

2024 Area Median Income

Charlottesville, VA HUD FMR Area (City of Charlottesville, Albemarle, Fluvanna, Nelson and Greene Counties)

% of AMI	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	\$ 25,700	\$ 29,350	\$ 33,000	\$ 36,650	\$ 39,600	\$ 42,550	\$ 47,340	\$ 52,720
50%	\$ 42,700	\$ 48,800	\$ 54,900	\$ 61,050	\$ 65,900	\$ 70,800	\$ 75,700	\$ 80,600
80%	\$ 68,400	\$ 78,150	\$ 87,900	\$ 97,650	\$ 105,500	\$ 113,300	\$ 121,100	\$ 128,900
100%	\$ 85,400	\$ 97,600	\$ 109,800	\$ 122,100	\$ 131,800	\$ 141,600	\$ 151,400	\$ 161,200

Albemarle County Housing Assistance Program (ACHAP) Limits:
 \$56,000 1-2 person household \$68,000 3+ person household*

Prepared by Josh Lobner using 2024 HUD HOME Income Limits, effective April 1, 2024. HUD rounds the 80%, 50% & 30% to the nearest 50*

Louisa County, VA
2024 Area Median Income

% of AMI	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	\$ 19,850	\$ 22,650	\$ 25,820	\$ 31,200	\$ 36,580	\$ 41,960	\$ 47,340	\$ 52,720
50%	\$ 33,050	\$ 37,800	\$ 42,500	\$ 47,200	\$ 51,000	\$ 54,800	\$ 58,550	\$ 62,350
80%	\$ 52,850	\$ 60,400	\$ 67,950	\$ 75,500	\$ 81,550	\$ 87,600	\$ 93,650	\$ 99,700
100%	\$ 66,100	\$ 75,600	\$ 85,000	\$ 94,400	\$ 102,000	\$ 109,600	\$ 117,100	\$ 124,700

*Prepared by Josh Lobner using 2024 HUD HOME Income Limits, effective April 1, 2024. HUD rounds the 80%, 50% & 30% to the nearest 50**

Orange County, MSA
2024 Area Median Income

% of AMI	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	\$ 22,400	\$ 25,600	\$ 28,800	\$ 32,000	\$ 36,580	\$ 41,960	\$ 47,340	\$ 52,720
50%	\$ 37,300	\$ 42,650	\$ 48,000	\$ 53,350	\$ 57,600	\$ 61,900	\$ 66,150	\$ 70,450
80%	\$ 59,700	\$ 68,250	\$ 76,750	\$ 85,300	\$ 92,150	\$ 98,950	\$ 105,800	\$ 112,600
100%	\$ 74,600	\$ 85,300	\$ 96,000	\$ 106,700	\$ 115,200	\$ 123,800	\$ 132,300	\$ 140,900

*Prepared by Josh Lobner using 2024 HUD HOME Income Limits, effective April 1, 2024. HUD rounds the 80%, 50% & 30% to the nearest 50**

Staunton-Waynesboro, MSA (Augusta County and the Cities of Staunton and Waynesboro)
2023 Area Median Income

% of AMI	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	\$ 18,900	\$ 21,600	\$ 25,820	\$ 31,200	\$ 36,580	\$ 41,960	\$ 47,340	\$ 52,720
50%	\$ 31,500	\$ 36,000	\$ 40,500	\$ 44,950	\$ 48,550	\$ 52,150	\$ 55,750	\$ 59,350
80%	\$ 50,350	\$ 57,550	\$ 64,750	\$ 71,900	\$ 77,700	\$ 83,450	\$ 89,200	\$ 94,950
100%	\$ 63,000	\$ 72,000	\$ 81,000	\$ 89,900	\$ 97,100	\$ 104,300	\$ 111,500	\$ 118,700