

STATE:VIRGINIA

-----I N C O M E L I M I T S-----

PROGRAM	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 HMFA									
FY 2013 MFI: 68800	30% OF MEDIAN	14500	16550	18600	20650	22350	24000	25650	27300
	VERY LOW INCOME	24100	27550	31000	34400	37200	39950	42700	45450
	LOW-INCOME	38550	44050	49550	55050	59500	63900	68300	72700
Giles County, VA HMFA									
FY 2013 MFI: 52000	30% OF MEDIAN	10950	12500	14050	15600	16850	18100	19350	20600
	VERY LOW INCOME	18200	20800	23400	26000	28100	30200	32250	34350
	LOW-INCOME	29150	33300	37450	41600	44950	48300	51600	54950
Pulaski County, VA HMFA									
FY 2013 MFI: 52000	30% OF MEDIAN	10950	12500	14050	15600	16850	18100	19350	20600
	VERY LOW INCOME	18200	20800	23400	26000	28100	30200	32250	34350
	LOW-INCOME	29150	33300	37450	41600	44950	48300	51600	54950
Charlottesville, VA MSA									
FY 2013 MFI: 77500	30% OF MEDIAN	16300	18600	20950	23250	25150	27000	28850	30700
	VERY LOW INCOME	27150	31000	34900	38750	41850	44950	48050	51150
	LOW-INCOME	43400	49600	55800	62000	67000	71950	76900	81850
Danville, VA MSA									
FY 2013 MFI: 45300	30% OF MEDIAN	10850	12400	13950	15500	16750	18000	19250	20500
	VERY LOW INCOME	18100	20650	23250	25800	27900	29950	32000	34100
	LOW-INCOME	28950	33050	37200	41300	44650	47950	51250	54550
Harrisonburg, VA MSA									
FY 2013 MFI: 59400	30% OF MEDIAN	12500	14250	16050	17800	19250	20650	22100	23500
	VERY LOW INCOME	20800	23800	26750	29700	32100	34500	36850	39250
	LOW-INCOME	33250	38000	42750	47500	51300	55100	58900	62700
Kingsport-Bristol-Bristol, TN-VA MSA									
FY 2013 MFI: 48700	30% OF MEDIAN	10250	11700	13150	14600	15800	16950	18150	19300
	VERY LOW INCOME	17050	19500	21950	24350	26300	28250	30200	32150
	LOW-INCOME	27300	31200	35100	38950	42100	45200	48300	51450
Lynchburg, VA MSA									
FY 2013 MFI: 57900	30% OF MEDIAN	12150	13900	15650	17350	18750	20150	21550	22950
	VERY LOW INCOME	20300	23200	26100	28950	31300	33600	35900	38250
	LOW-INCOME	32450	37050	41700	46300	50050	53750	57450	61150
Richmond, VA MSA									
Louisa County, VA HMFA									
FY 2013 MFI: 66600	30% OF MEDIAN	14000	16000	18000	20000	21600	23200	24800	26400
	VERY LOW INCOME	23350	26650	30000	33300	36000	38650	41300	44000
	LOW-INCOME	37350	42650	48000	53300	57600	61850	66100	70400
Richmond, VA HMFA									
FY 2013 MFI: 73900	30% OF MEDIAN	15550	17750	19950	22150	23950	25700	27500	29250
	VERY LOW INCOME	25900	29600	33300	36950	39950	42900	45850	48800
	LOW-INCOME	41400	47300	53200	59100	63850	68600	73300	78050
Roanoke, VA MSA									
Franklin County, VA HMFA									
FY 2013 MFI: 56400	30% OF MEDIAN	11850	13550	15250	16900	18300	19650	21000	22350
	VERY LOW INCOME	19750	22600	25400	28200	30500	32750	35000	37250
	LOW-INCOME	31600	36100	40600	45100	48750	52350	55950	59550

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Roanoke, VA HMFA									
FY 2013 MFI: 63600	30% OF MEDIAN	13400	15300	17200	19100	20650	22200	23700	25250
	VERY LOW INCOME	22300	25450	28650	31800	34350	36900	39450	42000
	LOW-INCOME	35650	40750	45850	50900	55000	59050	63150	67200
Virginia Beach-Norfolk-Newport News, VA-NC MSA									
FY 2013 MFI: 73300	30% OF MEDIAN	15400	17600	19800	22000	23800	25550	27300	29050
	VERY LOW INCOME	25700	29350	33000	36650	39600	42550	45450	48400
	LOW-INCOME	41100	46950	52800	58650	63350	68050	72750	77450
Washington-Arlington-Alexandria, DC-VA-MD-WV MSA									
Warren County, VA HMFA									
FY 2013 MFI: 76900	30% OF MEDIAN	16150	18450	20750	23050	24900	26750	28600	30450
	VERY LOW INCOME	26950	30800	34650	38450	41550	44650	47700	50800
	LOW-INCOME	43050	49200	55350	61500	66450	71350	76300	81200
Washington-Arlington-Alexandria, DC-VA-MD HMFA									
FY 2013 MFI: 107300	30% OF MEDIAN	22550	25800	29000	32200	34800	37400	39950	42550
	VERY LOW INCOME	37600	42950	48300	53650	57950	62250	66550	70850
	LOW-INCOME	46750	53400	60100	66750	72100	77450	82800	88150
Winchester, VA-WV MSA									
FY 2013 MFI: 65700	30% OF MEDIAN	13800	15800	17750	19700	21300	22900	24450	26050
	VERY LOW INCOME	23000	26300	29600	32850	35500	38150	40750	43400
	LOW-INCOME	36800	42050	47300	52550	56800	61000	65200	69400
Accomack County, VA									
FY 2013 MFI: 52900	30% OF MEDIAN	11100	12700	14300	15850	17150	18400	19700	20950
	VERY LOW INCOME	18550	21200	23850	26450	28600	30700	32800	34950
	LOW-INCOME	29650	33850	38100	42300	45700	49100	52500	55850
Alleghany County-Clifton Forge city-Covington city, VA HNMFA									
FY 2013 MFI: 54800	30% OF MEDIAN	11550	13200	14850	16450	17800	19100	20400	21750
	VERY LOW INCOME	19200	21950	24700	27400	29600	31800	34000	36200
	LOW-INCOME	30700	35100	39500	43850	47400	50900	54400	57900
Augusta County-Staunton city-Waynesboro city, VA HNMFA									
FY 2013 MFI: 62700	30% OF MEDIAN	13200	15050	16950	18800	20350	21850	23350	24850
	VERY LOW INCOME	21950	25100	28250	31350	33900	36400	38900	41400
	LOW-INCOME	35150	40150	45150	50150	54200	58200	62200	66200
Bath County, VA									
FY 2013 MFI: 54200	30% OF MEDIAN	11400	13000	14650	16250	17550	18850	20150	21450
	VERY LOW INCOME	19000	21700	24400	27100	29300	31450	33650	35800
	LOW-INCOME	30350	34700	39050	43350	46850	50300	53800	57250
Bland County, VA									
FY 2013 MFI: 48400	30% OF MEDIAN	10850	12400	13950	15500	16750	18000	19250	20500
	VERY LOW INCOME	18100	20650	23250	25800	27900	29950	32000	34100
	LOW-INCOME	28950	33050	37200	41300	44650	47950	51250	54550
Brunswick County, VA									
FY 2013 MFI: 45700	30% OF MEDIAN	10850	12400	13950	15500	16750	18000	19250	20500
	VERY LOW INCOME	18100	20650	23250	25800	27900	29950	32000	34100
	LOW-INCOME	28950	33050	37200	41300	44650	47950	51250	54550
Buchanan County, VA									
FY 2013 MFI: 39100	30% OF MEDIAN	10850	12400	13950	15500	16750	18000	19250	20500
	VERY LOW INCOME	18100	20650	23250	25800	27900	29950	32000	34100
	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
Buckingham County, VA									
FY 2013 MFI: 46300	30% OF MEDIAN	10850	12400	13950	15500	16750	18000	19250	20500
	VERY LOW INCOME	18100	20650	23250	25800	27900	29950	32000	34100
	LOW-INCOME	28950	33050	37200	41300	44650	47950	51250	54550
Carroll County-Galax city, VA HNMFA									
FY 2013 MFI: 47000	30% OF MEDIAN	10850	12400	13950	15500	16750	18000	19250	20500
	VERY LOW INCOME	18100	20650	23250	25800	27900	29950	32000	34100
	LOW-INCOME	28950	33050	37200	41300	44650	47950	51250	54550
Charlotte County, VA									
FY 2013 MFI: 51300	30% OF MEDIAN	10850	12400	13950	15500	16750	18000	19250	20500
	VERY LOW INCOME	18100	20650	23250	25800	27900	29950	32000	34100
	LOW-INCOME	28950	33050	37200	41300	44650	47950	51250	54550
Culpeper County, VA									
FY 2013 MFI: 80200	30% OF MEDIAN	16850	19250	21650	24050	26000	27900	29850	31750
	VERY LOW INCOME	28100	32100	36100	40100	43350	46550	49750	52950
	LOW-INCOME	44950	51350	57750	64150	69300	74450	79550	84700
Dickenson County, VA									
FY 2013 MFI: 36200	30% OF MEDIAN	10850	12400	13950	15500	16750	18000	19250	20500
	VERY LOW INCOME	18100	20650	23250	25800	27900	29950	32000	34100
	LOW-INCOME	28950	33050	37200	41300	44650	47950	51250	54550
Essex County, VA									
FY 2013 MFI: 56100	30% OF MEDIAN	11800	13500	15200	16850	18200	19550	20900	22250
	VERY LOW INCOME	19650	22450	25250	28050	30300	32550	34800	37050
	LOW-INCOME	31450	35950	40450	44900	48500	52100	55700	59300
Floyd County, VA									
FY 2013 MFI: 53900	30% OF MEDIAN	11350	12950	14550	16150	17450	18750	20050	21350
	VERY LOW INCOME	18900	21600	24300	26950	29150	31300	33450	35600
	LOW-INCOME	30200	34500	38800	43100	46550	50000	53450	56900
Grayson County, VA									
FY 2013 MFI: 42700	30% OF MEDIAN	10850	12400	13950	15500	16750	18000	19250	20500
	VERY LOW INCOME	18100	20650	23250	25800	27900	29950	32000	34100
	LOW-INCOME	28950	33050	37200	41300	44650	47950	51250	54550
Greensville County-Emporia city, VA HNMFA									
FY 2013 MFI: 47400	30% OF MEDIAN	10850	12400	13950	15500	16750	18000	19250	20500
	VERY LOW INCOME	18100	20650	23250	25800	27900	29950	32000	34100
	LOW-INCOME	28950	33050	37200	41300	44650	47950	51250	54550
Halifax County, VA									
FY 2013 MFI: 47300	30% OF MEDIAN	10850	12400	13950	15500	16750	18000	19250	20500
	VERY LOW INCOME	18100	20650	23250	25800	27900	29950	32000	34100
	LOW-INCOME	28950	33050	37200	41300	44650	47950	51250	54550
Henry County-Martinsville city, VA HNMFA									
FY 2013 MFI: 40900	30% OF MEDIAN	10850	12400	13950	15500	16750	18000	19250	20500
	VERY LOW INCOME	18100	20650	23250	25800	27900	29950	32000	34100
	LOW-INCOME	28950	33050	37200	41300	44650	47950	51250	54550
Highland County, VA									
FY 2013 MFI: 54600	30% OF MEDIAN	11500	13150	14800	16400	17750	19050	20350	21650
	VERY LOW INCOME	19150	21850	24600	27300	29500	31700	33900	36050
	LOW-INCOME	30600	35000	39350	43700	47200	50700	54200	57700

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PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON	
King George County, VA FY 2013 MFI: 92600	30% OF MEDIAN VERY LOW INCOME LOW-INCOME	19200 32000 45100	21950 36550 51550	24700 41100 58000	27400 45650 64400	29600 49350 69600	31800 53000 74750	34000 56650 79900	36200 60300 85050
Lancaster County, VA FY 2013 MFI: 58500	30% OF MEDIAN VERY LOW INCOME LOW-INCOME	12300 20500 32800	14050 23400 37450	15800 26350 42150	17550 29250 46800	19000 31600 50550	20400 33950 54300	21800 36300 58050	23200 38650 61800
Lee County, VA FY 2013 MFI: 43800	30% OF MEDIAN VERY LOW INCOME LOW-INCOME	10850 18100 28950	12400 20650 33050	13950 23250 37200	15500 25800 41300	16750 27900 44650	18000 29950 47950	19250 32000 51250	20500 34100 54550
Lunenburg County, VA FY 2013 MFI: 44600	30% OF MEDIAN VERY LOW INCOME LOW-INCOME	10850 18100 28950	12400 20650 33050	13950 23250 37200	15500 25800 41300	16750 27900 44650	18000 29950 47950	19250 32000 51250	20500 34100 54550
Madison County, VA FY 2013 MFI: 69300	30% OF MEDIAN VERY LOW INCOME LOW-INCOME	14600 24300 38800	16650 27750 44350	18750 31200 49900	20800 34650 55400	22500 37450 59850	24150 40200 64300	25800 43000 68700	27500 45750 73150
Mecklenburg County, VA FY 2013 MFI: 49100	30% OF MEDIAN VERY LOW INCOME LOW-INCOME	10850 18100 28950	12400 20650 33050	13950 23250 37200	15500 25800 41300	16750 27900 44650	18000 29950 47950	19250 32000 51250	20500 34100 54550
Middlesex County, VA FY 2013 MFI: 67800	30% OF MEDIAN VERY LOW INCOME LOW-INCOME	14200 23650 37800	16200 27000 43200	18250 30400 48600	20250 33750 54000	21900 36450 58350	23500 39150 62650	25150 41850 67000	26750 44550 71300
Northampton County, VA FY 2013 MFI: 51000	30% OF MEDIAN VERY LOW INCOME LOW-INCOME	10850 18100 28950	12400 20650 33050	13950 23250 37200	15500 25800 41300	16750 27900 44650	18000 29950 47950	19250 32000 51250	20500 34100 54550
Northumberland County, VA FY 2013 MFI: 64700	30% OF MEDIAN VERY LOW INCOME LOW-INCOME	13600 22650 36250	15550 25900 41400	17500 29150 46600	19400 32350 51750	21000 34950 55900	22550 37550 60050	24100 40150 64200	25650 42750 68350
Nottoway County, VA FY 2013 MFI: 47400	30% OF MEDIAN VERY LOW INCOME LOW-INCOME	10850 18100 28950	12400 20650 33050	13950 23250 37200	15500 25800 41300	16750 27900 44650	18000 29950 47950	19250 32000 51250	20500 34100 54550
Orange County, VA FY 2013 MFI: 67900	30% OF MEDIAN VERY LOW INCOME LOW-INCOME	14250 23800 38050	16300 27200 43450	18350 30600 48900	20350 33950 54300	22000 36700 58650	23650 39400 63000	25250 42100 67350	26900 44850 71700
Page County, VA FY 2013 MFI: 54800	30% OF MEDIAN VERY LOW INCOME LOW-INCOME	11550 19200 30700	13200 21950 35100	14850 24700 39500	16450 27400 43850	17800 29600 47400	19100 31800 50900	20400 34000 54400	21750 36200 57900

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-----I N C O M E L I M I T S-----

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Patrick County, VA									
FY 2013 MFI: 43700	30% OF MEDIAN	10850	12400	13950	15500	16750	18000	19250	20500
	VERY LOW INCOME	18100	20650	23250	25800	27900	29950	32000	34100
	LOW-INCOME	28950	33050	37200	41300	44650	47950	51250	54550
Prince Edward County, VA									
FY 2013 MFI: 53000	30% OF MEDIAN	11150	12750	14350	15900	17200	18450	19750	21000
	VERY LOW INCOME	18550	21200	23850	26500	28650	30750	32900	35000
	LOW-INCOME	29700	33950	38200	42400	45800	49200	52600	56000
Rappahannock County, VA									
FY 2013 MFI: 80700	30% OF MEDIAN	16400	18750	21100	23400	25300	27150	29050	30900
	VERY LOW INCOME	27300	31200	35100	39000	42150	45250	48400	51500
	LOW-INCOME	43700	49950	56200	62400	67400	72400	77400	82400
Richmond County, VA									
FY 2013 MFI: 64000	30% OF MEDIAN	13000	14850	16700	18550	20050	21550	23050	24500
	VERY LOW INCOME	21650	24750	27850	30900	33400	35850	38350	40800
	LOW-INCOME	34650	39600	44550	49450	53450	57400	61350	65300
Rockbridge County-Buena Vista city-Lexington city, VA HNMFA									
FY 2013 MFI: 55300	30% OF MEDIAN	11650	13300	14950	16600	17950	19300	20600	21950
	VERY LOW INCOME	19400	22150	24900	27650	29900	32100	34300	36500
	LOW-INCOME	31000	35400	39850	44250	47800	51350	54900	58450
Russell County, VA									
FY 2013 MFI: 45300	30% OF MEDIAN	10850	12400	13950	15500	16750	18000	19250	20500
	VERY LOW INCOME	18100	20650	23250	25800	27900	29950	32000	34100
	LOW-INCOME	28950	33050	37200	41300	44650	47950	51250	54550
Shenandoah County, VA									
FY 2013 MFI: 65200	30% OF MEDIAN	13700	15650	17600	19550	21150	22700	24250	25850
	VERY LOW INCOME	22850	26100	29350	32600	35250	37850	40450	43050
	LOW-INCOME	36550	41750	46950	52150	56350	60500	64700	68850
Smyth County, VA									
FY 2013 MFI: 46500	30% OF MEDIAN	10850	12400	13950	15500	16750	18000	19250	20500
	VERY LOW INCOME	18100	20650	23250	25800	27900	29950	32000	34100
	LOW-INCOME	28950	33050	37200	41300	44650	47950	51250	54550
Southampton County-Franklin city, VA HNMFA									
FY 2013 MFI: 55800	30% OF MEDIAN	11950	13650	15350	17050	18450	19800	21150	22550
	VERY LOW INCOME	19950	22800	25650	28450	30750	33050	35300	37600
	LOW-INCOME	31850	36400	40950	45500	49150	52800	56450	60100
Tazewell County, VA									
FY 2013 MFI: 46200	30% OF MEDIAN	10850	12400	13950	15500	16750	18000	19250	20500
	VERY LOW INCOME	18100	20650	23250	25800	27900	29950	32000	34100
	LOW-INCOME	28950	33050	37200	41300	44650	47950	51250	54550
Westmoreland County, VA									
FY 2013 MFI: 63400	30% OF MEDIAN	13300	15200	17100	19000	20550	22050	23600	25100
	VERY LOW INCOME	22200	25400	28550	31700	34250	36800	39350	41850
	LOW-INCOME	35500	40600	45650	50700	54800	58850	62900	66950
Wise County-Norton city, VA HNMFA									
FY 2013 MFI: 45100	30% OF MEDIAN	10850	12400	13950	15500	16750	18000	19250	20500
	VERY LOW INCOME	18100	20650	23250	25800	27900	29950	32000	34100
	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
Wythe County, VA								
FY 2013 MFI: 50100								
30% OF MEDIAN	10850	12400	13950	15500	16750	18000	19250	20500
VERY LOW INCOME	18100	20650	23250	25800	27900	29950	32000	34100
LOW-INCOME	28950	33050	37200	41300	44650	47950	51250	54550