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)
Aperture
11410 Reston Station Blvd
Reston, VA 20190
703-348-5541
15 one-bedroom apts.
6 two-bedroom apts.

Arbor Terrace of Herndon
1100 Dranesville Road
Herndon, VA 20170
(Seniors Only)
703-956-6311
1 one-bedroom apt.
4 two-bedroom apts.

Avalon Dunn Loring
2750 Gallows Road
Vienna, VA 22180
703-636-0400
2 studio apts.
18 one bedroom apts.
7 two bedroom apts.

Avalon Mosaic
2987 District Avenue
Fairfax, VA 22031
703-280-0111
2 studio apts.
16 one bedroom apts.
14 two bedroom apts.

Adara Herndon
2399 Glen Echo Road
Herndon, VA 20171
703-707-8511
5 one-bedroom apts.
6 two-bedroom apts.
2 three-bedroom apts.

Bailey’s Crossing
3602 South 14th Street
Alexandria, VA 22302
703-931-3600
9 one-bedroom apts.
5 two-bedroom apts.

Belvoir Square Apartments
9142 Richmond Hwy
Fort Belvoir, VA 22060
703-372-5799
8 one-bedroom apts.
4 two-bedroom apts.
2 studio apts.

Camden Monument Place
12152 Monument Drive
Fairfax, VA 22030
703-218-2088
1 studio apt.
9 one-bedroom apts.
8 two-bedroom apts.

Dulles Center Apartments*
2410 Little Current Drive
Herndon, VA 20171
703-713-6060
9 two-bedroom apts.
9 three-bedroom apts.

Dwell Vienna Metro
2975 Hunters Branch Road
Fairfax, VA 22031
571-748-3135
3 one-bedroom apts.
3 two-bedroom apts.

Fairchase Apartments
4411 Dixie Hill Road
Fairfax, VA 22030
703-322-1002
19 one-bedroom apts.
20 two-bedroom apts.
3 three-bedroom apts.

Finley at Fairfax Corner
4457 Oakdale Crescent Court
Fairfax, VA 22030
703-502-4711
22 one-bedroom apts.
25 two-bedroom apts.
5 three-bedroom apts.

Gables Centerpointe
12190 Waveland Street
Fairfax, VA 22033
703-218-8492
10 one-bedroom apts.
7 two-bedroom apts.

Halstead Square
Dunn Loring Metro
2729 Merrilee Drive
Fairfax, VA 22031
703-638-1495
4 studio apts.
15 one bedroom apts.
8 two bedroom apts.

High Pointe at Jefferson Park**
8063 Genea Way
Falls Church, VA 22042
571-766-8501
5 one-bedroom apts.
5 two-bedroom apts.

Jefferson at Fair Oaks
4201 Jefferson Oak Circle
Fairfax, VA 22033
703-277-7000
6 one-bedroom apts.
6 two-bedroom apts.

Lincoln at Discovery Square
13720 Atlantic Street
Herndon, VA 20171
703-953-3303
10 one-bedroom apts.
7 two-bedroom apts.
4 three-bedroom apts.

The Ashton at Dulles Corner
13959 Mansarde Avenue
Herndon, VA 20171
703-793-8860
10 one-bedroom apts.
7 two-bedroom apts.
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.

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

Sunrise of Hunter Mill
2863 Hunter Mill Road
Oakton, VA 22124
(Seniors Only)
Call for Rental Rates
703-255-1006
3 units (assisted care facility)

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

Sunrise of McLean
8315 Turning Leaf Lane
McLean, VA 22102
(Seniors Only)
Call for Rental Rates
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.

The Emerson
5865 Trinity Pkwy
Centreville, VA 20120
703-266-5865
1 studio apt.
10 one-bedroom apts.
6 two-bedroom apts.

The Loren
6410 Arlington Blvd
Falls Church, VA 22042
703-479-3300
1 efficiency apt.
2 one-bedroom apts.
1 two-bedroom apt.

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.

Sunrise of McLean
8315 Turning Leaf Lane
McLean, VA 22102
(Seniors Only)
Call for Rental Rates
703-734-1600
6 units (assisted care facility)

The Loren
6410 Arlington Blvd
Falls Church, VA 22042
703-479-3300
1 efficiency apt.
2 one-bedroom apts.
1 two-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>Address</th>
<th>Phone Number</th>
<th>Units Available</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Point at Herndon</td>
<td>703-721-7424</td>
<td>1 studio apt., 10 one-bedroom apts., 10 two-bedroom apts.</td>
<td>Assisted care facility</td>
</tr>
<tr>
<td>The Ridgeleigh at Van Dorn Metro</td>
<td>703-924-1000</td>
<td>12 one-bedroom apts., 11 two-bedroom apts.</td>
<td>Assisted care facility</td>
</tr>
<tr>
<td>Vantage at Merrifield Town Center</td>
<td>703-495-8080</td>
<td>6 one-bedroom apts., 9 two-bedroom apts., 1 three-bedroom apt.</td>
<td>Assisted care facility</td>
</tr>
<tr>
<td>The Point at Ridgeline</td>
<td>703-721-7424</td>
<td>1 Studio apt., 4 one-bedroom apts., 2 two-bedroom apts., 1 three-bedroom apt.</td>
<td>Assisted care facility</td>
</tr>
<tr>
<td>The Preserve at Westfields</td>
<td>980-270-1680</td>
<td>1 studio apt., 3 two-bedroom apts., 1 three-bedroom apt.</td>
<td>Assisted care facility</td>
</tr>
<tr>
<td>The Reserve at Fairfax Corner</td>
<td>703-352-4741</td>
<td>21 one-bedroom apts., 20 two-bedroom apts.</td>
<td>Assisted care facility</td>
</tr>
<tr>
<td>The Reserve at Tysons Corner</td>
<td>703-854-1361</td>
<td>17 one-bedroom apts., 13 two-bedroom apts.</td>
<td>Assisted care facility</td>
</tr>
<tr>
<td>The Ridgewood by Windsor</td>
<td>703-383-3996</td>
<td>6 one-bedroom apts., 9 two-bedroom apts., 1 three-bedroom apt.</td>
<td>Assisted care facility</td>
</tr>
<tr>
<td>Vista Laurel Highlands</td>
<td>703-495-8080</td>
<td>6 one-bedroom apts., 9 two-bedroom apts., 1 three-bedroom apt.</td>
<td>Assisted care facility</td>
</tr>
<tr>
<td>The Shelby</td>
<td>571-267-2873</td>
<td>10 one-bedroom apts., 5 two-bedrooms apts.</td>
<td>Assisted care facility</td>
</tr>
<tr>
<td>The Woodlands Retirement Community</td>
<td>703-667-9800</td>
<td>7 one-bedroom apts.</td>
<td>Assisted care facility</td>
</tr>
<tr>
<td>Van Metre at Woodland Park</td>
<td>703-435-1900</td>
<td>11 one-bedroom apts., 25 two-bedroom apts., 6 three-bedroom apts.</td>
<td>Assisted care facility</td>
</tr>
</tbody>
</table>