



FY 2021 INCOME LIMITS DOCUMENTATION SYSTEM

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FY 2021 Income Limits Summary

Selecting any of the buttons labeled "Explanation" will display detailed calculation steps for each of the various parameters.

FY 2021 Income Limit Area	Median Family Income <input type="button" value="Explanation"/>	FY 2021 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Roanoke, VA HUD Metro FMR Area	\$78,400	Very Low (50%) Income Limits (\$) <input type="button" value="Explanation"/>	27,450	31,400	35,300	39,200	42,350	45,500	48,650	51,750
		Extremely Low Income Limits (\$)* <input type="button" value="Explanation"/>	16,450	18,800	21,960	26,500	31,040	35,580	40,120	44,660
		Low (80%) Income Limits (\$) <input type="button" value="Explanation"/>	43,900	50,200	56,450	62,700	67,750	72,750	77,750	82,800

NOTE: Roanoke city is part of the **Roanoke, VA HUD Metro FMR Area**, so all information presented here applies to all of the **Roanoke, VA HUD Metro FMR Area**. HUD generally uses the Office of Management and Budget (OMB) area definitions in the calculation of income limit program parameters. However, to ensure that program parameters do not vary significantly due to area definition changes, HUD has used custom geographic definitions for the **Roanoke, VA HUD Metro FMR Area**.

The **Roanoke, VA HUD Metro FMR Area** contains the following areas: Botetourt County, VA; Craig County, VA; Roanoke County, VA; Roanoke city, VA; and Salem city, VA.

* The FY 2014 Consolidated Appropriations Act changed the definition of extremely low-income to be the greater of 30/50ths (60 percent) of the Section 8 very low-income limit or the poverty guideline as [established by the Department of Health and Human Services \(HHS\)](#), provided that this amount is not greater than the Section 8 50% very low-income limit. Consequently, the extremely low income limits may equal the very low (50%) income limits.

Income Limit areas are based on FY 2021 Fair Market Rent (FMR) areas. For information on FMRs, please see our associated FY 2021 [Fair Market Rent documentation system](#).

For last year's Median Family Income and Income Limits, please see here:

FY2020 Median Family Income and Income Limits for Roanoke, VA HUD Metro FMR Area

Select a different county or county equivalent in Virginia:

- Pulaski County
- Radford city
- Rappahannock County
- Richmond city
- Richmond County
- Roanoke city

Select county or county equivalent

Select any FY2021 HUD Metropolitan FMR Area's Income Limits:

Roanoke, VA HUD Metro FMR Area

Select HMFA Income Limits Area

Or press below to start over and select a different state:

Select a new state

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Prepared by the [Program Parameters and Research Division](#), HUD.