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>$1,223</td>
<td>$941</td>
</tr>
<tr>
<td>1 Bedroom</td>
<td>$1,398</td>
<td>$1,075</td>
</tr>
<tr>
<td>2 Bedroom</td>
<td>$1,572</td>
<td>$1,209</td>
</tr>
<tr>
<td>3 Bedroom</td>
<td>$1,747</td>
<td>$1,344</td>
</tr>
</tbody>
</table>

Note: Income Limits and Maximum Rents charts effective July 30, 2021. 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>$63,200</td>
<td>$45,150</td>
</tr>
<tr>
<td>2</td>
<td>$72,250</td>
<td>$51,600</td>
</tr>
<tr>
<td>3</td>
<td>$81,250</td>
<td>$58,050</td>
</tr>
<tr>
<td>4</td>
<td>$90,300</td>
<td>$64,500</td>
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<tr>
<td>5</td>
<td>$97,500</td>
<td>$69,650</td>
</tr>
<tr>
<td>6</td>
<td>$104,750</td>
<td>$74,800</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, call 703-246-5082. (TTY: 711)
<table>
<thead>
<tr>
<th>Location</th>
<th>Property Name</th>
<th>Address</th>
<th>Phone Number</th>
<th>Studio</th>
<th>One Bedroom</th>
<th>Two Bedroom</th>
<th>Three Bedroom</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>ALEXANDRIA</strong></td>
<td>Bailey’s Crossing</td>
<td>3602 South 14th Street</td>
<td>703-931-3600</td>
<td>9</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Alexandria, VA 22302</td>
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</tr>
<tr>
<td></td>
<td>Sullivan Place</td>
<td>5575 Vincent Gate Terrace</td>
<td>703-942-8080</td>
<td>8</td>
<td></td>
<td></td>
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</tr>
<tr>
<td></td>
<td></td>
<td>Alexandria, VA 22312</td>
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<td></td>
</tr>
<tr>
<td></td>
<td>The Courts at Huntington Station</td>
<td>5950 Grand Pavilion Way</td>
<td>703-347-6778</td>
<td>2</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Alexandria, VA 22303</td>
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</tr>
<tr>
<td><strong>CHANTILLY</strong></td>
<td>Preserve at Westfields</td>
<td>4950 Westcroft Boulevard</td>
<td>980-270-1680</td>
<td>1</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>Chantilly, VA 20151</td>
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<tr>
<td></td>
<td>Finley at Fairfax Corner</td>
<td>4457 Oakdale Crescent Court</td>
<td>703-502-4711</td>
<td>22</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Fairfax, VA 22030</td>
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</tr>
<tr>
<td><strong>CENTREVILLE</strong></td>
<td>The Emerson</td>
<td>5865 Trinity Pkwy</td>
<td>703-266-5865</td>
<td>10</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>Centreville, VA 20120</td>
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<tr>
<td><strong>FAIRFAX</strong></td>
<td>Avalon Mosaic</td>
<td>2987 District Avenue</td>
<td>703-280-0111</td>
<td>16</td>
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</tr>
<tr>
<td></td>
<td></td>
<td>Fairfax, VA 22031</td>
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<tr>
<td></td>
<td>Modera Mosaic</td>
<td>2920 District Avenue</td>
<td>703-991-6789</td>
<td>3</td>
<td></td>
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<td></td>
<td>Fairfax, VA 22031</td>
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<tr>
<td><strong>AFFORDABLE DWELLING UNIT RENTAL PROGRAM</strong></td>
<td><strong>PARTICIPATING PROPERTIES</strong></td>
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<td>Fairfax, VA 22031</td>
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</tbody>
</table>
**FAIRFAX (Cont.)**
- **Modera Mosaic II**
  - 2920 District Avenue
  - Fairfax, VA 22031
  - 703-991-6789
  - 6 one-bedroom apts.
  - 3 two-bedroom apts.

- **The Woodlands Retirement Community**
  - 4320 Forest Hill Drive
  - Fairfax, VA 22030
  - (Seniors Only)
  - 703-667-9800
  - 7 one-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.

- **The Loren**
  - 6410 Arlington Blvd
  - Falls Church, VA 22042
  - 703-479-3300
  - 7 one-bedroom apts.
  - 3 two-bedroom apts.

- **Vantage Mosaic**
  - 8190 Strawberry Lane
  - Falls Church, VA 22042
  - 571-297-4760
  - 8 one-bedroom apts.
  - 6 two-bedroom apts.

- **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.

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

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

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

- **Lincoln at Discovery Square**
  - 13720 Atlantic Street
  - Herndon, VA 20171
  - 703-953-3303
  - 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 Ian**
  - 2249 Woodland Grove Place
  - Herndon, VA 20171
  - 703-956-1027
  - 1 studio
  - 1 one bedroom
  - 1 two bedrooms

- **The Point at Herndon**
  - 13161 Fox Hunt Lane
  - Herndon, VA 20171
  - 703-787-0707
  - 10 one-bedroom apts.
  - 10 two-bedroom apts.

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

**FAIRFAX (Cont.)**
- **The Woodlands Retirement Community**
  - 4320 Forest Hill Drive
  - Fairfax, VA 22030
  - (Seniors Only)
  - 703-667-9800
  - 7 one-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.

- **The Loren**
  - 6410 Arlington Blvd
  - Falls Church, VA 22042
  - 703-479-3300
  - 7 one-bedroom apts.
  - 3 two-bedroom apts.

- **Vantage Mosaic**
  - 8190 Strawberry Lane
  - Falls Church, VA 22042
  - 571-297-4760
  - 8 one-bedroom apts.
  - 6 two-bedroom apts.

- **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.

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

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

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

- **Lincoln at Discovery Square**
  - 13720 Atlantic Street
  - Herndon, VA 20171
  - 703-953-3303
  - 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 Ian**
  - 2249 Woodland Grove Place
  - Herndon, VA 20171
  - 703-956-1027
  - 1 studio
  - 1 one bedroom
  - 1 two bedrooms

- **The Point at Herndon**
  - 13161 Fox Hunt Lane
  - Herndon, VA 20171
  - 703-787-0707
  - 10 one-bedroom apts.
  - 10 two-bedroom apts.

- **The Point at Monroe Place**
  - 2300 Woodland Crossing Drive
  - Herndon, VA 20171
  - 703-437-3333
  - 5 one-bedroom apts.
  - 5 two-bedroom apts.
HERNDON
The Point at Ridgeline
13280 Woodland Park Road
Herndon, VA 20171
703-721-7424
1 Studio apt.
4 one-bedroom apts.
2 two-bedroom apts.
1 three-bedroom apt.

McLEAN
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)

OAKTON
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)

MERRIFIELD
The Point at Dunn Loring
2679 Avenir Place
Merrifield, VA 22180
703-204-9623
15 one-bedroom apts.
10 two-bedroom apts.

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

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

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

The Reserve at Tysons Corner
2141 Tannin Place
Vienna, VA 22182
703-854-1361
17 one-bedroom apts.

* 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.

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 703.246.5000 or TT 711.