Fairfax County
Affordable Dwelling Unit
Program

MULTIFAMILY RENTS

Pursuant to Fairfax County Zoning
Ordinance Article 5, Section 5101.8.B
LATEST REVISION: July 1, 2023

Section I
Applicability

This document establishes the maximum rents for the Affordable Dwelling Unit Program (ADU Program) pursuant to Article 5, Section 5101.8.B of the Fairfax County Zoning Ordinance.

Section II
ADU Rental Program Maximum Rents

The ADU 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 $76,050 (50 percent of the AMI) or $98,865 (65 percent of the AMI) by the household size adjustment factor and dividing the product by 12, then multiplying the result by 25 percent and rounding to the nearest dollar.

The table below shows the maximum rents for 50 and 65 percent of the AMI.

Unit Size	Household Size Adjustment Factors	Monthly Rent (Excluding Utilities)	
		50% of MSA	65% of MSA
Efficiency	70%	$1,109	$1,442
1 Bedroom	80%	$1,268	$1,648
2 Bedroom	90%	$1,426	$1,854
3 Bedroom	100%	$1,584	$2,060

Effective Date

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

DocuSigned by:

Bryan Hill

Bryan J. Hill, County Executive

Attachment: Excerpt from the Fairfax County Zoning Ordinance (Article 5, Section 5101.8.B, Paragraph 4)

EXCERPT FROM FAIRFAX COUNTY ZONING ORDINANCE
FORMULAS FOR RENTS FOR MULTIFAMILY UNITS

Article 5, Section 5101.8.B, Paragraph 4

(b)   For multifamily dwelling units, County-wide rental prices are established by the County Executive in accordance with the following:

1.   Two-thirds of the affordable units in multifamily dwelling unit structure developments, which are not otherwise exempt under subsection 5101.3 above, are established according to the formula below which is based on 65 percent of the median income for the Washington Standard Metropolitan Statistical Area.

2.   This base figure will be adjusted by the following factors for different multifamily dwelling unit sizes based on the number of bedrooms in the dwelling unit:

Number of Bedrooms	Adjustment Factor
Efficiency (0 bedroom)	70%
1 Bedroom	80%
2 Bedroom	90%
3 Bedroom	100%

3.   The result of this calculation for each size multifamily dwelling unit shall then be divided by 12, then multiplied by 25 percent and rounded to the nearest whole number to establish the rent for the unit, excluding utilities.

4.   One-third of the affordable units in multifamily dwelling unit structure developments, which are not otherwise exempt under subsection 5101.3 above, are established according to the following formula which is based on 50 percent of the median income for the Washington Standard Metropolitan Statistical Area. This base figure will be adjusted by the same factors set forth in subsection 2 above and the results of this calculation for each size dwelling unit is then divided by 12, then multiplied by 25 percent and rounded to the nearest whole number to establish the rent for the unit, excluding utilities.