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>$1,194</td>
<td>$919</td>
</tr>
<tr>
<td>1 Bedroom</td>
<td>$1,365</td>
<td>$1,050</td>
</tr>
<tr>
<td>2 Bedroom</td>
<td>$1,536</td>
<td>$1,181</td>
</tr>
<tr>
<td>3 Bedroom</td>
<td>$1,706</td>
<td>$1,313</td>
</tr>
</tbody>
</table>

Note: Income Limits and Maximum Rents charts effective July 31, 2020. 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>$61,750</td>
<td>$44,100</td>
</tr>
<tr>
<td>2</td>
<td>$70,600</td>
<td>$50,400</td>
</tr>
<tr>
<td>3</td>
<td>$79,400</td>
<td>$56,700</td>
</tr>
<tr>
<td>4</td>
<td>$88,200</td>
<td>$63,000</td>
</tr>
<tr>
<td>5</td>
<td>$95,300</td>
<td>$68,050</td>
</tr>
<tr>
<td>6</td>
<td>$102,350</td>
<td>$73,100</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><strong>AFFORDABLE DWELLING UNIT RENTAL PROGRAM</strong></th>
<th><strong>PARTICIPATING PROPERTIES</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Aperture</td>
<td>11410 Reston Station Blvd</td>
</tr>
<tr>
<td></td>
<td>Reston, VA 20190</td>
</tr>
<tr>
<td></td>
<td>703-348-5541</td>
</tr>
<tr>
<td></td>
<td>15 one-bedroom apts.</td>
</tr>
<tr>
<td></td>
<td>6 two-bedroom apts.</td>
</tr>
<tr>
<td>Arbor Terrace of Herndon</td>
<td>1100 Dranesville Road</td>
</tr>
<tr>
<td></td>
<td>Herndon, VA 20170</td>
</tr>
<tr>
<td></td>
<td>(Seniors Only)</td>
</tr>
<tr>
<td></td>
<td>703-956-6311</td>
</tr>
<tr>
<td></td>
<td>1 one-bedroom apt.</td>
</tr>
<tr>
<td></td>
<td>4 two-bedroom apts.</td>
</tr>
<tr>
<td>Avalon Dunn Loring</td>
<td>2750 Gallows Road</td>
</tr>
<tr>
<td></td>
<td>Vienna, VA 22180</td>
</tr>
<tr>
<td></td>
<td>703-636-0400</td>
</tr>
<tr>
<td></td>
<td>2 studio apts.</td>
</tr>
<tr>
<td></td>
<td>18 one bed room apts.</td>
</tr>
<tr>
<td></td>
<td>7 two bedroom apts.</td>
</tr>
<tr>
<td>Avalon Mosaic</td>
<td>2987 District Avenue</td>
</tr>
<tr>
<td></td>
<td>Fairfax, VA 222031</td>
</tr>
<tr>
<td></td>
<td>703-280-0111</td>
</tr>
<tr>
<td></td>
<td>2 studio apts.</td>
</tr>
<tr>
<td></td>
<td>16 one-bedroom apts.</td>
</tr>
<tr>
<td></td>
<td>14 two-bedroom apts.</td>
</tr>
<tr>
<td>Bailey’s Crossing</td>
<td>3602 South 14th Street</td>
</tr>
<tr>
<td></td>
<td>Alexandria, VA 22302</td>
</tr>
<tr>
<td></td>
<td>703-931-3600</td>
</tr>
<tr>
<td></td>
<td>9 one-bedroom apts.</td>
</tr>
<tr>
<td></td>
<td>5 two-bedroom apts.</td>
</tr>
<tr>
<td>Belvoir Square Apartments</td>
<td>9142 Richmond Hwy</td>
</tr>
<tr>
<td></td>
<td>Fort Belvoir, VA 22060</td>
</tr>
<tr>
<td></td>
<td>703-372-5799</td>
</tr>
<tr>
<td></td>
<td>8 one-bedroom apts.</td>
</tr>
<tr>
<td></td>
<td>4 two-bedroom apts.</td>
</tr>
<tr>
<td></td>
<td>2 studio apts.</td>
</tr>
<tr>
<td>Camden Monument Place</td>
<td>12152 Monument Drive</td>
</tr>
<tr>
<td></td>
<td>Fairfax, VA 22030</td>
</tr>
<tr>
<td></td>
<td>703-218-2088</td>
</tr>
<tr>
<td></td>
<td>1 studio apt.</td>
</tr>
<tr>
<td></td>
<td>9 one-bedroom apts.</td>
</tr>
<tr>
<td></td>
<td>8 two-bedroom apts.</td>
</tr>
<tr>
<td>Dulles Center Apartments*</td>
<td>2410 Little Current Drive</td>
</tr>
<tr>
<td></td>
<td>Herndon, VA 20171</td>
</tr>
<tr>
<td></td>
<td>703-713-6060</td>
</tr>
<tr>
<td></td>
<td>9 two-bedroom apts.</td>
</tr>
<tr>
<td></td>
<td>9 three-bedroom apts.</td>
</tr>
<tr>
<td>Dwell Vienna Metro</td>
<td>2975 Hunters Branch Road</td>
</tr>
<tr>
<td></td>
<td>Fairfax, VA 22031</td>
</tr>
<tr>
<td></td>
<td>571-748-3135</td>
</tr>
<tr>
<td></td>
<td>3 one-bedroom apts.</td>
</tr>
<tr>
<td></td>
<td>3 two-bedroom apts.</td>
</tr>
<tr>
<td>Fairchase Apartments</td>
<td>4411 Dixie Hill Road</td>
</tr>
<tr>
<td></td>
<td>Fairfax, VA 22030</td>
</tr>
<tr>
<td></td>
<td>703-322-1002</td>
</tr>
<tr>
<td></td>
<td>19 one-bedroom apts.</td>
</tr>
<tr>
<td></td>
<td>20 two-bedroom apts.</td>
</tr>
<tr>
<td></td>
<td>3 three-bedroom apts.</td>
</tr>
<tr>
<td>Finley at Fairfax Corner</td>
<td>4457 Oakdale Crescent Court</td>
</tr>
<tr>
<td></td>
<td>Fairfax, VA 22030</td>
</tr>
<tr>
<td></td>
<td>703-502-4711</td>
</tr>
<tr>
<td></td>
<td>22 one-bedroom apts.</td>
</tr>
<tr>
<td></td>
<td>25 two-bedroom apts.</td>
</tr>
<tr>
<td></td>
<td>5 three-bedroom apts.</td>
</tr>
<tr>
<td>Gables Centerpointe</td>
<td>12190 Waveland Street</td>
</tr>
<tr>
<td></td>
<td>Fairfax, VA 22033</td>
</tr>
<tr>
<td></td>
<td>703-218-8492</td>
</tr>
<tr>
<td></td>
<td>10 one-bedroom apts.</td>
</tr>
<tr>
<td></td>
<td>7 two-bedroom apts.</td>
</tr>
<tr>
<td>Halstead Square Dunn Loring Metro</td>
<td>2729 Merrilee Drive</td>
</tr>
<tr>
<td></td>
<td>Fairfax, VA 22031</td>
</tr>
<tr>
<td></td>
<td>703-638-1495</td>
</tr>
<tr>
<td></td>
<td>4 studio apts.</td>
</tr>
<tr>
<td></td>
<td>15 one-bedroom apts.</td>
</tr>
<tr>
<td></td>
<td>8 two-bedroom apts.</td>
</tr>
<tr>
<td>High Pointe at Jefferson Park**</td>
<td>8063 Genea Way</td>
</tr>
<tr>
<td></td>
<td>Falls Church, VA 22042</td>
</tr>
<tr>
<td></td>
<td>571-766-8501</td>
</tr>
<tr>
<td></td>
<td>5 one-bedroom apts.</td>
</tr>
<tr>
<td></td>
<td>5 two-bedroom apts.</td>
</tr>
<tr>
<td>Jefferson at Fair Oaks</td>
<td>4201 Jefferson Oak Circle</td>
</tr>
<tr>
<td></td>
<td>Fairfax, VA 22033</td>
</tr>
<tr>
<td></td>
<td>703-277-7000</td>
</tr>
<tr>
<td></td>
<td>6 one-bedroom apts.</td>
</tr>
<tr>
<td></td>
<td>6 two-bedroom apts.</td>
</tr>
<tr>
<td>Lincoln at Discovery Square</td>
<td>13720 Atlantic Street</td>
</tr>
<tr>
<td></td>
<td>Herndon, VA 20171</td>
</tr>
<tr>
<td></td>
<td>703-953-3303</td>
</tr>
<tr>
<td></td>
<td>10 one-bedroom apts.</td>
</tr>
<tr>
<td></td>
<td>7 two-bedroom apts.</td>
</tr>
<tr>
<td></td>
<td>4 three-bedroom apts.</td>
</tr>
<tr>
<td>The Ashton at Dulles Corner</td>
<td>13959 Mansarde Avenue</td>
</tr>
<tr>
<td></td>
<td>Herndon, VA 20171</td>
</tr>
<tr>
<td></td>
<td>703-793-8860</td>
</tr>
<tr>
<td></td>
<td>10 one-bedroom apts.</td>
</tr>
<tr>
<td></td>
<td>7 two-bedroom apts.</td>
</tr>
<tr>
<td></td>
<td>1 three-bedroom apt.</td>
</tr>
<tr>
<td>The Courts at Huntington Station</td>
<td>5950 Grand Pavilion Way</td>
</tr>
<tr>
<td></td>
<td>Alexandria, VA 22303</td>
</tr>
<tr>
<td></td>
<td>703-347-6778</td>
</tr>
<tr>
<td></td>
<td>2 one-bedroom apts.</td>
</tr>
<tr>
<td></td>
<td>3 two-bedroom apts.</td>
</tr>
<tr>
<td>Apartment Name</td>
<td>Address</td>
</tr>
<tr>
<td>--------------------------------</td>
<td>--------------------------------</td>
</tr>
<tr>
<td>The Apartments at Regents Park</td>
<td>9333 Clocktower Place</td>
</tr>
<tr>
<td>Modera Avenir Place</td>
<td>2679 Avenir Place</td>
</tr>
<tr>
<td>Modera Fairfax Ridge</td>
<td>3887 Fairfax Ridge Road</td>
</tr>
<tr>
<td>Modera Mosaic</td>
<td>2920 District Avenue</td>
</tr>
<tr>
<td>Modera Mosaic II</td>
<td>2920 District Avenue</td>
</tr>
<tr>
<td>Ovation Fair Ridge</td>
<td>3951 Fair Ridge Drive</td>
</tr>
<tr>
<td>Prosperity Flats</td>
<td>2700 Dorr Avenue</td>
</tr>
<tr>
<td>Springfield Crossing*</td>
<td>6704 Metropolitan Drive</td>
</tr>
<tr>
<td>Sullivan Place</td>
<td>5575 Vincent Gate Terrace</td>
</tr>
<tr>
<td>Sunrise of Hunter Mill</td>
<td>2863 Hunter Mill Road</td>
</tr>
<tr>
<td>Sunrise of McLean</td>
<td>8315 Turning Leaf Lane</td>
</tr>
<tr>
<td>Overture Fair Ridge</td>
<td>5865 Trinity Pkwy</td>
</tr>
<tr>
<td>The Loren</td>
<td>6410 Arlington Blvd</td>
</tr>
<tr>
<td>The Loren*</td>
<td>13161 Fox Hunt Lane</td>
</tr>
<tr>
<td>The Point at Monroe Place</td>
<td>2300 Woodland Crossing Drive</td>
</tr>
<tr>
<td><strong>The Apartments at Regents Park</strong></td>
<td><strong>The Ridgewood by Windsor</strong></td>
</tr>
<tr>
<td>----------------------------------</td>
<td>-----------------------------</td>
</tr>
<tr>
<td>9333 Clocktower Place, Fairfax, VA 22031</td>
<td>4211 Ridge Top Road, Fairfax, VA 22030</td>
</tr>
<tr>
<td>703-352-0300</td>
<td>703-383-3996</td>
</tr>
<tr>
<td>8 one-bedroom apts.</td>
<td>6 one-bedroom apts.</td>
</tr>
<tr>
<td>20 two-bedroom apts.</td>
<td>9 two-bedroom apts.</td>
</tr>
<tr>
<td>1 three-bedroom apt.</td>
<td>1 three-bedroom apt.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>The Emerson</strong></th>
<th><strong>The Shelby</strong></th>
<th><strong>The Woodlands Retirement Community</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>5865 Trinity Pkwy, Centreville, VA 20120</td>
<td>6200 North Kings Highway, Alexandria, VA 22303</td>
<td>4320 Forest Hill Drive, Fairfax, VA 22030</td>
</tr>
<tr>
<td>703-266-5865</td>
<td>571-267-2873</td>
<td>703-667-9800</td>
</tr>
<tr>
<td>1 studio apt.</td>
<td>10 one-bedroom apts.</td>
<td>7 one-bedroom apts.</td>
</tr>
<tr>
<td>10 one-bedroom apts.</td>
<td>5 two-bedrooms apts.</td>
<td></td>
</tr>
<tr>
<td>6 two-bedroom apts.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1 three-bedroom apt.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>The Loren</strong></th>
<th><strong>The Point at Herndon</strong></th>
<th><strong>The Point at Monroe Place</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>6410 Arlington Blvd, Falls Church, VA 22042</td>
<td>13161 Fox Hunt Lane, Herndon, VA 20171</td>
<td>2300 Woodland Crossing Drive, Herndon, VA 20171</td>
</tr>
<tr>
<td>703-479-3300</td>
<td>703-787-0707</td>
<td>703-437-3333</td>
</tr>
<tr>
<td>7 one-bedroom apts.</td>
<td>1 studio apts.</td>
<td>5 one-bedroom apts.</td>
</tr>
<tr>
<td>3 two-bedroom apts.</td>
<td>10 one-bedroom apts.</td>
<td>5 two-bedroom apts.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>The Ridgeline at Van Dorn Metro</strong></th>
<th><strong>The Preserve at Westfields</strong></th>
<th><strong>The Reserve at Tysons Corner</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>5901 Coverdale Way, Alexandria, VA 22310</td>
<td>4950 Westcroft Boulevard, Chantilly, VA 20151</td>
<td>2141 Tannin Place, Vienna, VA 22182</td>
</tr>
<tr>
<td>703-924-1000</td>
<td>980-270-1680</td>
<td>703-854-1361</td>
</tr>
<tr>
<td>12 one-bedroom apts.</td>
<td>1 studio apt.</td>
<td>17 one-bedroom apts.</td>
</tr>
<tr>
<td>11 two-bedroom apts.</td>
<td>3 two-bedroom apts.</td>
<td>13 two-bedroom apts.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>The Preserve at Westfields</strong></th>
<th><strong>The Point at Monroe Place</strong></th>
<th><strong>Vista Laurel Highlands</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>13280 Woodland Park Road, Herndon, VA 20171</td>
<td>13161 Fox Hunt Lane, Herndon, VA 20171</td>
<td>8141 McCauley Way, Lorton, VA 22079</td>
</tr>
<tr>
<td>703-721-7424</td>
<td>703-787-0707</td>
<td>703-495-8080</td>
</tr>
<tr>
<td>1 Studio apt.</td>
<td>1 studio apt.</td>
<td>6 one-bedroom apts.</td>
</tr>
<tr>
<td>4 one-bedroom apts.</td>
<td>10 one-bedroom apts.</td>
<td>9 two-bedroom apts.</td>
</tr>
<tr>
<td>2 two-bedroom apts.</td>
<td>10 two-bedroom apts.</td>
<td>1 three-bedroom apt.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>The Preserve at Westfields</strong></th>
<th><strong>The Preserve at Westfields</strong></th>
<th><strong>The Reserve at Tysons Corner</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>13280 Woodland Park Road, Herndon, VA 20171</td>
<td>13280 Woodland Park Road, Herndon, VA 20171</td>
<td>2141 Tannin Place, Vienna, VA 22182</td>
</tr>
<tr>
<td>703-721-7424</td>
<td>980-270-1680</td>
<td>703-854-1361</td>
</tr>
<tr>
<td>1 Studio apt.</td>
<td>1 studio apt.</td>
<td>17 one-bedroom apts.</td>
</tr>
<tr>
<td>4 one-bedroom apts.</td>
<td>3 two-bedroom apts.</td>
<td>13 two-bedroom apts.</td>
</tr>
<tr>
<td>2 two-bedroom apts.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>The Reserve at Tysons Corner</strong></th>
<th></th>
<th><strong>Van Metre at Woodland Park</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>2141 Tannin Place, Vienna, VA 22182</td>
<td></td>
<td>13025 Elm Tree Drive, Herndon, VA 20171</td>
</tr>
<tr>
<td>703-854-1361</td>
<td></td>
<td>703-435-1900</td>
</tr>
<tr>
<td>17 one-bedroom apts.</td>
<td></td>
<td>11 one-bedroom apts.</td>
</tr>
<tr>
<td>13 two-bedroom apts.</td>
<td></td>
<td>25 two-bedroom apts.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>6 three-bedroom apts.</td>
</tr>
</tbody>
</table>

* 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.