



## **2025 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

## 2025 Program Income Limits

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**For Calendar Year 2025 the Median Family Income  
is \$163,900 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	\$34,450	\$57,400	\$74,800
2	\$39,350	\$65,600	\$85,450
3	\$44,250	\$73,800	\$96,150
4	\$49,150	\$81,950	\$106,800
5	\$53,100	\$88,550	\$115,350
6	\$57,050	\$95,100	\$123,900
7	\$60,950	\$101,650	\$132,450
8	\$64,900	\$108,200	\$141,000

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.

# 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	\$34,450	\$57,400	\$74,800
2	\$39,350	\$65,600	\$85,450
3	\$44,250	\$73,800	\$96,150
4	\$49,150	\$81,950	\$106,800
5	\$53,100	\$88,550	\$115,350
6	\$57,050	\$95,100	\$123,900
7	\$60,950	\$101,650	\$132,450
8	\$64,900	\$108,200	\$141,000

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 Low Income Housing Tax Credit.
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 after reaching 120% AMI before having to move off the program. This applies to RAD households that enter the program with zero HAP and those that enter with a HAP.
3. Zero-HAP households who were living in public housing unit prior to conversion to the RAD PBV are "grand-fathered" and can remain in the unit with no time limit at zero HAP.

# FAIRFAX COUNTY RENTAL PROGRAM (FCRP)

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

Maximum Household Income at Initial Eligibility (FCRP)**		Maximum Income Continued Eligibility for FCRP Units
Household Size	Income Limits (80% AMI)	Income Limits (100% AMI)
1	\$91,840	\$114,800
2	\$104,960	\$131,200
3	\$118,080	\$147,600
4	\$131,150	\$163,900
5	\$141,680	\$177,100
6	\$152,160	\$190,200
7	\$162,640	\$203,300

\*\* The Low Income Limit (80% AMI) is published by HUD on [huduser.org](http://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 :** Holly Acres, Lorton Valley\*, and Willow Oaks (two non-Magnet Housing Program Units)

Maximum Household Income at Initial Eligibility		Continued Income Eligibility		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.
Unit Size	Household Size	60% AMI	70% AMI (non-HOME units)	
1 Bedroom	1	\$68,880	\$80,350	
1 Bedroom with Den	2	\$78,720	\$91,800	
2 Bedroom	3	\$88.560	\$103,300	
3 Bedroom	4	\$98,340	\$114,750	
4 Bedroom	5	\$106,260	\$123,950	
Willow Oaks:	6	\$114,120	\$133,100	
	7	\$121,980	\$142,300	
4 Bedroom	8	\$129,840	\$151,450	

\*Accessible 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)

Maximum Household Income at Initial Eligibility		Continued Income Eligibility	
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	\$68,880	\$80,350	
2	\$78,720	\$91,800	
3	\$88.560	\$103,300	
4	\$98,340	\$114,750	
5	\$106,260	\$123,950	
6	\$114,120	\$133,100	

**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](http://www.huduser.org).

# FAIRFAX COUNTY RENTAL PROGRAM (FCRP) Continued

## Faircrest, Laurel Hill, and Westbriar\*

Maximum Household Income at Initial and Continued Eligibility	
Household Size	70% AMI
1	\$80,350
2	\$91,800
3	\$103,300
4	\$114,750
5	\$123,950
6	\$133,100
7	\$142,300
8	\$151,450

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

Maximum Household Income at Initial and Continued Eligibility		
Unit Size	Household Size	70% AMI
1 Bedroom	1	\$80,350
2 Bedroom	2	\$91,800
3 Bedroom	3	\$103,300
4 Bedroom	4	\$114,750
	5	\$123,950
	6	\$133,100

\*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 \$163,900, 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.

# FAIRFAX COUNTY RENTAL PROGRAM (FCRP) Continued

## Metro West

Income Limits below pertain to scattered site FCRP units.

Unit Size	Household Size	70% AMI Continued Eligibility
1 Bedroom	1	\$80,350
1 Bedroom with Den	2	\$91,800
2 Bedroom	3	\$103,300
	4	\$114,750

The 70% of AMI income limit is set by Zoning Ordinance (ADU provisions) and is determined using the HUD median income of \$163,900, 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.

## Pender Oaks

Income Limits below pertain to scattered site FCRP units.

Maximum Household Income at Initial and Continued Eligibility		
Unit Size	Household Size	50% AMI
3 Bedroom	3	\$73,750
	4	\$81,950
	5	\$88,500
	6	\$95,050

Applicants are given notice at the time of unit offer of continued income limits.

# FAIRFAX COUNTY RENTAL PROGRAM (FCRP) Continued

## Enclave at Fair Lakes

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

Unit Size	Household Size	70% AMI Continued Eligibility
1 Bedroom	1	\$80,350
1 Bedroom with Den	2	\$91,800
2 Bedroom	3	\$103,300
	4	\$114,750

## Foster's Glen, Park at Fair Oaks

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

Maximum Household Income at Initial and Continued Eligibility		
Unit Size	Household Size	50% AMI
3 Bedroom	3	\$57,400
	4	\$65,600
	5	\$73,800
	6	\$81,950

Applicants are given notice at the time of unit offer of continued income limits.

# FAIRFAX COUNTY RENTAL PROGRAM (FCRP)

## Mount Vernon Gardens

Maximum Household Income at Initial & Continued Eligibility						
Unit Size	Household Size	Maximum Household Income Limits				
		Extremely Low (30%) AMI	Very Low (50%)AMI	60%AMI	Low (80%) AMI	100% AMI
Efficiency	1	\$34,450	\$57,400	\$68,880	\$74,800	\$114,800
1 Bedroom	2	\$39,350	\$65,600	\$78,720	\$85,450	\$131,200
2 Bedroom	3	\$44,250	\$73,800	\$88,560	\$96,150	\$147,600
2 Bedroom w/ Patio	4	\$96,150	\$81,950	\$98,340	\$106,800	\$163,900

# FAIRFAX COUNTY RENTAL PROGRAM (FCRP)

## Castellani Meadows – Centreville

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

Household Size	Maximum Household Income at initial Eligibility		No Maximum Continued Occupancy Income Limits per IRS Code Section 42 LIHTC.
	50% AMI	60% AMI	
1.	\$57,400	\$68,880	
2	\$65,600	\$78,720	
3	\$73,800	\$88,560	
4	\$81,950	\$98,340	
5	\$88,550	\$106,260	

## 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.
	Section 8 – Very Low (50% AMI) (162 Units)	Section 8 – Low (80% AMI) (32 Units)	
1	\$57,400	\$74,800	
2	\$65,600	\$85,450	
3	\$73,800	\$96,150	
4	\$81,950	\$106,800	
5	\$88,550	\$115,350	
6	\$95,100	\$123,900	
7	\$101,650	\$132,450	
8	\$108,200	\$141,000	

# FAIRFAX COUNTY RENTAL PROGRAM (FCRP)

## Coan Pond Residences – Furnished Efficiency Units

/

Unit Size	Initial Eligibility (20% AMI)	Maximum Income at Initial Eligibility (60% AMI)	Maximum Income for Continued Eligibility (80% AMI)
1	\$22,960	\$68,880	\$74,800

**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)

Unit Size	Household Size	Maximum Income at Initial Eligibility (60% AMI)	Maximum Income for Continued Eligibility (100% AMI)
1 Bedroom	1	\$68,880	\$114,800
2 Bedroom	2	\$78,720	\$132,200
3 Bedroom	3	\$88,560	\$147,600
4 Bedroom	4	\$98,340	\$163,900
	5	\$106,260	\$177,100
	6	\$114,120	\$190,200

**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

### Hopkins Glen (HOME and CDBG Funded)

Household Size	Maximum Household Income Eligibility (30%)	Maximum Household Income Eligibility (50%)	Maximum Household Income Eligibility (60%)	Maximum Income Continued Eligibility	Maximum Income Continued Eligibility (non-HOME units) 100% AMI
1	\$34,450	\$57,400	\$68,880	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.	\$114,800
2	\$39,350	\$65,600	\$78,720		\$131,200
3	\$44,250	\$73,800	\$88,560		\$147,600
4	\$49,150	\$81,950	\$98,340		\$163,900
5	\$53,100	\$88,550	\$106,260		\$177,100
6	\$57,050	\$95,100	\$114,120		\$190,200
7	\$60,950	\$101,650	\$121,980		\$203,300
8	\$64,900	\$108,200	\$129,800		\$216,400

### Madison Ridge

Income limits below pertain to scattered site FCRP units

(Financing: Fairfax County Affordable Housing Development and Investment Fund)

Unit Size	Household Size	Maximum Income Eligibility (50% AMI)	Maximum Income Continued Eligibility (100% AMI)
1 Bedroom	1	\$57,400	\$114,800
2 Bedroom	2	\$65,600	\$131,200
	3	\$73,800	\$147,600
	4	\$81,950	\$163,900

### Commonwealth @ Westfields

(Financing: CDBG)

Unit Size	Household Size	Maximum Income at Initial Eligibility (50% AMI)	Maximum Income Continued Eligibility (80% AMI)
1 Bedroom	1	\$57,400	\$74,800
2 Bedroom	2	\$65,600	\$85,450
	3	\$73,800	\$96,150
	4	\$81,950	\$106,800

# FAIRFAX COUNTY RENTAL PROGRAM (FCRP)

## \*McLean Hills, Chatham Towne and \*Springfield Green

(Financing: HOME)

Unit size	Maximum Household Income Eligibility (20% of units at McLean Hills)		Maximum Household Income Initial Eligibility		Maximum Income Continued Eligibility
	Household Size	50% AMI	Household Size	80% AMI	
Efficiency	1	\$57,400	1	\$74,800	
1 Bedroom	2	\$65,600	2	\$85,450	
2 Bedroom	3	\$73,800	3	\$96,150	
3 Bedroom	4	\$81,950	4	\$106,800	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.
	5	\$88,550	5	\$115,350	
	6	\$95,100	6	\$123,900	

## Murraygate Village

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

Unit Size	Maximum Household Income at Initial Eligibility		Maximum Household Income at Initial Eligibility		Maximum Household Income at Initial Eligibility	
	Household Size	30% AMI (40 PBRA Units)	Household Size	50% AMI	Household Size	60% AMI
1 Bedroom	1	\$34,440	1	\$57,400	1	\$68,880
2 Bedroom	2	\$39,360	2	\$65,600	2	\$78,720
3 Bedroom	3	\$44,280	3	\$73,800	3	\$88,560
4 Bedroom	4	\$49,170	4	\$81,950	4	\$98,340
	5	\$53,130	5	\$88,550	5	\$106,260
	6	\$57,060	6	\$95,100	6	\$114,120
	7	\$60,990	7	\$101,650	7	\$121,980
	8	\$64,920	8	\$108,200	8	\$129,840

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

# FAIRFAX COUNTY RENTAL PROGRAM (FCRP)

## Parc Reston

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

Maximum Household Income at Initial Eligibility			Maximum Household Income for Continued Eligibility	
Unit Size	Household Size	Income 80% AMI	Household Size	Income (100% AMI)
1 Bedroom	1	\$74,800	1	\$114,800
2 Bedroom	2	\$85,450	2	\$131,200
	3	\$96,150	3	\$147,600
	4	\$106,800	4	\$163,900

## Penderbrook

Income limits below pertain to scattered site FCRP units

Maximum Household Income at Initial Eligibility			Maximum Household Income for Continued Eligibility	
Unit Size	Household Size	Income 80% AMI	Household Size	Income (100% AMI)
1 Bedroom	1	\$91,840	1	\$114,800
2 Bedroom	2	\$104,960	2	131,200
3 Bedroom	3	\$118,080	3	147,600
	4	\$131,150	4	163,900
	5	\$141,680	5	177,100
	6	\$152,160	6	190,200

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

Applicants are given notice at time of unit offer of continued income limits.

# FAIRFAX COUNTY RENTAL PROGRAM (FCRP)

## Stonegate Village

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

Bedroom Size	Maximum Household Income at Initial Eligibility for Section 8 Units		Maximum Household Income at Initial Eligibility for Tax Credit Units*	
	Household Size	Income (50% AMI)	Household Size	Income (50% AMI)
1 Bedroom	1	\$57,400	1	\$57,400
2 Bedroom	2	\$65,600	2	\$65,600
3 Bedroom	3	\$73,800	3	\$73,800
4 Bedroom	4	\$81,950	4	\$81,950
	5	\$88,550	5	\$88,550
	6	\$95,100	6	\$95,100
	7	\$101,650	7	\$101,650
	8	\$108,200	8	\$108,200

## Tavenner Lane

Income limits below pertain to 12 FCRP units.

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

Unit Size	Maximum Household Income at Initial Eligibility for Tax Credit Units*	
	Household Size	Income (50% AMI)
2 Bedroom	1	\$57,400
3 Bedroom	2	\$65,600
	3	\$69,650
	4	\$77,350
	5	\$83,550
	6	\$89,750

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.

# 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	\$57,400	\$68,880	\$74,800	\$114,800
2	\$65,600	\$78,720	\$85,450	\$131,200
3	\$73,800	\$88,560	\$96,150	\$147,600
4	\$81,950	\$98,340	\$106,260	\$163,900
5	\$88,550	\$106,260	\$115,350	\$177,100
6	\$95,100	\$114,120	\$123,900	\$190,200
7	\$101,650	\$121,980	\$141,000	\$203,300

\*\* The Low Income Limit (80% AMI) published by HUD on [huduser.org](http://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)

Unit Size	Maximum Household Income at Initial Eligibility	
	Household Size	Income (60% AMI)
2 Bedroom	1	\$68,880
3 Bedroom	2	\$78,720
	3	\$88,560
	4	\$98,340
	5	\$106,260
	6	\$114,120

## FAIRFAX COUNTY RENTAL PROGRAM (FCRP)

### Woodley Hills Estates Manufactured Housing\*

(Financing: County General Obligation Bond and CDBG)

Unit Size	Maximum Household Income at Initial Eligibility**	
	Household Size	Income (80% AMI)
2 Bedroom	1	\$74,800
3 Bedroom	2	\$85,450
	3	\$96,150
	4	\$106,800
	5	\$115,350
	6	\$123,900

Woodley Hills Estates is a manufactured housing development. 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 previous manufactured housing development in 1990, per HUD rules.

NOTE: This property has no maximum income limits since residents own their manufactured housing. However, property managers work with residents as their income increases above 100% AMI, make residents aware of other housing possibilities.

# 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	Minimum 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	\$34,450	\$80,350	\$91,840
2	\$39,350	\$91,800	\$104,960
3	\$44,250	\$103,300	\$118,080
4	\$49,150	\$114,750	\$131,150
5	\$53,100	\$123,950	\$141,680
6	\$57,050	\$133,100	\$152,160
7	\$60,950	\$142,300	\$162,640
8	\$64,900	\$151,450	\$173,120

\*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 Departments, Fairfax County Public Schools, Fairfax County Fire and Rescues, and INOVA OR and ER Nurses, and Surgical, Laboratory, Radiology Technicians, and Respiratory Therapists.

**NOTE:** These units have two 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	Minimum Household Income at Initial Eligibility	Maximum Household Income at Initial & Continued Eligibility 80% AMI*
1	\$34,450	\$74,800
2	\$39,350	\$85,450
3	\$44,250	\$96,150
4	\$49,150	\$106,800
5	\$53,100	\$115,350
6	\$57,050	\$123,900
7	\$60,950	\$132,450
8	\$64,900	\$141,000

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.

Applicants are given notice at time of unit offer of continued income limits.

# FAIRFAX COUNTY RENTAL PROGRAM SENIOR HOUSING

## Braddock Glen Assisted Living Facility

(Financing: Local/Non-Federal Funding)

Household Size	Maximum Household Income at Initial Eligibility <b>60% AMI</b>
1	\$68,880
2	\$78,720

## Gum Springs Glen\*\*

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

Bedroom Size	Maximum Income Continued Eligibility			No Maximum Continued Occupancy Income Limits per IRS Code Section 42 LIHTC, also see note below.
	Household Size	40% AMI	50% AMI	
1 Bedroom*	1	\$45,920	\$57,400	
2 Bedroom	2	\$52,480	\$65,600	
2 Bedroom	2	\$52,480	\$65,600	

\*\*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. 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](http://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](http://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.

# FAIRFAX COUNTY RENTAL PROGRAM-SENIOR HOUSING

## Herndon Harbor House I

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

Unit Size	Maximum Household Income at Initial Eligibility			No Maximum Continued Occupancy Income Limits per IRS Code Section 42 LIHTC, also see note below.
	Household Size	50% AMI (54 Units)	60% AMI (6 Units)	
1 Bedroom*	1	\$57,400	\$68,880	
1 Bedroom	2	\$65,600	\$78,720	

**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

Note: Two units are Project Based Voucher units.

## Herndon Harbor House II

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

Maximum Household Income at Initial Eligibility				No Maximum Continued Occupancy Income Limits per IRS Code Section 42 LIHTC, also see note below.
Unit Size	Household Size	50% AMI (12 Units)	60% AMI (48 Units)	
1 Bedroom	1	\$57,400	\$68,880	
1 Bedroom	2	\$65,600	\$78,720	

**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

Note: One unit is Project Based Voucher.

# FAIRFAX COUNTY RENTAL PROGRAM – SENIOR HOUSING

## Morris Glen

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

Maximum Income at Initial Eligibility			
Unit Size Model	Household Size	50% AMI (28 Units)	60% AMI (32 Units)
1 Bedroom/A	1	\$57,400	\$68,880
1 Bedroom/B	1	\$57,400	\$68,880
1 Bedroom/C	1	\$57,400	\$68,880
1 Bedroom/D	2	\$65,600	\$78,720

No Maximum Continued Occupancy Income Limits per IRS Code Section 42 LIHTC, also see note below.

## Olley Glen

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

Maximum Income at Initial Eligibility			
Model	Household Size	50% AMI (78 Units) Models A and C	60% AMI (12 Units) Model D
Model A	1	\$57,400	\$68,880
Model B	1	\$57,400	\$68,880
Model D	2	\$65,600	\$78,720

No Maximum Continued Occupancy Income Limits per IRS Code Section 42 LIHTC, also see note below

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.

# FAIRFAX COUNTY RENTAL PROGRAM – SENIOR HOUSING

## Lincolnia Assisted Living

(Financing: County/FCRHA, CDBG)

Household Size	Maximum Income at Initial Eligibility 50% AMI
1	\$57,400

## Lincolnian Senior Residences

(Financing: County/FCRHA, HOME, CDBG)

Household Size	Maximum Income at Initial Eligibility 50% AMI
1	\$57,400
2	\$65,600

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

## Little River Glen I

(Financing: County/FCRHA/Tax-Exempt Bonds, NHTF, LIHTC, PBV and HOME)

Unit Size Model	Household Size	5 NHTF Units 30% AMI	2 HOME and 80 PBV Units 50% AMI	60% AMI
1 Bedroom/A	1	\$34,450	\$57,400	\$68,880
1 Bedroom/B	1	\$34,450	\$57,400	\$68,880
1 Bedroom/C	1	\$34,450	\$57,400	\$68,880
1 Bedroom/D	2	\$39,350	\$65,600	\$78,720

Note: Total 11 HOME units with 2 units below 50% AMI, NHTF (National Housing Trust Fund) requires 5 units set aside at 30% AMI and remaining units below 60% AMI. 50 PBV units at 50% AMI. No minimum for PBV units.

The Area Median Income = \$163,900 for FY 2025 per HUD and found at [www.huduser.org](http://www.huduser.org)

# FAIRFAX COUNTY RENTAL PROGRAM – SENIOR HOUSING

## Saintsbury Plaza

Income Limits below pertain to scattered site FCRP units

Maximum Household Income at Initial & Continued Eligibility		
Unit Size	Household Size	70% AMI
2 Bedroom	2	\$91,840
	3	\$104,960
	4	\$118,080

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.

## Atrium at Metro West

Income Limits below pertain to scattered site FCRP units

Maximum Household Income at Initial & Continued Eligibility		
Unit Size	Household Size	50% AMI
2 Bedroom	2	\$65,550
	3	\$73,750
	4	\$81,950

Primary lease holder must be 55 or older.

Applicants are given notice at time of unit offer of continued income limits.

**NOTE:** Rents are restricted to 50% AMI.

## FAIRFAX COUNTY RENTAL PROGRAM – SENIOR HOUSING

### Crest of Alexandria

Income Limits below pertain to scattered-site FCRP units

Maximum Household Income at Initial & Continued Eligibility		
Unit Size	Household Size	70% AMI
1 Bedroom	1	\$80,360
2 Bedroom	2	\$91,840
	3	\$103,320
	4	\$114,730

Primary lease holder must be 55 or older.

Applicants are given notice at time of unit offer of continued income limits.

## 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	\$34,450	\$57,400	\$74,800
2	\$39,350	\$65,600	\$85,450
3	\$44,250	\$73,800	\$96,150
4	\$49,150	\$81,950	\$106,800
5	\$53,100	\$88,550	\$115,350
6	\$57,050	\$95,100	\$123,900
7	\$60,950	101,650	\$132,450
8	\$64,900	\$108,200	\$141,000

\*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

## Affordable Dwelling Unit (ADU) Rental Program

(Properties are Privately Owned, Managed and Financed)

Maximum Households Income Limits at Initial and Continued Occupancy

Household Size	50% AMI	70% AMI
1	\$57,350	\$80,350
2	\$65,550	\$91,800
3	\$73,750	\$103,300
4	\$81,950	\$114,750
5	\$88,500	\$123,950
6	\$95,050	\$133,100
7	\$101,600	\$142,300
8	\$108,150	\$151,450

## **FIRST-TIME HOMEBUYERS PROGRAM**

### **Affordable Dwelling Unit (ADU) Homeownership Program**

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

Household Size	Maximum Income at Initial Eligibility (70% AMI)
1	\$80,350
2	\$103,300
3	\$114,750
4	\$114,750
5	\$123,950
6	\$133,100
7	\$142,300
8	\$151,450

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.

## Workforce Dwelling Unit (WDU) Rental Program

Household Size	Maximum Income at Initial Eligibility (60% AMI)	Maximum Income at Initial Eligibility (70% AMI)	Maximum Income at Initial Eligibility (80% AMI)	Maximum Income at Initial Eligibility (100% AMI)	Maximum Income at Initial Eligibility (120% AMI)
1	\$68,850	\$80,350	\$91,750	\$114,750	\$137,700
2	\$78,700	\$91,800	\$104,900	\$131,100	\$157,350
3	\$88,500	\$103,300	\$118,000	\$147,500	\$177,050
4	\$98,350	\$114,750	\$131,100	\$163,900	\$196,700

**FIRST-TIME HOMEBUYERS PROGRAM**  
**Workforce Dwelling Unit (WDU) Homeownership Program**

Household Size	Maximum Income at Initial Eligibility (70% AMI)	Maximum Income at Initial Eligibility (80% AMI)	Maximum Income at Initial Eligibility (100% AMI)	Maximum Income at Initial Eligibility (120% AMI)
1	\$80,350	\$91,750	\$114,750	\$137,700
2	\$91,800	\$104,900	\$131,100	\$157,350
3	\$103,300	\$118,000	\$147,500	\$177,050
4	\$114,750	\$131,100	\$163,900	\$196,700
5	\$123,950	\$141,600	\$177,0100	\$212,450
6	\$133,100	\$152,100	\$190,100	\$228,150
7	\$142,300	\$162,550	\$203,250	\$243,900
8	\$151,450	\$173,050	\$216,350	\$259,650

## **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	\$57,400	\$68,880	\$57,400	\$68,880
2	\$65,600	\$78,720	\$65,600	\$78,720
3	\$73,800	\$88,560	\$73,800	\$88,560
4	\$81,950	\$98,340	\$81,950	\$98,340
5	\$88,550	\$106,260	\$88,550	\$106,260
6	\$95,100	\$114,120	\$95,100	\$114,120

\*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](http://www.huduser.org).

# 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, Lehigh 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
	CDBG Amortized or Deferred Loans or Grants throughout Fairfax County, City of Fairfax, Town of Clifton, Town of Herndon, and Town of Vienna			County Subsidized Bank Loans  County Amortized or Deferred Loans or Grants  *FCRHA Rehabilitation Loans  Replacement Housing Loans  Mobile Home Improvement Loans			(CDBG Subsidized when Available)  Throughout Fairfax County, City of Fairfax, Town of Herndon, Town of Clifton, and Town of Vienna		
Interest Rate	Statistical Purposes Only	Deferred Partial Payment-Elderly Only	4%	6%	*2%-4%	*4%-6%	4%	6%	6%
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	\$34,450	\$45,920	\$57,400	\$74,800	\$54,150	\$91,840	\$57,400	\$74,800	\$114,800
2	\$39,350	\$52,480	\$65,600	\$85,450	\$61,900	\$104,960	\$65,600	\$85,450	\$131,200
3	\$44,250	\$59,040	\$73,800	\$96,150	\$69,650	\$118,080	\$73,800	\$96,150	\$147,600
4	\$49,150	\$65,560	\$81,950	\$106,800	\$77,350	\$131,150	\$81,950	\$106,800	\$163,900
5	\$53,100	\$70,840	\$88,550	\$115,350	\$83,550	\$141,680	\$88,550	\$115,350	\$177,100
6	\$57,050	\$76,080	\$95,100	\$123,900	\$89,750	\$152,160	\$95,100	\$123,900	\$190,200
7	\$60,950	\$81,320	\$101,650	\$132,450	\$95,950	\$162,640	\$101,650	\$132,450	\$203,300
8	\$64,900	\$86,560	\$108,200	\$141,000	\$102,150	\$173,120	\$108,200	\$141,000	\$216,400

\* The 40% AMI income limit is set by Virginia Housing and is published on [www.virginiahousing.com](http://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.