

City of Falls Church Max. ADU Rents for Units at 30%, 40%, and 50% AMI

Type of Unit	Minimum # of Persons	30% of HUD Median Income FY2021	Percent of Income for Housing	Maximum Monthly Rent	Type of Unit	Minimum # of Persons	40% of HUD Median Income FY2021	Percent of Income for Housing	Maximum Monthly Rent	Type of Unit	Minimum # of Persons	50% of HUD Median Income FY2021	Percent of Income for Housing	Maximum Monthly Rent
Efficiency	1	\$ 23,220	30%	\$ 581	Efficiency	1	\$ 30,960	30%	\$ 774	Efficiency	1	\$ 38,700	30%	\$ 968
1 bed	1	\$ 27,090	30%	\$ 677	1 bed	1	\$ 36,120	30%	\$ 903	1 bed	1	\$ 45,150	30%	\$ 1,129
1 bed + den	1	\$ 29,025	30%	\$ 726	1 bed + den	1	\$ 38,700	30%	\$ 968	1 bed + den	1	\$ 48,375	30%	\$ 1,209
2 bed	2	\$ 30,960	30%	\$ 774	2 bed	2	\$ 41,280	30%	\$ 1,032	2 bed	2	\$ 51,600	30%	\$ 1,290
2 bed + den	2	\$ 32,895	30%	\$ 822	2 bed + den	2	\$ 43,860	30%	\$ 1,097	2 bed + den	2	\$ 54,825	30%	\$ 1,371
3 bed	3	\$ 34,830	30%	\$ 871	3 bed	3	\$ 46,440	30%	\$ 1,161	3 bed	3	\$ 58,050	30%	\$ 1,451

City of Falls Church Max. ADU Rents for Units at 60%, 70%, and 80% AMI

Type of Unit	Minimum # of Persons	60% of HUD Median Income FY2021	Percent of Income for Housing	Maximum Monthly Rent	Type of Unit	Minimum # of Persons	70% of HUD Median Income FY2021	Percent of Income for Housing	Maximum Monthly Rent	Type of Unit	Minimum # of Persons	80% of HUD Median Income FY2021	Percent of Income for Housing	Maximum Monthly Rent
Efficiency	1	\$ 46,440	30%	\$ 1,161	Efficiency	1	\$ 54,180	30%	\$ 1,355	Efficiency	1	\$ 61,920	30%	\$ 1,548
1 bed	1	\$ 54,180	30%	\$ 1,355	1 bed	1	\$ 63,210	30%	\$ 1,580	1 bed	1	\$ 72,240	30%	\$ 1,806
1 bed + den	1	\$ 58,050	30%	\$ 1,451	1 bed + den	1	\$ 67,725	30%	\$ 1,693	1 bed + den	1	\$ 77,400	30%	\$ 1,935
2 bed	2	\$ 61,920	30%	\$ 1,548	2 bed	2	\$ 72,240	30%	\$ 1,806	2 bed	2	\$ 82,560	30%	\$ 2,064
2 bed + den	2	\$ 65,790	30%	\$ 1,645	2 bed + den	2	\$ 76,755	30%	\$ 1,919	2 bed + den	2	\$ 87,720	30%	\$ 2,193
3 bed	3	\$ 69,660	30%	\$ 1,742	3 bed	3	\$ 81,270	30%	\$ 2,032	3 bed	3	\$ 92,880	30%	\$ 2,322

City of Falls Church Max. ADU Rents for Units at 90%, 100% and 110% AMI

Type of Unit	Minimum # of Persons	90% of HUD Median Income FY2021	Percent of Income for Housing	Maximum Monthly Rent	Type of Unit	Minimum # of Persons	100% of HUD Median Income FY2021	Percent of Income for Housing	Maximum Monthly Rent	Type of Unit	Minimum # of Persons	110% of HUD Median Income FY2021	Percent of Income for Housing	Maximum Monthly Rent
Efficiency	1	\$ 69,660	30%	\$ 1,742	Efficiency	1	\$ 77,400	30%	\$ 1,935	Efficiency	1	\$ 85,140	30%	\$ 2,129
1 bed	1	\$ 81,270	30%	\$ 2,032	1 bed	1	\$ 90,300	30%	\$ 2,258	1 bed	1	\$ 99,330	30%	\$ 2,483
1 bed + den	1	\$ 87,075	30%	\$ 2,177	1 bed + den	1	\$ 96,750	30%	\$ 2,419	1 bed + den	1	\$ 106,425	30%	\$ 2,661
2 bed	2	\$ 92,880	30%	\$ 2,322	2 bed	2	\$ 103,200	30%	\$ 2,580	2 bed	2	\$ 113,520	30%	\$ 2,838
2 bed + den	2	\$ 98,685	30%	\$ 2,467	2 bed + den	2	\$ 109,650	30%	\$ 2,741	2 bed + den	2	\$ 120,615	30%	\$ 3,015
3 bed	3	\$ 104,490	30%	\$ 2,612	3 bed	3	\$ 116,100	30%	\$ 2,903	3 bed	3	\$ 127,710	30%	\$ 3,193

Grandfather Clause

In late 2019 the Housing Commission voted for ADU rental units to be rented by households whose income is less than 60% of the HUD Median Income (AMI) for the Washington Primary Metropolitan Statistical Area (PMSA). The eligibility of ADU tenants who enrolled in the ADU Rental Program before the start of 2020 will continue to be set at 50% and 80% of the HUD Median Income until they are no longer in their unit.