Fairfax County Housing Programs

1. **Public Housing (PH)** – Housing Units owned by Fairfax County Redevelopment Housing Authority (FCRHA) where the tenant pays rent based on their household income. Fairfax County owns Public Housing Units throughout Fairfax County, 1,060 units total. If an applicant were to come to the top of the waiting list they would be offered a specific apartment to lease. The WAITING LIST IS CURRENTLY CLOSED.
2. **Housing Choice Voucher (HCV)** - Rental Voucher Program that Fairfax County Department of Housing and Community Development administers. Applicant receives a rental voucher to rent a property of their choice within Fairfax County. The tenant pays a percentage of their income towards rent and the rental assistance pays the remainder of the rent to the owner/landlord. WAITING LIST WILL REOPEN IN WINTER 2016
	1. **Porting a Voucher**- a Housing Choice Voucher can be taken outside of the jurisdiction that has issued it based on availability of funds from the Housing Authority where the tenant wants to relocate as well as the available funds in the current jurisdiction where the tenant resides with the voucher. Generally a tenant needs to live in the current jurisdiction with the issued voucher for a period of 12 months (1 year) before they would be eligible to port the voucher out of county. The eligibility worker with Department of Housing can assist with this process.
3. **Project Based Voucher (PBV)** - Apartment unit owners are awarded a Project Based Voucher subsidy on a specific unit. The apartment itself has a rental subsidy attached to it. This means that when a low-income tenant is selected for the unit they will pay a percentage of their income towards the rent. This also means that if the tenant ever wants to move from the subsidized unit they would be eligible for a Housing Choice Voucher to find different housing AFTER they have lived in the apartment for one or two years. Typically these voucher requests would be available even if the Housing Choice Voucher waiting list was currently closed. Fairfax County Department of Housing and Community Development maintains a list of Project Based Voucher units located within the county.
4. **Fairfax County Rental Housing Program (FCRP) -** Rental property owned by Fairfax County Redevelopment and Housing Authority (FCRHA). This program includes housing for families, single persons, seniors, and supportive housing for special populations. There are over 1,929 FCRP multifamily units in this program. These housing opportunities have varying income restrictions and an applicant is required to have a minimum income at time of waiting list application. When an applicant reached the top of a waiting list they would be offered a unit in a particular property. The rent would be reduced and less than the area market-rate, but it would not be based on income. This program is designed to serve households with an annual income that is higher than the average incomes in Public Housing and the Housing Choice Voucher programs. THE FAIRFAX COUNTY RENTAL PROGRAM WAITING LIST IS OPEN. REGISTER ONLINE (<http://www.fairfaxcounty.gov/rha/preapp.htm>)

Privately Owned Affordable Housing Programs

1. **Low Income Housing Tax Credit (LIHTC) -** a type of affordable housing financing that enables a builder to construct market rate, unsubsidized housing units while promising to set-aside some of those units as affordable housing. These properties can sometimes be referred to as “income-restricted properties”. The apartments have a minimum and maximum income requirement. This type of affordable housing typically serves the moderate income category (Above 50% AMI).
	1. The term 50%, 60%, 80% AMI is commonly used when referencing these reduced-rent units. AMI= Area Median Income. What this means is that an applicant for the unit would need to have less income than whichever AMI percentage is listed. An apartment complex would advertise these units as: 1 bedroom apartment at 50% AMI available for <rent amount>.
2. **Market Rate Affordable-** These are housing opportunities that are not subsidized but have a lower rental price due to the age of the apartments and lack of amenities. This is not a designated rental program. An example of this type of housing: one bedroom apartment renting for $1100 in Alexandria, complex built in 1950 with no pool. These apartment complexes do their own advertising and are normally found via rental search engines or if you drive past the property in person.
3. **Affordable Dwelling Unit (ADU) –** “The program provides qualified low and moderate income households the opportunity to live at a reduced rent in some of the new privately-owned and privately managed market-rate apartment communities located in Fairfax County. In the apartment communities listed in this brochure, there are two different limits on the rents and maximum household incomes. Two-thirds (2/3) of the ADU rental units in each development are reserved for households with incomes up to 70% of the Metropolitan Statistical Area (MSA) median income, and one-third (1/3) of the units are set aside for households with incomes up to 50% of the MSA median income, adjusted for family size. Applications are accepted at each property’s leasing office. 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 an ADU unit with certain accessibility features.” – Affordable Dwelling Unit Rental Program Brochure [*www.fairfaxcounty.gov/rha*](http://www.fairfaxcounty.gov/rha)This type of affordable housing typically serves the moderate income category (Above 50% AMI).
4. **Workforce Dwelling Unit (WDU) -** The WDU Rental Program provides income-qualified households the opportunity to live with a reduced rent in some of the new privately-owned and operated market rate apartment communities in the county. There is a range of limits on incomes and rents for the WDUs, based in part on the size of your household. 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. This type of affordable housing typically serves the moderate income category (Above 50% AMI). Check the website <http://www.fairfaxcounty.gov/rha> for updates to the WDU brochure.