

Reston Townhomes Property Information

History of the Property

In 2017, the property underwent a HUD conversion to become a Rental Assistance Demonstration (RAD) property. The only site amenity is an on-site playground. None of the units are accessible.

Current 3-Bedroom Unit Rent

- \$982/month
- All utilities are included in the rent

Number of Units

- Thirty 800 square feet 3-bedroom two story townhomes with 2 full bathrooms
- The units have stackable washers and dryers

Affordability

- 100% Rental Assistance Demonstration (RAD)
- Income restricted to 50% of adjusted household AMI

Over- and Under-Housed Current Residents as of 12/2021

- 9 families need one-bedroom units
- 9 families need two-bedroom units
- 10 families need three-bedroom units (appropriately housed)
- 2 families need four-bedroom units

Replacement Considerations

- 1:1 replacement of 30 3-bedroom units is essential or will require HUD negotiation.
- Size of replacement units shall comply with current LIHTC manual and Virginia Housing standards.
- 10 3-bedroom units shall be replaced as RAD units and 20 3-bedroom units shall be replaced as LIHTC units. The balance of RAD units shall be appropriately sized to accommodate the Right to Return of existing households, see below.
- Right to Return
 - Over-housed and under-housed households must be allowed to return in an appropriately sized unit. This must be considered in addition to 30 replacement 3-bedroom units
 - Any resident households that are over-income also have a right to return. As of 1/28/2022, there are no known over-income households.
- As of 12/2021, Development must include the following minimum unit configuration and rent assumptions*:
 - 9 1-Bedroom Units (RAD)
 - 9 2-Bedroom Units (RAD)
 - 10 3-Bedroom Two Full Bathroom Units (RAD)
 - 20 3-Bedroom Two Full Bathroom Units (LIHTC)
 - 2 4-Bedroom (RAD)
 - Replacement RAD Unit Rents*

Bedrooms	1	2	3	4
RAD Rents	\$734	\$836	\$1,058	\$1,270

*Based on 12/2021 information. Actual units developed will depend on resident needs and determined with HUD during HUD redevelopment negotiations

- Additional Replacement Requirements
 - The developer must pay all utilities for the original 30 units
 - Washers and dryers must be provided in original 30units