

**Fairfax County
Affordable Dwelling Unit
Program**

INCOME ELIGIBILITY LIMITS



Approved by the
Fairfax County Redevelopment
and Housing Authority
on July 26, 1990

LATEST REVISION: June 30, 2017

Fairfax County
Affordable Dwelling Unit Income Eligibility Limits
Fairfax County Redevelopment and Housing Authority

SUMMARY:

This regulation establishes the maximum income eligibility limits for persons desiring to purchase or rent Affordable Dwelling Units.

Information and copies of the ADU ordinance are available from the Department of Housing and Community Development (HCD), Housing Development Division, 3700 Pender Drive, Fairfax, Virginia 22030.

BACKGROUND INFORMATION:

The ADU ordinance requires the Fairfax County Redevelopment and Housing Authority to establish maximum permitted income levels for the purchase or rental of Affordable Dwelling Units (ADUs). The median income for the Washington Standard Metropolitan Statistical Area (MSA) is set annual for a household of four. The maximum income limits shall be adjusted by the following factors based on household size and income tier served. To calculate the maximum income limit per household size multiple the median income times the household size adjustment factor. This document sets forth the maximum income levels permitted for purchase or rental ADUs.

Household Size	Adjustment Factor
1 person	70%
2 person	80%
3 person	90%
4 person	100%
5 person	108%
6 person	116%
7 person	124%
8 person	132%

Section I
Maximum Income Limits

The maximum household income limits listed below will determine eligibility of a household for the purchase of an ADU or for rental ADUs rented to households whose income does not exceed **70% of the median income for the MSA** - \$77,200 (rounded).

Household Size	Maximum Income limits
1	\$54,050
2	61,750
3	69,500
4	77,200
5	83,400
6	89,550
7	95,750
8 or more	101,900

The maximum household income limits listed below will be used to determine eligibility of a household for rental of those ADUs to be leased to households whose income does not exceed **50% of the median income for the MSA** - \$55,150.

Household Size	Maximum Income Limits
1	\$38,600
2	44,100
3	49,650
4	55,150
5	59,550
6	63,950
7	68,400
8 or more	72,800

Section II Sources of Income

Maximum permitted income is defined as the gross income received annually from all sources by wage earners in a family or household unit. Sources of income include, but are not necessarily limited to the following:

- 1) Wages and Salary
- 2) Child Support
- 3) Alimony
- 4) Interest from savings/checking
- 5) Dividends from stock/bonds certificates
- 6) Social Security benefits
- 7) Veterans Administration benefits
- 8) Overtime
- 9) Unemployment insurance
- 10) Bonus payment
- 11) Commissions/tips
- 12) Pension/retirement payment
- 13) Disability benefits
- 14) Any other annuities or stipends received
- 15) Income from Real Estate Investments. Losses generated from investments in real estate will not be used to reduce gross annual income.
- 16) Income from a business or partnership owned, associated with or initiated by a member of the household.
- 17) Regular gifts or contributions from persons not residing in the dwelling as long as there is a documented two year history.
- 18) Net income from business operations, exclusive of amortization of capital indebtedness. Depreciation based on straight line method is an acceptable expense. Three years federal tax returns are required to document such income.

Section III Other Housing Programs

When the requirement to provide Affordable Dwelling Units is met through the construction of federal Public Housing or housing constructed under other equivalent Federal, State, or local programs to assist low and moderate income families, the income limits of the appropriate program will prevail, except that the income limits for such programs must be no higher than those specified in Section I above in order for the program to be considered equivalent to the ADU program.

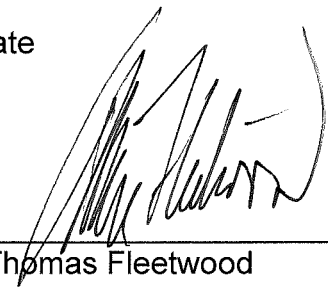
Section IV
Revision

These income limits will be revised periodically by the Fairfax County Redevelopment and Housing Authority 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 take effect on June 30, 2017.

By: _____


Thomas Fleetwood

Title: Director

Fairfax County Redevelopment
and Housing Authority