



Embark Richmond Highway

Comprehensive Plan Update

AFFORDABLE/WORKFORCE HOUSING



The Comprehensive Plan defines affordable housing as housing affordable to households earning up to 120% of the Area Median Income (AMI). In 2016, the AMI was \$108,600 for a family of four.

The Board of Supervisors established the Affordable Dwelling Unit Program and Workforce Dwelling Unit Policy to produce much needed affordable housing in Fairfax County.

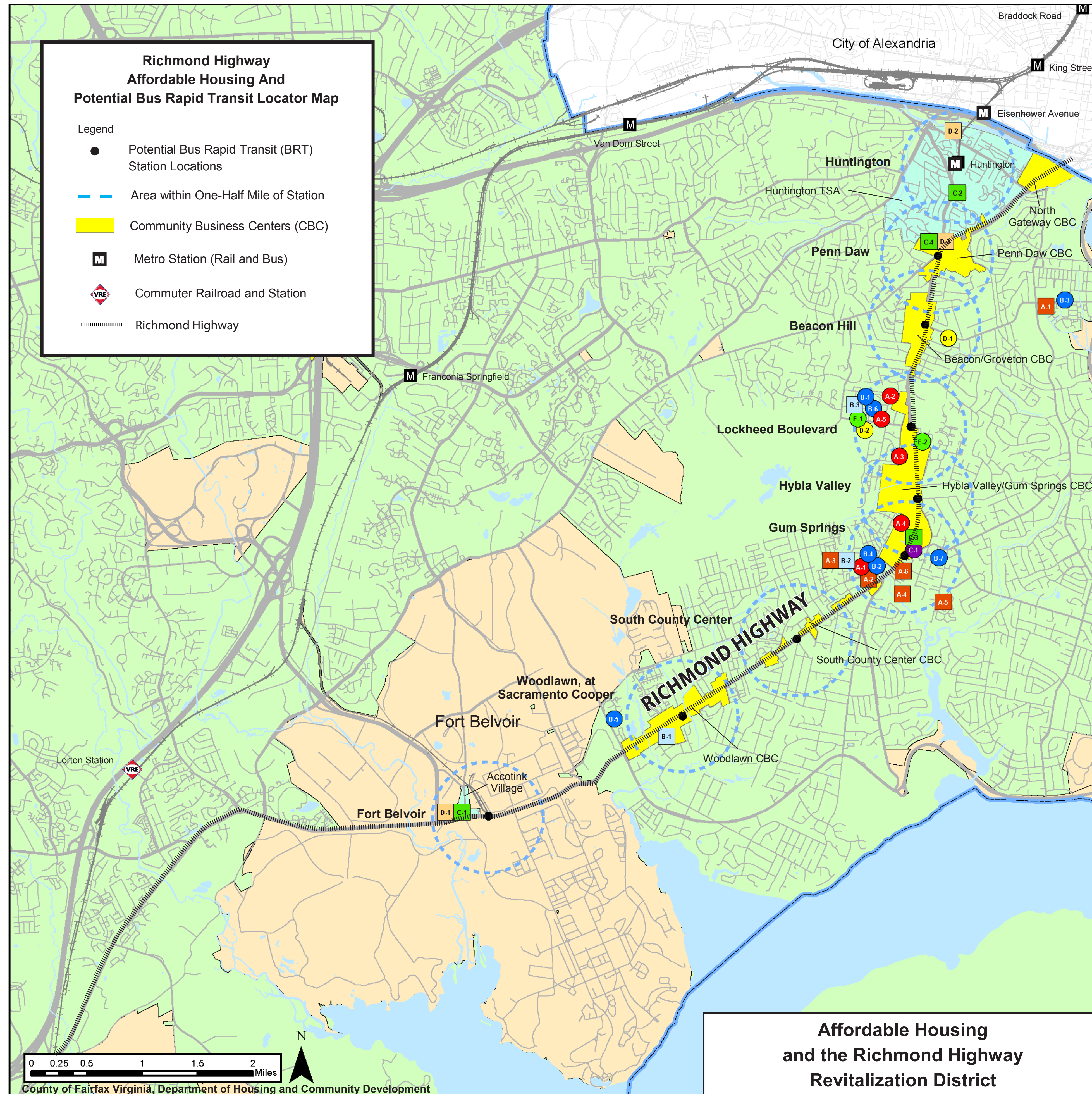
The Policy Plan recommends increasing the supply of affordable housing units each year by an amount equal to at least 12% of the total housing production for the previous year.

AFFORDABLE DWELLING UNIT (ADU) PROGRAM

- Requires developers to set aside 5–6.25% of new residential units as ADUs in multifamily developments.
- In single-family detached and townhouse developments that include 50 or more units, the developer is required to set aside up to 12.5% of all new residential units.
- The ADU program serves households earning up to 70% of AMI.

WORKFORCE DWELLING UNIT (WDU) POLICY

- The Board of Supervisors adopted the countywide WDU Policy in 2007.
- The WDU policy is an incentive-based system that encourages the voluntary development of new housing affordable to a range of incomes in areas planned for mixed-use or high-density residential development.
- Under the Policy, the developer is expected to provide at least 12% of new residential units as affordable housing.
- The countywide WDU Policy serves three income tiers: up to 80%, 100%, and 120% of AMI.



ID	Development Name	Units	District
FCRHA Owned - Fairfax County Rental Program (FCRP)			
A-1	Colchester Towne	24	Lee
A-2	Holly Acres	2	Lee
A-3	Mt Vernon Gardens	36	Lee
A-4	Murraygate Village*	200	Lee
A-5	Tavenner Lane*	12	Lee
Total Fairfax County Rental Program Units		274	
FCRHA Owned - Public Housing (PH)			
B-1	The Atrium	37	Lee
B-2	Audubon	45	Lee
B-3	Belle View	40	Mount Vernon
B-4	Colchester Towne	8	Lee
B-5	Old Mill Gardens	47	Mount Vernon
B-6	Tavenner Lane*	12	Lee
B-7	West Ford I, II & III	105	Mount Vernon
Total Public Housing Units		294	
FCRHA Owned - Senior Housing			
C-1	Gum Springs Glen*	60	Mount Vernon
Total Senior Housing Units		60	
FCRHA Owned - Supportive Housing			
D-1	Beacon Hill Group Home	8	Mount Vernon
D-2	Mondloch House Shelter	8	Lee
Total Supportive Housing Beds		16	
FCRHA Owned Specialized Housing			
E-1	Mondloch Place	20	Lee
E-2	Woodley Hills Estates	115	Mount Vernon
Total Specialized Housing Units		135	
Privately Owned Federally Assisted Rental Units			
A-1	Belle View/Hartwood	18	Mount Vernon
A-2	Buckman Road (aka Stony Brook Apartments)	145	Lee
A-3	Creekside Village* (aka Janna Lee Condominiums)	55	Lee
A-4	Hunting Creek (aka Brosar Village)*	35	Mount Vernon
A-5	Mt. Vernon House (Elderly)	130	Mount Vernon
A-6	Spring Gardens	208	Mount Vernon
Total Federally Assisted Units/Beds		591	
Privately Owned Non Federally Assisted Rental Units			
B-1	Belvoir Plaza	45	Mount Vernon
B-2	Creekside Village* (formerly Janna Lee Condominiums)	196	Lee
B-3	Lafayette Apartments* (formerly Groveton Gardens)	340	Lee
Total Non-Federally Assisted Rental Units		581	
Total Privately Owned Affordable Dwelling Units (ADUs)			
C-1	Belvoir Square	14	Mt Vernon
C-2	Courts at Huntington Station	3	Mt Vernon
C-3	Gum Springs Glen	60	Mt Vernon
C-4	Shelby, The	15	Lee
Total Privately Owned Affordable Dwelling Units		92	
Privately Owned Workforce Dwelling Units (WDUs)			
D-1	Belvoir Square	20	Mt Vernon
D-2	Parker, The	54	Mt Vernon
D-3	Shelby, The	13	Lee
Total Privately Owned Work Force Housing Units		87	

*Includes units financed with Low Income Housing Tax Credits

FCRHA refers to the Fairfax County Redevelopment and Housing Authority

Property locations depicted on this map are for general geographic location only. For the property address and contact information please consult the Fairfax County Department of Housing and Community Development Low and Moderate Income Housing Guide.



To request this information in an alternate format, call the Planning Division, 703-324-1380 TTY 711 (Virginia Relay)