

Fairfax County's Magnet Housing Rental Program

Providing Attractive, Affordable Housing for Our Emerging Professional Workforce



1-Bedroom, 2-Bedroom, 3-Bedroom and 4-Bedroom Units

WHAT IS THE MAGNET HOUSING PROGRAM?

While jobs in Fairfax County have been plentiful, the development of housing has not kept pace with job growth. Further, the cost of housing has placed Fairfax County out of reach, even for those who work here. The Magnet Housing Rental Program provides attractive, well-located, affordable housing for qualified applicants so they can reach their career goals while enjoying the benefit of an affordable monthly rent. The program is operated by the Fairfax County Redevelopment and Housing Authority and the Fairfax County Department of Housing and Community Development.

WHO IS ELIGIBLE TO PARTICIPATE IN THE MAGNET HOUSING RENTAL PROGRAM?

The Fairfax County Redevelopment and Housing Authority has partnered with the Fairfax County Public Schools, the Fairfax County Fire and Rescue and Police Departments and Fairfax County Sheriff's Office to provide affordable rental housing at five communities in Fairfax. Additional partners and properties will be added in the future. This opportunity is being provided to bus drivers and new school teachers employed by the Fairfax County Public Schools and Fire, Police, and Sheriff's Office recruits in training hired by the Fairfax County Fire and Rescue and Police Departments and Fairfax County Sheriff's Office.

Gross family income from all sources at the time of application cannot exceed the maximum income limits shown below, based on household size:

		Household Size					
		1 Person	Family of 2	Family of 3	Family of 4	Family of 5	Family of 6
Maximum Incomes	Westcott Ridge and Willow Oaks	\$55,450	\$63,350	\$71,300	\$79,200	\$85,550	\$91,850
	Legato Corner, East Market, Fair Oaks Landing, Charleston Square	\$48,500	\$55,450	\$62,350	\$69,300	\$74,850	\$80,400

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HOW WILL PARTICIPANTS BE SELECTED?

The Fairfax County Public Schools, Fairfax County Fire and Rescue and Police Departments and Fairfax County Sheriff's Office will market the program to potential applicants. Interested employees will apply to the program through the Fairfax County Department of Housing and Community Development (HCD). HCD will screen applicants for suitability for the program, including checking credit records, backgrounds, and rental references. Applicants must also qualify by income (must be below the maximum income) for their household size when entering the program. Homeowners are not eligible for the program and pets are not allowed in any of the units. Applicants will be processed first by date of initial application.

WHAT ARE THE RENTS AT THE PROPERTIES?

There are four sizes of units available at five sites: 1-bedroom, 2-bedroom, 3-bedroom and 4-bedroom units. The rents, **not including utilities (gas and electric)**, will be the following:

Property	Rents				
	1-Bedroom	1-Bedroom/Den	2-Bedroom	3-Bedroom	4-Bedroom
Charleston Square				\$1050	
East Market			\$750	\$900	
Fair Oaks Landing				\$997	
Legato Corner	\$715		\$855	\$980	
Westcott Ridge		\$700	\$750	\$800	
Willow Oaks					\$900

HOW LONG WILL I BE ABLE TO RENT IN THE MAGNET HOUSING RENTAL PROGRAM?

Participants will sign a two year lease for all of the properties. Fairfax County Public School employees will be able to rent as long as their income remains below the maximum income limits. Fairfax County Fire and Rescue and Police Departments and Fairfax County



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Sheriff's Office employees will be able to rent for a maximum of two years. Employment with the Fairfax County Public Schools, Fairfax County Fire and Rescue and Police Departments and Fairfax County Sheriff's Office is mandatory for participation in the Magnet Housing Rental Program.

HOW DO I APPLY FOR THE PROGRAM?

To apply for the Magnet Housing Rental Program, you must complete the attached pre-application in full and fax the application to Deborah Terry at 703-246-5821. For more information about the program, contact Elisa Johnson, 703-279-7302, elisa.johnson@fairfaxcounty.gov, Department of Housing and Community Development.

Once you have submitted your application, you may call the Housing Application Center at 703-246-5061 to ensure your application has been received. When a unit is available, Vacancy Coordinator Deborah Terry will contact the next applicant on the waiting list.

WHICH UNITS WILL QUALIFIED APPLICANTS BE OFFERED?

The Department of Housing and Community Development will offer units to qualified applicants at Legato Corner, Fair Oaks Landing, Westcott Ridge, Willow Oaks, or East Market, as appropriate according to the size of units available, time of vacancy of units, needs of applicants on waiting list, and the needs of applicant.

All of the properties are close to the interchange of I-66 and Route 7100 Fairfax County Parkway and convenient to Fair Lakes, the Fairfax County Government Center, Fair Oaks Mall, and Old Town Fairfax City.

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EAST MARKET TOWNHOME-STYLE CONDOMINIUMS 2-BEDROOM AND 3-BEDROOM UNITS



WHERE IS EAST MARKET? Directions from the East--From Route 66 West, take Exit 55, Route 7100 Fairfax County Parkway North toward Reston. At first light turn right onto Fair Lakes Parkway, follow to community on the right.

WHAT ARE THE AMENITIES AT EAST MARKET? East Market is located within walking distance to restaurants and shopping. It is also located near to major commuter routes.

WHAT SCHOOLS WILL MY CHILDREN ATTEND? Currently, children will attend Eagle View Elementary School, Lanier Middle School, and Fairfax High School.

FAIR OAKS LANDING 3-BEDROOM TOWNHOMES



WHERE IS FAIR OAKS LANDING? Directions from the East--From Route 66 West, take exit 57, Route 50 West. Take ramp to West Ox Road/VA- 608 South. Turn left on Post Forest Drive. Community is on the right.

WHAT ARE THE AMENITIES AT FAIR OAKS LANDING? Fair Oaks Landing is located just minutes from major shopping, dining, entertainment and major interstates.

WHAT SCHOOLS WILL MY CHILDREN ATTEND? Currently, children will attend Eagle View Elementary School, Lanier Middle School, and Fairfax High School.

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LEGATO CORNER CONDOMINIUMS

1-BEDROOM, 2-BEDROOM, AND 3-BEDROOM UNITS



WHERE IS LEGATO CORNER? Directions from the East--From Route 66 West, take exit 55, Route 7100 Fairfax County Parkway South towards Springfield. Turn left at the next exit, Lee Highway (Route 29) heading North. Turn left onto Legato Road.

WHAT ARE THE AMENITIES AT LEGATO CORNER? Legato Corner is located just minutes from major shopping, dining, entertainment and major interstates. The community includes a fitness room, community club, and pool.

WHAT SCHOOLS WILL MY CHILDREN ATTEND? Currently, children will attend Eagle View Elementary School, Lanier Middle School, and Fairfax High School.

WESTCOTT RIDGE CONDOMINIUMS

1-BEDROOM/DEN, 2-BEDROOM AND 3-BEDROOM UNITS



WHERE IS WESTCOTT RIDGE? Directions from the East--From Route 66 West, take exit 55, Route 7100 Fairfax County Parkway South toward Springfield. Turn left at the next exit, Lee Highway (Route 29) heading North. Turn left at Ridge Top Road. Westcott Ridge is on the left.

WHAT ARE THE AMENITIES AT WESTCOTT RIGDE? Westcott Ridge is minutes from major shopping, dining, entertainment and major interstates. The community includes a fitness room, community club, and pool. Currently, there are no assigned parking spaces for Magnet Housing residents.

WHAT SCHOOLS WILL MY CHILDREN ATTEND? Currently, children will attend Eagle View Elementary School, Lanier Middle School, and Fairfax High School.

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WILLOW OAKS TOWNHOMES 4-BEDROOM UNITS



WHERE IS WILLOW OAKS? Directions from the East--From Route 66 West, take Exit 55, Route 7100 Fairfax County Parkway North toward Reston. At first light turn left onto Fair Lakes Parkway and then right onto Fair Lakes Boulevard. Turn left onto Federal Systems Park Drive and right onto Swallowtail Place.

WHAT ARE THE AMENITIES AT WILLOW OAKS? Willow Oaks is located within walking distance to restaurants and shopping. It is also located near to major commuter routes.

WHAT SCHOOLS WILL MY CHILDREN ATTEND? Currently, children will attend Greenbriar East Elementary School, Lanier Middle School, and Fairfax High School.

CHARLESTON SQUARE 3-BEDROOM UNIT



WHERE IS CHARLESTON SQUARE? Directions from the East--From I-495, exit Route 66 West. Take Exit 57-A onto US-50 toward Fairfax. Make a right onto Waples Mill Road and follow to a right on Random Hills Road. Charleston Square is on the right.

WHAT ARE THE AMENITIES AT CHARLESTON SQUARE? Charleston Square is located within walking distance to restaurants and shopping. It is also located near to major commuter routes.

WHAT SCHOOLS WILL MY CHILDREN ATTEND? Currently, children will attend Eagle View Elementary School, Lanier Middle School, and Fairfax High School.



This brochure is available upon request in an alternative format at no charge to persons with disabilities.

Please call 703 246-5101 (TTY 703 385-3578).

Please allow seven (7) working days for preparation of materials.



MAGNET HOUSING RENTAL PROGRAM PRE-APPLICATION

I am (*check one*): Fairfax County Public School Bus Driver Fairfax County Public School New Teacher
 Fairfax County Fire and Rescue Department New Recruit Fairfax County Police Department New Recruit
 Fairfax County Sheriff's Office New Recruit

Social Security Number _____
 Last Name _____ First Name _____ M.I. _____
 Address _____ Apt. # _____
 City _____ State _____ Zip _____
 Home Phone () _____ Work Phone () _____

Income Information (Before Taxes) for All Persons 18 years and Older

Gross family income: Wages \$ _____ Income from Social Security \$ _____
 Weekly Biweekly Monthly Yearly
 Income/Interest from assets \$ _____ SSI \$ _____ Child Support/Alimony \$ _____

Ethnic Information

This information is for statistical purposes only. Please check the group to which you belong.

White American Indian/Native Alaskan Check one: Hispanic
 Black Asian/Pacific Islander Non-Hispanic

Employed Family Members

- Employer's Name _____ Employee's Name _____
 Address _____
 City _____ State _____ Zip _____
- Employer's Name _____ Employee's Name _____
 Address _____
 City _____ State _____ Zip _____

Persons to Occupy Unit

	Name	Relationship	Social Security #	Date of Birth	Sex
1.	_____	HEAD	_____	_____	_____
2.	_____	_____	_____	_____	_____
3.	_____	_____	_____	_____	_____
4.	_____	_____	_____	_____	_____
5.	_____	_____	_____	_____	_____
6.	_____	_____	_____	_____	_____

Special Needs: _____
 Are you or any member of your household handicapped or disabled? Yes No
 Have you previously applied for this program? Yes No

Signature _____ Date _____

FAX TO: Deborah Terry, 703-246-5821