

Fairfax County Affordable Dwelling Unit Program

INCOME LIMITS



Approved by the
Fairfax County Redevelopment
and Housing Authority
on July 26, 1990

LATEST REVISION: July 1, 2023

Fairfax County
Affordable Dwelling Unit Program Income Limits

Section I
Applicability

This document establishes the maximum income limits for the Affordable Dwelling Unit Program (ADU Program) pursuant to Article 5, Sections 5101.1 and 5101.8.B of the Fairfax County Zoning Ordinance. The ADU Program establishes maximum household income limits at 50 and 70 percent or less of the Area Median Income (AMI) for rental ADUs and at 70 percent or less of the AMI for for-sale ADUs. The 2023 AMI for a household of four is \$152,100 as set by the US Department of Housing and Urban Development.

Section II
Maximum Income Limits

The maximum income limits are calculated based on the 2023 AMI, adjusted for household size, and income tiers served. To calculate the maximum income limit for each household size, multiply \$152,100 by 50 percent or 70 percent times the adjustment factor and round to the nearest \$50.

Household Size	Adjustment Factors	Maximum Income Limits for 50% AMI	Maximum Income Limits for 70% AMI
1	70%	\$53,250	\$74,500
2	80%	\$60,850	\$85,150
3	90%	\$68,450	\$95,800
4	100%	\$76,050	\$106,450
5	108%	\$82,150	\$114,950
6	116%	\$88,200	\$123,500
7	124%	\$94,300	\$132,000
8	132%	\$100,400	\$140,500

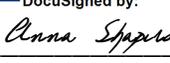
Section III Sources of Income

The maximum household income is defined as the annual gross income received by all household members. Sources of income include, but are not limited to the following:

- 1) Wages and Salary
- 2) Child Support
- 3) Alimony
- 4) Interest from savings/checking
- 5) Dividends from stock/bonds certificates
- 6) Social Security benefits
- 7) Veterans Administration benefits
- 8) Overtime
- 9) Unemployment insurance
- 10) Bonus payment
- 11) Commissions/tips
- 12) Pension/retirement payment
- 13) Disability benefits
- 14) Any other annuities or stipends received
- 15) Income from Real Estate Investments. Losses generated from investments in real estate will not be used to reduce gross annual income.
- 16) Income from a business or partnership owned, associated with or initiated by a member of the household.
- 17) Regular gifts or contributions from persons not residing in the dwelling as long as there is a documented two-year history.
- 18) Net income from business operations, exclusive of amortization of capital indebtedness. Depreciation based on straight line method is an acceptable expense. Three years federal tax returns are required to document such income.

Effective Date

The ADU Program maximum income limits are effective July 1, 2023.

By: 
Anna Shapiro

Title: Assistant Secretary
Fairfax County Redevelopment and
Housing Authority