Fairfax County Affordable Dwelling Unit Program

MULTI-FAMILY RENTS

Established pursuant to Section 2-8111, Part 8, Article 2 of Chapter 112 Zoning Ordinance of the Fairfax County Code.

LATEST REVISION: January 13, 2014

Section 1

Applicability

1.1 These Rents are applicable to new multifamily units constructed and rented in fulfillment of the Affordable Dwelling Unit program, Part 8 of Article 2 of the Zoning Ordinance. The rents have been computed pursuant to the formula specified in Section 2-811 of the ADU ordinance.

1.2 The rental limits for new ADUs offered for rent are those in effect at the time the notification required by Paragraph 2-811(1) that an ADU is or will be completed and available for rental is received by the Department of Housing and Community Development on behalf of the Fairfax County Redevelopment and Housing Authority.

Section 2

Maximum Allowable Rents of Multifamily ADUs

2.1 The method for computing the maximum allowable rents for multifamily ADU units (non-elevator units and elevator units in buildings of three stories or less) is specified in the ADU ordinance and is to be based on the Metropolitan Statistical Area (MSA) median income.

The MSA median family income as published by the U.S. Department of Housing and Urban Development (HUD) for 2013 is shown below. Based on this figure, the maximum rents are as follows:

2014 MSA Median Income is $107,000

(A) For the two-thirds of the ADUs with rents based on 65% of MSA median: (65% = $69,550):

Unit Size	Rent (Excluding Utilities)
Efficiency	$1,014
1 Bedroom	$1,159
2 Bedroom	$1,304
3 Bedroom	$1,449

(B) For the one third of the ADUs with rents based on 50% of MSA median (50% = $53,500):

Unit Size	Rent (Excluding Utilities)
Efficiency	$780
1 Bedroom	$892
2 Bedroom	$1,003
3 Bedroom	$1,115

2.2 Rents for multiple family units are exclusive of tenant-paid utility costs which may include any combination of the following: water, sewer, heat, light and/or general electric usage.

Section 3

Revision

These rents will be revised periodically when a new median income for the Washington, D.C. Metropolitan Statistical Area is published by the U.S. Department of Housing and Urban Development.

Effective Date

These provisions will take effect on January 13, 2014.

Edward L. Long, Jr., County Executive

Attachment: Excerpts from ADU Ordinance- Formulas for rents for Multi-family Units

EXCERPT FROM ADU ORDINANCE
FORMULAS FOR RENTS FOR MULTIFAMILY UNITS

Chapter 112 (Zoning Ordinance), Article 2, Part 8,
Section 2-811, Paragraph 6

6. For multiple family dwelling units, County-wide rental prices shall be established by the County Executive in accordance with the following:

A. Two-thirds (2/3) of the affordable units in non-elevator multiple family dwelling unit structure developments shall be established according to the following formula which shall be based on sixty-five (65) percent of the median income for the Washington Standard Metropolitan Statistical Area. This base figure shall be adjusted by the following factors for different multiple family dwelling unit sizes based on the number of bedrooms in the dwelling unit:

Number of Bedrooms	Adjustment Factor
Efficiency (0 bedroom)	70%
1 Bedroom	80%
2 Bedroom	90%
3 Bedroom	100%

The result of this calculation for each size multiple family dwelling unit shall then be divided by twelve (12), then multiplied by twenty-five (25) percent and rounded to the nearest whole number to establish the rent for the unit, excluding utilities.

B. One-third of the affordable units in non-elevator multiple family dwelling unit structure developments shall be established according to the following formula which shall be based on fifty (50) percent of the median income for the Washington Standard Metropolitan Statistical Area. This base figure shall be adjusted by the same factors set forth in Par. A above and the results of this calculation for each size dwelling unit shall then be divided by twelve (12), then multiplied by twenty-five (25) percent and rounded to the nearest whole number to establish the rent for the unit, excluding utilities.