The ADU Rental Program was established when the Fairfax County Board of Supervisors approved the Affordable Dwelling Unit Ordinance in July 1990. The program provides qualified low and moderate income households the opportunity to live at a reduced rent in some of the new privately-owned and privately managed market-rate apartment communities located in Fairfax County.

In the apartment communities listed in this brochure, there are two different limits on the rents and maximum household incomes. Two-thirds (2/3) of the ADU rentals in each development are reserved for households with incomes up to 70% of the Area Median Income (AMI), and one-third (1/3) of the units are set aside for households with incomes up to 50% of the AMI median income, adjusted for family size.

Applications are accepted at each property’s leasing office. The program provides a preference to applicants who live or work in Fairfax County or who have a household member with a physical disability or handicap that requires the leasing of an ADU with certain accessibility features.

WHAT FEATURES DO THESE COMMUNITIES OFFER?

Apartments offered may be one-bedroom, two-bedroom, or three-bedroom units, depending on the community. In addition to convenient locations, some of these apartment communities are located near Metro stations and offer 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: https://www.fairfaxcounty.gov/housing/rentalhousing/adu-and-wdu.

HOW DOES THE ADU RENTAL PROGRAM WORK?

Applicants apply directly to the property in which they are interested in living. Households living in units rented under the ADU Rental Program must recertify their eligibility for the program on an annual basis with the leasing office. The 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 ADU rents are in compliance with rents approved for the program.
WHAT IS THE RENT UNDER THE PROGRAM?
Each community has its own rental rates; however, there is a maximum rent established for the units set aside and offered under the ADU Program.

ADU Rental Program Maximum Rents

MAXIMUM RENTS (excluding utilities)

<table>
<thead>
<tr>
<th>UNIT SIZE</th>
<th>RENT FOR 2/3 UNITS BASED on 65% of AMI</th>
<th>RENT FOR 1/3 UNITS BASED on 50% of AMI</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio</td>
<td>$1,150</td>
<td>$884</td>
</tr>
<tr>
<td>1 Bedroom</td>
<td>$1,314</td>
<td>$1,011</td>
</tr>
<tr>
<td>2 Bedroom</td>
<td>$1,478</td>
<td>$1,137</td>
</tr>
<tr>
<td>3 Bedroom</td>
<td>$1,643</td>
<td>$1,264</td>
</tr>
</tbody>
</table>

Note: Income Limits and Maximum Rents charts effective June 2019. Rents and income limit information are reviewed and updated annually.

ADU Rental Program Income Limits

Note: Minimum income to qualify for rental is determined by each property.

MAXIMUM HOUSEHOLD INCOME LIMITS

<table>
<thead>
<tr>
<th>HOUSEHOLD SIZE</th>
<th>70% AMI</th>
<th>50% AMI</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>$59,450</td>
<td>$42,450</td>
</tr>
<tr>
<td>2</td>
<td>$67,900</td>
<td>$48,500</td>
</tr>
<tr>
<td>3</td>
<td>$76,400</td>
<td>$54,600</td>
</tr>
<tr>
<td>4</td>
<td>$84,900</td>
<td>$60,650</td>
</tr>
<tr>
<td>5</td>
<td>$91,700</td>
<td>$65,500</td>
</tr>
<tr>
<td>6</td>
<td>$98,500</td>
<td>$70,350</td>
</tr>
</tbody>
</table>

QUESTIONS?
If you have questions regarding the income eligibility under the ADU Rental Program or need directions to a property, please contact the individual property listed in this brochure. If you need additional general information on this program, contact Paul H. Stanford with the Fairfax County Department of Housing and Community Development at 703-246-5082. (TTY: 711)
<table>
<thead>
<tr>
<th>Property Name</th>
<th>Address</th>
<th>Phone Number</th>
<th>Bedroom Options</th>
</tr>
</thead>
<tbody>
<tr>
<td>Belvoir Square Apartments</td>
<td>9142 Richmond Hwy, Fort Belvoir, VA 22060</td>
<td>703-372-5799</td>
<td>8 one-bedroom apts., 4 two-bedroom apts., 2 studio apts.</td>
</tr>
<tr>
<td>Gables Centerpointe</td>
<td>12190 Waveland Street, Fairfax, VA 22033</td>
<td>703-218-8492</td>
<td>10 one-bedroom apts., 7 two-bedroom apts.</td>
</tr>
<tr>
<td>Camden Monument Place</td>
<td>12152 Monument Drive, Fairfax, VA 22030</td>
<td>703-218-2088</td>
<td>1 studio apt., 9 one-bedroom apts., 8 two-bedroom apts.</td>
</tr>
<tr>
<td>Avalon Dunn Loring</td>
<td>2750 Gallows Road, Vienna, VA 22180</td>
<td>703-636-0400</td>
<td>18 one-bedroom apts., 7 two-bedroom apts.</td>
</tr>
<tr>
<td>Dulles Center Apartments*</td>
<td>2410 Little Current Drive, Herndon, VA 20171</td>
<td>703-713-6060</td>
<td>9 two-bedroom apts., 9 three-bedroom apts.</td>
</tr>
<tr>
<td>Avalon Mosaic</td>
<td>2987 District Avenue, Fairfax, VA 22031</td>
<td>703-280-0111</td>
<td>16 one-bedroom apts., 14 two-bedroom apts.</td>
</tr>
<tr>
<td>Dwell Vienna Metro</td>
<td>2975 Hunters Branch Road, Fairfax, VA 22031</td>
<td>571-748-3135</td>
<td>3 one-bedroom apts., 3 two-bedroom apts.</td>
</tr>
<tr>
<td>Adara Herndon</td>
<td>2399 Glen Echo Road, Herndon, VA 20171</td>
<td>703-707-8511</td>
<td>5 one-bedroom apts., 6 two-bedroom apts., 2 three-bedroom apts.</td>
</tr>
<tr>
<td>Fairchase Apartments</td>
<td>4411 Dixie Hill Road, Fairfax, VA 22030</td>
<td>703-322-1002</td>
<td>19 one-bedroom apts., 20 two-bedroom apts., 3 three-bedroom apts.</td>
</tr>
<tr>
<td>The Ashton at Dulles Corner</td>
<td>13959 Mansarde Avenue, Herndon, VA 20171</td>
<td>703-793-8860</td>
<td>10 one-bedroom apts., 7 two-bedroom apts., 1 three-bedroom apt.</td>
</tr>
<tr>
<td>Bailey’s Crossing</td>
<td>3602 South 14th Street, Alexandria, VA 22302</td>
<td>703-931-3600</td>
<td>9 one-bedroom apts., 5 two-bedroom apts.</td>
</tr>
</tbody>
</table>
The Courts at Dulles  
13800 Jefferson Park Drive  
Herndon, VA 20171  
703-561-1200  
1 one-bedroom apt.  
1 two-bedroom apt.  
1 three-bedroom apt.

The Courts at Huntington Station  
5950 Grand Pavilion Way  
Alexandria, VA 22303  
703-347-6778  
2 one-bedroom apts.  
1 two-bedroom apt.

The Fields at Lorton Station*  
7800 Lewis Chapel Circle  
Lorton, VA 22079  
703-339-4050  
18 two-bedroom apts.  
6 three-bedroom apts.

The Fields of Chantilly*  
13943 Rockland Village Drive  
Chantilly, VA 20151  
703-263-7630  
22 two-bedroom apts.  
6 three-bedroom apts.

Modera Avenir Place  
2679 Avenir Place  
Merrifield, VA 22180  
703-204-9623  
2 studio apts.  
15 one-bedroom apts.  
10 two-bedroom apts.

Modera Fairfax Ridge  
3887 Fairfax Ridge Road  
Fairfax, VA 22030  
703-272-8044  
9 one-bedroom apts.  
15 two-bedroom apts.

Modera Mosaic  
2920 District Avenue  
Fairfax, VA 22031  
703-991-6789  
3 studio apts.  
4 one-bedroom apts.  
9 two-bedroom apts.

Modera Mosaic II  
2920 District Avenue  
Fairfax, VA 22031  
703-991-6789  
6 one-bedroom apts.  
3 two-bedroom apts.

Monroe Place  
2300 Woodland Crossing Drive  
Herndon, VA 20171  
703-437-3333  
5 one-bedroom apts.  
5 two-bedroom apts.

Ovation at Park Crest  
8231 Crestwood Heights Drive  
McLean, VA 22102  
703-712-0180  
1 efficiency apt.  
2 one-bedroom apts.  
1 two-bedroom apt.

Overture Fair Ridge  
3951 Fair Ridge Drive  
Fairfax, VA 22033  
703-246-1615  
17 one-bedroom apts.  
13 two-bedroom apts.

Prosperity Flats  
2700 Dorr Avenue  
Fairfax, VA 22031  
703-645-7368  
11 one-bedroom apts.  
5 two-bedroom apts.

Springfield Crossing*  
6704 Metropolitan Drive  
Springfield, VA 22150  
703-822-0111  
14 two-bedroom apts.  
1 three-bedroom apt.

Sullivan Place  
5575 Vincent Gate Terrace  
Alexandria, VA 22312  
703-942-8080  
8 one-bedroom apts.  
8 two-bedroom apts.  
1 three-bedroom apt.

Sunrise of Hunter Mill  
2863 Hunter Mill Road  
Oakton, VA 22124  
703-255-1006  
3 units (assisted care facility)

Sunrise of McLean  
8315 Turning Leaf Lane  
McLean, VA 22102  
703-734-1600  
6 units (assisted care facility)

The Apartments at Regents Park  
9333 Clocktower Place  
Fairfax, VA 22031  
703-352-0300  
8 one-bedroom apts.  
20 two-bedroom apts.  
1 three-bedroom apt.

* Indicates that the ADUs are located in a development that also participates in the Low-income Housing Tax Credit Program, which has its own income and rent restrictions.

** Indicates that the ADUs are located in a condominium development.  
Call the owner of the ADUs for rental information at the phone number listed.
<table>
<thead>
<tr>
<th>Apartment Name</th>
<th>Address</th>
<th>Phone Number</th>
<th>Number of Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Springfield Crossing*</td>
<td>6704 Metropolitan Drive, Springfield, VA 22150</td>
<td>703-822-0111</td>
<td>14 two-bedroom apts. 1 three-bedroom apt.</td>
</tr>
<tr>
<td>Sullivan Place</td>
<td>5575 Vincent Gate Terrace, Alexandria, VA 22312</td>
<td>703-942-8080</td>
<td>8 one-bedroom apts. 8 two-bedroom apts. 1 three-bedroom apt.</td>
</tr>
<tr>
<td>Sunrise of Hunter Mill</td>
<td>2863 Hunter Mill Road, Oakton, VA 22124</td>
<td>(Seniors Only)</td>
<td>3 units (assisted care facility)</td>
</tr>
<tr>
<td>Sunrise of McLean</td>
<td>8315 Turning Leaf Lane, McLean, VA 22102</td>
<td>(Seniors Only)</td>
<td>6 units (assisted care facility)</td>
</tr>
<tr>
<td>The Apartments at Regents Park</td>
<td>9333 Clocktower Place, Fairfax, VA 22031</td>
<td>703-352-0300</td>
<td>8 one-bedroom apts. 20 two-bedroom apts. 1 three-bedroom apt.</td>
</tr>
<tr>
<td>The Reserve at Tysons Corner</td>
<td>2141 Tannin Place, Vienna, VA 22182</td>
<td>703-854-1361</td>
<td>17 one-bedroom apts. 13 two-bedroom apts.</td>
</tr>
<tr>
<td>The Ridgeleigh at Van Dorn Metro</td>
<td>5901 Coverdale Way, Alexandria, VA 22310</td>
<td>703-924-1000</td>
<td>12 one-bedroom apts. 11 two-bedroom apts.</td>
</tr>
<tr>
<td>The Point at Herndon</td>
<td>13161 Fox Hunt Lane, Herndon, VA 20171</td>
<td>703-787-0707</td>
<td>1 studio apt. 10 one-bedroom apts. 10 two-bedroom apts.</td>
</tr>
<tr>
<td>The Point at Ridgeline</td>
<td>13280 Woodland Park Road, Herndon, VA 20171</td>
<td>703-721-7424</td>
<td>1 Studio apt. 4 one-bedroom apts. 2 two-bedroom apts. 1 three-bedroom apt.</td>
</tr>
<tr>
<td>The Preserve at Westfields – Pending</td>
<td>4950 Westcroft Boulevard, Chantilly, VA 20151</td>
<td>980-270-1680</td>
<td>1 studio apt. 3 two-bedroom apts. 1 three-bedroom apt.</td>
</tr>
<tr>
<td>Van Metre at Woodland Park</td>
<td>13025 Elm Tree Drive, Herndon, VA 20171</td>
<td>703-435-1900</td>
<td>11 one-bedroom apts. 25 two-bedroom apts. 6 three-bedroom apts.</td>
</tr>
<tr>
<td>Vantage at Merrifield Town Center</td>
<td>8190 Strawberry Lane, Falls Church, VA 22042</td>
<td>571-297-4760</td>
<td>8 one-bedroom apts. 6 two-bedroom apts.</td>
</tr>
<tr>
<td>Vista Laurel Highlands</td>
<td>8141 McCauley Way, Lorton, VA 22079</td>
<td>703-495-8080</td>
<td>6 one-bedroom apts. 9 two-bedroom apts. 1 three-bedroom apt.</td>
</tr>
<tr>
<td>The Emerson</td>
<td>5865 Trinity Pkwy, Centreville, VA 20120</td>
<td>703-266-5865</td>
<td>1 studio apt. 10 one-bedroom apts. 6 two-bedroom apts. 1 three-bedroom apt.</td>
</tr>
<tr>
<td>The Loren</td>
<td>6410 Arlington Blvd, Falls Church, VA 22042</td>
<td>703-479-3300</td>
<td>7 one-bedroom apts. 3 two-bedroom apts.</td>
</tr>
<tr>
<td>The Reserve at Fairfax Corner</td>
<td>11727 Fairfax Woods Way, Fairfax, VA 22030</td>
<td>703-352-4741</td>
<td>21 one-bedroom apts. 20 two-bedroom apts.</td>
</tr>
<tr>
<td>The Reserve at Tysons Corner</td>
<td>2141 Tannin Place, Vienna, VA 22182</td>
<td>703-854-1361</td>
<td>17 one-bedroom apts. 13 two-bedroom apts.</td>
</tr>
<tr>
<td>The Ridgeleigh at Van Dorn Metro</td>
<td>5901 Coverdale Way, Alexandria, VA 22310</td>
<td>703-924-1000</td>
<td>12 one-bedroom apts. 11 two-bedroom apts.</td>
</tr>
<tr>
<td>The Point at Ridgeline</td>
<td>13280 Woodland Park Road, Herndon, VA 20171</td>
<td>703-721-7424</td>
<td>1 Studio apt. 4 one-bedroom apts. 2 two-bedroom apts. 1 three-bedroom apt.</td>
</tr>
<tr>
<td>The Preserve at Westfields – Pending</td>
<td>4950 Westcroft Boulevard, Chantilly, VA 20151</td>
<td>980-270-1680</td>
<td>1 studio apt. 3 two-bedroom apts. 1 three-bedroom apt.</td>
</tr>
</tbody>
</table>

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.