



# FY 2018 INCOME LIMITS DOCUMENTATION SYSTEM

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## FY 2018 Income Limits Summary

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

FY 2018 Income Limit Area	Median Family Income  <input type="button" value="Explanation"/>	FY 2018 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
<b>Richmond, VA MSA</b>	\$83,200	Very Low (50%) Income Limits (\$) <input type="button" value="Explanation"/>	29,150	33,300	37,450	<b>41,600</b>	44,950	48,300	51,600	54,950
		Extremely Low Income Limits (\$)* <input type="button" value="Explanation"/>	17,500	20,000	22,500	<b>25,100</b>	29,420	33,740	38,060	42,380
		Low (80%) Income Limits (\$) <input type="button" value="Explanation"/>	46,600	53,250	59,900	<b>66,550</b>	71,900	77,200	82,550	87,850

**NOTE:** Richmond city is part of the **Richmond, VA MSA**, so all information presented here applies to all of the **Richmond, VA MSA**.

The **Richmond, VA MSA** contains the following areas: Amelia County, VA; Caroline County, VA; Charles City County, VA; Chesterfield County, VA; Dinwiddie County, VA; Goochland County, VA; Hanover County, VA; Henrico County, VA; King William County, VA; New Kent County, VA; Powhatan County, VA; Prince George County, VA; Sussex County, VA; Colonial Heights city, VA; Hopewell city, VA; Petersburg city, VA; and Richmond 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 2018 Fair Market Rent (FMR) areas. For information on FMRs, please see our associated FY 2018 [Fair Market Rent documentation system](#).

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

[FY2017 Median Family Income and Income Limits for Richmond, VA MSA](#)

Select a different county or county equivalent in Virginia:

- Prince Edward County ▲
- Prince George County
- Prince William County
- Pulaski County
- Radford city
- Roanohannock Countv ▼

Select county or county equivalent

Select any FY2018 HUD Metropolitan FMR Area's Income Limits:

Richmond, VA MSA

Select HMFA Income Limits Area

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

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Prepared by the [Economic and Market Analysis Division](#), HUD.