EXCEPT FOR MODERATE INCOME FAMILIES,
FOR WHICH \$5500 SHOULD BE ADDED TO THE RESPECTIVE LOW-INCOME LIMIT FOR 8+ PERSON FAMILIES
** RHS ADJ. MEDIAN INCOMES SHOWN EQUAL TWICE THE RESPECTIVE VERY LOW-INCOME LIMIT

51 VIRGINIA

-----METROPOLITAN AREA-----

Blacksburg-Christiansburg-Radford, VA MSA - 13980
Blacksburg-Christiansburg-Radford, VA HMFA - METRO13980N51121
Giles County, VA HMFA - METRO13980N51071
Pulaski County, VA HMFA - METRO13980N51155
Charlottesville, VA MSA - 16820
Charlottesville, VA MSA - METRO16820M16820

Danville, VA MSA - 19260
Danville, VA MSA - METRO19260M19260
Harrisonburg, VA MSA - 25500
Harrisonburg, VA MSA - METRO25500M25500
Kingsport-Bristol-Bristol, TN-VA MSA - 28700
Kingsport-Bristol-Bristol, TN-VA MSA - METRO28700M28700
Lynchburg, VA MSA - 31340
Lynchburg, VA MSA - METRO31340M31340

Richmond, VA MSA - 40060
Louisa County, VA HMFA - METRO40060N51109
Richmond, VA HMFA - METRO40060M40060

Roanoke, VA MSA - 40220
Franklin County, VA HMFA - METRO40220N51067
Roanoke, VA HMFA - METRO40220M40220

Virginia Beach-Norfolk-Newport News, VA-NC MSA - 47260
Virginia Beach-Norfolk-Newport News, VA-NC MSA - METRO47260M47260

Washington-Arlington-Alexandria, DC-VA-MD-WV MSA - 479
Warren County, VA HMFA - METRO47900MM8820
Washington-Arlington-Alexandria, DC-VA-MD HMFA - METRO47900M47900

Winchester, VA-WV MSA - 49020
Winchester, VA-WV MSA - METRO49020M49020

-----Counties of FMR AREA within STATE-----

121-Montgomery, 750-Radford city
071-Giles
155-Pulaski

003-Albemarle, 065-Fluvanna, 079-Greene, 125-Nelson,
540-Charlottesville city

143-Pittsylvania, 590-Danville city

165-Rockingham, 660-Harrisonburg city

169-Scott, 191-Washington, 520-Bristol city

009-Amherst, 011-Appomattox, 019-Bedford, 031-Campbell,
515-Bedford city, 680-Lynchburg city

109-Louisa
007-Amelia, 033-Caroline, 036-Charles, 041-Chesterfield,
049-Cumberland, 053-Dinwiddie, 075-Goochland, 085-Hanover,
087-Henrico, 097-King and Queen, 101-King William, 127-New Kent,
145-Powhatan, 149-Prince George, 183-Sussex,
570-Colonial Heights city, 670-Hopewell city,
730-Petersburg city, 760-Richmond city

067-Franklin
023-Botetourt, 045-Craig, 161-Roanoke, 770-Roanoke city,
775-Salem city

073-Gloucester, 093-Isle of Wight, 095-James, 115-Mathews,
181-Surry, 199-York, 550-Chesapeake city, 650-Hampton city,
700-Newport News city, 710-Norfolk city, 735-Poquoson city,
740-Portsmouth city, 800-Suffolk city, 810-Virginia Beach city,
830-Williamsburg city

187-Warren
013-Arlington, 043-Clarke, 059-Fairfax, 061-Fauquier,
107-Loudoun, 153-Prince William, 177-Spotsylvania, 179-Stafford,
510-Alexandria city, 600-Fairfax city, 610-Falls Church city,
630-Fredericksburg city, 683-Manassas city,
685-Manassas Park city

069-Frederick, 840-Winchester city

51 VIRGINIA continued

-----NONMETROPOLITAN COUNTIES-----

001-Accomack	005-Alleghany	560-Clifton Forge city	580-Covington city	015-Augusta
790-Staunton city	820-Waynesboro city	017-Bath	021-Bland	025-Brunswick
027-Buchanan	029-Buckingham	035-Carroll	640-Galax city	037-Charlotte
047-Culpeper	051-Dickenson	057-Essex	063-Floyd	077-Grayson
081-Greensville	595-Emporia city	083-Halifax	089-Henry	690-Martinsville city
091-Highland	099-King George	103-Lancaster	105-Lee	111-Lunenburg
113-Madison	117-Mecklenburg	119-Middlesex	131-Northampton	133-Northumberland
135-Nottoway	137-Orange	139-Page	141-Patrick	147-Prince Edward
157-Rappahannock	159-Richmond	163-Rockbridge	530-Buena Vista city	678-Lexington city
167-Russell	171-Shenandoah	173-Smyth	175-Southampton	620-Franklin city
185-Tazewell	193-Westmoreland	195-Wise	720-Norton city	197-Wythe