



**2018 Maximum Income Limits  
(Initial Eligibility & Continued Occupancy)**

**Fairfax County Department of Housing and Community Development  
Fairfax County Redevelopment and Housing Authority**

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# 2018 Fairfax County Redevelopment and Housing Authority Program Income Limits

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For Calendar Year 2018 the Median Family Income  
is \$117,200 for a family of four.

# FEDERAL/HUD RENTAL PROGRAM

## Housing Choice Voucher

Household Size	Maximum Household Income Limits Extremely Low (30%)	Maximum Household Income Limits Very Low (50%)	Maximum Household Income Limits Low (80%)
1	\$24,650	\$41,050	\$54,250
2	28,150	46,900	62,000
3	31,650	52,750	69,750
4	35,150	58,600	77,450
5	38,000	63,300	83,650
6	40,800	68,000	89,850
7	43,600	72,700	96,050
8	46,400	77,400	102,250

**NOTE:** In the Housing Choice Voucher (HCV) Program, at least 75% of new admissions must be below 30% MSA (Extremely Low). Only families that meet one of the following criteria can be admitted with incomes between 50% MSA (Very Low) and 80% MSA (Low):

- A family continuously assisted under the 1937 Housing Act. A family is continuously assisted under the Act if they are already receiving assistance under the 1937 Housing Act Program (including public housing, moderate rehabilitation and project-based vouchers).
- A family that qualifies for voucher assistance as a non-purchasing family residing in a HOPE 1 (HOPE for Public Housing Homeownership) or HOPE 2 (HOPE for Homeownership of Multifamily units) Project.
- A family that is displaced as a result of the prepayment of the mortgage or voluntary termination of an insurance contract on eligible low-income housing.
- A family that qualifies for voucher assistance as a non-purchasing family residing in a project subject to a resident homeownership program.

**NOTE:** A Housing Choice Voucher Housing Assistance Payment (HAP) continually decreases as a resident's income increases. If the HAP decreases to \$0 the resident is allowed six months before having to move off the program. See your lead or supervisor with any questions.

## FEDERAL/HUD RENTAL PROGRAM RAD PBV

Household Size	Maximum Household Income Limits Extremely Low (30%)	Maximum Household Income Limits Very Low (50%)	Maximum Household Income Limits Low (80%) (Adjusted)
1	\$24,650	\$41,050	\$54,250
2	28,150	46,900	62,000
3	31,650	52,750	69,750
4	35,150	58,600	77,450
5	38,000	63,300	83,650
6	40,800	68,000	89,850
7	43,600	72,700	96,050
8	46,400	77,400	102,250

The Fairfax County Redevelopment and Housing Authority (FCRHA) owns scattered-site units at these properties.

- NOTE:**
1. This chart applies to all PH properties except Tavenner and The Green which do not have a maximum income for continued occupancy as they are financed with LIHTC.
  2. A Housing Choice Voucher Housing Assistance Payment (HAP) continually decreases as a resident's income increases. If the HAP decreases to \$0 the resident is allowed six months before having to move off the program
  3. Zero-HAP households who were living in the unit prior to conversion are "grand-fathered" and can remain in the unit with no time limit.

# FAIRFAX COUNTY RENTAL PROGRAM (FCRP)

## Local Funds with 80% County Maximum Income

Cedar Lakes, Colchester Towne, Island Creek, and Little River Square

Minimum Household Income at Initial Eligibility		Maximum Household Income at Initial Eligibility (FCRP)**		Maximum Income Continued Eligibility for FCRP Units (100% MSA)
Unit Size	Income	Household Size	Income (80% MSA)	
1 Bedroom	\$23,375	1	\$65,680	\$82,100
1 Bedroom w/ Den	25,280	2	75,040	93,800
2 Bedroom	27,705	3	84,400	105,500
3 Bedroom	30,990	4	93,760	117,200
Colchester Towne:	Income:	5	101,280	126,600
		6	108,800	136,000
2 Bedroom	24,965	7	116,320	145,400

\*\* The Low Income Limit (80% MSA) published by HUD on [huduser.org](http://huduser.org) and used for Section 8 and Public Housing programs is an adjusted figure based on multiple factors. FCRP units are not federally-funded, thus the 80% MSA income limit is based on HUD's non-adjusted income limit for Fairfax County, adjusted for household size using HUD's methodology.

# FAIRFAX COUNTY RENTAL PROGRAM (FCRP)

Income limits below apply to scattered-site FCRP units at the following properties:

**HOME Funded Units are:** Holly Acres, Lorton Valley\*, and Willow Oaks (two non-Magnet Housing Program Units)

Minimum Household Income at Initial Eligibility		Maximum Household Income at Initial Eligibility		Continued Income Eligibility	
Unit Size	Income	Household Size	60% MSA	70% MSA (non-HOME units)	For HOME Units, once a participant's income is greater than 80% MSA the participant's rent may be based on 30% of household adjusted income.
1 Bedroom	\$23,375	1	\$49,260	\$57,450	
1 Bedroom w/ Den	25,280	2	56,280	65,650	
2 Bedroom	27,705	3	63,300	73,850	
3 Bedroom	30,990	4	70,320	82,050	
4 Bedroom	36,360	5	75,960	88,650	
Willow Oaks:	Income:	6	81,600	95,200	
		7	87,240	101,750	
4 Bedroom	27,370	8	92,880	108,350	

\* Accessible units.

Income limits below apply to scattered-site FCRP units at the following properties:

**HOME Funded Units are:** East Market (one non-Magnet Housing Program Unit)

Minimum Household Income at Initial Eligibility		Maximum Household Income at Initial Eligibility		Continued Income Eligibility	
Unit Size	Income	Household Size	60% MSA	70% MSA (non-HOME units)	For HOME Units, once a participant's income is greater than 80% MSA the participant's rent may be based on 30% of household adjusted income.
1 Bedroom	\$34,000	1	\$49,260	\$57,450	
2 Bedroom	35,000	2	56,280	65,650	
3 Bedroom	36,000	3	63,300	73,850	
		4	70,320	82,050	
		5	75,960	88,650	
		6	81,600	95,200	

**NOTE:** Items noted below pertain to both charts on this page.

The 80% of MSA income limit for HOME is set by HUD and is published on [www.huduser.org](http://www.huduser.org).

The 70% of MSA income limit is set by Zoning Ordinance (ADU provisions) and is determined using the HUD median income of \$110,300, adjusting for household size using the HUD methodology, and rounding to the nearest \$50.

## FAIRFAX COUNTY RENTAL PROGRAM (FCRP)

### Affordable Dwelling Units (ADU's)

Income Limits below apply to scattered-site FCRP units at the following properties:

Faircrest, Laurel Hill, and Westbriar\*

Minimum Household Income at Initial Eligibility		Maximum Household Income at Initial & Continued Eligibility	
Unit Size	Income	Household Size	70% MSA
1 Bedroom	\$23,375	1	\$57,450
1 Bedroom w/ Den	25,280	2	\$65,650
2 Bedroom	27,705	3	\$73,850
3 Bedroom	30,990	4	\$82,050
4 Bedroom	36,360	5	\$88,650
		6	\$95,200
		7	\$101,750
		8	\$108,350

Income Limits below apply to scattered-site FCRP units at the following properties:

Bryson at Woodland Park\*, Fair Oaks Landing (one non-Magnet Housing Program Unit), Halstead at the Metro, Northampton, Stockwell Manor, Highland Oaks, Fairfax Ridge, and Stonegate at Faircrest

Minimum Household Income at Initial Eligibility		Maximum Household Income at Initial and Continued Eligibility	
Unit Size	Income	Household Size	70% MSA
1 Bedroom	\$34,000	1	\$57,450
2 Bedroom	35,000	2	\$65,650
3 Bedroom	36,000	3	\$73,850
4 Bedroom	37,000	4	\$82,050
		5	\$88,650
		6	\$95,200

**NOTE: Items noted below pertain to both charts on this page.**

\* Accessible units.

The 70% of MSA income limit is set by Zoning Ordinance (ADU provisions) and is determined using the HUD median income of \$110,300, adjusting for household size using the HUD methodology, and rounding to the nearest \$50.

Applicants are given notice at time of unit offer of continued income limits. See your supervisor for questions.

\*Note: Inform applicants that maximum continued income for these units is 70% of AMI.



# FAIRFAX COUNTY RENTAL PROGRAM (FCRP)

## Affordable Dwelling Units (ADU's)

Income Limits below apply to scattered-site FCRP units at the following properties:

### Metro West

Minimum Household Income at Initial Eligibility		Maximum Household Income at Initial & Continued Eligibility		
Unit Size	Income	Household Size	30% MSA Initial Eligibility	70% MSA Continued Eligibility
1 Bedroom	\$23,375	1	\$24,650	\$57,450
1 Bedroom w/ Den	25,280	2	\$28,150	\$65,650
2 Bedroom	27,705	3	\$31,650	\$73,850
3 Bedroom	30,990	4	\$35,150	\$82,050
4 Bedroom	Income:	5	\$38,000	\$88,650
		6	\$40,800	\$95,200
		7	\$43,600	\$101,750
		8	\$46,450	\$108,350

The 70% of MSA income limit is set by Zoning Ordinance (ADU provisions) and is determined using the HUD

Applicants are given notice at time of unit offer of continued income limits. See your supervisor for questions.

\*Note: Inform applicants that maximum continued income for these units is 70% of AMI.

## FAIRFAX COUNTY RENTAL PROGRAM (FCRP)

### Castellani Meadows - Centreville

\*(Financing: Federal Low Income Housing Tax Credit [LIHTC] HOME and CDBG)

Minimum Household Income at Initial Eligibility		Household Size	Maximum Household Income at Initial Eligibility		No Maximum Continued Occupancy Income Limits per IRS Code Section 42 LIHTC, also see Tax Credit Binder.
50% MSA	60% MSA		50% MSA	60% MSA	
\$27,669	\$30,274	1	\$41,050	\$49,260	
		2	46,900	56,280	
		3	52,750	63,300	
		4	58,600	70,320	
		5	63,300	75,960	

### Cedar Ridge Apartments

(Financing: Section 542(c) Risk Sharing Program, HCV Section 8 and Federal Low Income Housing Tax Credit (LIHTC))

Household Size	Maximum Household Income at Initial Eligibility		No Maximum Continued Occupancy Income Limits per IRS Code Section 42 LIHTC, also see Tax Credit Binder.
	Section 8 - Very Low (50% MSA) (162 Units)	Section 8 - Low (80% MSA) (32 Units)	
1	\$41,050	\$54,250	
2	46,900	62,000	
3	52,750	69,750	
4	58,600	77,450	
5	63,300	83,650	
6	68,000	89,850	
7	72,700	96,050	
8	77,400	102,250	

Cedar Ridge Apartments is a 100% project-based Section 8 apartment community. 162 units are tax credit units and 32 units are non-tax credit units with income limits based on Section 8 Low income limits. Under the Section 8 program, if the HAP decreases to \$0 they may remain in the unit but pay the market/contract rent without rent subsidy.

## FAIRFAX COUNTY RENTAL PROGRAM (FCRP)

### Coan Pond Residences - Furnished Efficiency Units

Household Size	Minimum Income at Initial Eligibility (20% AMI)	Maximum Income at Initial Eligibility (60%)	Maximum Income for Continued Eligibility (80%)
1	\$16,420	\$49,260	\$54,250

**NOTE:** Per FCRHA Resolution Number 15-09, minimum income is set at 20% AMI. Minimum limit is adjusted by household size using the HUD methodology and rounded up to the nearest \$100.

### Crescent Apartments - Reston

(Financing: Local/Non-Federal Funding)

Unit Size	Income	Household Size	Maximum Income at Initial Eligibility (60% MSA)	Maximum Income for Continued Eligibility (100% MSA)
1 Bedroom	\$27,600	1	\$49,260	\$82,100
2 Bedroom	33,360	2	56,280	93,800
3 Bedroom	39,000	3	63,300	105,500
Minimum Income		4	70,320	117,200
		5	75,960	126,600
		6	81,600	136,000

**NOTE:** 100% MSA for initial occupancy applied to households who were occupying units at the time of FCRHA purchase and are the maximum income limits for continued occupancy of all residents.

# FAIRFAX COUNTY RENTAL PROGRAM (FCRP)

## Hopkins Glen (HOME and CDBG Funded)

Household Size	Maximum Household Income at Initial Eligibility (30%)	Maximum Household Income at Initial Eligibility (50%)	Maximum Household Income at Initial Eligibility (60%)	Maximum Income Continued Eligibility	Maximum Income Continued Eligibility (non-HOME units) 100% AMI
1	\$24,650	\$41,050	\$49,260	For HOME Units, once a participant's income is greater than 80% MSA the participant's rent must be based on 30% of household adjusted income.	\$82,100
2	28,150	46,900	56,280		93,800
3	31,650	52,750	63,300		105,500
4	35,150	58,600	70,320		117,200
5	38,000	63,300	75,960		126,600
6	40,800	68,000	81,600		136,000
7	43,600	72,700	87,240		145,400
8	46,450	77,400	92,880		154,800

## Madison Ridge

Income limits below pertain to scattered-site FCRP units.  
(Financing: One Penny Funds)

Unit Size	Minimum Income at Initial Eligibility	Household Size	Maximum Income at Initial Eligibility (50% MSA)	Maximum Income Continued Eligibility (100%) AMI
1 Bedroom	2 x Rent	1	\$41,050	\$82,100
2 Bedroom	2 x Rent	2	46,900	93,800
		3	52,750	105,500
		4	58,600	117,200

## FAIRFAX COUNTY RENTAL PROGRAM (FCRP)

\*McLean Hills, Chatham Towne and \*Springfield Green

(Financing: HOME)

Minimum Household Income at Initial Eligibility		Maximum Household Income at Initial Eligibility (20% of units at McLean Hills)		Maximum Household Income at Initial Eligibility		Maximum Income Continued Eligibility
Unit Size	Income	Household Size	50% MSA	Household Size	80% MSA	
Efficiency	\$20,060	1	\$41,050	1	\$54,250	For HOME Units, once a participant's income is greater than 80% MSA the participant's rent may be based on 30% of household adjusted income.
1 Bedroom	23,375	2	46,900	2	62,000	
2 Bedroom	27,705	3	52,750	3	69,750	
3 Bedroom	30,990	4	58,600	4	77,450	
		5	63,300	5	83,650	
		6	68,000	6	89,850	

### Murraygate Village

(Financing: Federal Low Income Tax Credit (LIHTC), HOME, CDBG-R, and Project Base Section 8)

Minimum Household Income at Initial Eligibility		Maximum Household Income at Initial Eligibility		Maximum Household Income at Initial Eligibility		Maximum Household Income at Initial Eligibility	
Unit Size	Income	Household Size	30% MSA (40 PBV Units)	Household Size	50% MSA	Household Size	60% MSA
1 Bedroom	\$24,750	1	\$24,650	1	\$41,050	1	\$49,260
2 Bedroom	28,500	2	\$28,150	2	\$46,900	2	56,280
3 Bedroom	29,970	3	\$31,650	3	\$52,750	3	63,300
4 Bedroom	33,000	4	\$35,150	4	\$58,600	4	70,320
		5	\$38,000	5	\$63,300	5	75,960
		6	\$40,800	6	\$68,000	6	81,600
		7	\$43,600	7	87,240	7	87,240
		8	\$46,450	8	92,800	8	92,880

Minimum income limits shown apply only to Non-Section 8 units. Minimum income limits based on unit rent and financing.

\* Not all units are HOME units. Contact HOME Program Coordinator for details.

## FAIRFAX COUNTY RENTAL PROGRAM (FCRP)

### ParcReston

Income limits below pertain to scattered-site FCRP units.  
(Financing: CDBG Funds)

Minimum Household Income at Initial Eligibility		Maximum Household Income at Initial Eligibility		Maximum Household Income for Continued Eligibility	
Unit Size	Income	Household Size	Income (80% MSA)	Household Size	Income (100% MSA)
1 Bedroom	\$23,375	1	\$54,250	1	\$82,100
2 Bedroom	27,705	2	62,000	2	93,800
		3	69,750	3	105,500
		4	77,450	4	117,200

### Penderbrook

Income limits below pertain to scattered-site FCRP units.  
(Financing: VHDA - Bonds and CDBG Funds) - Follow Tax Credit Rules

Minimum Household Income at Initial Eligibility		Maximum Household Income at Initial Eligibility		Maximum Household Income for Continued Eligibility	
Unit Size	Income	Household Size	Income (80% MSA)	Household Size	Income (100% MSA)
1 Bedroom	\$23,375	1	\$54,250	1	\$82,100
2 Bedroom	27,705	2	62,000	2	93,800
3 Bedroom	30,990	3	69,750	3	105,500
		4	77,450	4	117,200
		5	83,650	5	126,600
		6	89,850	6	136,000

**NOTE: Item noted below pertains to both charts on this page.**

Applicants are given notice at time of unit offer of continued income limits. See your supervisor for questions.

## FAIRFAX COUNTY RENTAL PROGRAM (FCRP)

### Stonegate

(Financing: Federal Low Income Housing Tax Credit (LIHTC), and Section 8 Subsidies)

Minimum Household Income at Initial Eligibility*		Maximum Household Income at Initial Eligibility for Section 8 Units		Maximum Household Income at Initial Eligibility for <b>Tax Credit Units</b> *	
Unit Size	Income	Household Size	Income (50% MSA)	Household Size	Income (50% MSA)
1 Bedroom	\$18,260	1	\$41,050	1	\$41,050
2 Bedroom	23,352	2	\$46,900	2	\$46,900
3 Bedroom	27,913	3	\$52,750	3	\$52,750
4 Bedroom	31,464	4	\$58,600	4	\$58,600
		5	\$63,300	5	\$63,300
		6	\$68,000	6	\$68,000
		7	\$72,700	7	\$72,700
		8	\$77,400	8	\$77,400

### Tavenner Lane

Income limits below pertain to 12 FCRP units.

(Financing: Federal Low Income Housing Tax Credit (LIHTC), HOME)

Minimum Household Income at Initial Eligibility (FCRP Units ONLY)		Maximum Household Income at Initial Eligibility for <b>Tax Credit Units</b> *	
Unit Size	Income	Household Size	Income (50% MSA)
2 Bedroom	\$27,806	1	\$41,050
3 Bedroom	30,822	2	\$46,900
		3	\$52,750
		4	\$58,600
		5	\$63,300
		6	\$68,000

**NOTE:** Due to this being a tax credit property there is no maximum income for continued occupancy. However property managers work with residents as their income increases above 140% of the maximum qualifying income limit (50 or 60% AMI) to make residents aware

## FAIRFAX COUNTY RENTAL PROGRAM (FCRP)

### Wedgewood (Financing: County/FCRHA)

Household Size	Maximum Household Income at Initial Eligibility 50% MSA	Maximum Household Income at Initial Eligibility 60% MSA	Maximum Household Income at Initial Eligibility 80% MSA*	Maximum Household Income Continued Eligibility 100% MSA**
1	\$41,050	\$49,260	\$65,680	\$82,100
2	46,900	56,280	75,040	93,800
3	52,750	63,300	84,400	105,500
4	58,600	70,320	93,760	117,200
5	63,300	75,960	101,280	126,600
6	68,000	81,600	108,800	136,000
7	72,700	87,240	116,320	145,400

\*\* The Low Income Limit (80% MSA) published by HUD on huduser.org and used for Section 8 and Public Housing programs is an adjusted figure based on multiple factors. FCRP units are not federally-funded, thus the 80% MSA income limit is based on HUD's non-adjusted income limit for Fairfax County, adjusted for household size using HUD's methodology.

\*\* 100% MSA initial eligibility applies only to those households who were occupying units at time of FCRHA purchase of the property and are the maximum income limits for continued occupancy of all residents.

### West Glade - Reston (The Green)

Income limits below pertain to the 24 FCRP units at Westglade.

(Financing: Six (6) Project Based Voucher Units, Federal Low Income Housing Tax Credit (LIHTC))

Minimum Household Income at Initial Eligibility		Maximum Household Income at Initial Eligibility	
Unit Size	Income	Household Size	Income (60% MSA)
2 Bedroom	\$29,417	1	\$49,260
3 Bedroom	31,303	2	56,280
		3	63,300
		4	70,320
		5	75,960
		6	81,600



# FAIRFAX COUNTY RENTAL PROGRAM (FCRP)

## Woodley Hills Estates Mobile Home Park\*

(Financing: County General Obligation Bond and CDBG)

Minimum Household Income at Initial Eligibility		Maximum Household Income at Initial Eligibility**	
Unit Size	Income	Household Size	Income (80% Area Median Income)
2 Bedroom	\$29,417	1	\$54,250
3 Bedroom	31,303	2	62,000
		3	69,750
		4	77,450
		5	83,650
		6	89,850

Woodley Hills Estates is a mobile home park. The FCRHA owns and DHCD manages the park. Residents own their units but pay pad rent on a monthly basis.

\* Minimum and Maximum income limits do not apply to any residents relocated from the old Woodley-Nightingale mobile home park in 1990, per HUD rules.

**NOTE:** This property has no maximum income limits since residents own the mobile home. However property managers work with residents as their income increases above 100% County Median to make residents aware of other housing possibilities. Please see your lead or supervisor with any questions.

# FAIRFAX COUNTY RENTAL PROGRAM (FCRP)

## Magnet Housing Program

Income limits below pertain to scattered-site FCRP units at the following properties:

**70% MSA Units are as follows:** Charleston Square, East Market (HOME), Fair Oaks Landing, and Legato Corner

**80% MSA Units are as follows:** Westcott Ridge and Willow Oaks (HOME)

(Financing: FCRHA/County/Other Non-Federal)

Household Size	Minimum Household Income at Initial Eligibility	Maximum Household Income at Initial & Continued Eligibility 70% MSA*	Maximum Household Income at Initial & Continued Eligibility 80% MSA (non-HOME units)**
1	\$28,750	\$57,450	\$65,680
2	32,900	65,650	75,040
3	37,000	73,850	84,400
4	41,100	82,050	93,760
5	44,400	88,650	101,280
6	47,700	95,200	108,800
7	50,950	101,750	116,320
8	54,250	108,350	123,840

\* The 70% MSA income limit is set by Zoning Ordinance (ADU provisions). Maximum income limits are adjusted for household size using the HUD methodology, and are rounded to the nearest \$50.

\*\* Westcott Ridge and Willow Oaks are not federally-funded properties, thus the 80% MSA income limit is based on HUD's non-adjusted income limit for Fairfax County, adjusting for household size using HUD's methodology and rounded to the nearest \$50.

**NOTE:** The Magnet housing program currently serves Fairfax County Police and Sheriff's Department, Public Schools, Fire and Rescue employees, and INOVA Nurses and others providing critical patient care.

**NOTE:** These units have 2 year leases with new applicants sought at the end of each lease term.

# FAIRFAX COUNTY RENTAL PROGRAM (FCRP)

## Magnet Housing Program - Glenwood Mews

Income limits below pertain to scattered-site FCRP units

(Financing: CDBG)

Household Size	Minimum Household Income at Initial Eligibility	Maximum Household Income at Initial & Continued Eligibility (80% MSA)
1	\$28,750	\$54,250
2	32,900	62,000
3	37,000	69,750
4	41,100	77,450
5	44,400	83,650
6	47,700	89,850
7	50,950	96,050
8	54,250	102,250

**NOTE:** Glenwood Mews Magnet housing program currently serves INOVA Nurses and others providing critical patient care as a first priority, and then Fairfax County Police and Sheriff's Department, Public Schools and Fire and Rescue employees.

Applicants are given notice at time of unit offer of continued income limits. See your supervisor for questions.

# FAIRFAX COUNTY RENTAL PROGRAM - SENIOR HOUSING

## Braddock Glen Assisted Living Facility

(Financing: Local/Non-Federal Funding)

Household Size	Maximum Household Income at Initial Eligibility 60% MSA
1	\$49,260
2	56,280

## Gum Springs Glen\*\*

(Financing: Federal Low Income Housing Tax Credit (LIHTC), HOME)

Minimum Household Income at Initial			Maximum Household Income at Initial Eligibility			No Maximum Continued Occupancy Income Limits per IRS Code Section 42 LIHTC, also see Tax Credit Binder and note below
Unit Size	%MSA	Income	Household Size	40% MSA ***	50% MSA	
1 Bedroom*	40%	\$13,224	1	\$32,840	\$41,050	
1 Bedroom	50%	20,520	2	37,520	46,900	
2 Bedroom	50%	26,064				

\* \*Of Gum Springs Glen's 56 one-bedroom units, up to six of them (based on availability) may be offered to qualified residents of the neighboring Gum Springs community. Minimum Income for these units is \$13,224 and the maximum income is based on 30% MSA: 1 Person - \$22,500 and 2 Persons - \$25,700. In addition, up to six units may be subsidized by a private nonprofit to assist very low income seniors.

\*\* \*The 40% MSA income limit is set by VHDA and is published on [www.vhda.com](http://www.vhda.com). The 50% MSA income limit for the Federal Low Income Housing Tax Credit (LIHTC) Program is set by HUD and is published on [www.huduser.org](http://www.huduser.org).

**NOTE:** Due to this being a tax credit property there is no maximum income for continued occupancy. However property managers work with residents as their income increases above 140% of the maximum qualifying income limit (50 or 60% AMI) to make residents aware of other housing possibilities. See your lead or supervisor with any questions.

# FAIRFAX COUNTY RENTAL PROGRAM - SENIOR HOUSING

## Herndon Harbor House I

(Financing: Federal Low Income Housing Tax Credit (LIHTC))

Minimum Household Income at Initial Eligibility		Maximum Household Income at Initial Eligibility			No Maximum Continued Occupancy Income Limits per IRS Code Section 42 LIHTC, also see Tax Credit Binder and Note below
Unit Size	Income	Household Size	50% MSA (54 Units)	60% MSA (6 Units)	
1 Bedroom	\$18,218	1	\$41,050	\$49,260	
1 Bedroom	20,531	2	46,900	56,280	

**NOTE:** Due to this being a tax credit property there is no maximum income for continued occupancy. However property managers work with residents as their income increases above 140% of the maximum qualifying income (50 or 60% AMI) to make residents aware of other housing possibilities. See your lead or supervisor with any questions.

## Herndon Harbor House II

(Financing: Federal Low Income Housing Tax Credit (LIHTC), HOME)

Minimum Household Income at Initial Eligibility		Maximum Household Income at Initial Eligibility			No Maximum Continued Occupancy Income Limits per IRS Code Section 42 LIHTC, also see Tax Credit Binder and Note below
Unit Size	Income	Household Size	50% MSA (12 Units)	60% MSA (48 Units)	
1 Bedroom	\$18,218	1	\$41,050	\$49,260	
1 Bedroom	20,531	2	\$46,900	\$56,280	

**NOTE:** Due to this being a tax credit property there is no maximum income for continued occupancy. However property managers work with residents as their income increases above 140% of the maximum qualifying income (50 or 60% AMI) to make residents aware of other housing possibilities. See your lead or supervisor with any questions.

# FAIRFAX COUNTY RENTAL PROGRAM - SENIOR HOUSING

## Lincolnia Residences - Assisted Living Home for Adults

(Financing: County/FCRHA, CDBG)

Household Size	Maximum Income at Initial Eligibility 50% MSA
1	\$41,050

## Lincolnia Residences - Independent Living

(Financing: County/FCRHA, HOME, CDBG)

Household Size	Maximum Income at Initial Eligibility 50% MSA
1	\$41,050
2	46,900

**NOTE:** Priority for individuals/households with incomes of \$10,830 or less.

## Little River Glen

(Financing: County/FCRHA/Tax-Exempt Bonds/Risk-Sharing, HOME, CDBG)

Minimum Household Income at Initial Eligibility		Maximum Household Income at Initial Eligibility*		
Unit Size/Model	Income Minimum Income	Household Size	60% MSA (12 Units)	HOME 80% MSA (108 Units)
1 Bedroom/A	\$15,300	1	\$49,260	\$54,250
1 Bedroom/B	16,420	2	56,280	62,000
1 Bedroom/C	17,920			
1 Bedroom/D	21,700			

\* Twelve units at Little River Glen are set at 60% of MSA, based on the Median Family Income for the Washington, DC Metropolitan Statistical Area (MSA) = \$117,200 for FY 2018 per HUD and found at [www.huduser.org](http://www.huduser.org).

# FAIRFAX COUNTY RENTAL PROGRAM - SENIOR HOUSING

## Morris Glen

(Financing: Federal Low Income Housing Tax Credit (LIHTC), HOME, CDBG)

Minimum Household Income at Initial Eligibility		Maximum Household Income at Initial Eligibility*			No Maximum Continued Occupancy Income Limits per IRS Code Section 42 LIHTC, also see Tax Credit Binder and Note Below
Unit Size/Model	Income	Household Size	50% MSA (28 Units)	60% MSA (32 Units)	
1 Bedroom/A	\$16,704	1	\$38,650	\$46,380	
1 Bedroom/B	17,304	2	44,150	52,980	
1 Bedroom/C	18,936				
1 Bedroom/D	22,184				

## Olley Glen

(Financing: Federal Low Income Housing Tax Credit (LIHTC)/FCRHA/Tax-Exempt Bonds/HOME/CDBG)

Minimum Household Income at Initial Eligibility		Maximum Household Income at Initial Eligibility*			No Maximum Continued Occupancy Income Limits per IRS Code Section 42 LIHTC, also see Tax Credit Binder and Note Below
Model	Income	Household Size	50% MSA (78 Units) Models A and C	60% MSA (12 Units) Model D	
Model A	\$16,560	1	\$38,650	\$46,380	
Model C	17,460	2	44,150	52,980	
Model D	27,600				

For Olley Glen only: due to this being a tax credit property there is no maximum income for continued occupancy. However property managers work with residents as their income increases above 140% of the maximum qualified income (50 or 60% AMI) to make residents aware of other housing possibilities. See your lead or supervisor with any questions.

# FAIRFAX COUNTY RENTAL PROGRAM - SENIOR HOUSING

## Saintsbury Plaza

Income Limits below pertain to scattered-site FCRP units.

Minimum Household Income at Initial Eligibility		Maximum Household Income at Initial & Continued Eligibility	
Unit Size	Income	Household Size	70% MSA
2 Bedroom	\$27,429	1	\$57,450
		2	65,650
		3	73,850
		4	82,050

The 70% of MSA income limit is set by Zoning Ordinance (ADU provisions). Maximum income limits are adjusted for household size using the HUD methodology, and are rounded to the nearest \$50.

Primary lease holder must be 55 or older.

Applicants are given notice at time of unit offer of continued income limits. See your supervisor for questions.



## AFFORDABLE DWELLING UNIT (ADU) RENTAL PROGRAM

(Properties are Privately Owned, Managed and Financed)

### Maximum Household Income Limits at Initial and Continued Occupancy

Household Size	50% MSA* (1/3rd of Units)	70% MSA* (2/3rd of Units)
1	\$41,050	\$57,450
2	46,900	65,650
3	52,750	73,850
4	58,600	82,050
5	63,300	88,650
6	68,000	95,200

\* Maximum income for initial eligibility is set by Zoning Ordinance (ADU provisions). Income limits are adjusted for household size based on HUD methodology, and are rounded to the nearest \$50.

For HOME funded ADUs, once a participant's income is greater than 80% MSA the participant's rent must be based on 30% of household adjusted income.

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

### Income Limits at Initial Eligibility for Properties/Programs Funded Using Federal CDBG Funds and HOME Funds

Household Size	CDBG and HOME (30% MSA) Extremely Low	CDBG and HOME (50% MSA) Very Low	CDBG and HOME (80% MSA)* Low
1	\$24,650	\$41,050	\$54,250
2	28,150	46,900	62,000
3	31,650	52,750	69,750
4	35,150	58,600	77,450
5	38,000	63,300	83,650
6	40,800	68,000	89,850
7	43,600	72,700	96,050
8	46,400	77,400	102,250

\* Per HUD methodology, the Low income limit (80% MSA) cannot exceed the national median income (\$68,000 for a four-person household in FY 2017) - this is the adjusted 80% income level.

# FIRST-TIME HOMEBUYERS PROGRAM

## Affordable Dwelling Unit (ADU) Homeownership Program

Buyers arrange their own mortgage financing. Many use VHDA programs.

Household Size	Maximum Income at Initial Eligibility (70% MSA)*
1	\$57,450
2	65,650
3	73,850
4	82,050
5	88,650
6	95,200
7	101,750
8	108,350

# FIRST-TIME HOMEBUYERS PROGRAM

## Founders Ridge

### **Maximum Household Income at Initial Eligibility: All Housing Sizes\***

Buyers arrange their own mortgage financing. Many use VHDA programs.

\$58,600

\* Maximum income is based on 50% of the MSA median income of \$117,200 for FY 2018 per HUD. Some households may be eligible for additional allowances that are added to the maximum income. Additions include: \$2,500 for each dependent; \$5,000 for childcare; and \$500 if head of household is 62 years of age or older, handicapped or disabled.

## AFFORDABLE HOUSING PARTNERSHIP PROGRAM (AHPP)

Multifamily Tax-Exempt Financing			Federal Tax Credits	
Household Size	Low (50% MSA)*	Low (60% MSA)*	50% MSA	60% MSA
1	\$41,050	\$49,260	\$41,050	\$49,260
2	46,900	56,280	\$46,900	\$56,280
3	52,750	63,300	\$52,750	\$63,300
4	58,600	70,320	\$58,600	\$70,320
5	63,300	75,960	\$63,300	\$75,960
6	68,000	81,600	\$68,000	\$81,600

\* The 50% and 60% MSA income limit for the Federal Low Income Housing Tax Credit (LIHTC) Program is set by HUD and is published on [www.huduser.org](http://www.huduser.org).

## HOME IMPROVEMENT LOAN PROGRAM (HILP)

Funding Sources and Eligible Areas/ Programs	CDBG FUNDS				COUNTY FUNDS		BANK FUNDS		BANK FUNDS	
	CDBG Amortized or Deferred Loans or Grants throughout Fairfax County, City of Fairfax, Town of Clifton, Town of Herndon and Town of Vienna				County Subsidized Bank Loans		(CDBG Subsidized when Available)		Loans to Moderate Income Households in the Following Areas Only:	
	Limited Equity Loans - Only in Conservation/Redevelopment Area and Rehab Districts				*FCRHA Rehabilitation Loans		Throughout Fairfax County, City of Fairfax, Town of Herndon, Town of Clifton, and Town of Vienna		Conservation Areas - Bailey's Crossroads, Huntington, Leehigh Village, Lincoln-Lewis-Vannoy, James Lee, Jefferson Village, Jefferson Manor, Ordway Road and Wiley/Gunston Heights	
	Mobile Home Improvement Loans or Grants - Owners of Mobile Homes				Replacement Housing Loans				Rehab Districts - Bailey's Crossroads, Falls Church and Richmond Highway Area	
	Accessory Dwelling Unit Program - Eligible Homeowners				Mobile Home Improvement Loans				Redevelopment Areas - Woodley Hills Estates, Groveton	
	Home Repair for the Elderly Program - Throughout Fairfax County, City of Fairfax, Town of Herndon, Town of Clifton and Town Vienna				Throughout Fairfax County, Town of Clifton, Town of Herndon and Town of Vienna (Not Eligible in City of Fairfax)					
Interest Rate	Statistical Purposes Only	Deferred Partial Payment-Elderly Only	4%	6%	*2%-4%	*4%-6%	4%	6%	6%	
Income	30% MSA (Extremely Low)	40% MSA	50% MSA (Very Low)	80% MSA (Low)	50% MSA	80% MSA Unadjusted**	50% MSA (Very Low)	80% MSA (Low)	100% County Median*** (Moderate)	
Household Size										
1	\$22,950	\$30,600	\$38,250	\$47,600	\$38,250	\$61,200	\$38,250	\$47,600	\$85,800	
2	26,250	34,960	43,700	54,400	\$43,700	69,900	\$43,700	\$54,400	98,050	
3	29,500	39,320	49,150	61,200	\$49,150	78,650	\$49,150	\$61,200	110,300	
4	32,800	43,680	54,600	68,000	\$54,600	87,400	\$54,600	\$68,000	122,550	
5	35,400	47,200	59,000	73,450	\$59,000	94,350	\$59,000	\$73,450	132,400	
6	38,050	50,680	63,650	78,900	\$63,650	101,350	\$63,650	\$78,900	142,200	
7	40,650	54,200	67,750	84,350	\$67,750	108,350	\$67,750	\$84,350	152,000	
8	43,250	57,680	72,100	89,800	\$72,100	115,350	\$72,100	\$89,800	161,800	

\* The 40% MSA income limit is set by VHDA and is published on [www.vhda.com](http://www.vhda.com).

\*\* The 80% MSA income limit is based on HUD's non-adjusted income limit for Fairfax County, adjusted for household size using HUD's methodology and rounded to the nearest \$50.

\*\*\* County Median Household Income = \$110,292 for a three person household . Maximum income limits are adjusted for household size using the HUD methodology, and are rounded to the nearest \$50.