Fairfax County's Magnet Housing Program

Providing Attractive, Affordable Rental Housing for Our Emerging Professional Workforce

1, 2, 3, and 4-Bedroom Units

WHAT IS THE MAGNET HOUSING PROGRAM?

While jobs in Fairfax County may be plentiful, the development of housing has not kept pace with job growth. Furthermore, the cost of housing has placed Fairfax County out of reach, even for some who work here. The Magnet Housing Program provides attractive, well-located, affordable rental 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 (FCRHA) and the Fairfax County Department of Housing and Community Development (HCD).

WHO IS ELIGIBLE TO PARTICIPATE IN THE MAGNET HOUSING PROGRAM?

The FCRHA has partnered with Fairfax County Public Schools, the Fairfax County Fire and Rescue, and Police Departments, the Fairfax County Sheriff's Office, and Inova Health System[1] to provide affordable rental housing in Fairfax County. This opportunity is being provided to contracted school teachers, bus drivers, as well as Fire, Police, and Sheriff's Office recruits in training, and Inova – operating room and emergency department nurses or surgical, laboratory, radiology technicians or respiratory therapists.

Homeowners are not eligible, and pets are not allowed in the Magnet Housing Program. Additional partners and properties could be added in the future.

DO I QUALIFY FOR THE MAGNET HOUSING PROGRAM?

At time of application, you must meet the eligibility requirements above. Gross household income from all sources must not be below the minimum or exceed the maximum income limits shown below, based on household size:

Properties		Household Size					
		1 Person	Family of 2	Family of 3	Family of 4	Family of 5	Family of 6
Westcott Ridge Willow Oaks	Minimum Income	$34,450	$39,350	$44,250	$49,150	$53,100	$57,050
	Maximum Income	$91,840	$104,960	$118,080	$131,150	$141,680	$152,160
Glenwood Mews	Minimum Income	$34,450	$39,350	$44,250	$49,150	$53,100	$57,050
	Maximum Income	$74,800	$85,450	$96,1500	$106,800	$115,350	$123,900
Legato Corner, East Market, Fair Oaks Landing, Charleston Square	Minimum Income	$34,450	$39,350	$44,250	$49,150	$53,100	$57,050
	Maximum Income	$80,350	$91,800	$103,300	$114,750	$123,950	$133,100

[1] The Magnet Housing Program is not affiliated with the American Nurses Credentialing Center's Magnet Recognition Program.

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WHAT ARE THE RENTS AT THE PROPERTIES?

There are four unit sizes (1, 2, 3 & 4 bedrooms) available at the properties listed below. The rents, **not including utilities (gas and electric)**, are:

Property	Rents				
	1-Bedroom	1-Bedroom w/ Den	2-Bedroom	3-Bedroom	4-Bedroom
Charleston Square				$1,250	
East Market			$1,129	$1,250	
Fair Oaks Landing				$1,250	
Glenwood Mews				$1,250	$1,255
Legato Corner	$950		$1,071	$1,250	
Westcott Ridge		$950	$1,013	$1,068	
Willow Oaks					$1,246

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

Participants will sign a two-year lease for all properties. Fairfax County Public Schools, Police, Fire and Rescue, Sheriff's Office, and Inova employees will be able to rent as long as their income remains below the maximum income limit. Employment with Fairfax County Public Schools, Fairfax County Fire and Rescue, Fairfax County Police Department, Fairfax County Sheriff's Office, and Inova is mandatory for participation in the Magnet Housing Program.

HOW DO I APPLY FOR THE MAGNET HOUSING PROGRAM?

To apply for the Magnet Housing Program, you must **complete the attached pre-application in full and email the application to Deborah.Mallett@fairfaxcounty.gov**. Once you have submitted your application or if you would like to check the status, you may **call Pratum Companies at 571-544-7100**. You must report any changes in writing to **Pratum Companies** while you are on the waiting list.

HOW WILL APPLICANTS BE SELECTED?

Fairfax County Public Schools, Fairfax County Fire and Rescue, Fairfax County Police and Sheriff's Offices, as well as Inova 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). When a unit is available, the Compliance Specialist will contact the next applicant on the waiting list. Edgewood Management Company will screen applicants for suitability for the program, including credit check, criminal background, and rental references. Applicants must also income qualify (must be below the maximum and above the minimum income) for their household size when entering the program. Applicants will be processed by date of initial application.

WHICH UNITS WILL QUALIFIED APPLICANTS BE OFFERED?

HCD will offer units to qualified applicants as appropriate, according to unit size, time of vacancy, need of applicants on waiting list, and the needs of the applicant.

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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.

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.

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, clubhouse, and pool.

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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, clubhouse, and pool. Currently, there are no assigned parking spaces for Magnet Housing residents.

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 major commuter routes.

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 major commuter routes.

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GLENWOOD MEWS
3 - BEDROOM AND 4 - BEDROOM TOWNHOMES

WHERE IS GLENWOOD MEWS? Glenwood Mews is located in Alexandria, Virginia at the intersection of Telegraph Road and Old Telegraph Road. The neighborhood is easily accessible from I-495.

WHAT ARE THE AMENITIES AT GLENWOOD MEWS? Glenwood Mews is conveniently located near Inova Mount Vernon and Inova Alexandria hospitals and just minutes from major shopping, dining, entertainment, and interstates.

For more information about the program, contact Fairfax County Department of Housing and Community Development, Rental Housing Division at 703-246-5243.

EQUAL HOUSING OPPORTUNITY

Fairfax County is committed to nondiscrimination on the basis of disability in all county programs, services, and activities. Reasonable accommodations will be provided upon request. For information, call 703-246-5101, TTY: 711.

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MAGNET HOUSING PROGRAM PRE-APPLICATION

I work with *(check one)*: ❒ Fairfax County Fire and Rescue – new recruit ❒ Fairfax County Police Department or Sheriff's Office – new recruit ❒ Fairfax County Public Schools – contracted teacher ❒ Fairfax County Public Schools – bus driver ❒ Inova – operating room and emergency department nurses or surgical, laboratory, radiology technicians or respiratory therapists

Last Name:_____ First Name:_____ MI:_____

Address:_____ Apt. #:_____

City:_____ State:_____ Zip:_____

Home/Cell #: ( ) _____ Work #: ( ) _____

Email Address: _____

Gross Household Income (Before Taxes) for All Persons 18 Years and Older

Wages: $_____ Social Security: $_____ SSI: $_____

Child Support/Alimony: $_____ Other: $_____

Check appropriate box:

❒ **Weekly** ❒ **Biweekly** ❒ **Monthly** ❒ **Yearly**

Race/Ethnicity Information - Optional

This information is for statistical purposes only. Please check appropriate boxes.

RACE		ETHNICITY
White ❒	❒ American Indian/Native Alaskan	❒ Hispanic
Black ❒	❒ Asian/Pacific Islander	❒ Non-Hispanic

Employed Household Members – 18 Years and Older

1. **Employer's Name:**_____ **Employee's Name:**_____
   Address:_____
   City:_____ State:_____ Zip:_____

2. **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 living with a disability? ❒ Yes ❒ No

Have you previously applied for the Magnet Housing Program? ❒ Yes ❒ No

Signature_____ Date_____

If you need additional writing space, please use another sheet of paper, and ensure all pages of the pre-application are **emailed to Deborah.Mallett@fairfaxcounty.gov.**

Call Pratum Companies at 571-544-7100 for application status.

Thank you for your interest in the Magnet Housing Program. For information about other affordable housing in Fairfax County, please visit our website at www.fairfaxcounty.gov/housing. Here are other links to our housing opportunities:

- **Affordable Rental Housing Programs: https://www.fairfaxcounty.gov/housing/rentalhousing**
- **Privately Owned Affordable Rental Options** (including Affordable Dwelling Units and Workforce Dwelling Units)**:** http://www.fairfaxcounty.gov/housing/rentalhousing/privately-owned
- **Homeownership Programs:** https://www.fairfaxcounty.gov/housing/homeownership/programs