

Fairfax County Workforce Dwelling Unit Program

INCOME LIMITS



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

Fairfax County
Workforce Dwelling Unit Program Income Limits

Section I
Applicability

This document establishes the maximum income limits for the Workforce Dwelling Unit Program (WDU Program) pursuant to the Board of Supervisors Countywide and Tysons Urban Corner Workforce Dwelling Unit Administrative Policy Guidelines. The WDU Program establishes maximum household income limits between 60 and 120 percent of the Area Median Income (AMI). 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 a household, multiply \$152,100 by the income tier served times the household size adjustment factor and round to the nearest \$50.

Household Size	Adjustment Factors	Maximum Income Limits					
		60%	70%	80%	90%	100%	120%
1	70%	\$63,850	\$74,500	\$85,200	\$95,850	\$106,450	\$127,750
2	80%	\$73,000	\$85,150	\$97,350	\$109,500	\$121,700	\$146,000
3	90%	\$82,150	\$95,800	\$109,550	\$123,200	\$136,900	\$164,250
4	100%	\$91,250	\$106,450	\$121,700	\$136,900	\$152,100	\$182,500
5	108%	\$98,550	\$114,950	\$131,450	\$147,850	\$164,250	\$197,100
6	116%	\$105,850	\$123,500	\$141,150	\$158,800	\$176,450	\$211,700
7	124%	\$113,150	\$132,000	\$150,900	\$169,750	\$188,600	\$226,300
8	132%	\$120,450	\$140,500	\$160,650	\$180,700	\$200,750	\$240,900

The Ridgewood by Windsor multifamily development proffered to serving households at 83% of the AMI. The maximum income limits for household sizes 1 through 8 are as follows: \$88,400, \$101,000, \$113,650, \$126,250, \$136,350, \$146,450, \$156,550, and \$166,650.

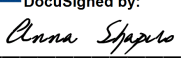
Section III Sources of Income

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 WDU Program maximum income limits are effective July 1, 2023.

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