Low and Moderate Income Housing Guide

Prepared by the Fairfax County
Department of Housing and Community Development

Fairfax County is committed to nondiscrimination on the basis of disability in all county programs,services and activities. Special accommodations will be provided upon request. For information, please call 703-246-5101 or TTY 703-385-3578.

November 2011
A Fairfax County, Va., publication

How to Use This Guide

This publication will help you identify many area properties affordable to low and moderate income households, including both privately-owned and publicly-owned government assisted apartments and townhouse communities located in Fairfax County. Many of the complexes offer rent based on household income to families and single persons who meet income and other guidelines. A family is defined as two or more persons related by blood, marriage, or operation of law.

NOTE: If you wish to rent a unit in a complex that rents only a portion of its units based on family income and find that such a unit is not available when you move in, ask the property manager to place your name on the waiting list for one of these units. For information on application procedures and vacancies, contact each complex directly.

Fairfax County Department of Housing and Community Development

Web site:
www.fairfaxcounty.gov/rha

Office Locations:

3700 Pender Drive, Suite 100
Fairfax, Virginia 22030-6039
703-246-5100 TTY: 703-385-3578

South County Center
8350 Richmond Highway, Suite 527
Alexandria, VA 22309
703-704-6780 TTY: 703-704-6694

Waiting List Information Line: 703-449-9050
TTY: 703-385-3578

Housing Assistance Programs in Fairfax County

The Fairfax County Department of Housing and Community Development (HCD) administers several programs that provide rental housing assistance for low and moderate income families and individuals in Fairfax County, on behalf of the Fairfax County Redevelopment and Housing Authority (FCRHA).

The Housing Choice Voucher, Project-Based Voucher, and Public Housing programs are designed to provide affordable rental housing for low income families. Single persons may also apply; however, priority is given to single persons who are elderly or disabled. In the Housing Choice Voucher Program, families seek and select their own units within program guidelines through participating private landlords. In this program, eligible residents pay approximately 30-40% of their income for rent. In Public Housing, residents have a choice of paying 30% of their income, or a fixed rent based on the development where they will live.

There are waiting lists for all programs; waiting lists may temporarily close to new applicants. For status on the waiting list, visit our website at www.fairfaxcounty.gov/rha or call the Housing Waiting List Information Line at 703-449-9050 for current information. Placement of applicants on the waiting list is determined by use of the Preference System on page 3. To apply for any of the housing programs, check our website: www.fairfaxcounty.gov/rha, visit us in person, or call 703-385-3662 or TTY 703-385-3578.

Fairfax County Public Housing and Housing Choice Voucher Programs Waiting List System

Local Preferences

Applicants who meet all local preferences are placed ahead of others by date and time of application on FCRHA Public Housing and Housing Choice Voucher wait lists. The local preferences are:

1. Work preference* - head of household or spouse employed, attending school and/or participating in a job training program or a combination of these for at least 20 hours per week; OR 62 years or older; OR meets HUD's definition of being handicapped or disabled; OR is the only adult in the household working less than 20 hours per week and who is the primary caretaker of a disabled dependent;

* Hours worked or in job training have been temporarily reduced from 30 hours, and will return to 30 hours effective May 1, 2012.

2. Residency preference - lives or works in Fairfax County, and /or The City of Falls Church, and/or the City of Fairfax, and/or the Town of Herndon.

3. Rent burden preference - pays more than 30% of gross annual income for rent and utilities or earns less than 50% of area median income;

Note: A person with a disability is a person who: (1) has a physical or mental impairment that substantially limits a major life activity, such as walking, thinking, speaking, breathing, hearing, learning, or working; (2) has a record or history of an impairment that limits a major life activity, even if the person no longer has the disability or if the disability no longer limits a major life activity; or (3) is regarded as having an impairment that limits a major life activity.

Housing Choice Voucher/ Public Housing Homeless Preference

Up to 50% of annual admissions will come from a homeless preference that includes applicants on the waiting list who are referred by human service providers and enrolled in certain human services programs including transitional housing and special needs homeless assistance programs. While these referrals may continue even when the wait lists are closed to the general public, the number of referrals are limited on an annual basis.

Restriction on Assistance to Noncitizens

Under Federal regulations effective June 19, 1995, housing assistance can only be offered to United States citizens, nationals and certain other categories of eligible noncitizens.

Therefore, a signed declaration of U.S. citizenship, or proof of eligible immigration status, must be provided for each household member when the family's application reaches the top of the waiting list and eligibility for the program is determined.

If one or more of the family members elect not to provide proof of eligible immigration status (and other members of the family establish their citizenship or eligible immigration status), the family may be considered for prorated (or reduced) assistance despite the fact that no declaration or documentation of eligible status is submitted by one or more members of the family.

The family, however, must identify the family member or members who elect not to provide proof of eligible immigration status. Additional information on the verification process, submission of required evidence, prorated assistance, and applicant hearing rights will be provided to applicants at the time when their eligibility for housing assistance is being determined.

Public Housing

Applicants are selected in order by preference and date and time of application submitted for this program. For more information, visit our website at: www.fairfaxcounty.gov/rha or call 703-246-5100, TTY users call 703-385-3578.

ALEXANDRIA (Fairfax County)
The Atrium
Audubon Apts
Belle View (40 units)
Colchester Towne (8 units)
Old Mill Gardens
Tavenner Lane
West Ford I
West Ford II
West Ford III

ANNANDALE
Heritage Woods (44 units)

CENTREVILLE
Barros Circle

CHANTILLY
Walney Oaks (6 units)

FAIRFAX
Barkley/Armistead (3 units)
Ragan Oaks
Robinson Square
Water's Edge (9 units)
Woodland Glen (5 units)

FALLS CHURCH (Fairfax County)
Greenwood Apts.
Kingsley Park
Rosedale Manor
Villages at Falls Church (36 units)

HERNDON (Fairfax County)
Coppermill (4 units)
Monroe Chase (3 units)

LORTON
Sheffield Square (8 units)

RESTON
Shadowood (16 units)
Reston Town Center
West Glade

SPRINGFIELD
Newington Station (36 units)
The Park
Springfield Green (5 units)
Greenwood II (4 units)

VIENNA (Fairfax County)
Briarcliff II
Virginia Station (6 units)

Fairfax County Rental Program

Applicants must live or work in Fairfax County to be eligible for the this program. For more information, visit our website at: www.fairfaxcounty.gov/rha or call 703-246-5100, TTY users call 703-385-3578.

ALEXANDRIA (Fairfax County)
Colchester Towne (24 units)
Glenwood Mews (15 units)
Holly Acres (2 units)
Island Creek
Murraygate Village, 703-780-9574
Tavenner Lane Apts.
Woodley Hills Estates Mobile Home Park, 703-780-9574 (Lot rental only)

ANNANDALE
Little River Square (45 units)
Wedgewood Apts., 703-256-4333

CENTREVILLE
Brittany Elyse Circle (1 unit)
Castellani Meadows (24 units)
Madison Ridge (10 units)
Faircrest (3 units)

FAIRFAX
Aristotle Court (1 unit)
Cedar Lakes (3 units)
Charleston Square (1 unit)
Chatham Towne (10 units)
Coan Pond Residences efficiency units (19 units)
East Market (4 units)
Fair Oaks Landing (3 units)
Legato Corner (13 units)
Penderbrook Apts.
Westcott Ridge (10 units)
Willow Oaks (7 units)

FALLS CHURCH (Fairfax County)
Hopkins Glen, 703-207-9770

HERNDON (Fairfax County)
Bryson at Woodland Park (4 units)

LORTON
Laurel Hill (6 units)
Lorton Valley (2 units)

McLEAN
McLean Hills (25 units)

RESTON
Cedar Ridge, 703-471-1929
Crescent, 703-471-4663
Parc Reston (23 units)
Stonegate Village, 703-620-0203
West Glade (26 units)

SPRINGFIELD
Springfield Green (14 units)

VIENNA (Fairfax County)
Westbriar (1 unit)

Castellani Meadows

Cedar Ridge

Tavenner Lane

West Glade

Fairfax County Senior Residences

TTY users call: 703-385-3578 **Virginia Relay users call: 711**

ALEXANDRIA (Fairfax County)

Gum Springs Glen
703-780-9072

Morris Glen
703-719-7268

****Lincolnia**
703-914-0330

FAIRFAX

***Braddock Glen**
703-425-3535

Little River Glen
703-503-8700

Olley Glen
703-503-5817

FAIRFAX (Cont.)

Saintsbury Plaza
703-503-8700

HERNDON

Herndon Harbor House
703-904-9444

McLEAN

Lewinsville
703-442-9621

Gum Springs Glen

NOTE: Residents at Lewinsville and Lincolnia pay a minimum contribution or 30% of income, whichever is greater. Rent at Little River Glen is the base rent or 30% of income, whichever is greater. Morris Glen, Herndon Harbor House, Gum Springs Glen, and Olley Glen are tax-credit financed and have special income requirements and set rents. Call each property for more information on rents, and minimum and maximum income guidelines.

Assisted living only *****Includes Active Adult and Assisted living units***

Privately-Owned Residences for Seniors and Persons with Disabilities

Includes privately-owned apartment communities with units offered at reduced rents. Minimum and maximum income limits apply. Apply at each property management office.

ALEXANDRIA (Fairfax County)

Manchester Lakes I & II
7131 Silver Lake Blvd.
703-921-5500

Mount Vernon House
8199 Tiswell Drive
703-780-1300

ANNANDALE

Evergreen House
6925 Columbia Pike
703-941-8707

ARLINGTON (Fairfax County)

Elmwood House
550 N. Madison St.
703-538-6000

Lockwood House
600 N. Madison St.
703-538-6000

BURKE

Burke Lake Gardens
9608 Old Keene Mill Rd.
703-644-0061
Note: *The waiting list for this property is currently closed.*

CENTREVILLE

Forest Glen at Sully Station
14401 Woodmere Court
703-802-9501

FAIRFAX

***The Woodlands Retirement Community**
4320 Forest Hill Drive
703-667-9800

FALLS CHURCH

Chesterbrook Residences
2030 Westmoreland Street
703-531-0781
(*Assisted Living only*)

HERNDON (Fairfax County)

Coppermine Place Wesley I & II
13395 Coppermine Road
703-793-0336

Kendrick Court McNair Farm
13430 Coppermine Rd.
703-793-9300

***Sugarland Hill Senior Apts.**
1100 Dranesville Road
703-956-6311

McLEAN

The Lewinsville and Lewinsville East
1515 Great Falls Street
703-442-8660

***Sunrise of McLean**
8315 Turning Leaf Lane
703-734-1600

OAKTON

***Sunrise At Hunter Mill**
2863 Hunter Mill Rd.
703-255-1006

RESTON

Hunters Woods Fellowship House
2231 Colts Neck Rd.
703-620-4450

Lake Anne Fellowship House
11450 N. Shore Drive
703-471-6474

VIENNA

***Tysons Tower**
8500 Tyspring Street
703-281-2080

**** Monthly rent is based on family income for only a PORTION of the units***

Rental Affordable Dwelling Units (ADUs)

In some privately-owned apartment communities there are a limited number of apartments offered at reduced rents through the ADU program. *This is not subsidized housing.* Minimum and maximum income limits apply. Apply at each property management office. Senior ADU properties are listed on Page 5.

ALEXANDRIA (Fairfax County)

Sullivan Place
5575 Vincent Gate Terrace
703-942-8080

The Courts at Huntington Station
5950 Grand Pavilion Way
703-347-6778

The Ridgeleigh at Van Dorn
5901 Coverdale Way
703-924-1000

Bailey's Crossing
3602 South 14th Street
866-932-2047

CHANTILLY

Chantilly Crossing
13950 Rockland Village Drive
703-263-7630

FAIRFAX

Archstone Monument Park
4457 Oakdale Crescent Court
703-502-4711

Archstone Fairchase
4411 Dixie Hill Road
703-322-1002

Camden Monument Place
12152 Monument Drive
703-218-2088

Dwell Vienna Metro
2975 Hunters Branch Road
571-748-3135

***Gables Centerpointe**
12190 Waveland Street
703-218-8492

Jefferson at Fair Oaks
4201 Jefferson Oak Circle
703-277-7000

Lincoln at Fair Oaks
12167 Lincoln Lake Way
703-449-8900

FAIRFAX (Cont.)

The Apartments at Regents Park
9333 Clocktower Place
703-352-0300

The Reserve at Fairfax Corner
11727 Fairfax Woods Way
703-352-4741

***The Ridgewood Apartments**
4211 Ridge Top Road
703-383-3996

FALLS CHURCH (Fairfax County)

***High Pointe at Jefferson Park**
3021 Nicosh Circle
703-622-3456

The Fields at Merrifield
2929 Stillwood Circle
703-204-0414

***Vantage at Merrifield Town Center**
8190 Strawberry Lane
571-297-4760

HERNDON (Fairfax County)

Archstone Dulles
13800 Jefferson Park Drive
703-561-1200

Archstone Woodland Park
2399 Glen Echo Road
703-707-8511

Dulles Center Apts.
2410 Little Current Drive
703-713-6060

Lionsgate Apartment Homes
13690 Legacy Circle
703-938-7546

Monroe Place
2300 Woodland Crossing Drive
703-437-3333

The Metropolitan of Fairfax
13161 Fox Hunt Lane
703-787-0707

HERNDON (Cont.)

The Ashton at Dulles Corner
13959 Mansarde Avenue
703-793-8860

Trevors Run at Dulles Center
2411 Little Current Drive, Apt. 1111
703-561-8000

Van Metre at Woodland Park
13025 Elm Tree Drive
703-435-1900

Westerly at Worldgate
13000 Wilkes Way
703-435-4500

LORTON

***Broadstone Laurel Highlands**
8141 McCauley Way
703-495-8080

Sanger Place
9454 Orange Blossom Trail
703-495-8484

The Fields at Lorton Station
7800 Lewis Chapel Circle
703-339-4050

McLEAN/VIENNA

Avalon Crescent
1569 Onyx Drive
703-821-9191

The Reserve at Tysons Corner
2141 Tannin Place
703-793-8860

RESTON

Archstone Reston Landing
12000 Cameron Pond Drive
703-437-7710

SPRINGFIELD

Springfield Crossing
6704 Metropolitan Center Drive
703-822-0111

The Residences at Springfield Station
6802 Junction Boulevard
703-313-4450

**** ADU units located in a condominium development. Call for rental information.***

Privately-Owned Federally Assisted Rental Units

Contact Each Complex Directly for Information. Call for Rental Office Hours.

ALEXANDRIA (Fairfax County)

Creekside Village
7986 Janna Lee Avenue
703-780-9001

Edsall Station
6272 Edsall Road
703-370-8280

Spring Gardens
7959 Richmond Hwy.
703-780-6700

Stony Brook
3426 Buckman Road
703-360-5200

Strawbridge Square
5128 Lincoln Avenue
703-354-1155

BURKE

Crevenna Oaks
Crevenna Oak Court
Apply at:
10550 Oak Bluff Court
703-323-1116

Summit Oaks
10550 Oak Bluff Court
703-323-1116

BURKE (Cont.)

Westminster Oaks
Beech Monarch Court
Maple Leaf Court
Apply at:
10550 Oak Bluff Court
703-323-1116

CHANTILLY

Chantilly Mews
4151 Chantilly Lace Court
703-378-4810

FALLS CHURCH (Fairfax County)

Oakview Gardens
5836 Oakview Garden Drive
703-820-9500

McLEAN

Tysons Landing
1840 A Tysons Landing
703-827-0552

OAKTON

Oak Creek
9923 A Oak Creek Place
703-255-2993

RESTON

Island Walk
1701 Torrey Pines Court
703-471-4422

SPRINGFIELD

Greene Hills Estates
7600 Creedmor Drive
703-569-7240

Island Walk

Creekside Village

Privately-Owned Apartment Communities

Listed below are privately-owned apartment complexes located in Fairfax County that rent some or all of the units at a more moderate cost than many others in the county. Since many of these complexes do not receive any federal, state or local subsidies, they are ***not obligated*** to accept Housing Choice Vouchers. **Contact each complex directly for vacancy information and application procedures.** For more information about seeking an accessible unit, please visit: http://www.fairfaxcounty.gov/dsb/housingaccess.htm. To request a written copy of *Rental Complexes with Units with Accessible Features*, call Disability Services at 703-324-5421 or TTY 703-449-1186.

ALEXANDRIA (Fairfax County)

Carydale Village
8073 Buckman Court
703-780-6244

Cherry Arms Apts.
7131 Richmond Highway
703-765-9241

City Side Apts.
6034 Richmond Highway
703-329-0400

Edsall Gardens
6416 Edsall Road, #201
703-354-5876

Meadow Woods
3308 Lockheed Boulevard
703-768-7600

Mount Vernon Apts.
8263 Russell Road, #201
703-780-0480

Skyview Apts.
8424 Skyview Drive
703-780-6310

Washington Square Apts.
8547 Richmond Highway
703-780-5353

Woodlawn Gardens
8488 Richmond Highway
703-780-3100

ANNANDALE

Fairmont Gardens
4137 Wadsworth Court
703-578-7880

The Parliaments
7409 Eastmoreland Road
703-354-5355

BURKE

Burke Shire Commons Apts.
582 Chase Commons St.
703-425-2777

CENTREVILLE

Madison Ridge Apartments
14806 Rydell Road
Centreville, VA 20121
703-988-9380

FAIRFAX

Fairfax Circle Villa
9555 Blake Lane
703-591-8574

FALLS CHURCH (Fairfax County)

Churchill Apts.
7481 Lee Highway
703-560-816

Hillwood Manor
6079A Belleview Drive
703-820-6600

Kingsley Commons
7308 Arlington Boulevard
703-573-3600

Monticello Gardens
3212 Allen Street
703-573-1020

FALLS CHURCH (Fairfax County)

Vista Garden Apts.
6008 Vista Drive #104
703-820-5111

HERNDON (Fairfax County)

Berkdale Apts.
661 Dulles Park Court
703-437-8141

Park Avenue Apts.
901 Park Avenue
703-437-3666

RESTON

Reston Glen
12265 Laurel Glade Court
703-620-9030

Waterside Apts.
12032 Waterside View Drive, #21
703-478-0640

SPRINGFIELD

Springfield Gardens
6116 Cumberland Ave.
703-451-2561

VIENNA (Fairfax County)

Briarcliff Townhouses
Briarcliff Court
703-273-6609

Vienna Park Apts.
212 Cedar Lane
703-560-8250

Privately-Owned Low-Income Housing Tax Credit Properties

The following properties have received Low-Income Housing Tax Credits. These properties would be a possible source of housing for Housing Choice Voucher participants.

ALEXANDRIA (Fairfax County)

Creekside Village
7986 Janna Lee Avenue
703-780-9001

Hunting Creek
Jackies Lane
703-360-5200

Lafayette Apartments
7136 Groveton Gardens Road
703-718-8666

CENTREVILLE

Lee Overlook
6406 Paddington Ct., #104
703-222-3733

CHANTILLY

Chantilly Crossing
13950 Rockland Village Drive
703-263-7630

Chantilly Mews
4151 Chantilly Lace Court
703-378-4810

FALLS CHURCH (Fairfax County)

Cambridge Commons
2913-A Peyton Randolph Rd
703-533-1611

Coralain Gardens
7435 Arlington Blvd.
703-573-1030

Grand View Apts.
3404 Carlin Springs Rd., Suite T3
703-820-5390

Hollybrooke II & III
3012 Patrick Henry Drive
703-534-2050

FALLS CHURCH (Cont.)

Carousel Court
5710-5738 Seminary Road
703-820-5744

Fields of Merrifield
2929 Stillwood Circle
703-204-0414

Parkwood Apartments
6034 Vista Drive
703-820-5332

Wexford Manor Apartments
2802A Hollywood Road
703-573-8430

HERNDON (Fairfax County)

Dulles Center Apt. Homes (Phase I & II)
2410 Little Current Drive
703-713-6060

Fields of Herndon (Phase I & II)
2450 Masons Ferry Drive
866-692-9693

LORTON

Sanger Place
9454 Orange Blossom Trail
703-495-8484

The Fields at Lorton Station
7800 Lewis Chapel Circle
703-339-4050

McLEAN

Tysons Landing
1840A Tysons Landing Court
703-827-0552

OAKTON

Oak Creek
9923 A Oak Creek Place
703-255-2993

RESTON

Island Walk
1701 Torrey Pines Court
703-471-4425

The Apartments at North Point
1520 North Point Dr., #101
888-322-5308

SPRINGFIELD

Springfield Crossing
6704 Metropolitan Center Dr.
703-822-0111

SENIOR PROPERTIES

ALEXANDRIA (Fairfax County)

Manchester Lakes Senior Apts.
7131-7161 Silver Lake Blvd.
703-921-5500

CENTREVILLE

Forest Glen at Sully Station (Phase I & II) Senior Apts.
14400 Woodmere Court
703-802-9501

HERNDON

Kendrick Court at McNair Farms Senior Apts.
13430 Coppermine Road
703-793-9300

Privately-Owned Federally Assisted Cooperative Housing

Under cooperative homeownership, families work together to own and control their living environment. With a down payment of generally $1,000 (Reflection Lake is higher), each family purchases a membership share in the cooperative corporation.

BURKE

****Burke Centre Station Commons**
10315 Luria Commons Court
703-978-3715
TTY: 711

FAIRFAX

***Yorkville**
3146 Draper Drive
703-273-7777
TTY: 800-654-5984

HERNDON

Reflection Lake
13200 Springer Drive
703-471-1254
TTY: 711

**** Monthly rent is based on family income for ALL units***
***** Monthly rent is based on family income for only a PORTION of the units***

Related Housing Services

Housing Location Assistance

Visit: ***www.fairfaxhousinglocators.com/needhousing/findhousing***

Emergency Assistance/Homeless Shelters

703-222-0880

TTY users call: 703-803-7914
Coordinated Services Planning
Department of Neighborhood and Community Services

Looking for Human Services Information?

Visit the Human Services Resource Guide at:
www.fairfaxcounty.gov/RIM

Fair Housing Facts

There are three federal laws related to the protection of people with disabilities from discriminatory housing practices. They include:

THE FAIR HOUSING ACT

The Fair Housing Act prohibits discrimination based on disability by:

1. Prohibiting discriminatory housing practices
2. Requiring reasonable accommodations to be made; and
3. Requiring certain construction standards for covered multifamily dwellings built for first-time occupancy after March 1991.

For Further Information

Fairfax County Department of Housing and Community Development

3700 Pender Drive, Suite 300
Fairfax, VA 22030
703-246-5100
TTY: 703-385-3578

South County Center
8350 Richmond Highway, Suite 527
Alexandria, VA 22309
703-704-6780
TTY: 703-704-6694

www.fairfaxcounty.gov/rha

Additional Resources

www.VirginiaHousingSearch.com
www.fairfaxcounty.gov/dfs
www.fairfaxhousinglocators.com/needhousing/findhousing

Fairfax County Department of Housing
and Community Development
3700 Pender Drive, Suite 300
Fairfax, VA 22030-6039

Place Postage
Here

To: _____

_____

_____