

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE: VIRGINIA	----- 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*	
Charlottesville, VA MSA	LOW INCOME	35650	40750	45850	50950	55050	59100	63200	67250
	MOD. INC-GUAR. LOAN	51250	58600	65900	73250	79100	84950	90800	96700
Clarke County MSA*	LOW INCOME	38300	43800	49250	54700	59100	63500	67850	72250
	MOD. INC-GUAR. LOAN	55050	62900	70750	78650	84900	91200	97500	103800
Culpeper County MSA*	LOW INCOME	34400	39300	44200	49100	53050	57000	60900	64850
	MOD. INC-GUAR. LOAN	49400	56450	63500	70600	76250	81850	87500	93150
Danville, VA MSA	LOW INCOME	25400	29050	32700	36300	39250	42150	45050	47950
	MOD. INC-GUAR. LOAN	46300	52900	59500	66150	71400	76700	82000	87300
Johnson City--Kingsport--Bristol, TN--VA MSA	LOW INCOME	25250	28850	32450	36100	38950	41850	44750	47650
	MOD. INC-GUAR. LOAN	46300	52900	59500	66150	71400	76700	82000	87300
King George County MSA*	LOW INCOME	35800	40900	46000	51100	55200	59300	63400	67500
	MOD. INC-GUAR. LOAN	51400	58750	66100	73450	79350	85200	91100	96950
Lynchburg, VA MSA	LOW INCOME	28000	32000	36000	40000	43200	46400	49600	52800
	MOD. INC-GUAR. LOAN	46300	52900	59500	66150	71400	76700	82000	87300
Norfolk--Virginia Beach--Newport News, VA--NC MSA	LOW INCOME	31300	35800	40250	44700	48300	51900	55450	59050
	MOD. INC-GUAR. LOAN	46300	52900	59500	66150	71400	76700	82000	87300
Richmond--Petersburg, VA MSA	LOW INCOME	36900	42200	47450	52700	56950	61150	65350	69600
	MOD. INC-GUAR. LOAN	53050	60600	68200	75750	81800	87900	93950	100000
Roanoke, VA MSA	LOW INCOME	31550	36050	40550	45050	48650	52250	55850	59450
	MOD. INC-GUAR. LOAN	46300	52900	59500	66150	71400	76700	82000	87300
Warren County MSA*	LOW INCOME	32150	36750	41350	45900	49600	53250	56950	60600
	MOD. INC-GUAR. LOAN	46300	52900	59500	66150	71400	76700	82000	87300
Washington, DC--MD--VA PMSA	LOW INCOME	40250	46000	51750	57500	62100	66700	71300	75900
	MOD. INC-GUAR. LOAN	57850	66150	74400	82650	89250	95900	102500	109100
Accomack County	LOW INCOME	25400	29050	32700	36300	39250	42150	45050	47950
	MOD. INC-GUAR. LOAN	46300	52900	59500	66150	71400	76700	82000	87300
Alleghany County	LOW INCOME	25400	29050	32700	36300	39250	42150	45050	47950
	MOD. INC-GUAR. LOAN	46300	52900	59500	66150	71400	76700	82000	87300

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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P R O G R A M		1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Amelia County	LOW INCOME	29050	33200	37350	41500	44850	48150	51500	54800
	MOD. INC-GUAR. LOAN	46300	52900	59500	66150	71400	76700	82000	87300
Appomattox County	LOW INCOME	27450	31350	35300	39200	42350	45450	48600	51750
	MOD. INC-GUAR. LOAN	46300	52900	59500	66150	71400	76700	82000	87300
Augusta County	LOW INCOME	29250	33400	37600	41750	45100	48450	51800	55100
	MOD. INC-GUAR. LOAN	46300	52900	59500	66150	71400	76700	82000	87300
Bath County	LOW INCOME	26150	29900	33600	37350	40350	43350	46350	49300
	MOD. INC-GUAR. LOAN	46300	52900	59500	66150	71400	76700	82000	87300
Bland County	LOW INCOME	26100	29800	33550	37300	40250	43250	46250	49200
	MOD. INC-GUAR. LOAN	46300	52900	59500	66150	71400	76700	82000	87300
Brunswick County	LOW INCOME	25400	29050	32700	36300	39250	42150	45050	47950
	MOD. INC-GUAR. LOAN	46300	52900	59500	66150	71400	76700	82000	87300
Buchanan County	LOW INCOME	25400	29050	32700	36300	39250	42150	45050	47950
	MOD. INC-GUAR. LOAN	46300	52900	59500	66150	71400	76700	82000	87300
Buckingham County	LOW INCOME	25400	29050	32700	36300	39250	42150	45050	47950
	MOD. INC-GUAR. LOAN	46300	52900	59500	66150	71400	76700	82000	87300
Caroline County	LOW INCOME	27800	31750	35700	39700	42850	46050	49200	52400
	MOD. INC-GUAR. LOAN	46300	52900	59500	66150	71400	76700	82000	87300
Carroll County	LOW INCOME	25400	29050	32700	36300	39250	42150	45050	47950
	MOD. INC-GUAR. LOAN	46300	52900	59500	66150	71400	76700	82000	87300
Charlotte County	LOW INCOME	25400	29050	32700	36300	39250	42150	45050	47950
	MOD. INC-GUAR. LOAN	46300	52900	59500	66150	71400	76700	82000	87300
Craig County	LOW INCOME	28900	33000	37150	41300	44600	47900	51200	54500
	MOD. INC-GUAR. LOAN	46300	52900	59500	66150	71400	76700	82000	87300
Cumberland County	LOW INCOME	25400	29050	32700	36300	39250	42150	45050	47950
	MOD. INC-GUAR. LOAN	46300	52900	59500	66150	71400	76700	82000	87300
Dickenson County	LOW INCOME	25400	29050	32700	36300	39250	42150	45050	47950
	MOD. INC-GUAR. LOAN	46300	52900	59500	66150	71400	76700	82000	87300

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P R O G R A M		1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Essex County	LOW INCOME	27950	31950	35950	39900	43100	46300	49500	52700
	MOD. INC-GUAR. LOAN	46300	52900	59500	66150	71400	76700	82000	87300
Floyd County	LOW INCOME	25400	29050	32700	36300	39250	42150	45050	47950
	MOD. INC-GUAR. LOAN	46300	52900	59500	66150	71400	76700	82000	87300
Franklin County	LOW INCOME	27650	31600	35550	39500	42700	45850	49000	52150
	MOD. INC-GUAR. LOAN	46300	52900	59500	66150	71400	76700	82000	87300
Frederick County	LOW INCOME	31700	36200	40750	45300	48900	52500	56150	59750
	MOD. INC-GUAR. LOAN	46300	52900	59500	66150	71400	76700	82000	87300
Giles County	LOW INCOME	25400	29050	32700	36300	39250	42150	45050	47950
	MOD. INC-GUAR. LOAN	46300	52900	59500	66150	71400	76700	82000	87300
Grayson County	LOW INCOME	25400	29050	32700	36300	39250	42150	45050	47950
	MOD. INC-GUAR. LOAN	46300	52900	59500	66150	71400	76700	82000	87300
Greensville County	LOW INCOME	25400	29050	32700	36300	39250	42150	45050	47950
	MOD. INC-GUAR. LOAN	46300	52900	59500	66150	71400	76700	82000	87300
Halifax County	LOW INCOME	25400	29050	32700	36300	39250	42150	45050	47950
	MOD. INC-GUAR. LOAN	46300	52900	59500	66150	71400	76700	82000	87300
Henry County	LOW INCOME	25400	29050	32700	36300	39250	42150	45050	47950
	MOD. INC-GUAR. LOAN	46300	52900	59500	66150	71400	76700	82000	87300
Highland County	LOW INCOME	25400	29050	32700	36300	39250	42150	45050	47950
	MOD. INC-GUAR. LOAN	46300	52900	59500	66150	71400	76700	82000	87300
King and Queen County	LOW INCOME	28350	32400	36450	40500	43700	46950	50200	53450
	MOD. INC-GUAR. LOAN	46300	52900	59500	66150	71400	76700	82000	87300
King William County	LOW INCOME	33250	38000	42750	47500	51300	55100	58900	62750
	MOD. INC-GUAR. LOAN	47800	54650	61450	68300	73750	79200	84650	90150
Lancaster County	LOW INCOME	28750	32850	36950	41050	44300	47600	50900	54150
	MOD. INC-GUAR. LOAN	46300	52900	59500	66150	71400	76700	82000	87300
Lee County	LOW INCOME	25400	29050	32700	36300	39250	42150	45050	47950
	MOD. INC-GUAR. LOAN	46300	52900	59500	66150	71400	76700	82000	87300

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Louisa County	LOW INCOME	29350	33550	37750	41900	45250	48650	52000	55350
	MOD. INC-GUAR. LOAN	46300	52900	59500	66150	71400	76700	82000	87300
Lunenburg County	LOW INCOME	25400	29050	32700	36300	39250	42150	45050	47950
	MOD. INC-GUAR. LOAN	46300	52900	59500	66150	71400	76700	82000	87300
Madison County	LOW INCOME	29900	34200	38450	42700	46150	49550	52950	56400
	MOD. INC-GUAR. LOAN	46300	52900	59500	66150	71400	76700	82000	87300
Mecklenburg County	LOW INCOME	25400	29050	32700	36300	39250	42150	45050	47950
	MOD. INC-GUAR. LOAN	46300	52900	59500	66150	71400	76700	82000	87300
Middlesex County	LOW INCOME	26950	30800	34650	38500	41550	44650	47700	50800
	MOD. INC-GUAR. LOAN	46300	52900	59500	66150	71400	76700	82000	87300
Montgomery County	LOW INCOME	30150	34450	38750	43050	46500	49950	53350	56800
	MOD. INC-GUAR. LOAN	46300	52900	59500	66150	71400	76700	82000	87300
Nelson County	LOW INCOME	28550	32650	36700	40800	44050	47350	50600	53850
	MOD. INC-GUAR. LOAN	46300	52900	59500	66150	71400	76700	82000	87300
Northampton County	LOW INCOME	25400	29050	32700	36300	39250	42150	45050	47950
	MOD. INC-GUAR. LOAN	46300	52900	59500	66150	71400	76700	82000	87300
Northumberland County	LOW INCOME	31150	35600	40050	44500	48050	51600	55150	58700
	MOD. INC-GUAR. LOAN	46300	52900	59500	66150	71400	76700	82000	87300
Nottoway County	LOW INCOME	25400	29050	32700	36300	39250	42150	45050	47950
	MOD. INC-GUAR. LOAN	46300	52900	59500	66150	71400	76700	82000	87300
Orange County	LOW INCOME	32350	37000	41600	46250	49950	53650	57350	61050
	MOD. INC-GUAR. LOAN	46550	53200	59850	66500	71800	77100	82450	87750
Page County	LOW INCOME	25400	29050	32700	36300	39250	42150	45050	47950
	MOD. INC-GUAR. LOAN	46300	52900	59500	66150	71400	76700	82000	87300
Patrick County	LOW INCOME	25400	29050	32700	36300	39250	42150	45050	47950
	MOD. INC-GUAR. LOAN	46300	52900	59500	66150	71400	76700	82000	87300
Prince Edward County	LOW INCOME	25400	29050	32700	36300	39250	42150	45050	47950
	MOD. INC-GUAR. LOAN	46300	52900	59500	66150	71400	76700	82000	87300

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STATE: VIRGINIA

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P R O G R A M	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Pulaski County								
LOW INCOME	25400	29050	32700	36300	39250	42150	45050	47950
MOD. INC-GUAR. LOAN	46300	52900	59500	66150	71400	76700	82000	87300
Rappahannock County								
LOW INCOME	35400	40450	45500	50550	54600	58650	62700	66750
MOD. INC-GUAR. LOAN	50850	58150	65400	72650	78500	84300	90100	95900
Richmond County								
LOW INCOME	26800	30650	34500	38300	41400	44450	47500	50600
MOD. INC-GUAR. LOAN	46300	52900	59500	66150	71400	76700	82000	87300
Rockbridge County								
LOW INCOME	26500	30250	34050	37850	40850	43900	46900	49950
MOD. INC-GUAR. LOAN	46300	52900	59500	66150	71400	76700	82000	87300
Rockingham County								
LOW INCOME	29250	33400	37600	41750	45100	48450	51800	55100
MOD. INC-GUAR. LOAN	46300	52900	59500	66150	71400	76700	82000	87300
Russell County								
LOW INCOME	25400	29050	32700	36300	39250	42150	45050	47950
MOD. INC-GUAR. LOAN	46300	52900	59500	66150	71400	76700	82000	87300
Shenandoah County								
LOW INCOME	27850	31800	35800	39750	42950	46100	49300	52500
MOD. INC-GUAR. LOAN	46300	52900	59500	66150	71400	76700	82000	87300
Smyth County								
LOW INCOME	25400	29050	32700	36300	39250	42150	45050	47950
MOD. INC-GUAR. LOAN	46300	52900	59500	66150	71400	76700	82000	87300
Southampton County								
LOW INCOME	26800	30650	34500	38300	41400	44450	47500	50600
MOD. INC-GUAR. LOAN	46300	52900	59500	66150	71400	76700	82000	87300
Surry County								
LOW INCOME	27600	31550	35500	39450	42600	45750	48900	52050
MOD. INC-GUAR. LOAN	46300	52900	59500	66150	71400	76700	82000	87300
Sussex County								
LOW INCOME	25400	29050	32700	36300	39250	42150	45050	47950
MOD. INC-GUAR. LOAN	46300	52900	59500	66150	71400	76700	82000	87300
Tazewell County								
LOW INCOME	25400	29050	32700	36300	39250	42150	45050	47950
MOD. INC-GUAR. LOAN	46300	52900	59500	66150	71400	76700	82000	87300
Westmoreland County								
LOW INCOME	26250	30000	33750	37500	40500	43500	46500	49550
MOD. INC-GUAR. LOAN	46300	52900	59500	66150	71400	76700	82000	87300
Wise County								
LOW INCOME	25400	29050	32700	36300	39250	42150	45050	47950
MOD. INC-GUAR. LOAN	46300	52900	59500	66150	71400	76700	82000	87300

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Wythe County								
LOW INCOME	25400	29050	32700	36300	39250	42150	45050	47950
MOD.INC-GUAR.LOAN	46300	52900	59500	66150	71400	76700	82000	87300

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