

2026 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%	\$ 29,050	\$ 33,200	\$ 37,350	\$ 41,500	\$ 44,850	\$ 48,150	\$ 51,500	\$ 55,720
50%	\$ 48,450	\$ 55,350	\$ 62,250	\$ 69,150	\$ 74,700	\$ 80,250	\$ 85,750	\$ 91,300
80%	\$ 74,800	\$ 85,450	\$ 96,150	\$ 106,800	\$ 115,350	\$ 123,900	\$ 132,450	\$ 141,000
100%	\$ 96,900	\$ 110,700	\$ 124,500	\$ 138,300	\$ 149,400	\$ 160,500	\$ 171,500	\$ 182,600

Albemarle County Housing Assistance Program (ACHAP) Limits:

*Prepared by Emily Moore using HUD HOME Income Limits, effective May 1, 2026. HUD rounds the 80%, 50% & 30% to the nearest 50**

Louisa County, VA
2026 Area Median Income

% of AMI	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	\$ 22,500	\$ 25,700	\$ 28,900	\$ 33,000	\$ 38,680	\$ 44,360	\$ 50,040	\$ 55,720
50%	\$ 37,450	\$ 42,800	\$ 48,150	\$ 53,500	\$ 57,800	\$ 62,100	\$ 66,350	\$ 70,650
80%	\$ 59,950	\$ 68,500	\$ 77,050	\$ 85,600	\$ 92,450	\$ 99,300	\$ 106,150	\$ 113,000
100%	\$ 74,900	\$ 85,600	\$ 96,300	\$ 107,000	\$ 115,600	\$ 124,200	\$ 132,700	\$ 141,300

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Buckingham County, VA
2026 Area Median Income

% of AMI	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	\$ 17,850	\$ 21,640	\$ 27,320	\$ 33,000	\$ 36,680	\$ 44,360	\$ 50,040	\$ 55,720
50%	\$29,750	\$ 34,000	\$ 38,250	\$ 42,450	\$ 45,850	\$ 49,250	\$ 52,650	\$ 56,050
80%	\$ 47,250	\$ 54,000	\$ 60,750	\$ 67,500	\$ 72,900	\$ 78,300	\$ 83,600	\$ 89,100
100%	\$ 59,500	\$ 68,000	\$ 76,500	\$ 84,900	\$ 91,700	\$ 98,500	\$ 105,300	\$ 112,100

*Prepared by Emily Moore using 2026 HUD HOME Income Limits, effective May 1, 2026. HUD rounds the 80%, 50% & 30% to the nearest 50**

Orange County, MSA
2026 Area Median Income

% of AMI	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	\$ 23,900	\$ 27,300	\$ 30,700	\$ 34,100	\$ 38,680	\$ 44,360	\$ 50,040	\$ 55,720
50%	\$ 39,800	\$ 45,500	\$ 51,200	\$ 56,850	\$ 61,400	\$ 65,950	\$ 70,500	\$ 75,050
80%	\$ 63,700	\$ 72,800	\$ 81,900	\$ 90,950	\$ 98,250	\$ 105,550	\$ 112,800	\$ 120,100
100%	\$ 79,600	\$ 91,000	\$ 102,400	\$ 113,700	\$ 122,800	\$ 131,900	\$ 141,000	\$ 150,100

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Staunton-Waynesboro, MSA (Augusta County and the Cities of Staunton and Waynesboro)
2026 Area Median Income

% of AMI	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	\$ 20,700	\$ 23,650	\$ 27,320	\$ 33,000	\$ 38,680	\$ 44,360	\$ 50,040	\$ 55,720
50%	\$ 34,500	\$ 39,400	\$ 44,350	\$ 49,250	\$ 53,200	\$ 57,150	\$ 61,100	\$ 65,050
80%	\$ 55,200	\$ 63,050	\$ 70,950	\$ 78,800	\$ 85,150	\$ 91,450	\$ 97,750	\$ 104,050
100%	\$ 69,000	\$ 78,800	\$ 88,700	\$ 98,500	\$ 106,400	\$ 114,300	\$ 122,200	\$ 130,100

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