

Prince William County Committed Affordable Rental Units Program

Frequently Asked Questions – FAQs

1. What are Committed Affordable Rental Units?

Committed Affordable Rental Units are units that were voluntarily proffered by developers during the rezoning process. Rents for these units are set by agreement with local governments to be affordable to households with low-moderate incomes.

2. Does Prince William County own the Committed Affordable Rental Units?

No, the units are built, owned and operated by private sector developers, private entities and managed by private property management companies or similar entities.

3. Does Prince William County operate the Committed Affordable Rental Units?

No, private sector property management companies or similar entities manage and operate all the units in a particular development that includes the Committed Affordable Rental Units.

4. When will the units be available?

This depends on when the development is constructed and is available to the public. Generally, Committed Affordable Rental Units are available at the same time as market rate units are available in the development. Prince William County Office of Housing and Community Development (OHCD) will post a list of committed rental units on its website as a public service and may not include a complete listing of all committed affordable units. For information on vacancies, availability, income limits and other eligibility criteria, please contact the listed property management contact directly.

5. What are the eligibility requirements to qualify for these units?

This depends on the exact conditions that were included in the “proffers.” Eligibility criteria can vary by development and may include household income limits and other criteria. For example, in some cases units might be available to households with income up to 80% and may even be identified as workforce housing and have incomes up to 120% of the Area Median Income (AMI). In general, income limits can range from 50% to 120% of the Median Income area.

6. What is Area Median Income (AMI)

Area median income is defined as the midpoint of a specific area's income distribution and is calculated on an annual basis by the Department of Housing and Urban Development (HUD). HUD refers to the figure as median family income based on a four-person household.

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7. Do the affordable dwelling units have restrictive covenants?

Yes, committed affordable dwelling rental units have affordability periods, income restrictions, maximum rent restrictions, and occupancy requirements per applicable proffers.

Coming Soon!

**Ability to view Lists of Committed Affordable Rental Units on
OHCD's Website**

