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
**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)

<table>
<thead>
<tr>
<th>Affordability Level</th>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
<th>E</th>
<th>F</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>60% AMI</td>
<td>70% AMI</td>
<td>80% AMI</td>
<td>90% AMI</td>
<td>100% AMI</td>
<td>120% AMI</td>
</tr>
<tr>
<td>Studio</td>
<td>$1,129</td>
<td>$1,317</td>
<td>$1,505</td>
<td>$1,654</td>
<td>$1,881</td>
<td>$2,258</td>
</tr>
<tr>
<td>1 Bedroom</td>
<td>$1,371</td>
<td>$1,599</td>
<td>$1,828</td>
<td>$2,008</td>
<td>$2,284</td>
<td>$2,741</td>
</tr>
<tr>
<td>2 Bedroom</td>
<td>$1,613</td>
<td>$1,881</td>
<td>$2,150</td>
<td>$2,363</td>
<td>$2,688</td>
<td>$3,225</td>
</tr>
<tr>
<td>3 Bedroom</td>
<td>$1,854</td>
<td>$2,163</td>
<td>$2,473</td>
<td>$2,717</td>
<td>$3,091</td>
<td>$3,709</td>
</tr>
</tbody>
</table>

### MAXIMUM HOUSEHOLD INCOME LIMITS

<table>
<thead>
<tr>
<th>Affordability Level</th>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
<th>E</th>
<th>F</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>60% AMI</td>
<td>70% AMI</td>
<td>80% AMI</td>
<td>90% AMI</td>
<td>100% AMI</td>
<td>120% AMI</td>
</tr>
<tr>
<td>1 person</td>
<td>$54,200</td>
<td>$63,200</td>
<td>$72,250</td>
<td>$81,250</td>
<td>$90,300</td>
<td>$108,350</td>
</tr>
<tr>
<td>2 persons</td>
<td>$61,900</td>
<td>$72,250</td>
<td>$82,550</td>
<td>$92,900</td>
<td>$103,200</td>
<td>$123,850</td>
</tr>
<tr>
<td>3 persons</td>
<td>$69,650</td>
<td>$81,300</td>
<td>$92,900</td>
<td>$104,500</td>
<td>$116,100</td>
<td>$139,300</td>
</tr>
<tr>
<td>4 persons</td>
<td>$77,400</td>
<td>$90,300</td>
<td>$103,200</td>
<td>$116,100</td>
<td>$129,000</td>
<td>$154,800</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.
## WORKFORCE DWELLING UNIT RENTAL PROGRAM

### PARTICIPATING PROPERTIES

<table>
<thead>
<tr>
<th>ALEXANDRIA</th>
<th>FAIRFAX (Cont.)</th>
<th>FALLS CHURCH</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Parker</td>
<td>Halstead Square Dunn</td>
<td>The Loren*</td>
</tr>
<tr>
<td>2550 Huntington Avenue</td>
<td>Loring Metro</td>
<td>6410 Arlington Blvd</td>
</tr>
<tr>
<td>Alexandria, VA 22303</td>
<td>2729 Merrilee Drive</td>
<td>Falls Church, VA 22042</td>
</tr>
<tr>
<td>571-267-2885</td>
<td>Fairfax, VA 22031</td>
<td>703-479-3300</td>
</tr>
<tr>
<td>5 studio apts.</td>
<td>703-638-1495</td>
<td>10 one-bedroom apts.</td>
</tr>
<tr>
<td>32 one-bedroom apts.</td>
<td>(Affordability Level: C, E)</td>
<td>(Affordability Level: C, E)</td>
</tr>
<tr>
<td>17 two-bedroom apts.</td>
<td>29 studio apts.</td>
<td>(Affordability Level: C, E)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>The Shelby*</th>
<th>Modera Mosaic*</th>
<th>FORT BELVOIR</th>
</tr>
</thead>
<tbody>
<tr>
<td>6200 North Kings Highway</td>
<td>2920 District Avenue</td>
<td>Belvoir Square Apartments*</td>
</tr>
<tr>
<td>Alexandria, VA 22303</td>
<td>Fairfax, VA 22031</td>
<td>9142 Richmond Hwy</td>
</tr>
<tr>
<td>571-267-2873</td>
<td>703-991-6789</td>
<td>Fort Belvoir, VA 22060</td>
</tr>
<tr>
<td>8 one-bedroom apts.</td>
<td>16 studio apts.</td>
<td>703-372-5799</td>
</tr>
<tr>
<td>5 two-bedroom apts.</td>
<td>(Affordability Level: C, E, F)</td>
<td>2 studio apts.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>CHANTILLY</th>
<th>Modera Mosaic II</th>
<th>HERNDON</th>
</tr>
</thead>
<tbody>
<tr>
<td>Preserve at Westfields</td>
<td>2920 District Avenue</td>
<td>Lincoln at Discovery Square</td>
</tr>
<tr>
<td>4950 Westcroft Boulevard</td>
<td>Fairfax, VA 22031</td>
<td>13720 Atlantis Street</td>
</tr>
<tr>
<td>Chantilly, VA 20151</td>
<td>703-991-6789</td>
<td>Herndon, VA 20171</td>
</tr>
<tr>
<td>980-270-1680</td>
<td>(Affordability Level: C, E)</td>
<td>703-953-3303</td>
</tr>
<tr>
<td>2 studios</td>
<td>8 one-bedroom apts.</td>
<td>35 one-bedrooms</td>
</tr>
<tr>
<td>20 one bedroom</td>
<td>5 two-bedroom apts.</td>
<td>30 two-bedrooms</td>
</tr>
<tr>
<td>17 two bedrooms</td>
<td>(Affordability Level: C, E)</td>
<td>(Affordability Level: C, E)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>CENTREVILLE</th>
<th>Prosperity Flats*</th>
<th>Station on Silver</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Emerson*</td>
<td>2700 Dorr Avenue</td>
<td>2340 Carta Way</td>
</tr>
<tr>
<td>5865 Trinity Pkwy</td>
<td>Fairfax, VA 22031</td>
<td>Herndon, VA 20171</td>
</tr>
<tr>
<td>Centreville, VA 20120</td>
<td>703-991-6789</td>
<td>703-793-1683</td>
</tr>
<tr>
<td>703-266-5865</td>
<td>18 one-bedroom apts.</td>
<td>4 studio apts.</td>
</tr>
<tr>
<td>2 studio apts.</td>
<td>8 two-bedroom apts.</td>
<td>35 one-bedrooms</td>
</tr>
<tr>
<td>13 one-bedroom apts.</td>
<td>(Affordability Level: C, E,F)</td>
<td>19 two-bedroom apts.</td>
</tr>
<tr>
<td>9 two-bedroom apts.</td>
<td></td>
<td>(Affordability Level: C, E, F)</td>
</tr>
<tr>
<td>1 three-bedroom apt.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>FAIRFAX</th>
<th>Radiant Fairfax Ridge*</th>
<th>The Ian</th>
</tr>
</thead>
<tbody>
<tr>
<td>Avalon Mosaic*</td>
<td>3887 Fairfax Ridge Road</td>
<td>2249 Woodland Grove Place</td>
</tr>
<tr>
<td>2987 District Avenue</td>
<td>Fairfax, VA 22030</td>
<td>Herndon, VA 20171</td>
</tr>
<tr>
<td>Fairfax, VA 22031</td>
<td>703-272-8044</td>
<td>703-956-1027</td>
</tr>
<tr>
<td>703-280-0111</td>
<td>4 one-bedrooms</td>
<td>8 studios</td>
</tr>
<tr>
<td>31 studio apts.</td>
<td>7 two-bedrooms</td>
<td>36 one bedroom</td>
</tr>
<tr>
<td>(Affordability Level: C, E, F)</td>
<td>(Affordability Level: C,E)</td>
<td>17 two bedrooms</td>
</tr>
</tbody>
</table>

| | | (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 (Cont.)
Highgate at the Mile
7915 Jones Branch Drive
McLean, VA 22102
703-734-1380
15 studio apts.
31 one-bedroom apts.
20 two-bedroom apts.
(Affordability Level: A, B, 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)

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
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)

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, Reston, 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)