

----- FY2026 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 Metro FMR Area								
30% LIMITS	25150	28750	32350	35900	38800	41650	44550	47400
VERY LOW INCOME	41900	47850	53850	59800	64600	69400	74200	78950
60% LIMITS	50280	57420	64620	71760	77520	83280	89040	94740
LOW INCOME	67000	76600	86150	95700	103400	111050	118700	126350
Floyd County, VA HUD Metro FMR Area								
30% LIMITS	18600	21250	23900	26550	28700	30800	32950	35050
VERY LOW INCOME	31000	35400	39850	44250	47800	51350	54900	58450
60% LIMITS	37200	42480	47820	53100	57360	61620	65880	70140
LOW INCOME	49600	56650	63750	70800	76500	82150	87800	93500
Giles 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
Pulaski County, VA HUD Metro FMR Area								
30% LIMITS	18450	21050	23700	26300	28450	30550	32650	34750
VERY LOW INCOME	30700	35050	39450	43800	47350	50850	54350	57850
60% LIMITS	36840	42060	47340	52560	56820	61020	65220	69420
LOW INCOME	49100	56100	63100	70100	75750	81350	86950	92550
Charlottesville, VA MSA								
30% LIMITS	29050	33200	37350	41500	44850	48150	51500	54800
VERY LOW INCOME	48450	55350	62250	69150	74700	80250	85750	91300
60% LIMITS	58140	66420	74700	82980	89640	96300	102900	109560
LOW INCOME	74800	85450	96150	106800	115350	123900	132450	141000
Harrisonburg, VA MSA								
30% LIMITS	20550	23450	26400	29300	31650	34000	36350	38700
VERY LOW INCOME	34200	39100	44000	48850	52800	56700	60600	64500
60% LIMITS	41040	46920	52800	58620	63360	68040	72720	77400
LOW INCOME	54750	62550	70350	78150	84450	90700	96950	103200
Kingsport-Bristol, TN-VA MSA								
30% LIMITS	17200	19650	22100	24550	26550	28500	30450	32450
VERY LOW INCOME	28650	32750	36850	40900	44200	47450	50750	54000
60% LIMITS	34380	39300	44220	49080	53040	56940	60900	64800
LOW INCOME	45850	52400	58950	65450	70700	75950	81200	86400
Lynchburg, VA MSA								
30% LIMITS	18550	21200	23850	26500	28650	30750	32900	35000
VERY LOW INCOME	30950	35350	39750	44150	47700	51250	54750	58300
60% LIMITS	37140	42420	47700	52980	57240	61500	65700	69960
LOW INCOME	49500	56550	63600	70650	76350	82000	87650	93300

----- FY2026 ADJUSTED HOME INCOME LIMITS -----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Richmond, VA HUD Metro FMR Area								
30% LIMITS	23850	27250	30650	34050	36800	39500	42250	44950
VERY LOW INCOME	39750	45400	51100	56750	61300	65850	70400	74950
60% LIMITS	47700	54480	61320	68100	73560	79020	84480	89940
LOW INCOME	63600	72650	81750	90800	98100	105350	112600	119900
King and Queen County, VA HUD Metro FMR Area								
30% LIMITS	19050	21800	24500	27200	29400	31600	33750	35950
VERY LOW INCOME	31750	36300	40850	45350	49000	52650	56250	59900
60% LIMITS	38100	43560	49020	54420	58800	63180	67500	71880
LOW INCOME	50800	58050	65300	72550	78400	84200	90000	95800
Roanoke, VA HUD Metro FMR Area								
30% LIMITS	20700	23650	26600	29550	31950	34300	36650	39050
VERY LOW INCOME	34500	39400	44350	49250	53200	57150	61100	65050
60% LIMITS	41400	47280	53220	59100	63840	68580	73320	78060
LOW INCOME	55200	63050	70950	78800	85150	91450	97750	104050
Franklin County, VA HUD Metro FMR Area								
30% LIMITS	18800	21500	24200	26850	29000	31150	33300	35450
VERY LOW INCOME	31350	35800	40300	44750	48350	51950	55500	59100
60% LIMITS	37620	42960	48360	53700	58020	62340	66600	70920
LOW INCOME	50150	57300	64450	71600	77350	83100	88800	94550
Staunton-Stuarts Draft, VA MSA								
30% LIMITS	20700	23650	26600	29550	31950	34300	36650	39050
VERY LOW INCOME	34500	39400	44350	49250	53200	57150	61100	65050
60% LIMITS	41400	47280	53220	59100	63840	68580	73320	78060
LOW INCOME	55200	63050	70950	78800	85150	91450	97750	104050
Virginia Beach-Norfolk-Newport News, VA-NC HUD Metro FMR Area								
30% LIMITS	22650	25850	29100	32300	34900	37500	40100	42650
VERY LOW INCOME	37700	43100	48500	53850	58200	62500	66800	71100
60% LIMITS	45240	51720	58200	64620	69840	75000	80160	85320
LOW INCOME	60350	68950	77550	86150	93050	99950	106850	113750
Surry County, VA HUD Metro FMR Area								
30% LIMITS	21100	24100	27100	30100	32550	34950	37350	39750
VERY LOW INCOME	35150	40150	45150	50150	54200	58200	62200	66200
60% LIMITS	42180	48180	54180	60180	65040	69840	74640	79440
LOW INCOME	56200	64200	72250	80250	86700	93100	99550	105950
Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area								
30% LIMITS	34900	39900	44900	49850	53850	57850	61850	65850
VERY LOW INCOME	58150	66450	74750	83050	89700	96350	103000	109650
60% LIMITS	69780	79740	89700	99660	107640	115620	123600	131580
LOW INCOME	74800	85450	96150	106800	115350	123900	132450	141000

----- FY2026 ADJUSTED HOME INCOME LIMITS -----

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Warren County, VA HUD Metro FMR Area								
30% LIMITS	21800	24900	28000	31100	33600	36100	38600	41100
VERY LOW INCOME	36300	41450	46650	51800	55950	60100	64250	68400
60% LIMITS	43560	49740	55980	62160	67140	72120	77100	82080
LOW INCOME	58050	66350	74650	82900	89550	96200	102800	109450
Culpeper County, VA HUD Metro FMR Area								
30% LIMITS	25350	29000	32600	36200	39100	42000	44900	47800
VERY LOW INCOME	42250	48250	54300	60300	65150	69950	74800	79600
60% LIMITS	50700	57900	65160	72360	78180	83940	89760	95520
LOW INCOME	67550	77200	86850	96500	104250	111950	119700	127400
Rappahannock County, VA HUD Metro FMR Area								
30% LIMITS	21600	24700	27800	30850	33350	35800	38300	40750
VERY LOW INCOME	36100	41200	46350	51450	55600	59750	63800	67950
60% LIMITS	43320	49440	55620	61740	66720	71700	76560	81540
LOW INCOME	57700	65900	74150	82350	88950	95550	102150	108750
Winchester, VA-WV MSA								
30% LIMITS	22600	25800	29050	32250	34850	37450	40000	42600
VERY LOW INCOME	37650	43000	48400	53750	58050	62350	66650	70950
60% LIMITS	45180	51600	58080	64500	69660	74820	79980	85140
LOW INCOME	60200	68800	77400	86000	92900	99800	106650	113550
Accomack County, VA								
30% LIMITS	16800	19200	21600	23950	25900	27800	29700	31650
VERY LOW INCOME	28000	32000	36000	39950	43150	46350	49550	52750
60% LIMITS	33600	38400	43200	47940	51780	55620	59460	63300
LOW INCOME	44750	51150	57550	63900	69050	74150	79250	84350
Alleghany County-Clifton Forge city-Covington city, VA HUD N								
30% LIMITS	16800	19200	21600	23950	25900	27800	29700	31650
VERY LOW INCOME	28000	32000	36000	39950	43150	46350	49550	52750
60% LIMITS	33600	38400	43200	47940	51780	55620	59460	63300
LOW INCOME	44750	51150	57550	63900	69050	74150	79250	84350
Bath County, VA								
30% LIMITS	18850	21550	24250	26900	29100	31250	33400	35550
VERY LOW INCOME	31400	35900	40400	44850	48450	52050	55650	59250
60% LIMITS	37680	43080	48480	53820	58140	62460	66780	71100
LOW INCOME	50250	57400	64600	71750	77500	83250	89000	94750
Bland County, VA								
30% LIMITS	16800	19200	21600	23950	25900	27800	29700	31650
VERY LOW INCOME	28000	32000	36000	39950	43150	46350	49550	52750
60% LIMITS	33600	38400	43200	47940	51780	55620	59460	63300
LOW INCOME	44750	51150	57550	63900	69050	74150	79250	84350

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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	16800	19200	21600	23950	25900	27800	29700	31650
VERY LOW INCOME	28000	32000	36000	39950	43150	46350	49550	52750
60% LIMITS	33600	38400	43200	47940	51780	55620	59460	63300
LOW INCOME	44750	51150	57550	63900	69050	74150	79250	84350
Buchanan County, VA								
30% LIMITS	16800	19200	21600	23950	25900	27800	29700	31650
VERY LOW INCOME	28000	32000	36000	39950	43150	46350	49550	52750
60% LIMITS	33600	38400	43200	47940	51780	55620	59460	63300
LOW INCOME	44750	51150	57550	63900	69050	74150	79250	84350
Buckingham County, VA								
30% LIMITS	17850	20400	22950	25450	27500	29550	31600	33600
VERY LOW INCOME	29750	34000	38250	42450	45850	49250	52650	56050
60% LIMITS	35700	40800	45900	50940	55020	59100	63180	67260
LOW INCOME	47550	54350	61150	67900	73350	78800	84200	89650
Caroline County, VA								
30% LIMITS	21600	24700	27800	30850	33350	35800	38300	40750
VERY LOW INCOME	36050	41200	46350	51450	55600	59700	63800	67950
60% LIMITS	43260	49440	55620	61740	66720	71640	76560	81540
LOW INCOME	57650	65850	74100	82300	88900	95500	102100	108650
Carroll County-Galax city, VA HUD Nonmetro FMR Area								
30% LIMITS	16800	19200	21600	23950	25900	27800	29700	31650
VERY LOW INCOME	28000	32000	36000	39950	43150	46350	49550	52750
60% LIMITS	33600	38400	43200	47940	51780	55620	59460	63300
LOW INCOME	44750	51150	57550	63900	69050	74150	79250	84350
Charlotte 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
Cumberland County, VA								
30% LIMITS	16800	19200	21600	23950	25900	27800	29700	31650
VERY LOW INCOME	28000	32000	36000	39950	43150	46350	49550	52750
60% LIMITS	33600	38400	43200	47940	51780	55620	59460	63300
LOW INCOME	44750	51150	57550	63900	69050	74150	79250	84350
Dickenson County, VA								
30% LIMITS	16800	19200	21600	23950	25900	27800	29700	31650
VERY LOW INCOME	28000	32000	36000	39950	43150	46350	49550	52750
60% LIMITS	33600	38400	43200	47940	51780	55620	59460	63300
LOW INCOME	44750	51150	57550	63900	69050	74150	79250	84350

----- FY2026 ADJUSTED HOME INCOME LIMITS -----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON	
Essex County, VA									
30% LIMITS	18200	20800	23400	26000	28100	30200	32250	34350	
VERY LOW INCOME	30350	34700	39050	43350	46850	50300	53800	57250	
60% LIMITS	36420	41640	46860	52020	56220	60360	64560	68700	
LOW INCOME	48550	55500	62450	69350	74900	80450	86000	91550	
Grayson County, VA									
30% LIMITS	16800	19200	21600	23950	25900	27800	29700	31650	
VERY LOW INCOME	28000	32000	36000	39950	43150	46350	49550	52750	
60% LIMITS	33600	38400	43200	47940	51780	55620	59460	63300	
LOW INCOME	44750	51150	57550	63900	69050	74150	79250	84350	
Greensville County-Emporia city, VA HUD Nonmetro FMR Area									
30% LIMITS	16800	19200	21600	23950	25900	27800	29700	31650	
VERY LOW INCOME	28000	32000	36000	39950	43150	46350	49550	52750	
60% LIMITS	33600	38400	43200	47940	51780	55620	59460	63300	
LOW INCOME	44750	51150	57550	63900	69050	74150	79250	84350	
Halifax County, VA									
30% LIMITS	16800	19200	21600	23950	25900	27800	29700	31650	
VERY LOW INCOME	28000	32000	36000	39950	43150	46350	49550	52750	
60% LIMITS	33600	38400	43200	47940	51780	55620	59460	63300	
LOW INCOME	44750	51150	57550	63900	69050	74150	79250	84350	
Henry County-Martinsville city, VA HUD Nonmetro FMR Area									
30% LIMITS	16800	19200	21600	23950	25900	27800	29700	31650	
VERY LOW INCOME	28000	32000	36000	39950	43150	46350	49550	52750	
60% LIMITS	33600	38400	43200	47940	51780	55620	59460	63300	
LOW INCOME	44750	51150	57550	63900	69050	74150	79250	84350	
Highland County, VA									
30% LIMITS	18500	21150	23800	26400	28550	30650	32750	34850	
VERY LOW INCOME	30800	35200	39600	44000	47500	51000	54550	58050	
60% LIMITS	36960	42240	47520	52800	57000	61200	65460	69660	
LOW INCOME	49250	56300	63350	70400	76050	81650	87300	92950	
King George County, VA									
30% LIMITS	29150	33300	37450	41600	44950	48300	51600	54950	
VERY LOW INCOME	48550	55450	62400	69300	74850	80400	85950	91500	
60% LIMITS	58260	66540	74880	83160	89820	96480	103140	109800	
LOW INCOME	74800	85450	96150	106800	115350	123900	132450	141000	
Lancaster County, VA									
30% LIMITS	19150	21850	24600	27300	29500	31700	33900	36050	
VERY LOW INCOME	31850	36400	40950	45500	49150	52800	56450	60100	
60% LIMITS	38220	43680	49140	54600	58980	63360	67740	72120	
LOW INCOME	51000	58250	65550	72800	78650	84450	90300	96100	

----- FY2026 ADJUSTED HOME INCOME LIMITS -----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Lee County, VA								
30% LIMITS	16800	19200	21600	23950	25900	27800	29700	31650
VERY LOW INCOME	28000	32000	36000	39950	43150	46350	49550	52750
60% LIMITS	33600	38400	43200	47940	51780	55620	59460	63300
LOW INCOME	44750	51150	57550	63900	69050	74150	79250	84350
Louisa County, VA								
30% LIMITS	22500	25700	28900	32100	34700	37250	39850	42400
VERY LOW INCOME	37450	42800	48150	53500	57800	62100	66350	70650
60% LIMITS	44940	51360	57780	64200	69360	74520	79620	84780
LOW INCOME	59950	68500	77050	85600	92450	99300	106150	113000
Lunenburg County, VA								
30% LIMITS	16800	19200	21600	23950	25900	27800	29700	31650
VERY LOW INCOME	28000	32000	36000	39950	43150	46350	49550	52750
60% LIMITS	33600	38400	43200	47940	51780	55620	59460	63300
LOW INCOME	44750	51150	57550	63900	69050	74150	79250	84350
Madison County, VA								
30% LIMITS	20850	23800	26800	29750	32150	34550	36900	39300
VERY LOW INCOME	34650	39600	44550	49550	53500	57450	61400	65350
60% LIMITS	41580	47520	53460	59460	64200	68940	73680	78420
LOW INCOME	55450	63400	71300	79250	85600	91950	98250	104650
Mecklenburg County, VA								
30% LIMITS	16800	19200	21600	23950	25900	27800	29700	31650
VERY LOW INCOME	28000	32000	36000	39950	43150	46350	49550	52750
60% LIMITS	33600	38400	43200	47940	51780	55620	59460	63300
LOW INCOME	44750	51150	57550	63900	69050	74150	79250	84350
Middlesex County, VA								
30% LIMITS	21500	24550	27600	30650	33150	35600	38050	40500
VERY LOW INCOME	35800	40900	46000	51100	55200	59300	63400	67500
60% LIMITS	42960	49080	55200	61320	66240	71160	76080	81000
LOW INCOME	57250	65400	73600	81750	88300	94850	101400	107950
Northampton County, VA								
30% LIMITS	18150	20750	23350	25900	28000	30050	32150	34200
VERY LOW INCOME	30250	34550	38850	43150	46650	50100	53550	57000
60% LIMITS	36300	41460	46620	51780	55980	60120	64260	68400
LOW INCOME	48350	55250	62150	69050	74600	80100	85650	91150
Northumberland County, VA								
30% LIMITS	18100	20650	23250	25800	27900	29950	32000	34100
VERY LOW INCOME	30150	34400	38750	43000	46500	49900	53350	56800
60% LIMITS	36180	41280	46500	51600	55800	59880	64020	68160
LOW INCOME	48200	55100	61950	68800	74350	79850	85350	90850

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Nottoway County, VA								
30% LIMITS	18100	20650	23250	25800	27900	29950	32000	34100
VERY LOW INCOME	30100	34400	38700	43000	46450	49900	53350	56800
60% LIMITS	36120	41280	46440	51600	55740	59880	64020	68160
LOW INCOME	48200	55050	61950	68800	74350	79850	85350	90850
Orange County, VA								
30% LIMITS	23900	27300	30700	34100	36850	39600	42300	45050
VERY LOW INCOME	39800	45500	51200	56850	61400	65950	70500	75050
60% LIMITS	47760	54600	61440	68220	73680	79140	84600	90060
LOW INCOME	63700	72800	81900	90950	98250	105550	112800	120100
Page County, VA								
30% LIMITS	16800	19200	21600	23950	25900	27800	29700	31650
VERY LOW INCOME	28000	32000	36000	39950	43150	46350	49550	52750
60% LIMITS	33600	38400	43200	47940	51780	55620	59460	63300
LOW INCOME	44750	51150	57550	63900	69050	74150	79250	84350
Patrick County, VA								
30% LIMITS	16800	19200	21600	23950	25900	27800	29700	31650
VERY LOW INCOME	28000	32000	36000	39950	43150	46350	49550	52750
60% LIMITS	33600	38400	43200	47940	51780	55620	59460	63300
LOW INCOME	44750	51150	57550	63900	69050	74150	79250	84350
Pittsylvania County-Danville city, VA HUD Nonmetro FMR Area								
30% LIMITS	16800	19200	21600	23950	25900	27800	29700	31650
VERY LOW INCOME	28000	32000	36000	39950	43150	46350	49550	52750
60% LIMITS	33600	38400	43200	47940	51780	55620	59460	63300
LOW INCOME	44750	51150	57550	63900	69050	74150	79250	84350
Prince Edward County, VA								
30% LIMITS	16800	19200	21600	23950	25900	27800	29700	31650
VERY LOW INCOME	28000	32000	36000	39950	43150	46350	49550	52750
60% LIMITS	33600	38400	43200	47940	51780	55620	59460	63300
LOW INCOME	44750	51150	57550	63900	69050	74150	79250	84350
Richmond County, VA								
30% LIMITS	19850	22650	25500	28300	30600	32850	35100	37400
VERY LOW INCOME	33050	37800	42500	47200	51000	54800	58550	62350
60% LIMITS	39660	45360	51000	56640	61200	65760	70260	74820
LOW INCOME	52850	60400	67950	75500	81550	87600	93650	99700
Rockbridge County-Buena Vista city-Lexington city, VA HUD No								
30% LIMITS	18000	20600	23150	25700	27800	29850	31900	33950
VERY LOW INCOME	30000	34300	38600	42850	46300	49750	53150	56600
60% LIMITS	36000	41160	46320	51420	55560	59700	63780	67920
LOW INCOME	48000	54850	61700	68550	74050	79550	85050	90500

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PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Russell County, VA								
30% LIMITS	16800	19200	21600	23950	25900	27800	29700	31650
VERY LOW INCOME	28000	32000	36000	39950	43150	46350	49550	52750
60% LIMITS	33600	38400	43200	47940	51780	55620	59460	63300
LOW INCOME	44750	51150	57550	63900	69050	74150	79250	84350
Shenandoah County, VA								
30% LIMITS	18600	21250	23900	26550	28700	30800	32950	35050
VERY LOW INCOME	31000	35400	39850	44250	47800	51350	54900	58450
60% LIMITS	37200	42480	47820	53100	57360	61620	65880	70140
LOW INCOME	49600	56650	63750	70800	76500	82150	87800	93500
Smyth County, VA								
30% LIMITS	16800	19200	21600	23950	25900	27800	29700	31650
VERY LOW INCOME	28000	32000	36000	39950	43150	46350	49550	52750
60% LIMITS	33600	38400	43200	47940	51780	55620	59460	63300
LOW INCOME	44750	51150	57550	63900	69050	74150	79250	84350
Southampton County-Franklin city, VA HUD Nonmetro FMR Area								
30% LIMITS	20200	23050	25950	28800	31150	33450	35750	38050
VERY LOW INCOME	33600	38400	43200	48000	51850	55700	59550	63400
60% LIMITS	40320	46080	51840	57600	62220	66840	71460	76080
LOW INCOME	53800	61450	69150	76800	82950	89100	95250	101400
Tazewell County, VA								
30% LIMITS	16800	19200	21600	23950	25900	27800	29700	31650
VERY LOW INCOME	28000	32000	36000	39950	43150	46350	49550	52750
60% LIMITS	33600	38400	43200	47940	51780	55620	59460	63300
LOW INCOME	44750	51150	57550	63900	69050	74150	79250	84350
Westmoreland County, VA								
30% LIMITS	18350	21000	23600	26200	28300	30400	32500	34600
VERY LOW INCOME	30600	34950	39300	43650	47150	50650	54150	57650
60% LIMITS	36720	41940	47160	52380	56580	60780	64980	69180
LOW INCOME	48900	55900	62900	69850	75450	81050	86650	92250
Wise County-Norton city, VA HUD Nonmetro FMR Area								
30% LIMITS	16800	19200	21600	23950	25900	27800	29700	31650
VERY LOW INCOME	28000	32000	36000	39950	43150	46350	49550	52750
60% LIMITS	33600	38400	43200	47940	51780	55620	59460	63300
LOW INCOME	44750	51150	57550	63900	69050	74150	79250	84350
Wythe County, VA								
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