Affordable Dwelling Unit Rental Program

Fairfax County Department of Housing
and Community Development
3700 Pender Drive, Suite 300
Fairfax, Virginia 22030-6039
www.fairfaxcounty.gov/rha

April 2016
A Fairfax County, Va., publication

WHAT IS THE AFFORDABLE DWELLING UNIT (ADU) RENTAL PROGRAM?

The ADU Rental Program was established when the Fairfax County Board of Supervisors approved the Affordable Dwelling Unit Ordinance in July 1990. The program provides qualified low and moderate income households the opportunity to live at a reduced rent in some of the new privately-owned and privately managed market-rate apartment communities located in Fairfax County.

In the apartment communities listed in this brochure, there are two different limits on the rents and maximum household incomes. Two-thirds (2/3) of the ADU rental units in each development are reserved for households with incomes up to 70% of the Metropolitan Statistical Area (MSA) median income, and one-third (1/3) of the units are set aside for households with incomes up to 50% of the MSA median income, adjusted for family size.

Applications are accepted at each property's leasing office.The program provides a preference to applicants who live or work in Fairfax County or who have a household member with a physical disability or handicap that requires the leasing of an ADU unit with certain accessibility features.

WHAT FEATURES DO THESE COMMUNITIES OFFER?

Apartments offered may be one-bedroom, two-bedroom, or three-bedroom units, depending on the community. In addition to convenient locations, some of these apartment communities are located near Metro stations and offer many feature amenities such as pools, fitness centers, full-size washer/dryer in each apartment, and gated access for security.

New properties are added to this program as construction is completed. Check our website at: **www.fairfaxcounty.gov/rha** under "Other Resources" for updates.

HOW DOES THE ADU RENTAL PROGRAM WORK?

Applicants apply directly to the property in which they are interested in living. Households living in units rented under the ADU Rental Program must recertify their eligibility for the program on an annual basis with the leasing office. The Department of Housing and Community Development works with the property management firm to ensure apartments rented under the program are comparable to market rate apartments, are occupied by households who meet the income guidelines of the program, and that ADU rents are in compliance with rents approved for the program.

EQUAL HOUSING OPPORTUNITY

Fairfax County is committed to a policy of nondiscrimination in all County programs, services and activities and will provide reasonable accommodations upon request. Please call 703.246.5101 or TTY 703.385.3578.

WHAT IS THE RENT UNDER THE PROGRAM?

Each community has its own rental rates; however, there is a maximum rent established for the units set aside and offered under the ADU Program.

ADU Rental Program Maximum Rents

Note: *Minimum income to qualify for rental is determined by each property.*

MAXIMUM RENTS
(excluding utilities)

UNIT SIZE	RENT FOR 2/3 UNITS Based on 65% of MSA	RENT FOR 1/3 UNITS Based on 50% of MSA
Efficiency/Studio	$1,035	$796
1 Bedroom	$1,183	$910
2 Bedroom	$1,331	$1,024
3 Bedroom	$1,479	$1,138

Note: *Income Limits and Maximum Rents charts effective March 2015 Rents and income limit information are reviewed and updated annually.*

ADU Rental Program Income Limits

Note: *Minimum income to qualify for rental is determined by each property.*

MAXIMUM HOUSEHOLD INCOME LIMITS

BASED ON:	70% of MSA (2/3 units)	50% of MSA (1/3 units)
HOUSEHOLD SIZE	**MAXIMUM INCOME**	**MAXIMUM INCOME**
1	$53,500	$38,200
2	$61,150	$43,700
3	$68,800	$49,150
4	$76,450	$54,600
5	$82,550	$58,950
6	$88,700	$63,350

QUESTIONS?

If you have questions regarding the income eligibility under the ADU Rental Program or need directions to a property, please contact the individual property listed in this brochure. If you need additional general information on this program, contact the Fairfax County Department of Housing and Community Development at 703-246-5112. (TTY: 703-385-3578)

AFFORDABLE DWELLING UNIT RENTAL PROGRAM PARTICIPATING PROPERTIES (AS OF FEBRUARY 2016)

Arbor Terrace of Herndon
1100 Dranesville Road
Herndon,VA 20170
(Elderly Only)
703-956-6311
1 one-bedroom apt.
4 two-bedroom apts.

Archstone Fairchase
4411 Dixie Hill Road
Fairfax,VA 22030
703-322-1002
19 one-bedroom apts.
20 two-bedroom apts.
3 three-bedroom apts.

Archstone Woodland Park
2399 Glen Echo Road
Herndon,VA 20171
703-707-8511
5 one-bedroom apts.
6 two-bedroom apts.
2 three-bedroom apts.

Avalon Crescent
1569 Onyx Drive
McLean,VA 22102
703-821-9191
11 one-bedroom apts.
24 two-bedroom apts.

Avalon Mosaic
2987 District Avenue
Fairfax, VA 22031
703-280-0111
2 studio apts.
16 one-bedroom apts.
14 two bedroom apts.

Avalon Reston Landing
12000 Cameron Pond Drive
Reston,VA 20194
703-437-7710
12 one-bedroom apts.
11 two-bedroom apts.
2 three-bedroom apts.

Bailey's Crossing
3602 South 14th Street
Alexandria, VA 22302
703-931-3600
9 one-bedroom apts.
5 two-bedroom apts.

Camden Monument Place
12152 Monument Drive
Fairfax,VA 22030
703-218-2088
1 studio apt.
9 one-bedroom apts.
8 two-bedroom apts.

Dulles Center Apartments
2410 Little Current Drive
Herndon,VA 20171
703-713-6060
9 two-bedroom apts.
9 three-bedroom apts.

Dwell Vienna Metro
2975 Hunters Branch Road
Fairfax,VA 22031
571-748-3135
3 one-bedroom apts.
3 two-bedroom apts.

Gables Centerpointe
12190 Waveland Street
Fairfax, VA 22033
703-218-8492
10 one-bedroom apts.
7 two-bedroom apts.

Halstead Dulles
13161 Fox Hunt Lane
Herndon,VA 20171
703-787-0707
1 studio apts.
10 one-bedroom apts.
10 two-bedroom apts.

Halstead Square at Dunn Loring Metro
2750 Gallows Road
Vienna, VA 22180
703-636-0400
6 studio apts.
33 one-bedroom apts.
15 two-bedroom apts.

High Pointe at Jefferson Park**
3021 Nicosh Circle
Falls Church,VA 22042
571-766-8501
5 one-bedroom apts.
5 two-bedroom apts.

Jefferson at Fair Oaks
4201 Jefferson Oak Circle
Fairfax,VA 22033
703-277-7000
6 one-bedroom apts.
6 two-bedroom apts.

Kendrick Court*
13430 Coppermine Road
Herndon,VA 20171
(Elderly Only)
703-793-9300
22 one-bedroom apts.
24 two-bedroom apts.

Lincoln at Fair Oaks
12167 Lincoln Lake Way
Fairfax,VA 22030
703-449-8900
8 one-bedroom apts.
10 two-bedroom apts.

Modera Avenir Place
2679 Avenir Place
Merrifield, VA 22180
703-204-9623
2 studio apts.
15 one-bedroom apts.
10 two-bedroom apts.

Modera Fairfax Ridge
3887 Fairfax Ridge Road
Fairfax, VA 22030
703-272-8044
2 one-bedroom apts.
1 two-bedroom apt.

Modera Mosaic
2911 District Avenue
Fairfax, VA 22031
703-991-6789
3 studio apts.
4 one-bedroom apts.
9 two-bedroom apts.

Monroe Place
2300 Woodland Crossing Drive
Herndon,VA 20171
703-437-3333
5 one-bedroom apts.
5 two-bedroom apts.

Ovation at Park Crest
8231 Crestwood Heights Drive
McLean, VA 22102
703-712-0180
1 efficiency apt.
2 one-bedroom apts.
1 two-bedroom apt.

Prosperity Flats
2700 Dorr Avenue
Fairfax, VA 22031
703-645-7368
11 one-bedroom apts.
5 two-bedroom apts.

Sanger Place*
9454 Orange Blossom Trail
Lorton,VA 22079
703-495-8484
13 two-bedroom apts.
4 three-bedroom apts.

Springfield Crossing*
6704 Metropolitan Drive
Springfield,VA 22150
703-822-0111
14 two-bedroom apts.
1 three-bedroom apt.

Sullivan Place
5575 Vincent Gate Terrace
Alexandria,VA 22312
703-942-8080
8 one-bedroom apts.
8 two-bedroom apts.
1 three-bedroom apt.

Sunrise of Hunter Mill
2863 Hunter Mill Road
Oakton,VA 22124
(Elderly Only)
Call for Rental Rates
703-255-1006
3 units (assisted care facility)

Sunrise of McLean
8315 Turning Leaf Lane
McLean,VA 22102
(Elderly Only)
Call for Rental Rates
703-734-1600
6 units (assisted care facility)

The Apartments at Regents Park
9333 Clocktower Place
Fairfax,VA 22031
703-352-0300
8 one-bedroom apts.
20 two-bedroom apts.
1 three-bedroom apt.

The Ashton at Dulles Corner
13959 Mansarde Avenue
Herndon, VA 20171
703-793-8860
10 one-bedroom apts.
7 two-bedroom apts.
1 three-bedroom apt.

The Courts at Dulles
13800 Jefferson Park Drive
Herndon,VA 20171
703-561-1200
1 one-bedroom apt.
1 two-bedroom apt.
1 three-bedroom apt.

The Courts at Huntington Station
5950 Grand Pavilion Way
Alexandria, VA 22303
703-347-6778
2 one-bedroom apts.
1 two-bedroom apt.

The Edge at Fairfax Corner
4457 Oakdale Crescent Court
Fairfax,VA 22030
703-502-4711
22 one-bedroom apts.
25 two-bedroom apts.
5 three-bedroom apts.

The Fields at Lorton Station*
7800 Lewis Chapel Circle
Lorton,VA 22079
703-339-4050
18 two-bedroom apts.
6 three-bedroom apts.

The Fields at Merrifield*
2929 Stillwood Circle
Falls Church,VA 22042
703-204-0414
16 two-bedroom apts.

The Fields of Chantilly*
13943 Rockland Village Drive
Chantilly,VA 20151
703-263-7630
22 two-bedroom apts.
6 three-bedroom apts.

The Point at Dulles
13690 Legacy Circle
Herndon,VA 20171
703-561-0300
3 one-bedroom apts.
10 two-bedroom apts.
3 three-bedroom apts.

The Reserve at Fairfax Corner
11727 Fairfax Woods Way
Fairfax,VA 22030
703-352-4741
21 one-bedroom apts.
20 two-bedroom apts.

The Reserve at Tysons Corner
2141 Tannin Place
Vienna, VA 22182
703-854-1361
17 one-bedroom apts.
13 two-bedroom apts.

The Residences at Springfield Station
6802 Junction Boulevard
Springfield,VA 22150
703-313-4450
13 one-bedroom apts.
9 two-bedroom apts.
2 three-bedroom apts.

The Ridgeleigh at Van Dorn Metro
5901 Coverdale Way
Alexandria,VA 22310
703-924-1000
12 one-bedroom apts.
11 two-bedroom apts.

The Ridgewood by Windsor
4211 Ridge Top Road
Fairfax, VA 22030
703-383-3996
6 one-bedroom apts.
9 two-bedroom apts.
1 three-bedroom apt.

The Shelby
6200 North Kings Highway
Alexandria, VA 22303
571-267-2873
10 one-bedroom apts.
5 two-bedrooms apts.

The Woodlands Retirement Community
4320 Forest Hill Drive
Fairfax,VA 22030
(Elderly Only)
703-667-9800
7 one-bedroom apts.

Trevors Run at Dulles Center
2411 Little Current Drive, Apt. 1111
Herndon,VA 20171
703-561-8000
4 one-bedroom apts.
6 two-bedroom apts.
1 three-bedroom apt.

Van Metre at Woodland Park
13025 Elm Tree Drive
Herndon,VA 20171
703-435-1900
11 one-bedroom apts.
25 two-bedroom apts.
6 three-bedroom apts.

Vantage at Merrifield Town Center
8190 Strawberry Lane
Falls Church,VA 22042
571-297-4760
8 one-bedroom apts.
6 two-bedroom apts.

Vista Laurel Highlands
8141 McCauley Way
Lorton, VA 22079
703-495-8080
6 one-bedroom apts.
9 two-bedroom apts.
1 three-bedroom apt.

Westerly at Worldgate
13000 Wilkes Way
Herndon,VA 20170
703-435-4500
7 one-bedroom apts.
11 two-bedroom apts.
2 three-bedroom apts.

**** Indicates that the ADUs are located in a development that also participates in the Low-income Housing Tax Credit Program, which has its own income and rent restrictions.***
***** Indicates that the ADUs are located in a condominium development. Call the owner of the ADUs for rental information at the phone number listed.***