Workforce Dwelling Unit Rental Program

WHAT IS THE WORKFORCE DWELLING UNIT (WDU) RENTAL PROGRAM?

Let's face it: Finding an affordable place to rent in Fairfax County is often difficult – especially for people who are just starting their careers, who are new to the area, or who earn more modest incomes. The WDU Rental Program is designed to help working households afford to live in Fairfax County, near employment centers and transportations options – and avoid those long, expensive commutes from further away. In short, the WDU Rental Program can help you live near where you work – and spend less time on the road.

The WDU Rental Program provides income-qualified households the opportunity to live at a reduced rent in some of the new privately-owned and operated market rate apartments communities in the county. In the apartment communities listed in this brochure, there is a range of limits on incomes and rents for the WDUs, based in part on the size of your household (see back for more details). If you are interested in renting a unit, please contact the property's leasing office directly. The program is still new, so the availability of rental WDUs is limited – but many more units are expected to be delivered in the market over the next few years. Check the website www.fairfaxcounty.gov/rha for updates to this brochure.

WHAT FEATURES DO THESE COMMUNITIES OFFER?

Apartments may be efficiencies, one-bedroom, or two-bedroom units, depending on the community. In addition to convenient locations, some of these apartment communities are located near Metro stations and 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 WDU RENTAL PROGRAM WORK?

Applicants apply directly to the property in which they are interested in living. Households living in units rented under the WDU Rental Program must recertify their eligibility for the program on an annual basis with the leasing office. The Fairfax County 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 WDU rents are in compliance with rents approved for the program.

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

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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 711.

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WHAT IS THE RENT UNDER THE PROGRAM?

Maximum rents have been established for the units set aside and offered under the WDU Rental Program. Each community offering WDUs determines if it will charge the maximum rent or less based on the demands of the rental market where the community is located.

MAXIMUM RENTS (excluding utilities)

Affordability Level	A	B	C	D	E	F
	60% AMI	70% AMI	80% AMI	83% AMI	100% AMI	120% AMI
Studio	$950	$1,109	$1,267	$1,315	$1,584	$1,901
1 Bedroom	$1,154	$1,346	$1,539	$1,502	$1,923	$2,308
2 Bedroom	$1,358	$1,584	$1,810	$1,690	$2,263	$2,715

MAXIMUM HOUSEHOLD INCOME LIMITS

Affordability Level	A	B	C	D	E	F
	60% AMI	70% AMI	80% AMI	83% AMI	100% AMI	120% AMI
1 person	$45,600	$53,200	$60,850	$63,100	$76,000	$91,200
2 persons	$52,100	$60,800	$69,500	$72,100	$86,900	$104,250
3 persons	$58,650	$68,400	$78,200	$81,150	$97,750	$117,250
4 persons	$65,150	$76,000	$86,900	$90,150	$108,600	$130,300

Note: Income Limits and Maximum Rents charts effective April 2016. Rents and income limit information are reviewed and updated annually.

WORKFORCE DWELLING UNIT RENTAL PROGRAM PARTICIPATING PROPERTIES (AS OF JUNE 2016)

Avalon Mosaic*
2987 District Avenue
Fairfax, VA 22031
703-280-0111
31 studio apts.
(Affordability Level: C,E,F)

Adaire
1521 Boyd Pointe Way
McLean, VA 22102
855-910-5837
21 studio apts.
43 one-bedroom apts.
16 two-bedroom apts.
(Affordability Level: A,B,C,E,F)

BLVD Reston Station
1908 Reston Metro Plaza
Reston, VA 20190
703-230-1110
49 studio apts.
21 one-bedroom apts.
18 two-bedroom apts.
(Affordability Level (A,B, C, E, F)

*Indicates that the WDUs are located in a development that also particpates in the Fairfax County Affordable Dwelling Unit Rental Program.

WORKFORCE DWELLING UNIT RENTAL PROGRAM PARTICIPATING PROPERTIES (AS OF JUNE 2016) CONTINUED

Halstead Square at Dunn Loring Metro*
2750 Gallows Road
Vienna, VA 22180
703-636-0400
58 studio apts.
(Affordability Levels: C,E,F)

(PENDING)
Haden
1575 Anderson Road
McLean, VA 22102
703-506-0745
85 studio, one and two-bedroom apts.
(Affordability Level: A,B,C,E,F)

(PENDING)
Lincoln at Discovery Square
13720 Atlantis Street
Herndon, VA 20171
703-953-3303
65 one and two-bedroom apts.
(Affordability Level: C,E,F)

Modera Avenir Place*
2679 Avenir Place
Merrifield, VA 22180
703-204-9623
23 studio apts.
(Affordability Level: C)

(PENDING)
Modera Fairfax Ridge*
3887 Fairfax Ridge Road
Fairfax, VA 22030
703-272-8044
one and two-bedroom apts.
(Affordability Level: C,E,F)

Modera Mosaic*
2920 District Avenue
Fairfax, VA 22031
703-991-6789
16 studio apts.
(Affordability Level: C,E,F)

Nouvelle
7911 Westpark Drive
Tysons, VA 22102
571-222-3220
57 one-bedroom apts.
20 two-bedroom apts.
(Affordability Level: A,B,C,E,F)

Prosperity Flats*
2700 Dorr Avenue
Fairfax, VA 22031
703-645-7368
18 one-bedroom apts.
8 two-bedroom apts.
(Affordability Level: C,E,F)

The Ascent at Spring Hill Station
8421 Broad Street
McLean, VA 22102
703-712-8366
4 studio apts.
51 one-bedroom apts.
26 two-bedroom apts.
(Affordability Level: A, B, C, E, F)

The Avant at Reston Town Center
12025 Town Square Street
Reston, VA 20190
571-385-0214
24 studio apts.
20 one-bedroom apts.
(Affordability Level: C,E,F)

The Parker
2550 Huntington Avenue
Alexandria, VA 22303
571-267-2885
5 studio apts.
32 one-bedroom apts.
17 two-bedroom apts.
(Affordability Level: C,E,F)

The Ridgewood by Windsor*
4211 Ridge Top Road
Fairfax, VA 22030
703-383-3996
24 studio apts.
(Affordability Level: D)

The Shelby*
6200 North Kings Highway
Alexandria, VA 22303
571-267-2873
8 one-bedroom apts.
5 two-bedroom apts.
(Affordability Level: C,E)

VITA
7902 Tysons One Place
McLean, VA 22102
703-884-8482
9 studio apts.
19 one-bedroom apts.
11 two-bedroom apts.
(Affordability Level: B)