

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 2012 MFI: 68400	30% OF MEDIAN	14350	16400	18450	20500	22150	23800	25450	27100
	VERY LOW INCOME	23950	27400	30800	34200	36950	39700	42450	45150
	LOW-INCOME	38300	43800	49250	54700	59100	63500	67850	72250
Giles County, VA HMFA									
FY 2012 MFI: 51600	30% OF MEDIAN	11100	12650	14250	15800	17100	18350	19600	20900
	VERY LOW INCOME	18450	21050	23700	26300	28450	30550	32650	34750
	LOW-INCOME	29500	33700	37900	42100	45500	48850	52250	55600
Pulaski County, VA HMFA									
FY 2012 MFI: 49400	30% OF MEDIAN	11100	12650	14250	15800	17100	18350	19600	20900
	VERY LOW INCOME	18450	21050	23700	26300	28450	30550	32650	34750
	LOW-INCOME	29500	33700	37900	42100	45500	48850	52250	55600
Charlottesville, VA MSA									
FY 2012 MFI: 77800	30% OF MEDIAN	16350	18700	21050	23350	25250	27100	29000	30850
	VERY LOW INCOME	27250	31150	35050	38900	42050	45150	48250	51350
	LOW-INCOME	43600	49800	56050	62250	67250	72250	77200	82200
Danville, VA MSA									
FY 2012 MFI: 48700	30% OF MEDIAN	11100	12650	14250	15800	17100	18350	19600	20900
	VERY LOW INCOME	18450	21050	23700	26300	28450	30550	32650	34750
	LOW-INCOME	29500	33700	37900	42100	45500	48850	52250	55600
Harrisonburg, VA MSA									
FY 2012 MFI: 60700	30% OF MEDIAN	12750	14600	16400	18200	19700	21150	22600	24050
	VERY LOW INCOME	21250	24300	27350	30350	32800	35250	37650	40100
	LOW-INCOME	34000	38850	43700	48550	52450	56350	60250	64100
Kingsport-Bristol-Bristol, TN-VA MSA									
FY 2012 MFI: 50200	30% OF MEDIAN	10550	12050	13550	15050	16300	17500	18700	19900
	VERY LOW INCOME	17600	20100	22600	25100	27150	29150	31150	33150
	LOW-INCOME	28150	32150	36150	40150	43400	46600	49800	53000
Lynchburg, VA MSA									
FY 2012 MFI: 60100	30% OF MEDIAN	12650	14450	16250	18050	19500	20950	22400	23850
	VERY LOW INCOME	21050	24050	27050	30050	32500	34900	37300	39700
	LOW-INCOME	33700	38500	43300	48100	51950	55800	59650	63500
Richmond, VA MSA									
Louisa County, VA HMFA									
FY 2012 MFI: 65100	30% OF MEDIAN	13700	15650	17600	19550	21150	22700	24250	25850
	VERY LOW INCOME	22800	26050	29300	32550	35200	37800	40400	43000
	LOW-INCOME	36500	41700	46900	52100	56300	60450	64650	68800
Richmond, VA HMFA									
FY 2012 MFI: 75600	30% OF MEDIAN	15900	18200	20450	22700	24550	26350	28150	30000
	VERY LOW INCOME	26500	30250	34050	37800	40850	43850	46900	49900
	LOW-INCOME	42350	48400	54450	60500	65350	70200	75050	79900
Roanoke, VA MSA									
Franklin County, VA HMFA									
FY 2012 MFI: 56200	30% OF MEDIAN	11800	13500	15200	16850	18200	19550	20900	22250
	VERY LOW INCOME	19700	22500	25300	28100	30350	32600	34850	37100
	LOW-INCOME	31500	36000	40500	44950	48550	52150	55750	59350

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PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON	
Roanoke, VA HMFA									
FY 2012 MFI: 63200	30% OF MEDIAN	13300	15200	17100	18950	20500	22000	23500	25050
	VERY LOW INCOME	22150	25300	28450	31600	34150	36700	39200	41750
	LOW-INCOME	35400	40450	45500	50550	54600	58650	62700	66750
Virginia Beach-Norfolk-Newport News, VA-NC MSA									
FY 2012 MFI: 70900	30% OF MEDIAN	14900	17000	19150	21250	22950	24650	26350	28050
	VERY LOW INCOME	24850	28400	31950	35450	38300	41150	44000	46800
	LOW-INCOME	39700	45400	51050	56700	61250	65800	70350	74850
Washington-Arlington-Alexandria, DC-VA-MD-WV MSA									
Warren County, VA HMFA									
FY 2012 MFI: 78400	30% OF MEDIAN	16000	18300	20600	22850	24700	26550	28350	30200
	VERY LOW INCOME	26650	30450	34250	38050	41100	44150	47200	50250
	LOW-INCOME	42650	48750	54850	60900	65800	70650	75550	80400
Washington-Arlington-Alexandria, DC-VA-MD HMFA									
FY 2012 MFI: 107500	30% OF MEDIAN	22600	25800	29050	32250	34850	37450	40000	42600
	VERY LOW INCOME	37650	43000	48400	53750	58050	62350	66650	70950
	LOW-INCOME	49200	56200	63250	70250	75900	81500	87150	92750
Winchester, VA-WV MSA									
FY 2012 MFI: 65300	30% OF MEDIAN	13750	15700	17650	19600	21200	22750	24350	25900
	VERY LOW INCOME	22900	26150	29400	32650	35300	37900	40500	43100
	LOW-INCOME	36600	41800	47050	52250	56450	60650	64800	69000
Accomack County, VA									
FY 2012 MFI: 51900	30% OF MEDIAN	11100	12650	14250	15800	17100	18350	19600	20900
	VERY LOW INCOME	18450	21050	23700	26300	28450	30550	32650	34750
	LOW-INCOME	29500	33700	37900	42100	45500	48850	52250	55600
Alleghany County-Clifton Forge city-Covington city, VA HNMFA									
FY 2012 MFI: 53200	30% OF MEDIAN	11200	12800	14400	15950	17250	18550	19800	21100
	VERY LOW INCOME	18650	21300	23950	26600	28750	30900	33000	35150
	LOW-INCOME	29800	34050	38300	42550	46000	49400	52800	56200
Augusta County-Staunton city-Waynesboro city, VA HNMFA									
FY 2012 MFI: 59800	30% OF MEDIAN	12600	14400	16200	17950	19400	20850	22300	23700
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW-INCOME	33500	38300	43100	47850	51700	55550	59350	63200
Bath County, VA									
FY 2012 MFI: 50600	30% OF MEDIAN	11100	12650	14250	15800	17100	18350	19600	20900
	VERY LOW INCOME	18450	21050	23700	26300	28450	30550	32650	34750
	LOW-INCOME	29500	33700	37900	42100	45500	48850	52250	55600
Bland County, VA									
FY 2012 MFI: 47600	30% OF MEDIAN	11100	12650	14250	15800	17100	18350	19600	20900
	VERY LOW INCOME	18450	21050	23700	26300	28450	30550	32650	34750
	LOW-INCOME	29500	33700	37900	42100	45500	48850	52250	55600
Brunswick County, VA									
FY 2012 MFI: 46700	30% OF MEDIAN	11100	12650	14250	15800	17100	18350	19600	20900
	VERY LOW INCOME	18450	21050	23700	26300	28450	30550	32650	34750
	LOW-INCOME	29500	33700	37900	42100	45500	48850	52250	55600
Buchanan County, VA									
FY 2012 MFI: 37900	30% OF MEDIAN	11100	12650	14250	15800	17100	18350	19600	20900
	VERY LOW INCOME	18450	21050	23700	26300	28450	30550	32650	34750
	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
Buckingham County, VA FY 2012 MFI: 48100	30% OF MEDIAN	11100	12650	14250	15800	17100	18350	19600	20900
	VERY LOW INCOME	18450	21050	23700	26300	28450	30550	32650	34750
	LOW-INCOME	29500	33700	37900	42100	45500	48850	52250	55600
Carroll County-Galax city, VA HNMFA FY 2012 MFI: 45700	30% OF MEDIAN	11100	12650	14250	15800	17100	18350	19600	20900
	VERY LOW INCOME	18450	21050	23700	26300	28450	30550	32650	34750
	LOW-INCOME	29500	33700	37900	42100	45500	48850	52250	55600
Charlotte County, VA FY 2012 MFI: 50400	30% OF MEDIAN	11100	12650	14250	15800	17100	18350	19600	20900
	VERY LOW INCOME	18450	21050	23700	26300	28450	30550	32650	34750
	LOW-INCOME	29500	33700	37900	42100	45500	48850	52250	55600
Culpeper County, VA FY 2012 MFI: 79000	30% OF MEDIAN	16500	18850	21200	23550	25450	27350	29250	31100
	VERY LOW INCOME	27500	31400	35350	39250	42400	45550	48700	51850
	LOW-INCOME	44000	50250	56550	62800	67850	72850	77900	82900
Dickenson County, VA FY 2012 MFI: 36300	30% OF MEDIAN	11100	12650	14250	15800	17100	18350	19600	20900
	VERY LOW INCOME	18450	21050	23700	26300	28450	30550	32650	34750
	LOW-INCOME	29500	33700	37900	42100	45500	48850	52250	55600
Essex County, VA FY 2012 MFI: 54900	30% OF MEDIAN	11550	13200	14850	16450	17800	19100	20400	21750
	VERY LOW INCOME	19250	22000	24750	27450	29650	31850	34050	36250
	LOW-INCOME	30750	35150	39550	43900	47450	50950	54450	57950
Floyd County, VA FY 2012 MFI: 53800	30% OF MEDIAN	11350	12950	14550	16150	17450	18750	20050	21350
	VERY LOW INCOME	18850	21550	24250	26900	29100	31250	33400	35550
	LOW-INCOME	30150	34450	38750	43050	46500	49950	53400	56850
Grayson County, VA FY 2012 MFI: 41000	30% OF MEDIAN	11100	12650	14250	15800	17100	18350	19600	20900
	VERY LOW INCOME	18450	21050	23700	26300	28450	30550	32650	34750
	LOW-INCOME	29500	33700	37900	42100	45500	48850	52250	55600
Greensville County-Emporia city, VA HNMFA FY 2012 MFI: 47400	30% OF MEDIAN	11100	12650	14250	15800	17100	18350	19600	20900
	VERY LOW INCOME	18450	21050	23700	26300	28450	30550	32650	34750
	LOW-INCOME	29500	33700	37900	42100	45500	48850	52250	55600
Halifax County, VA FY 2012 MFI: 47900	30% OF MEDIAN	11100	12650	14250	15800	17100	18350	19600	20900
	VERY LOW INCOME	18450	21050	23700	26300	28450	30550	32650	34750
	LOW-INCOME	29500	33700	37900	42100	45500	48850	52250	55600
Henry County-Martinsville city, VA HNMFA FY 2012 MFI: 44100	30% OF MEDIAN	11100	12650	14250	15800	17100	18350	19600	20900
	VERY LOW INCOME	18450	21050	23700	26300	28450	30550	32650	34750
	LOW-INCOME	29500	33700	37900	42100	45500	48850	52250	55600
Highland County, VA FY 2012 MFI: 55900	30% OF MEDIAN	11750	13400	15100	16750	18100	19450	20800	22150
	VERY LOW INCOME	19600	22400	25200	27950	30200	32450	34700	36900
	LOW-INCOME	31300	35800	40250	44700	48300	51900	55450	59050

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

		1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
King George County, VA	PROGRAM								
FY 2012 MFI: 89400	30% OF MEDIAN	18300	20900	23500	26100	28200	30300	32400	34500
	VERY LOW INCOME	30450	34800	39150	43500	47000	50500	53950	57450
	LOW-INCOME	45500	52000	58500	65000	70200	75400	80600	85800
Lancaster County, VA	PROGRAM								
FY 2012 MFI: 56900	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
Lee County, VA	PROGRAM								
FY 2012 MFI: 43400	30% OF MEDIAN	11100	12650	14250	15800	17100	18350	19600	20900
	VERY LOW INCOME	18450	21050	23700	26300	28450	30550	32650	34750
	LOW-INCOME	29500	33700	37900	42100	45500	48850	52250	55600
Lunenburg County, VA	PROGRAM								
FY 2012 MFI: 44200	30% OF MEDIAN	11100	12650	14250	15800	17100	18350	19600	20900
	VERY LOW INCOME	18450	21050	23700	26300	28450	30550	32650	34750
	LOW-INCOME	29500	33700	37900	42100	45500	48850	52250	55600
Madison County, VA	PROGRAM								
FY 2012 MFI: 66000	30% OF MEDIAN	13900	15850	17850	19800	21400	23000	24600	26150
	VERY LOW INCOME	23100	26400	29700	33000	35650	38300	40950	43600
	LOW-INCOME	37000	42250	47550	52800	57050	61250	65500	69700
Mecklenburg County, VA	PROGRAM								
FY 2012 MFI: 47200	30% OF MEDIAN	11100	12650	14250	15800	17100	18350	19600	20900
	VERY LOW INCOME	18450	21050	23700	26300	28450	30550	32650	34750
	LOW-INCOME	29500	33700	37900	42100	45500	48850	52250	55600
Middlesex County, VA	PROGRAM								
FY 2012 MFI: 64300	30% OF MEDIAN	13550	15450	17400	19300	20850	22400	23950	25500
	VERY LOW INCOME	22550	25750	28950	32150	34750	37300	39900	42450
	LOW-INCOME	36050	41200	46350	51450	55600	59700	63800	67950
Northampton County, VA	PROGRAM								
FY 2012 MFI: 50800	30% OF MEDIAN	11100	12650	14250	15800	17100	18350	19600	20900
	VERY LOW INCOME	18450	21050	23700	26300	28450	30550	32650	34750
	LOW-INCOME	29500	33700	37900	42100	45500	48850	52250	55600
Northumberland County, VA	PROGRAM								
FY 2012 MFI: 63100	30% OF MEDIAN	13300	15200	17100	18950	20500	22000	23500	25050
	VERY LOW INCOME	22100	25250	28400	31550	34100	36600	39150	41650
	LOW-INCOME	35350	40400	45450	50500	54550	58600	62650	66700
Nottoway County, VA	PROGRAM								
FY 2012 MFI: 51900	30% OF MEDIAN	11100	12650	14250	15800	17100	18350	19600	20900
	VERY LOW INCOME	18450	21050	23700	26300	28450	30550	32650	34750
	LOW-INCOME	29500	33700	37900	42100	45500	48850	52250	55600
Orange County, VA	PROGRAM								
FY 2012 MFI: 66500	30% OF MEDIAN	14000	16000	18000	19950	21550	23150	24750	26350
	VERY LOW INCOME	23300	26600	29950	33250	35950	38600	41250	43900
	LOW-INCOME	37250	42600	47900	53200	57500	61750	66000	70250
Page County, VA	PROGRAM								
FY 2012 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

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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 2012 MFI: 43800								
30% OF MEDIAN	11100	12650	14250	15800	17100	18350	19600	20900
VERY LOW INCOME	18450	21050	23700	26300	28450	30550	32650	34750
LOW-INCOME	29500	33700	37900	42100	45500	48850	52250	55600
Prince Edward County, VA								
FY 2012 MFI: 52800								
30% OF MEDIAN	11100	12700	14300	15850	17150	18400	19700	20950
VERY LOW INCOME	18500	21150	23800	26400	28550	30650	32750	34850
LOW-INCOME	29600	33800	38050	42250	45650	49050	52400	55800
Rappahannock County, VA								
FY 2012 MFI: 74300								
30% OF MEDIAN	15650	17850	20100	22300	24100	25900	27700	29450
VERY LOW INCOME	26050	29750	33450	37150	40150	43100	46100	49050
LOW-INCOME	41650	47600	53550	59450	64250	69000	73750	78500
Richmond County, VA								
FY 2012 MFI: 58900								
30% OF MEDIAN	12400	14150	15900	17650	19100	20500	21900	23300
VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
Rockbridge County-Buena Vista city-Lexington city, VA HNMFA								
FY 2012 MFI: 55500								
30% OF MEDIAN	11700	13350	15000	16650	18000	19350	20650	22000
VERY LOW INCOME	19450	22200	25000	27750	30000	32200	34450	36650
LOW-INCOME	31100	35550	40000	44400	48000	51550	55100	58650
Russell County, VA								
FY 2012 MFI: 45100								
30% OF MEDIAN	11100	12650	14250	15800	17100	18350	19600	20900
VERY LOW INCOME	18450	21050	23700	26300	28450	30550	32650	34750
LOW-INCOME	29500	33700	37900	42100	45500	48850	52250	55600
Shenandoah County, VA								
FY 2012 MFI: 64300								
30% OF MEDIAN	13550	15450	17400	19300	20850	22400	23950	25500
VERY LOW INCOME	22550	25750	28950	32150	34750	37300	39900	42450
LOW-INCOME	36050	41200	46350	51450	55600	59700	63800	67950
Smyth County, VA								
FY 2012 MFI: 47300								
30% OF MEDIAN	11100	12650	14250	15800	17100	18350	19600	20900
VERY LOW INCOME	18450	21050	23700	26300	28450	30550	32650	34750
LOW-INCOME	29500	33700	37900	42100	45500	48850	52250	55600
Southampton County-Franklin city, VA HNMFA								
FY 2012 MFI: 59800								
30% OF MEDIAN	12600	14400	16200	17950	19400	20850	22300	23700
VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
LOW-INCOME	33500	38300	43100	47850	51700	55550	59350	63200
Tazewell County, VA								
FY 2012 MFI: 47000								
30% OF MEDIAN	11100	12650	14250	15800	17100	18350	19600	20900
VERY LOW INCOME	18450	21050	23700	26300	28450	30550	32650	34750
LOW-INCOME	29500	33700	37900	42100	45500	48850	52250	55600
Westmoreland County, VA								
FY 2012 MFI: 63300								
30% OF MEDIAN	13100	14950	16800	18650	20150	21650	23150	24650
VERY LOW INCOME	21800	24900	28000	31100	33600	36100	38600	41100
LOW-INCOME	34850	39800	44800	49750	53750	57750	61700	65700
Wise County-Norton city, VA HNMFA								
FY 2012 MFI: 43300								
30% OF MEDIAN	11100	12650	14250	15800	17100	18350	19600	20900
VERY LOW INCOME	18450	21050	23700	26300	28450	30550	32650	34750
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
Wythe County, VA								
FY 2012 MFI: 51600								
30% OF MEDIAN	11100	12650	14250	15800	17100	18350	19600	20900
VERY LOW INCOME	18450	21050	23700	26300	28450	30550	32650	34750
LOW-INCOME	29500	33700	37900	42100	45500	48850	52250	55600