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, 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.
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 (60% AMI)</th>
<th>B (70% AMI)</th>
<th>C (80% AMI)</th>
<th>D (90% AMI)</th>
<th>E (100% AMI)</th>
<th>F (120% AMI)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio</td>
<td>$1,061</td>
<td>$1,238</td>
<td>$1,415</td>
<td>$1,592</td>
<td>$1,769</td>
<td>$2,123</td>
</tr>
<tr>
<td>1 Bedroom</td>
<td>$1,289</td>
<td>$1,504</td>
<td>$1,718</td>
<td>$1,933</td>
<td>$2,148</td>
<td>$2,578</td>
</tr>
<tr>
<td>2 Bedroom</td>
<td>$1,516</td>
<td>$1,769</td>
<td>$2,022</td>
<td>$2,275</td>
<td>$2,527</td>
<td>$3,033</td>
</tr>
</tbody>
</table>

MAXIMUM HOUSEHOLD INCOME LIMITS

<table>
<thead>
<tr>
<th>Affordability Level</th>
<th>A (60% AMI)</th>
<th>B (70% AMI)</th>
<th>C (80% AMI)</th>
<th>D (90% AMI)</th>
<th>E (100% AMI)</th>
<th>F (120% AMI)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 person</td>
<td>$50,950</td>
<td>$59,450</td>
<td>$67,950</td>
<td>$76,400</td>
<td>$84,900</td>
<td>$101,900</td>
</tr>
<tr>
<td>2 persons</td>
<td>$58,250</td>
<td>$67,900</td>
<td>$77,650</td>
<td>$87,300</td>
<td>$97,050</td>
<td>$116,450</td>
</tr>
<tr>
<td>3 persons</td>
<td>$65,500</td>
<td>$76,400</td>
<td>$87,350</td>
<td>$98,250</td>
<td>$109,150</td>
<td>$131,300</td>
</tr>
<tr>
<td>4 persons</td>
<td>$72,800</td>
<td>$84,900</td>
<td>$97,050</td>
<td>$109,150</td>
<td>$121,300</td>
<td>$145,550</td>
</tr>
</tbody>
</table>

Note: Income Limits and Maximum Rents charts effective June 2019. Rents and income limit information are reviewed and updated annually.
<table>
<thead>
<tr>
<th>Property Name</th>
<th>Address</th>
<th>Phone Number</th>
<th>Number of Apartments</th>
<th>Affordability Level</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Adaire</strong></td>
<td>1521 Boyd Pointe Way, McLean, VA 22102</td>
<td>703-462-8044</td>
<td>21 studio apts.</td>
<td>A,B,C,E,F</td>
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<tr>
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<td></td>
<td>43 one-bedroom apts.</td>
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<td></td>
<td>16 two-bedroom apts.</td>
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<td></td>
</tr>
<tr>
<td><strong>Aperture</strong></td>
<td>11410 Reston Station Blvd, Reston, VA 20190</td>
<td>703-348-5541</td>
<td>28 studio apts.</td>
<td>C,E</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>1 one-bedroom apt.</td>
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</tr>
<tr>
<td><strong>Avalon Dunn Loring</strong></td>
<td>2750 Gallows Road, Vienna, VA 22180</td>
<td>703-636-0400</td>
<td>29 studio apts.</td>
<td>C,E,F</td>
</tr>
<tr>
<td></td>
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<tr>
<td><strong>Avalon Mosaic</strong></td>
<td>2987 District Avenue, Fairfax, VA 22031</td>
<td>703-280-0111</td>
<td>31 studio apts.</td>
<td>C,E,F</td>
</tr>
<tr>
<td></td>
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<tr>
<td><strong>Belvoir Square Apartments</strong></td>
<td>9142 Richmond Hwy, Fort Belvoir, VA 22060</td>
<td>703-372-5799</td>
<td>2 studio apts.</td>
<td>C,E</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>12 one-bedroom apts.</td>
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<td></td>
<td>6 two-bedroom apts.</td>
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<tr>
<td><strong>BLVD Reston Station</strong></td>
<td>1908 Reston Metro Plaza, Reston, VA 20190</td>
<td>703-230-1110</td>
<td>49 studio apts.</td>
<td>A,B,C,E,F</td>
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<td></td>
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<td></td>
<td>21 one-bedroom apts.</td>
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<td></td>
<td></td>
<td>18 two-bedroom apts.</td>
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<tr>
<td><strong>The Boro - Rise</strong></td>
<td>8305 Greensboro Drive, McLean, VA 22102</td>
<td>703-641-5344</td>
<td>49 one-bedrooms</td>
<td>A,B,C,E,F</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>32 two-bedrooms</td>
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<tr>
<td><strong>The Boro – Bolden</strong></td>
<td>1640 Boro Place, McLean, VA 22102</td>
<td>703-641-5344</td>
<td>41 one-bedrooms</td>
<td>A,B,C,E,F</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>14 two-bedrooms</td>
<td></td>
</tr>
<tr>
<td><strong>Exo</strong></td>
<td>1897 Oracle Way, Reston, VA 20190</td>
<td>703-826-0808</td>
<td>20 One-bedroom apts.</td>
<td>C,E,F</td>
</tr>
<tr>
<td></td>
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<td></td>
<td>22 two-bedroom apts.</td>
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<tr>
<td><strong>Haden</strong></td>
<td>1575 Anderson Road, McLean, VA 22102</td>
<td>703-506-0745</td>
<td>2 studios</td>
<td>A,B,C,E,F</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>52 one-bedrooms</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>31 two-bedrooms</td>
<td></td>
</tr>
<tr>
<td><strong>Halstead Square Dunn Loring Metro</strong></td>
<td>2729 Merrilee Drive, Fairfax, VA 22031</td>
<td>703-638-1495</td>
<td>29 studio apts.</td>
<td>C,E,F</td>
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<tr>
<td><strong>Highgate at the Mile</strong></td>
<td>7915 Jones Branch Drive, McLean, VA 22102</td>
<td>703-734-1380</td>
<td>15 studio apts.</td>
<td>A,B,C,E,F</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>31 one-bedroom apts.</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>20 two-bedrooms apts.</td>
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</tbody>
</table>

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

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)

Lincoln at Wiehle Station
1500 Commerce Park Drive
Reston, VA 20191
703-860-3311
3 studio apts.
21 one-bedrooms
15 two-bedrooms
(Affordability Level: B and D)

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)

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 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)

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

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 Levels: C,E,F)

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

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)

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 703-246-5101 or TTY 711.