

Fairfax County Workforce Dwelling Unit Program

MULTIFAMILY RENTS



Pursuant to the Board of Supervisors' Countywide and Tysons Corner Urban Center Workforce Dwelling Unit Administrative Policy Guidelines Adopted by the Board of Supervisors on October 15, 2007 and June 22, 2010 and amended February 23, 2021.

LATEST REVISION: July 1, 2023

Section I Applicability

This document establishes the maximum rents for the Workforce Dwelling Unit Program pursuant to the Board of Supervisors' Countywide and Tysons Corner Urban Center Workforce Dwelling Unit Administrative Policy Guidelines (the "WDU Policy").

Section II WDU Rental Program Maximum Rents

The WDU maximum rents are calculated based on the 2023 Area Median Income (AMI), adjusted for unit size, and income tiers served. The 2023 AMI for a household of four is \$152,100 as set by the US Department of Housing and Urban Development.

The maximum rents are calculated by multiplying \$152,100 by 60, 70, 80, 90, 100 and 120 percent by the household size adjustment factor and dividing the product by 12, then multiplying the result by 25 percent and round up to the nearest dollar.

The table below shows the maximum rents for 60 through 120 percent of the AMI.

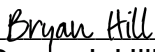
Unit Size	Household Size Adjustment Factors	Monthly Rent (Excluding Utilities)					
		60%	70%	80%	90%	100%	120%
Efficiency	70%	\$1,331	\$1,553	\$1,775	\$1,996	\$2,218	\$2,662
1 Bedroom	85%	\$1,616	\$1,885	\$2,155	\$2,424	\$2,693	\$3,232
2 Bedroom	100%	\$1,901	\$2,218	\$2,535	\$2,852	\$3,169	\$3,803
3 Bedroom	115%	\$2,186	\$2,551	\$2,915	\$3,280	\$3,644	\$4,373
4 Bedroom	130%	\$2,472	\$2,884	\$3,296	\$3,707	\$4,119	\$4,943

The Ridgewood by Windsor multifamily development proffered to serving households at 83% of the AMI. The maximum rents for an efficiency, one-bedroom and two-bedroom are as follows: \$1,841, \$2,236, and \$2,630.

Effective Date

The WDU Program maximum rents are effective July 1, 2023.

DocuSigned by:



 Bryan J. Hill, County Executive