

WORKFORCE DWELLING UNIT (WDU) PROGRAM: DRAFT 2024 MAXIMUM FOR-SALE PRICING

February 6, 2024

The draft 2024 Workforce Dwelling Unit (WDU) Program Maximum For-Sale Pricing schedule is published pursuant to the Fairfax County Board of Supervisors' Countywide and Tysons Urban Center Workforce Dwelling Unit Administrative Policy Guidelines (the WDU Policy) adopted February 23, 2021. The WDU Policy establishes that the sales prices be structured in a manner to be affordable to households with incomes that do not exceed 120 percent of the Area Median Income. The WDU Maximum For-Sale Pricing is effective upon approval by the County Executive, after consideration of written comment from the public, the Department of Housing and Community Development (HCD), and other information that may be available, such as the area's current real estate market and economic conditions.

The Maximum Sales Price is calculated using maximum income limits for households at the benchmark income spending of no more than 30% of income toward housing costs per month, as adjusted for household size and income tiers served. The 2023 Washington Metropolitan Statistical Area Median Income (AMI) for a household of 4 is \$152,100, as published by the U.S. Department of Housing and Urban Development (HUD) on May 15, 2023. To calculate the maximum income limit for a household, multiply \$152,100 by the designated program income level(s) (between 60 and 120 percent of the AMI) and by the household size adjustment factor rounded to the nearest \$50. The maximum income limit is utilized to determine the maximum affordable monthly payment, assuming condo/homeowner's association fees, real estate taxes, and mortgage insurance. The Maximum Sales Price for each unit is then calculated using the adjusted monthly payment and a standard downpayment value.

The draft calculation assumes the following:

1. Household size of 1 occupant in a studio or 0-bedroom unit and 1.5 occupants per bedroom for those units containing one or more bedrooms, , aligning with HUD standards.
2. A conventional 30-year, fixed-rate, fully amortizing mortgage at the national average mortgage rate as published by Freddie Mac at <https://www.freddiemac.com/pmms> - 6.95% as of December 14, 2023 and a 3.5% down payment.
3. The current real estate property tax rate of \$1.095 per \$100 of valuation.
4. Mortgage Insurance Premium rate of .85 per \$100 for mortgage principal.
5. Homeowners Insurance of \$75.00 per month.
6. Separate pricing schedules for monthly condominium and homeowner's association fees. Condominium association fees of \$0.35 per square foot per month applied to the minimum WDU square footage. Single-family homeowner association fees of \$0.15 per square foot per month applied to the minimum WDU square footage. If the actual association fee for a specific unit is more than 30% higher than the fees assumed in this schedule, then HCD may use the actual fees to determine the Maximum Sales Price.

Minimum unit sizes are:

Unit Size	Studio	1 BR	2 BR	3 BR	4 BR	5 BR
Minimum Square Feet	450	600	750	900	1,050	1,200

7. A minimum of one parking space is assumed to be included in the maximum sales price. If a parking space is not provided, the maximum sales price will be reduced by the cost of the parking space.

2024 DRAFT FOR-SALE WORKFORCE DWELLING UNIT PRICING			
Area Median Income Percentage	Maximum Household Income Limits	Condominium Maximum Sales Price	Townhouse Maximum Sales Price
Efficiency (1 person household)			
60%	\$63,882	\$170,900	
70%	\$74,529	\$204,250	
80%	\$85,176	\$237,600	
100%	\$106,470	\$304,250	
120%	\$127,764	\$370,950	
1 bedroom (1.5 person household)			
60%	\$68,487	\$178,750	
70%	\$79,902	\$214,500	
80%	\$91,316	\$250,250	
100%	\$114,145	\$321,750	
120%	\$136,974	\$393,200	
2 bedroom (3 person household)			
60%	\$82,134	\$214,900	\$233,700
70%	\$95,823	\$257,800	\$276,550
80%	\$109,512	\$300,650	\$319,450
100%	\$136,890	\$386,350	\$405,150
120%	\$164,268	\$472,100	\$490,900
3 bedroom (4.5 person household)			
60%	\$94,910	\$248,350	\$270,900
70%	\$110,729	\$297,900	\$320,400
80%	\$126,547	\$347,400	\$369,950
100%	\$158,184	\$446,500	\$469,000
120%	\$189,821	\$545,550	\$568,100
4 bedroom (6 person household)			
60%	\$105,862	\$276,050	\$302,350
70%	\$123,505	\$331,300	\$357,600
80%	\$141,149	\$386,550	\$412,850
100%	\$176,436	\$497,050	\$523,350
120%	\$211,723	\$607,550	\$633,850
5 bedroom (7.5 person household)			
60%	\$116,813	\$303,800	\$333,850
70%	\$136,282	\$364,750	\$394,800
80%	\$155,750	\$425,700	\$455,750
100%	\$194,688	\$547,650	\$577,700
120%	\$223,626	\$669,550	\$699,600

The County is opening a period of public comment beginning at 8 a.m. on Tuesday, February 6, 2024 and running through 4 p.m. on Thursday, March 7, 2024 to review and provide feedback on the draft For-Sale Workforce Dwelling Unit Pricing. Any questions can be directed to the WDU Program Administrator by calling (703) 246-5095, TTY 711 or by email to RHA@fairfaxcounty.gov with subject line, ATTN: Affordable and Workforce Housing Program Administrator.

Public comments can be submitted:

- By email: RHA@fairfaxcounty.gov with subject line, ATTN: Affordable and Workforce Housing Program Administrator
- In writing, delivered to:
Affordable and Workforce Housing Program Administrator in HCD,
3700 Pender Drive Suite 300,
Fairfax, VA 22030

More information on WDU pricing schedule is available at www.fairfaxcounty.gov/housing/wdu-for-sale-taskforce.