

AFFORDABLE DWELLING UNIT RENTAL PROGRAM



Fairfax County Department of Housing
and Community Development
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Fairfax, Virginia 22030-6039
www.fairfaxcounty.gov/housing



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WHAT IS THE AFFORDABLE DWELLING UNIT (ADU) RENTAL PROGRAM?

The ADU Rental Program was established when the Fairfax County Board of Supervisors approved the Affordable Dwelling Unit Ordinance in July 1990. 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 rentals in each development are reserved for households with incomes up to 70% of the Area Median Income (AMI), and one-third (1/3) of the units are set aside for households with incomes up to 50% of the AMI 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 with certain accessibility features.

WHAT FEATURES DO THESE COMMUNITIES OFFER?

Apartments offered may be one-bedroom, two-bedroom, or three-bedroom units, depending on the community. In addition to convenient locations, some of these apartment communities are located near Metro stations and offer 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 ADU RENTAL PROGRAM WORK?

Applicants apply directly to the property in which they are interested in living. Households living in units rented under the ADU Rental Program must recertify their eligibility for the program on an annual basis with the leasing office. The 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 ADU rents are in compliance with rents approved for the program.

WHAT IS THE RENT UNDER THE PROGRAM?

Each community has its own rental rates; however, there is a maximum rent established for the units set aside and offered under the ADU Program.

ADU Rental Program Maximum Rents

MAXIMUM RENTS (excluding utilities)

UNIT SIZE	RENT FOR 2/3 UNITS BASED on 65% of AMI	RENT FOR 1/3 UNITS BASED on 50% of AMI
Studio	\$1,194	\$919
1 Bedroom	\$1,365	\$1,050
2 Bedroom	\$1,536	\$1,181
3 Bedroom	\$1,706	\$1,313

Note: Income Limits and Maximum Rents charts effective July 31, 2020. Rents and income limit information are reviewed and updated annually.

ADU Rental Program Income Limits

Note: Minimum income to qualify for rental is determined by each property.

MAXIMUM HOUSEHOLD INCOME LIMITS

HOUSEHOLD SIZE	70% AMI	50% AMI
1	\$61,750	\$44,100
2	\$70,600	\$50,400
3	\$79,400	\$56,700
4	\$88,200	\$63,000
5	\$95,300	\$68,050
6	\$102,350	\$73,100

QUESTIONS?

If you have questions regarding the income eligibility under the ADU Rental Program or need directions to a property, please contact the individual property listed in this brochure. **If you need additional general information on this program, call 703-246-6626. (TTY: 711)**

AFFORDABLE DWELLING UNIT RENTAL PROGRAM

PARTICIPATING PROPERTIES

ALEXANDRIA

Bailey's Crossing

3602 South 14th Street
Alexandria, VA 22302
703-931-3600
9 one-bedroom apts.
5 two-bedroom apts.

The Courts at Huntington Station

5950 Grand Pavilion Way
Alexandria, VA 22303
703-347-6778
2 one-bedroom apts.
3 two-bedroom apts.

Sullivan Place

5575 Vincent Gate Terrace
Alexandria, VA 22312
703-942-8080
8 one-bedroom apts.
8 two-bedroom apts.
1 three-bedroom apt.

The Ridgeleigh at Van Dorn Metro

5901 Coverdale Way
Alexandria, VA 22310
703-924-1000
12 one-bedroom apts.
11 two-bedroom apts.

The Shelby

6200 North Kings Highway
Alexandria, VA 22303
571-267-2873
10 one-bedroom apts.
5 two-bedrooms apts.

CHANTILLY

The Fields of Chantilly*

13943 Rockland Village Drive
Chantilly, VA 20151
703-263-7630
22 two-bedroom apts.
6 three-bedroom apts.

CHANTILLY (Cont.)

Preserve at Westfields

4950 Westcroft Boulevard
Chantilly, VA 20151
980-270-1680
1 studio
4 one bedroom
3 two bedrooms
1 three bedrooms

CENTREVILLE

The Emerson

5865 Trinity Pkwy
Centreville, VA 20120
703-266-5865
1 studio apt.
10 one-bedroom apts.
6 two-bedroom apts.
1 three-bedroom apt.

FAIRFAX

Avalon Mosaic

2987 District Avenue
Fairfax, VA 22031
703-280-0111
2 studio apts.
16 one-bedroom apts.
14 two bedroom apts.

Camden Monument Place

12152 Monument Drive
Fairfax, VA 22030
703-218-2088
1 studio apt.
9 one-bedroom apts.
8 two-bedroom apts.

Dwell Vienna Metro

2975 Hunters Branch Road
Fairfax, VA 22031
571-748-3135
3 one-bedroom apts.
3 two-bedroom apts.

FAIRFAX (Cont.)

Fairchase Apartments

4411 Dixie Hill Road
Fairfax, VA 22030
703-322-1002
19 one-bedroom apts.
20 two-bedroom apts.
3 three-bedroom apts.

Finley at Fairfax Corner

4457 Oakdale Crescent Court
Fairfax, VA 22030
703-502-4711
22 one-bedroom apts.
25 two-bedroom apts.
5 three-bedroom apts.

Gables Centerpointe

12190 Waveland Street
Fairfax, VA 22033
703-218-8492
10 one-bedroom apts.
7 two-bedroom apts.

Halstead Square

Dunn Loring Metro
2729 Merrilee Drive
Fairfax, VA 22031
703-638-1495
4 studio apts.
15 one bedroom apts.
8 two bedroom apts.

Jefferson at Fair Oaks

4201 Jefferson Oak Circle
Fairfax, VA 22033
703-277-7000
6 one-bedroom apts.
6 two-bedroom apts.

Modera Fairfax Ridge

3887 Fairfax Ridge Road
Fairfax, VA 22030
703-272-8044
9 one-bedroom apts.
15 two-bedroom apts.

FAIRFAX (Cont.)

Modera Mosaic

2920 District Avenue
Fairfax, VA 22031
703-991-6789

3 studio apts.
4 one-bedroom apts.
9 two-bedroom apts.

Modera Mosaic II

2920 District Avenue
Fairfax, VA 22031
703-991-6789

6 one-bedroom apts.
3 two-bedroom apts.

Overture Fair Ridge

3951 Fair Ridge Drive
Fairfax, VA 22033
(Seniors Only)
703-246-1615

17 one-bedroom apts.
13 two-bedroom apts.

Prosperity Flats

2700 Dorr Avenue
Fairfax, VA 22031
703-645-7368

11 one-bedroom apts.
5 two-bedroom apts.

The Apartments at Regents Park

9333 Clocktower Place
Fairfax, VA 22031
703-352-0300

8 one-bedroom apts.
20 two-bedroom apts.
1 three-bedroom apt.

The Ridgewood by Windsor

4211 Ridge Top Road
Fairfax, VA 22030
703-383-3996

6 one-bedroom apts.
9 two-bedroom apts.
1 three-bedroom apt.

FAIRFAX (Cont.)

The Woodlands

Retirement Community
4320 Forest Hill Drive
Fairfax, VA 22030

(Seniors Only)
703-667-9800
7 one-bedroom apts.

FALLS CHURCH

High Pointe at Jefferson Park**

8063 Genea Way
Falls Church, VA 22042
571-766-8501

5 one-bedroom apts.
5 two-bedroom apts.

The Loren

6410 Arlington Blvd
Falls Church, VA 22042
703-479-3300

7 one-bedroom apts.
3 two-bedroom apts.

Vantage at Merrifield Town Center

8190 Strawberry Lane
Falls Church, VA 22042
571-297-4760

8 one-bedroom apts.
6 two-bedroom apts.

FORT BELVOIR

Belvoir Square Apartments

9142 Richmond Hwy
Fort Belvoir, VA 22060
703-372-5799

8 one-bedroom apts.
4 two-bedroom apts.
2 studio apts.

HERNDON

Arbor Terrace of Herndon

1100 Dranesville Road
Herndon, VA 20170
(Seniors Only)
703-956-6311

1 one-bedroom apt.
4 two-bedroom apts.

HERNDON (Cont.)

Dulles Center Apartments*

2410 Little Current Drive
Herndon, VA 20171
703-713-6060

9 two-bedroom apts.
9 three-bedroom apts.

Lincoln at Discovery Square

13720 Atlantic Street
Herndon, VA 20171
703-953-3303

10 one-bedroom apts.

The Ashton at Dulles Corner

13959 Mansarde Avenue
Herndon, VA 20171
703-793-8860

10 one-bedroom apts.
7 two-bedroom apts.
1 three-bedroom apt.

The Ian

2249 Woodland Grove Place
Herndon, VA 20171
703-956-1027

1 studio
1 one bedroom
1 two bedrooms

The Point at Herndon

13161 Fox Hunt Lane
Herndon, VA 20171
703-787-0707

1 studio apts.
10 one-bedroom apts.
10 two-bedroom apts.

The Point at Monroe Place

2300 Woodland Crossing Drive
Herndon, VA 20171
703-437-3333

5 one-bedroom apts.
5 two-bedroom apts.

HERNDON (Cont.)

The Point at Ridgeline

13280 Woodland Park Road

Herndon, VA 20171

703-721-7424

1 Studio apt.

4 one-bedroom apts.

2 two-bedroom apts.

1 three-bedroom apt.

Van Metre at Woodland Park

13025 Elm Tree Drive

Herndon, VA 20171

703-435-1900

11 one-bedroom apts.

25 two-bedroom apts.

6 three-bedroom apts.

LORTON

Vista Laurel Highlands

8141 McCauley Way

Lorton, VA 22079

703-495-8080

6 one-bedroom apts.

9 two-bedroom apts.

1 three-bedroom apt.

MERRIFIELD

The Point at Dunn Loring

2679 Avenir Place

Merrifield, VA 22180

703-204-9623

2 studio apts.

15 one-bedroom apts.

10 two-bedroom apts.

McLEAN

Ovation at Park Crest

8231 Crestwood Heights Drive

McLean, VA 22102

703-712-0180

1 efficiency apt.

2 one-bedroom apts.

1 two-bedroom apt.

Sunrise of McLean

8315 Turning Leaf Lane

McLean, VA 22102

(Seniors Only)

Call for Rental Rates

703-734-1600

6 units (assisted care facility)

OAKTON

Sunrise of Hunter Mill

2863 Hunter Mill Road

Oakton, VA 22124

(Seniors Only)

Call for Rental Rates

703-255-1006

3 units (assisted care facility)

RESTON

Aperture

11410 Reston Station Blvd

Reston, VA 20190

703-348-5541

15 one-bedroom apts.

6 two-bedroom apts.

SPRINGFIELD

Springfield Crossing*

6704 Metropolitan Drive

Springfield, VA 22150

703-822-0111

14 two-bedroom apts.

1 three-bedroom apt.

VIENNA

Avalon Dunn Loring

2750 Gallows Road

Vienna, VA 22180

703-636-0400

2 studio apts.

18 one bedroom apts.

7 two bedroom apts.

The Reserve at Tysons Corner

2141 Tannin Place

Vienna, VA 22182

703-854-1361

17 one-bedroom apts.

** Indicates that the ADUs are located in a development that also participates in the Low-income Housing Tax Credit Program, which has its own income and rent restrictions.*

*** Indicates that the ADUs are located in a condominium development.
Call the owner of the ADUs for rental information at the phone number listed.*



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 703.246.5000 or TTY 711.