

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/housing for updates to this brochure.

For additional information on this program, call 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
Questions? Call: 703-246-5082



A Fairfax County, Va., publication
August 2021

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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	90% AMI	100% AMI	120% AMI
Studio	\$1,129	\$1,317	\$1,505	\$1,654	\$1,881	\$2,258
1 Bedroom	\$1,371	\$1,599	\$1,828	\$2,008	\$2,284	\$2,741
2 Bedroom	\$1,613	\$1,881	\$2,150	\$2,363	\$2,688	\$3,225
3 Bedroom	\$1,854	\$2,163	\$2,473	\$2,717	\$3,091	\$3,709

MAXIMUM HOUSEHOLD INCOME LIMITS

Affordability Level	A	B	C	D	E	F
	60% AMI	70% AMI	80% AMI	90% AMI	100% AMI	120% AMI
1 person	\$54,200	\$63,200	\$72,250	\$81,250	\$90,300	\$108,350
2 persons	\$61,900	\$72,250	\$82,550	\$92,900	\$103,200	\$123,850
3 persons	\$69,650	\$81,300	\$92,900	\$104,500	\$116,100	\$139,300
4 persons	\$77,400	\$90,300	\$103,200	\$116,100	\$129,000	\$154,800

Note: Income Limits and Maximum Rents charts effective July 30, 2021.
Rents and income limit information are reviewed and updated annually.

WORKFORCE DWELLING UNIT RENTAL PROGRAM PARTICIPATING PROPERTIES

ALEXANDRIA

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 Shelby*

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

CHANTILLY

Preserve at Westfields
4950 Westcroft Boulevard
Chantilly, VA 20151
980-270-1680
2 studios
20 one bedroom
17 two bedrooms
(Affordability Level: C, E)

CENTREVILLE

The Emerson*

5865 Trinity Pkwy
Centreville, VA 20120
703-266-5865
2 studio apts.
13 one-bedroom apts.
9 two-bedroom apts.
1 three-bedroom apt.
(Affordability Level: C, D)

FAIRFAX

Avalon Mosaic*

2987 District Avenue
Fairfax, VA 22031
703-280-0111
31 studio apts.
(Affordability Level: C, E, F)

FAIRFAX (Cont.)

Halstead Square Dunn

Loring Metro
2729 Merrilee Drive
Fairfax, VA 22031
703-638-1495
29 studio apts.
(Affordability Level: C, E, F)

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)

Prosperity Flats*

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

Radiant Fairfax Ridge*

3887 Fairfax Ridge Road
Fairfax, VA 22030
703-272-8044
4 one-bedrooms
7 two-bedrooms
(Affordability Level: C,E)

The Ridgewood by Windsor*

4211 Ridge Top Road
Fairfax, VA 22030
703-383-3996
24 studio apts.
(Affordability Level: 83% AMI)
*Please contact property for income
limits and rents

FALLS CHURCH

The Loren*

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

FORT BELVOIR

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)

HERNDON

Lincoln at Discovery Square

13720 Atlantis Street
Herndon, VA 20171
703-953-3303
35 one-bedrooms
30 two-bedrooms
(Affordability Level: C, E)

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 Ian

2249 Woodland Grove Place
Herndon, VA 20171
703-956-1027
8 studios
36 one bedroom
17 two bedrooms
(Affordability Level: B,E,F)

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

HERNDON (Cont.)

The Point at Ridgeline

13280 Woodland Park Road
Herndon, VA 20171
703-721-7424

1 studio apt.
23 one-bedroom apts.
13 two-bedroom apts.
1 three-bedroom apt.

(Affordability Level: C, E, F)

MCLEAN

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)

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)

The Boro - Rise

8305 Greensboro Drive
McLean, VA 22102
703-641-5344

49 one-bedrooms
32 two-bedrooms

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

The Boro - Bolden

1640 Boro Place
McLean, VA 22102
703-641-5344

41 one-bedrooms
14 two-bedrooms

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

MCLEAN (Cont.)

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)

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)

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)

MERRIFIELD

The Point at Dunn Loring*

2679 Avenir Place
Merrifield, VA 22180
703-204-9623

23 studio apts.

(Affordability Level: C,)

RESTON

Aperture*

11410 Reston Station Blvd
Reston, VA 20190
703-348-5541

28 studio apts.
1 one-bedroom apt.

(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)

Faraday Park

11201 Reston Station Blvd, Res-
ton, VA 20190
703-822-7450

3 studios
20 one bedroom
7 two bedrooms
1 three bedrooms

(Affordability Level: B, C, E)

Hunters Woods at Trails Edge

2222 Colts Neck Rd
Reston, VA 20191

(Seniors Only)
703-429-1130

7 studio apts.
8 one-bedroom apts.
3 two-bedroom apts.

(Affordability Level: B, C)

RESTON (Cont.)

Russell at Reston Station

1500 Commerce Park Drive
Reston, VA 20191
703-860-3311
3 studio apts.
21 one-bedrooms
15 two-bedrooms

(Affordability Level: B, D)

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)

Sorrento

1925 Roland Clarke Place,
Reston, VA 20191
703-239-4130
11 studios
17 one bedroom
9 two bedrooms

(Affordability Level: 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)

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)

TYSONS

Lumen

1747 Tysons Central St
Tysons, VA 22182
703-997-7721
15 studio apts.
38 one-bedroom apts.
27 two-bedroom apts.

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

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)

VIENNA

Avalon Dunn Loring

2750 Gallows Road
Vienna, VA 22180
703-636-0400
29 studio apts.

(Affordability Level: C, E, F)



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 TTY 711.