



**2023 Maximum Income Limits
(Initial Eligibility & Continued Occupancy)**

**Fairfax County Department of Housing and Community Development
Fairfax County Redevelopment and Housing Authority**

Fairfax County Redevelopment and Housing Authority 2023 Program Income Limits

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**For Calendar Year 2023 the Median Family Income
is \$152,100 for a family of four.**

FEDERAL/HUD RENTAL PROGRAM Housing Choice Voucher

Household	Maximum Household Income Limits (30%) Extremely Low	Maximum Household Income Limits (50%) Very Low	Maximum Household Income Limits (80%) Low
1	\$31,650	\$52,750	\$66,750
2	36,200	60,300	76,250
3	40,700	67,850	85,800
4	45,200	75,350	95,300
5	48,850	81,400	102,950
6	52,450	87,450	110,550
7	56,050	93,450	118,200
8	59,700	99,500	125,800

NOTE: In the Housing Choice Voucher (HCV) Program, at least 75% of new admissions must be below 30% MSA (Extremely Low). Only families that meet one of the following criteria can be admitted with incomes between 50% MSA (Very Low) and 80% MSA (Low):

- A family continuously assisted under the 1937 Housing Act. A family is continuously assisted under the Act if they are already receiving assistance under the 1937 Housing Act Program (including public housing, moderate rehabilitation, and project-based vouchers).
- A family that is displaced as a result of the prepayment of the mortgage or voluntary termination of an insurance contract on eligible low-income housing.
- A family that qualifies for voucher assistance as a non-purchasing family residing in a project subject to a resident homeownership program.

NOTE: A Housing Choice Voucher Housing Assistance Payment (HAP) continually decreases as a resident's income increases. If the HAP decreases to \$0 the resident is allowed six months before having to move off the program. See your lead or supervisor with any questions.

FEDERAL/HUD RENTAL PROGRAM RAD PBV

Household	Maximum Household Income Limits Extremely Low (30%)	Maximum Household Income Limits Very Low (50%)	Maximum Household Income Limits Low (80%)
1	\$31,650	\$52,750	\$66,750
2	36,200	60,300	76,250
3	40,700	67,850	85,800
4	45,200	75,350	95,300
5	48,850	81,400	102,950
6	52,450	87,450	110,550
7	56,050	93,450	118,200
8	59,700	99,500	125,800

The Fairfax County Redevelopment and Housing Authority (FCRHA) owns scattered-site units at these properties.

NOTE:

1. This chart applies to all RAD properties. Tavenner and The Green have a maximum income of 140% of the qualifying AMI because they are financed with LIHTC.
2. A Housing Choice Voucher Housing Assistance Payment (HAP) continually decreases as a resident's income increases. If the HAP decreases to \$0 the resident is allowed six months before having to move off the program.
3. Zero-HAP households who were living in the unit prior to conversion are "grand-fathered" and can remain in the unit with no time limit.

FAIRFAX COUNTY RENTAL PROGRAM (FCRP)

Local Funds with 80% County Maximum Income
Cedar Lakes, Colchester Towne, Fox Mill, Island Creek, and Little River Square

Minimum Household Income at Initial Eligibility		Maximum Household Income at Initial Eligibility (FCRP)**		Maximum Income Continued Eligibility for FCRP Units
Unit Size	Income	Household Size	Income Limits (80% AMI)	Income Limits (100% AMI)
1 Bedroom	\$31,650	1	\$85,200	\$106,500
1 Bedroom with Den	33,925	2	97,360	\$121,700
2 Bedroom	36,200	3	109,520	\$136,900
3 Bedroom	40,700	4	121,700	\$152,100
Colchester Towne:	Income:	5	131,440	\$164,300
		6	141,200	\$176,500
2 Bedroom	36,200	7	150,960	\$188,700

** The Low Income Limit (80% AMI) published by HUD on huduser.org. FCRP units are not federally funded, thus the 80% AMI income limit is based on HUD's non-adjusted income limit for Fairfax County, adjusted for household size using HUD's methodology.

FAIRFAX COUNTY RENTAL PROGRAM (FCRP)

Income limits below apply to scattered-site FCRP units at the following properties:

HOME Funded Units are: Holly Acres, Lorton Valley*, and Willow Oaks (two non-Magnet Housing Program Units)

Minimum Household Income at Initial Eligibility		Maximum Household Income at Initial Eligibility		Continued Income Eligibility	
Unit Size	Income	Household Size	60% AMI	70% AMI (non-HOME units)	For HOME Units, once a participant's income is greater than 80% AMI the participant's rent may be based on 30% of household adjusted income.
1 Bedroom	\$31,650	1	\$63,300	\$74,500	
1 Bedroom with Den	33,925	2	72,360	\$85,150	
2 Bedroom	36,200	3	81,420	\$95,800	
3 Bedroom	40,700	4	90,420	\$106,450	
4 Bedroom	45,200	5	97,680	\$114,950	
Willow Oaks:	Income:	6	104,940	\$123,500	
		7	112,430	\$132,000	
4 Bedroom	45,200	8	119,400	\$140,500	

*Access units

Income limits below apply to scattered-site FCRP units at the following properties:

HOME Funded Units are: East Market (one non-Magnet Housing Program Unit)

Minimum Household Income at Initial Eligibility		Maximum Household Income at Initial Eligibility		Continued Income Eligibility	
Unit Size	Income	Household Size	60% AMI	70% AMI (non-HOME units)	For HOME Units, once a participant's income is greater than 80% AMI the participant's rent may be based on 30% of household adjusted income.
1 Bedroom	\$31,650	1	\$63,300	\$74,500	
2 Bedroom	36,200	2	72,360	\$85,150	
3 Bedroom	40,700	3	81,420	\$95,800	
		4	90,420	\$106,450	
		5	97,680	\$114,950	
		6	104,940	\$123,500	

Note: Items noted below pertain to both charts on this page.

The 80% of AMI income limit for HOME is set by HUD and is published on www.huduser.org.

FAIRFAX COUNTY RENTAL PROGRAM (FCRP) Continued

Faircrest, Laurel Hill, and Westbriar*

Minimum Household Income at Initial Eligibility		Maximum Household Income at Initial and Continued Eligibility	
Unit Size	Income	Household Size	70% AMI
1 Bedroom	\$31,650	1	\$74,500
1 Bedroom with Den	33,925	2	85,150
2 Bedroom	36,200	3	95,800
3 Bedroom	40,700	4	106,450
4 Bedroom	45,200	5	114,950
		6	123,500
		7	132,000
		8	140,500

Bryson at Woodland Park*, Fair Oaks Landing (one non-Magnet Housing Program Unit), Halstead at the Metro, Northampton, Stockwell Manor, Highland Oaks, Fairfax Ridge, and Stonegate at Faircrest

Minimum Household Income at Initial Eligibility		Maximum Household Income at Initial and Continued Eligibility	
Unit Size	Income	Household Size	70% AMI
1 Bedroom	\$31,650	1	\$74,500
2 Bedroom	36,200	2	85,150
3 Bedroom	40,700	3	95,800
4 Bedroom	45,200	4	106,450
		5	114,950
		6	123,500

*Accessible units.

Note: Items noted below pertain to both charts on this page.

The 70% of AMI income limit is set by Zoning Ordinance (ADU provisions) and is determined using the HUD median income of \$152,100, adjusting for household size using the HUD methodology, and rounding to the nearest \$50. Applicants are given notice at time of unit offer of continued income limits. See your supervisor for questions.

*Note: Inform applicants that maximum continued income for these units is 70% of AMI.

FAIRFAX COUNTY RENTAL PROGRAM (FCRP) Continued

Metro West

Income Limits below pertain to scattered site FCRP units.

Unit Size	Income	Household Size	30% AMI Initial Eligibility	70% AMI Continued Eligibility
1 Bedroom	\$31,650	1	\$31,650	\$74,500
1 Bedroom with Den	33,925	2	36,180	85,150
2 Bedroom	36,200	3	40,710	95,800
		4	45,210	106,450

The 70% of MSA income limit is set by Zoning Ordinance (ADU provisions) and is determined using the HUD Applicants are given notice at time of unit offer of continued income limits. See your supervisor for questions.

*Note: Inform applicants that maximum continued income for these units is 70% of AMI.

Pender Oaks

Income Limits below pertain to scattered site FCRP units.

Minimum Household Income at Initial Eligibility		Maximum Household Income at Initial and Continued Eligibility	
Unit Size	Income	Household Size	50% AMI
3 Bedroom	\$30,420	1	\$52,750
		2	60,300
		3	67,850
		4	75,350
		5	81,400
		6	87,450

Applicants are given notice at the time of unit offer of continued income limits. See your supervisor for questions.

FAIRFAX COUNTY RENTAL PROGRAM (FCRP) Continued

Enclave at Fair Lakes

Income Limits below pertain to scattered site FCRP units.

Unit Size	Income	Household Size	30% AMI Initial Eligibility	70% AMI Continued Eligibility
1 Bedroom	\$31,650	1	\$31,650	\$74,500
1 Bedroom with Den	33,925	2	36,180	85,150
2 Bedroom	36,200	3	40,710	95,800
		4	45,210	106,450

Foster's Glen, Park at Fair Oaks

Income Limits below pertain to scattered site FCRP units. Funding CDBG

Minimum Household Income at Initial Eligibility		Maximum Household Income at Initial and Continued Eligibility	
Unit Size	Income	Household Size	50% AMI
3 Bedroom	\$40,700	1	\$52,750
		2	60,300
		3	67,850
		4	75,350
		5	81,400
		6	87,450

Applicants are given notice at the time of unit offer of continued income limits. See your supervisor for questions.

FAIRFAX COUNTY RENTAL PROGRAM (FCRP)

Mount Vernon Gardens

Minimum Household Income at Initial Eligibility		Maximum Household Income at Initial & Continued Eligibility					
Unit Size	Income	Household Size	Maximum Household Income Limits	Maximum Household Income Limits	Maximum Household Income Limits	Maximum Household Income Limits	Maximum Household Income Limits
			Extremely Low (30%) AMI	Very Low (50%) AMI	60% AMI	Low (80%) AMI	100% AMI
Efficiency	\$21,300	1	\$31,650	\$52,750	\$63,900	\$66,750	\$106,500
1 Bedroom	24,350	2	36,200	60,300	73,020	76,250	121,700
2 Bedroom	27,400	3	40,700	67,850	82,140	85,800	136,900
2 Bedroom with Patio	30,450	4	45,200	75,350	91,260	95,300	152,100

FAIRFAX COUNTY RENTAL PROGRAM (FCRP)

Castellani Meadows – Centreville

*(Financing: Federal Low Income Housing Tax Credit [LIHTC] HOME and CDBG)

Minimum Household Income at Initial Eligibility		Household Size	Maximum Household Income at initial Eligibility		No Maximum Continued Occupancy Income Limits per IRS Code Section 42 LIHTC, also see Tax Credit Binder.
50% AMI	60% AMI		50% AMI	60% AMI	
\$31,650	\$36,180	1	\$52,750	\$63,300	
		2	60,300	72,360	
		3	67,850	81,420	
		4	75,350	90,420	
		5	81,400	97,680	

Cedar Ridge Apartments

(Financing: Section 542(c) Risk Sharing Program, HCV Section 8, and Federal Low Income Housing Tax Credit (LIHTC))

Household Size	Maximum Household Income at Initial Eligibility		No Maximum Continued Occupancy Income Limits per IRS Code Section 42 LIHTC, also see Tax Credit Binder
	Section 8 – Very Low (50% AMI) (162 Units)	Section 8 – Low (80% AMI) (32 Units)	
1	\$52,750	\$84,400	
2	60,300	96,480	
3	67,850	108,560	
4	75,350	120,560	
5	81,400	130,240	
6	87,450	139,920	
7	93,450	149,920	
8	99,500	159,200	

FAIRFAX COUNTY RENTAL PROGRAM (FCRP)

Coan Pond Residences – Furnished Efficiency Units

Household Size	Maximum Income at Initial Eligibility (20% AMI)	Maximum Income at Initial Eligibility (60% AMI)	Maximum Income for Continued Eligibility (80% AMI)
1	\$21,300	\$63,300	\$85,200

Note: Per FCRHA Resolution Number 15-09, minimum income is set at 20% AMI. Minimum limit is adjusted by household size using the HUD methodology and rounded up to the nearest \$100.

Crescent Apartments – Reston

(Financing: Local/Non-Federal Funding)

Minimum Household Income at Initial Eligibility		Household Size	Maximum Income at Initial Eligibility (60% AMI)	Maximum Income for Continued Eligibility (100% AMI)
Unit Size	Income			
1 Bedroom	\$31,950	1	\$63,900	\$106,500
2 Bedroom	36,550	2	73,020	121,700
3 Bedroom	41,100	3	82,140	136,900
		4	91,260	152,100
		5	98,580	164,300
		6	105,900	176,500

Note: 100% AMI for initial occupancy applied to households who were occupying units at the time of FCRHA purchase and are the maximum income limits for continued occupancy of all residents.

FAIRFAX COUNTY RENTAL PROGRAM (FCRP)

Hopkins Glen (HOME and CDBG Funded)

Household Size	Maximum Household Income at Initial Eligibility (30%)	Maximum Household Income at Initial Eligibility (50%)	Maximum Household Income at Initial Eligibility (60%)	Maximum Income Continued Eligibility	Maximum Income Continued Eligibility (non-HOME units) 100% AMI
1	\$31,650	\$52,750	\$63,300	For HOME Units, once a participant's income is greater than 80% AMI the participant's rent must be based on 30% of household adjusted income.	\$106,500
2	36,200	60,300	72,360		121,700
3	40,700	67,850	81,420		136,900
4	45,200	75,350	90,420		152,100
5	48,850	81,400	97,680		164,300
6	52,450	87,450	104,940		176,500
7	56,050	93,450	112,140		188,700
8	59,700	99,500	119,400		200,800

Madison Ridge

Income limits below pertain to scattered site FCRP units
(Financing: One Penny Funds)

Unit Size	Minimum Income at Initial Eligibility	Household Size	Maximum Income at Initial Eligibility (50% AMI)	Maximum Income Continued Eligibility (100% AMI)
1 Bedroom	2 x Rent	1	\$52,750	\$106,500
2 Bedroom	2 x Rent	2	60,300	121,700
		3	67,850	136,900
		4	75,350	152,100

Commonwealth @ Westfields

(Financing: CDBG)

Unit Size	Minimum Income at Initial Eligibility	Household Size	Maximum Income at Initial Eligibility (50% AMI)	Maximum Income Continued Eligibility (80% AMI)
1 Bedroom	2 x Rent	1	\$52,750	\$66,750
2 Bedroom	2 x Rent	2	60,300	76,250
		3	67,850	85,800
		4	75,350	95,300

FAIRFAX COUNTY RENTAL PROGRAM (FCRP)

*McLean Hills, Chatham Towne and *Springfield Green (Financing: HOME)

Minimum Household Income at Initial Eligibility		Maximum Household Income at Initial Eligibility (20% of units at McLean Hills)		Maximum Household Income at Initial Eligibility		Maximum Income Continued Eligibility
Unit Size	Income	Household Size	50% AMI	Household Size	80% AMI	
Efficiency	\$31,650	1	\$52,750	1	\$66,750	For HOME Units, once a participant's income is greater than 80% AMI the participant's rent may be based on 30% of household adjusted income.
1 Bedroom	36,200	2	60,300	2	76,250	
2 Bedroom	40,700	3	67,850	3	85,800	
3 Bedroom	45,200	4	75,350	4	95,300	
		5	81,400	5	102,950	
		6	87,450	6	110,550	

Murraygate Village

(Financing: Federal Low Income Tax Credit (LIHTC), HOME, CDBG-R, and Project Base Section 8 (PBRA))

Minimum Household Income at Initial Eligibility		Maximum Household Income at Initial Eligibility		Maximum Household Income at Initial Eligibility		Maximum Household Income at Initial Eligibility	
Unit Size	Income	Household Size	30% AMI (40 PBRA Units)	Household Size	50% AMI	Household Size	60% AMI
1 Bedroom	\$31,650	1	\$31,650	1	\$52,750	1	\$63,300
2 Bedroom	36,200	2	36,180	2	60,300	2	72,360
3 Bedroom	40,700	3	40,710	3	67,850	3	81,420
4 Bedroom	45,200	4	45,210	4	75,350	4	90,420
		5	48,840	5	81,400	5	97,680
		6	52,470	6	87,450	6	104,940
		7	56,070	7	93,450	7	112,140
		8	59,700	8	99,500	8	119,400

Minimum income limits shown apply only to Non-Section 8 units. Minimum income limits based on unit rent and financing. *Not all units are HOME units. Contact HOME Program Coordinator for details.

FAIRFAX COUNTY RENTAL PROGRAM (FCRP)

Parc Reston

Income limits below pertain to scattered site FCRP units.
(Financing: CDBG Funds)

Minimum Household Income at Initial Eligibility		Maximum Household Income at Initial Eligibility		Maximum Household Income for Continued Eligibility	
Unit Size	Income	Household Size	Income (80% AMI)	Household Size	Income (100% AMI)
1 Bedroom	\$31,650	1	\$66,750	1	\$106,500
2 Bedroom	36,200	2	76,250	2	121,700
		3	86,800	3	136,900
		4	95,300	4	152,100

Penderbrook

Income limits below pertain to scattered site FCRP units

Minimum Household Income at Initial Eligibility		Maximum Household Income at Initial Eligibility		Maximum Household Income for Continued Eligibility	
Unit Size	Income	Household Size	Income (80% AMI)	Household Size	Income (100% AMI)
1 Bedroom	\$31,650	1	\$85,200	1	\$106,500
2 Bedroom	36,200	2	97,360	2	121,700
3 Bedroom	40,700	3	109,520	3	136,900
		4	121,700	4	152,100
		5	131,440	5	164,300
		6	141,200	6	176,500

NOTE: Item noted below pertains to both charts on this page.

Applicants are given notice at time of unit offer of continued income limits. See your supervisor for questions.

FAIRFAX COUNTY RENTAL PROGRAM (FCRP)

Stonegate Village

(Financing: Federal Low Income Housing Tax Credit (LIHTC), and Section 8 Subsidies)

Minimum Household Income at Initial Eligibility*		Maximum Household Income at Initial Eligibility for Section 8 Units		Maximum Household Income at Initial Eligibility for Tax Credit Units*	
Unit Size	Income	Household Size	Income (50% AMI)	Household Size	Income (50% AMI)
1 Bedroom	\$31,650	1	\$52,750	1	\$52,750
2 Bedroom	36,180	2	60,300	2	60,300
3 Bedroom	40,710	3	67,850	3	67,850
4 Bedroom	45,210	4	75,350	4	75,350
		5	81,400	5	81,400
		6	87,450	6	87,450
		7	93,450	7	93,450
		8	99,500	8	99,500

Tavenner Lane

Income limits below pertain to 12 FCRP units.

(Financing: Federal Low Income Housing Tax Credit (LIHTC), HOME)

Minimum Household Income Eligibility (FCRP Units ONLY)		Maximum Household Income at Initial Eligibility for Tax Credit Units*	
Unit Size	Income	Household Size	Income (50% AMI)
2 Bedroom	\$36,180	1	\$52,750
3 Bedroom	40,710	2	60,300
		3	67,850
		4	75,350
		5	81,400
		6	87,450

NOTE: Due to this being a tax credit property there is no maximum income for continued occupancy. However, property managers work with residents as their income increases above 140% of the maximum qualifying income limit (50 or 60% AMI) to make residents aware of other housing possibilities. See your lead or supervisor with any questions.

FAIRFAX COUNTY RENTAL PROGRAM (FCRP) Wedgewood

(Financing: County/FCRHA, CDBG)

Household Size	Maximum Household Income at Initial Eligibility 50% AMI	Maximum Household Income at Initial Eligibility 60% AMI	Maximum Household Income at Initial Eligibility 80% AMI*	Maximum Household Income at Initial Eligibility 100% AMI**
1	\$52,750	\$63,300	\$84,400	\$106,500
2	60,300	72,360	96,480	121,700
3	67,850	81,420	108,560	136,900
4	75,350	90,420	120,560	152,100
5	81,400	97,680	130,240	164,300
6	87,450	104,940	139,920	176,500
7	93,450	112,140	149,520	188,700

** The Low Income Limit (80% AMI) published by HUD on huduser.org.

** 100% AMI initial eligibility applies only to those households who were occupying units at time of FCRHA purchase of the property and are the maximum income limits for continued occupancy of all residents.

West Glade-Reston (The Green)

Income limits below pertain to the 24 FCRP units at Westglade.

(Financing: Six (6) Project Based Voucher Units, Federal Low Income Housing Tax Credit (LIHTC))

Minimum Household Income at Initial Eligibility		Maximum Household Income at Initial Eligibility	
Unit Size	Income	Household Size	Income (60% AMI)
2 Bedroom	\$36,180	1	\$63,300
3 Bedroom	40,710	2	72,360
		3	81,420
		4	90,420
		5	97,680
		6	104,940

FAIRFAX COUNTY RENTAL PROGRAM (FCRP)

Woodley Hills Estates Mobile Home Park*

(Financing: County General Obligation Bond and CDBG)

Minimum Household Income at Initial Eligibility		Maximum Household Income at Initial Eligibility**	
Unit Size	Income	Household Size	Income (80% AMI)
2 Bedroom	\$36,200	1	\$66,750
3 Bedroom	40,700	2	76,250
		3	85,800
		4	95,300
		5	102,950
		6	110,550

Woodley Hills Estates is a mobile home park. The FCRHA owns and DHCD manages the park. Residents own their units but pay pad rent on a monthly basis.

* Minimum and Maximum income limits do not apply to any residents relocated from the old Woodley-Nightingale mobile home park in 1990, per HUD rules.

NOTE: This property has no maximum income limits since residents own the mobile home. However, property managers work with residents as their income increases above 100% AMI make residents aware of other housing possibilities. Please see your lead or supervisor with any questions.

FAIRFAX COUNTY RENTAL PROGRAM (FCRP)

Magnet Housing Program

Income limits below pertain to scattered site FCRP units at the following properties:

70% AMI Units are as follows: Charleston Square, East Market (HOME), Fair Oaks Landing, and Legato Corner

80% AMI Units are as follows: Westcott Ridge and Willow Oaks (HOME)

(Financing: FCRHA/County/Other Non-Federal)

Household Size	Maximum Household Income at Initial Eligibility	Maximum Household Income at Initial & Continued Eligibility 70% AMI*	Maximum Household Income at Initial & Continued Eligibility 80% AMI (non-HOME units)**
1	\$31,650	\$74,500	\$85,200
2	36,180	85,150	97,360
3	40,710	95,800	109,520
4	45,210	106,450	121,700
5	48,840	114,950	131,400
6	52,470	123,500	141,200
7	56,070	132,000	150,860
8	59,700	140,500	160,640

*The 70% AMI income limit is set by Zoning Ordinance (ADU provisions). Maximum income limits are adjusted for household size using the HUD methodology, and are rounded to the nearest \$50.

**Westcott Ridge and Willow Oaks are not federally-funded properties, thus the 80% AMI income limit is based on HUD's non-adjusted income limit for Fairfax County, adjusting for household size using HUD's methodology and rounded to the nearest \$50.

NOTE: The Magnet housing program currently serves Fairfax County Police and Sheriff's Department, Public Schools, Fire and Rescue employees, and INOVA OR and ER Nurses, and Surgical, Laboratory, Radiology Technicians, and Respiratory Therapist.

NOTE: These units have 2 year leases.

FAIRFAX COUNTY RENTAL PROGRAM (FCRP)

Magnet Housing Program – Glenwood Mews

Income limits below pertain to scattered site FCRP units

(Financing: CDBG)

Household Size	Maximum Household Income at Initial Eligibility	Maximum Household Income at Initial & Continued Eligibility 80% AMI*
1	\$31,650	\$66,750
2	36,200	76,250
3	40,700	85,800
4	45,200	95,300
5	48,850	102,950
6	52,450	110,550
7	56,050	118,200
8	59,700	125,800

NOTE: Glenwood Mews Magnet housing program currently serves INOVA OR and ER Nurses, and Surgical, Laboratory, Radiology Technicians, and Respiratory Therapist. The program also serves Fairfax County Police and Sheriff's Department, Public Schools and Fire and Rescue employees.

Applicants are given notice at time of unit offer of continued income limits. See your supervisor for questions.

FAIRFAX COUNTY RENTAL PROGRAM SENIOR HOUSING

Braddock Glen Assisted Living Facility

(Financing: Local/Non-Federal Funding)

Household Size	Maximum Household Income at Initial Eligibility 60% AMI
1	\$63,300
2	72,360

Gum Springs Glen**

(Financing: Federal Low Income Housing Tax Credit (LIHTC), HOME)

Minimum Household Income at Initial Eligibility			Maximum Income Continued Eligibility			No Maximum Continued Occupancy Income Limits per IRS Code Section 42 LIHTC, also see Tax Credit Binder and note below
Unit Size	% AMI	Income	Household Size	40% AMI	50% AMI	
1 Bedroom*	40%	\$21,100	1	\$42,200	\$52,750	
2 Bedroom	50%	31,650	2	48,240	60,300	
2 Bedroom	50%	36,180	2			

**Of Gum Springs Glen's 56 one-bedroom units, up to six of them (based on availability) may be offered to qualified residents of the neighboring Gum Springs community. Minimum Income for these units is \$21,100 and the maximum income is based on 30% AMI: 1 Person - \$31,650 and 2 Persons - \$36,180. In addition, up to six units may be subsidized by a private nonprofit to assist very low-income seniors.

***The 40% AMI income limit is set by Virginia Housing and is published on www.virginiahousing.com. The 50% AMI income limit for the Federal Low Income Housing Tax Credit (LIHTC) Program is set by HUD and is published on www.huduser.org.

NOTE: Due to this being a tax credit property there is no maximum income for continued occupancy. However, property managers work with residents as their income increases above 140% of the maximum qualifying income limit (50 or 60% AMI) to make residents aware of other housing possibilities. See your lead or supervisor with any questions.

FAIRFAX COUNTY RENTAL PROGRAM-SENIOR HOUSING

Herndon Harbor House I

(Financing: Federal Low Income Housing Tax Credit (LIHTC))

Minimum Household Income at Initial Eligibility		Maximum Household Income at Initial Eligibility			No Maximum Continued Occupancy Income Limits per IRS Code Section 42 LIHTC, also see Tax Credit Binder and note below
Unit Size	Income	Household Size	50% AMI (54 Units)	60% AMI (6 Units)	
1 Bedroom*	\$31,650	1	\$52,750	\$63,300	
1 Bedroom	36,180	2	60,300	72,360	

NOTE:

Due to this being a tax credit property there is no maximum income for continued occupancy. However, property managers work with residents as their income increases above 140% of the maximum qualifying income (50 or 60% AMI) to make residents aware of other housing possibilities. See your lead or supervisor with any questions.

Note: 2 Units are Project Based units.

Herndon Harbor House II

(Financing: Federal Low Income Housing Tax Credit (LIHTC), HOME)

Minimum Household Income at Initial Eligibility		Maximum Household Income at Initial Eligibility			No Maximum Continued Occupancy Income Limits per IRS Code Section 42 LIHTC, also see Tax Credit Binder and note below
Unit Size	Income	Household Size	50% AMI (12 Units)	60% AMI (48 Units)	
1 Bedroom	\$29,910	1	\$52,750	\$63,300	
1 Bedroom	36,180	2	60,300	72,360	

NOTE:

Due to this being a tax credit property there is no maximum income for continued occupancy. However, property managers work with residents as their income increases above 140% of the maximum qualifying income (50 or 60% AMI) to make residents aware of other housing possibilities. See your lead or supervisor with any questions.

Note: 1 unit is Project Based unit.

FAIRFAX COUNTY RENTAL PROGRAM – SENIOR HOUSING

Morris Glen

(Financing: Federal Low Income Housing Tax Credit (LIHTC), HOME, CDBG)

Minimum Household Income at Initial Eligibility		Maximum Household Income at Initial Eligibility*			No Maximum Continued Occupancy Income Limits per IRS Code Section 42 LIHTC, also see Tax Credit Binder and note below
Unit Size Model	Income	Household Size	50% AMI (28 Units)	60% AMI (32 Units)	
1 Bedroom/A	\$31,650	1	\$52,750	\$63,300	
1 Bedroom/B	31,650	1	52,750	63,300	
1 Bedroom/C	31,650	1	52,750	63,300	
1 Bedroom/D	36,180	2	60,300	72,360	

Olley Glen

(Financing: Federal Low Income Housing Tax Credit (LIHTC)/FCRHA/Tax-Exempt Bonds/
HOME/CDBG)

Minimum Household Income at Initial Eligibility		Maximum Household Income at Initial Eligibility*			No Maximum Continued Occupancy Income Limits per IRS Code Section 42 LIHTC, also see Tax Credit Binder and note below
Model	Income	Household Size	50% AMI (78 Units) Models A and C	60% AMI (12 Units) Model D	
Model A	\$31,650	1	\$52,750	\$63,300	
Model B	31,650	1	52,750	63,300	
Model D	36,180	2	60,300	72,360	

For Olley Glen only: due to this being a tax credit property there is no maximum income for continued occupancy. However, property managers work with residents as their income increases above 140% of the maximum qualified income (50 or 60% AMI) to make residents aware of other housing possibilities. See your lead or supervisor with any questions.

FAIRFAX COUNTY RENTAL PROGRAM – SENIOR HOUSING

Lincolnia Assisted Living (Financing: County/FCRHA, CDBG)

Household Size	Maximum Income at Initial Eligibility 50% AMI
1	\$52,750

Lincolnian Senior Residences (Financing: County/FCRHA, HOME, CDBG)

Household Size	Maximum Income at Initial Eligibility 50% AMI
1	\$52,750
2	60,300

Note: Priority for individuals/households with incomes of \$10,830 or less.

Little River Glen

(Financing: County/FCRHA/Tax-Exempt Bonds/Risk-Sharing, HOME, CDBG)

Minimum Household Income at Initial Eligibility		Maximum Household Income at Initial Eligibility*		
Unit Size Model	Income	Household Size	60% AMI (12 Units)	HOME 80% AMI (108 Units)
1 Bedroom/A	\$31,650	1	\$63,300	\$66,750
1 Bedroom/B	31,650	1	63,300	66,750
1 Bedroom/C	31,650	1	63,300	66,750
1 Bedroom/D	36,200	2	72,360	76,250

Twelve units at Little River Glen are set at 60% of AMI, based on the Median Family Income
The Area Median Income = \$152,100 for FY 2023 per HUD and found at www.huduser.org

FAIRFAX COUNTY RENTAL PROGRAM – SENIOR HOUSING

Saintsbury Plaza

Income Limits below pertain to scattered site FCRP units

Minimum Household Income at Initial Eligibility		Maximum Household Income at Initial & Continued Eligibility	
Unit Size	Income	Household Size	70% AMI
2 Bedroom	\$31,650	2	\$85,150
		3	95,800
		4	106,450

The 70% of AMI income limit is set by Zoning Ordinance (ADU provisions). Maximum income limits are adjusted for household size using the HUD methodology and are rounded to the nearest \$50.

Primary lease holder must be 55 or older.

Applicants are given notice at time of unit offer of continued income limits. See your supervisor for questions.

Atrium at Metro West Affordable Dwelling Units (ADUs) Senior Property

Income Limits below pertain to scattered site FCRP units

Minimum Household Income at Initial Eligibility		Maximum Household Income at Initial & Continued Eligibility	
Unit Size	Income	Household Size	50% AMI
2 Bedroom	\$36,180	2	\$60,850
		3	68,450
		4	76,050

Primary lease holder must be 55 or older.

Applicants are given notice at time of unit offer of continued income limits. See your supervisor for questions.

NOTE: Although Atrium at Metro West is FCRP, the rents are restricted to 50% AMI.

FAIRFAX COUNTY RENTAL PROGRAM – SENIOR HOUSING

Crest of Alexandria

Income Limits below pertain to scattered-site FCRP units

Minimum Household Income at Initial Eligibility		Maximum Household Income at Initial & Continued Eligibility	
Unit Size	Income	Household Size	70% AMI
1 Bedroom	\$31,650	1	\$74,550
2 Bedroom	\$36,200	2	85,830
		3	95,830
		4	106,470

Primary lease holder must be 55 or older.

Applicants are given notice at time of unit offer of continued income limits. See your supervisor for questions.

AFFORDABLE DWELLING UNIT (ADU) RENTAL PROGRAM

Properties are Privately Owned, Managed and Financed

Maximum Household Income Limits at Initial and Continued Occupancy

Household Size	50% AMI (1/3 rd of Units)	70% AMI (2/3 rd of Units)
1	\$53,250	\$74,500
2	60,850	85,150
3	68,450	95,800
4	76,050	106,450
5	82,150	114,950
6	87,450	123,500
7	94,300	132,500
8	100,400	140,500

For HOME funded ADUs, once a participant's income is greater than 80% AMI the participant's rent must be based on 30% of household adjusted income.

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

Income Limits at Initial Eligibility for Property/Programs Funded Using Federal CDBG Funds and HOME Funds

Household Size	CDBG and HOME (30% AMI) Extremely Low	CDBG and HOME (50% AMI) Very Low	CDBG and HOME (80% AMI)* Low
1	\$31,650	\$52,720	\$66,750
2	36,180	60,300	76,250
3	40,710	67,850	85,800
4	45,210	75,350	95,300
5	48,840	81,400	102,950
6	52,470	87,450	110,550
7	56,070	93,450	118,200
8	59,700	99,500	125,800

*Per HUD Methodology, the Low income limit (80% AMI) cannot exceed the area median income. This is the adjusted 80% income level.

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

**Commonwealth of Westfields (CDBG) is restricted to 50% of AMI

FIRST-TIME HOMEBUYERS PROGRAM Affordable Dwelling Unit (ADU) Homeownership Program

Buyers arrange their own mortgage financing. Many use Virginia Housing programs

Household Size	Maximum Income at Initial Eligibility (70% AMI)
1	\$74,500
2	85,150
3	95,800
4	106,450
5	114,950
6	123,500
7	132,000
8	140,500

AFFORDABLE HOUSING PARTNERSHIP PROGRAM (AHPP)

Multifamily Tax-Exempt Financing			Federal Tax Credits	
Household Size	Low (50% AMI)*	Low (60% AMI)*	50% AMI	60% AMI
1	\$52,750	\$63,300	\$52,750	\$63,300
2	60,300	72,360	60,300	72,360
3	67,850	81,420	67,850	81,420
4	75,350	90,420	75,350	90,420
5	81,400	97,680	81,400	97,680
6	87,450	104,940	87,450	104,940

*The 50% and 60% AMI income limit for the Federal Low Income Housing Tax Credit (LIHTC) Program is set by HUD and is published on www.huduser.org.

FIRST-TIME HOMEBUYERS PROGRAM

Founders Ridge

Maximum Household Income at Initial Eligibility: All Housing Sizes*

Buyers arrange their own mortgage financing. Many use Virginia Housing programs.

\$75,350

* Maximum income is based on 50% of the AMI median income of \$152,100 for FY 2023 per HUD. Some households may be eligible for additional allowances that are added to the maximum income. Additions include: \$2,500 for each dependent; \$5,000 for childcare; and \$500 if head of household is 62 years of age or older or has a disability.

2023 Income Limits for Fairfax County

HOME IMPROVEMENT LOAN PROGRAM (HILP)

Funding Sources and Eligible Areas/ Programs	CDBG FUNDS				COUNTY FUNDS		BANK FUNDS		Loans to Moderate Income Households in the Following Areas Only: Conservation Areas - Bailey's Crossroads, Huntington, Leehigh Village, Lincoln-Lewis-Vannoy, James Lee, Jefferson Village, Jefferson Manor, Ordway Road and Wiley/Gunston Heights Rehab Districts - Bailey's Crossroads, Falls Church, and Richmond Highway Area Redevelopment Areas - Woodley Hills Estates, Groveton, and Gum Springs
	Statistical Purposes Only	Deferred Partial Payment-Elderly Only	4%	6%	*2%-4%	*4%-6%	4%	6%	
CDBG Amortized or Deferred Loans or Grants throughout Fairfax County, City of Fairfax, Town of Clifton, Town of Herndon, and Town of Vienna									
Limited Equity Loans – Only In Conservation/Redevelopment Area and Rehab Districts									
Mobile Home Improvement Loans or Grants – Owners of Mobile Homes									
Accessory Dwelling Unit Program – Eligible Homeowners									
Home Repair for the Elderly Program – Throughout Fairfax County, City of Fairfax, Town of Herndon, Town of Clifton, and Town of Vienna									
Interest Rate									
Income	30% AMI (Extremely Low)	40%	50% AMI (Very Low)	80% AMI (Low)	50% AMI	80% AMI Unadjusted**	50% AMI (Very Low)	80% AMI (Low)	100% AMI
Household Size									
1	\$31,650	\$42,200	\$52,750	\$66,750	\$53,250	\$85,200	\$52,750	\$66,750	\$106,500
2	36,200	48,240	60,300	76,250	60,850	97,360	60,300	76,250	121,700
3	40,700	54,280	67,850	85,800	68,450	109,520	67,850	85,800	136,900
4	45,200	60,280	75,350	95,300	76,050	121,700	75,350	95,300	152,100
5	58,850	65,120	81,400	102,950	82,150	131,440	81,400	102,950	164,300
6	52,450	69,960	87,450	110,950	88,250	141,200	87,450	110,950	176,500
7	56,050	74,760	93,450	118,200	94,350	150,960	93,450	118,200	188,700
8	59,700	79,600	99,500	125,800	100,400	160,640	99,500	125,800	200,800

* The 40% AMI income limit is set by Virginia Housing and is published on www.virginiahousing.com.

** The 80% AMI income limit is based on HUD's non-adjusted income limit for Fairfax County, adjusted for household size using HUD's methodology and rounded to the nearest \$50.

*** 100% AMI income limits are adjusted for household size using the HUD methodology and are rounded to the nearest \$50.