

# WORKFORCE DWELLING UNIT RENTAL PROGRAM



## 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](http://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.

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## 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)

Affordability Level	A	B	C	D	E	F
	60% AMI	70% AMI	80% AMI	90% AMI	100% AMI	120% AMI
Studio	\$1,103	\$1,286	\$1,470	\$1,654	\$1,838	\$2,205
1 Bedroom	\$1,339	\$1,562	\$1,785	\$2,008	\$2,231	\$2,678
2 Bedroom	\$1,575	\$1,838	\$2,100	\$2,363	\$2,625	\$3,150

## MAXIMUM HOUSEHOLD INCOME LIMITS

Affordability Level	A	B	C	D	E	F
	60% AMI	70% AMI	80% AMI	90% AMI	100% AMI	120% AMI
1 person	\$52,900	\$61,750	\$70,600	\$79,400	\$88,200	\$105,850
2 persons	\$60,500	\$70,600	\$80,650	\$90,750	\$100,800	\$121,000
3 persons	\$68,050	\$79,400	\$90,750	\$102,100	\$113,400	\$136,100
4 persons	\$75,600	\$88,200	\$100,800	\$113,400	\$126,000	\$151,200

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