

# WORKFORCE DWELLING UNIT RENTAL PROGRAM



## WHAT IS THE WORKFORCE DWELLING UNIT (WDU) RENTAL PROGRAM?

Let's face it: Finding an affordable place to rent in Fairfax County is often difficult – especially for people who are just starting their careers, who are new to the area, or who earn more modest incomes. The WDU Rental Program is designed to help working households afford to live in Fairfax County, near employment centers and transportation options – and avoid those long, expensive commutes from further away. In short, the WDU Rental Program can help you live near where you work – and spend less time on the road.

The WDU Rental Program provides income-qualified households the opportunity to live at a reduced rent in some of the new privately-owned and operated market rate apartments communities in the county.

In the apartment communities listed in this brochure, there is a range of limits on incomes and rents for the WDUs, based in part on the size of your household (see back for more details). If you are interested in renting a unit, please contact the property's leasing office directly. The program is still new, so the availability of rental WDUs is limited – but many more units are expected to be delivered in the market over the next few years. Check the website [www.fairfaxcounty.gov/rha](http://www.fairfaxcounty.gov/rha) for updates to this brochure. **For additional information on this program, contact Paul H. Stanford with the Fairfax County Department of Housing and Community Development at 703-246-5082. (TTY: 711)**

## WHAT FEATURES DO THESE COMMUNITIES OFFER?

Apartments may be efficiencies, one-bedroom, or two-bedroom units, depending on the community. In addition to convenient locations, some of these apartment communities are located near Metro stations and 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 WDU RENTAL PROGRAM WORK?

Applicants apply directly to the property in which they are interested in living. 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 a WDU with certain accessibility features. Households living in units rented under the WDU Rental Program must recertify their eligibility for the program on an annual basis with the leasing office. The Fairfax County 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 WDU rents are in compliance with rents approved for the program.



Fairfax County Department of Housing and  
Community Development  
3700 Pender Drive, Suite 300  
Fairfax, Virginia 22030-6039  
[www.fairfaxcounty.gov/housing](http://www.fairfaxcounty.gov/housing)



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## WHAT IS THE RENT UNDER THE PROGRAM?

Maximum rents have been established for the units set aside and offered under the WDU Rental Program. Each community offering WDUs determines if it will charge the maximum rent or less based on the demands of the rental market where the community is located.

## MAXIMUM RENTS (excluding utilities)

Affordability Level	A	B	C	D	E	F
	60% AMI	70% AMI	80% AMI	83% AMI	100% AMI	120% AMI
<b>Studio</b>	\$1,026	\$1,196	\$1,367	\$1,419	\$1,709	\$2,051
<b>1 Bedroom</b>	\$1,245	\$1,453	\$1,660	\$1,723	\$2,075	\$2,491
<b>2 Bedroom</b>	\$1,465	\$1,709	\$1,953	\$2,027	\$2,442	\$2,930

## MAXIMUM HOUSEHOLD INCOME LIMITS

Affordability Level	A	B	C	D	E	F
	60% AMI	70% AMI	80% AMI	83% AMI	100% AMI	120% AMI
<b>1 person</b>	\$49,250	\$57,450	\$65,700	\$68,150	\$82,050	\$98,500
<b>2 persons</b>	\$56,300	\$65,650	\$75,050	\$77,850	\$93,800	\$112,550
<b>3 persons</b>	\$63,350	\$73,850	\$84,450	\$87,600	\$105,500	\$126,600
<b>4 persons</b>	\$70,350	\$82,050	\$93,800	\$97,300	\$117,200	\$140,650

**Note:** Income Limits and Maximum Rents charts effective May 2018. Rents and income limit information are reviewed and updated annually.

## WORKFORCE DWELLING UNIT RENTAL PROGRAM PARTICIPATING PROPERTIES

### Adaire

1521 Boyd Pointe Way  
McLean, VA 22102  
703-462-8044  
21 studio apts.  
43 one-bedroom apts.  
16 two-bedroom apts.  
(Affordability Level: A,B,C,E,F)

### Aperture\*

11410 Reston Station Blvd  
Reston, VA 20190  
703-348-5541  
28 studio apts.  
1 one-bedroom apt.  
(Affordability Level: C, E)

### Avalon Dunn Loring

2750 Gallows Road  
Vienna, VA 22180  
703-636-0400  
29 studio apts.  
(Affordability Levels: C,E,F)

\*Indicates that the WDUs are located in a development that also participates in the Fairfax County Affordable Dwelling Unit Rental Program.

**Avalon Mosaic\***

2987 District Avenue  
Fairfax, VA 22031  
703-280-0111  
31 studio apts.

(Affordability Level: C,E,F)

**Belvoir Square Apartments\***

9142 Richmond Hwy  
Fort Belvoir, VA 22060  
703-372-5799  
2 studio apts.  
12 one-bedroom apts.  
6 two-bedroom apts.

(Affordability Level: C, E)

**BLVD Reston Station**

1908 Reston Metro Plaza  
Reston, VA 20190  
703-230-1110  
49 studio apts.  
21 one-bedroom apts.  
18 two-bedroom apts.

(Affordability Level (A,B, C, E, F)

**Exo**

1897 Oracle Way  
Reston, VA 20190  
703-826-0808  
20 One-bedroom apts.  
22 two-bedroom apts.

(Affordability Level: C, E, F)

**Haden**

1575 Anderson Road  
McLean, VA 22102  
703-506-0745  
2 studios  
52 one-bedrooms  
31 two-bedrooms

(Affordability Level: A,B,C,E,F)

**Halstead Square Dunn Loring Metro**

2729 Merrilee Drive  
Fairfax, VA 22031  
703-638-1495  
29 studio apts.

(Affordability Level: C, E, F)

**Highgate at the Mile**

7915 Jones Branch Drive  
McLean, VA 22102  
703-734-1380  
15 studio apts.  
31 one-bedroom apts.  
20 two-bedrooms apts.

(Affordability Level: A, B, C, E, F)

**Kingston**

7480 Birdwood Ave.  
McLean, VA, 22102  
703-662-9901  
5 studio apts.  
27 one-bedroom apts.  
30 two-bedroom apts.  
2 three-bedroom apts.

(Affordability Level: A, B, C, E, F)

**Lincoln at Discovery Square**

13720 Atlantis Street  
Herndon, VA 20171  
703-953-3303  
35 one-bedrooms  
30 two-bedrooms

(Affordability Level: C,E)

**Modera Avenir Place\***

2679 Avenir Place  
Merrifield, VA 22180  
703-204-9623  
23 studio apts.

(Affordability Level: C)

**Modera Fairfax Ridge\***

3887 Fairfax Ridge Road  
Fairfax, VA 22030  
703-272-8044  
4 one-bedrooms  
7 two-bedrooms

(Affordability Level: C,E)

**Modera Mosaic\***

2920 District Avenue  
Fairfax, VA 22031  
703-991-6789  
16 studio apts.

(Affordability Level: C,E,F)

**Modera Mosaic II**

2920 District Avenue, Fairfax, VA  
22031  
703-991-6789  
8 one-bedroom apts.  
5 two-bedroom apts.

(Affordability Level: C, E)

**Nouvelle**

7911 Westpark Drive  
Tysons, VA 22102  
571-222-3220  
57 one-bedroom apts.  
20 two-bedroom apts.

(Affordability Level: A,B,C,E,F)

**Prosperity Flats\***

2700 Dorr Avenue  
Fairfax, VA 22031  
703-645-7368  
18 one-bedroom apts.  
8 two-bedroom apts.  
(Affordability Level: C,E,F)

**Signature at Reston Town Center**

11850 Freedom Drive  
Reston, VA 20190  
571-267-2887  
41 studio apts.  
40 one-bedroom apts.  
(Affordability Level: C, E, F)

**Station on Silver**

2340 Carta Way  
Herndon, VA 20171  
703-793-1683  
4 studio apts.  
35 one-bedroom apts.  
19 two-bedroom apts.  
(Affordability Level: C, E, F)

**The Ascent at Spring Hill Station**

8421 Broad Street  
McLean, VA 22102  
703-712-8866  
4 studio apts.  
51 one-bedroom apts.  
26 two-bedroom apts.  
(Affordability Level: A, B, C, E, F)

**The Avant at Reston Town Center**

12025 Town Square Street  
Reston, VA 20190  
571-385-0214  
24 studio apts.  
20 one-bedroom apts.  
(Affordability Level: C,E,F)

**The Loren\***

6410 Arlington Blvd  
Falls Church, VA 22042  
703-479-3300  
10 one-bedroom apts.  
(Affordability Level: C, E)

**The Parker**

2550 Huntington Avenue  
Alexandria, VA 22303  
571-267-2885  
5 studio apts.  
32 one-bedroom apts.  
17 two-bedroom apts.  
(Affordability Level: C,E,F)

**The Ridgewood by Windsor\***

4211 Ridge Top Road  
Fairfax, VA 22030  
703-383-3996  
24 studio apts.  
(Affordability Level: D)

**The Shelby\***

6200 North Kings Highway  
Alexandria, VA 22303  
571-267-2873  
8 one-bedroom apts.  
5 two-bedroom apts.  
(Affordability Level: C,E)

**VITA**

7902 Tysons One Place  
McLean, VA 22102  
703-884-8482  
9 studio apts.  
19 one-bedroom apts.  
11 two-bedroom apts.  
(Affordability Level: B)

**VY/Reston Heights**

11830 Sunrise Valley Drive  
Reston, VA 20191  
571-748-4709  
19 one bedroom apts.  
27 two bedroom apts.  
(Affordability Level: C, E)