



**PRINCE WILLIAM**  
COUNTY

# Office of Housing and Community Development (OHCD)

Committed Affordable For-Sale Units Program  
Orientation Session

June 17, 2026

# Housekeeping

- Please mute your phones, and if needed take phone calls outside of the auditorium
- Restrooms
- Emergency exits
- Please hold all questions for the Q&A at the end of the presentation

# Agenda



Committed Affordable  
For-Sale Units



Eligibility  
Criteria



Restrictive  
Covenants



Education &  
Housing Counseling  
(Recommended not  
mandatory dependent on  
financing )

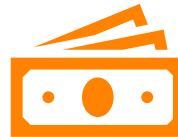
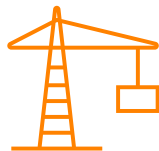


Application  
Process



Q&A

## The Units



- Units voluntarily committed (proffered) by developers during the rezoning process
- PWC does not own or operate any units
- Serving households with income up to 120% Area Median Income (AMI) as determined annually by HUD

- Lower than market rate sales price
- Purchase subject to eligibility and underwriting criteria
- Restrictive covenants
  - Sales prices
  - Occupancy
  - Affordability Period

# What is Area Median Income (AMI)

The midpoint of a region's income distribution, calculated annually by the U.S. Department of Housing and Urban Development (HUD) where half of households earn more and half earn less

Prince William County  
is part of the  
Washington-Arlington-  
Alexandria,  
DC-VA-MD Metro Area

**2026 AMI**

**\$166,100**

Prince William Area Income Limits 2026 Effective June 1, 2026					
Household Size	AMI				
	50%	60%	80%	100%	120%
1	\$ 58,150	\$ 69,800	\$ 93,050	\$ 116,300	\$139,550
2	\$ 66,450	\$ 79,750	\$ 106,350	\$ 132,900	\$159,500
3	\$ 74,750	\$ 89,700	\$ 119,650	\$ 149,500	\$179,400
4	<b>\$ 83,050</b>	<b>\$ 99,650</b>	<b>\$ 132,900</b>	<b>\$ 166,100</b>	<b>\$199,300</b>
5	\$ 89,700	\$107,650	\$ 143,550	\$ 179,400	\$215,300
6	\$ 96,350	\$115,600	\$ 154,200	\$ 192,700	\$231,250
7	\$ 103,000	\$123,600	\$ 164,800	\$ 206,000	\$247,200
8	\$ 109,650	\$131,600	\$ 175,450	\$ 219,300	\$263,150

# Purchase Eligibility Criteria



## Eligibility criteria may include the following:

- Total household income must be below a certain Area Median Income level depending on the proffer language and unit restrictions
- Not own or have an ownership interest in any other property
- Affordability Period for certain number of years



## During the Affordability Period

- Per project (e.g., 10 years, 20 years)
- Owner-Occupied – May not be used as a Rental Unit
- Resale Control Price – Per restrictive covenants
- Refinancing Restrictions
- Annual Occupancy Affidavit

## After the Affordability Period

- Unit Can be used as a rental unit
- No income restrictions for buyers of resales
- Can Resale unit at Market Price
- No Occupancy Affidavit needed

# Certificate of Eligibility/Waitlist Application → Purchase Process



1

Attend Orientation Session

2

Complete Pre & Post First-Time Homebuyers Educational Class & One-on-One Housing Counseling from VA Cooperative Extension (Recommended, not Mandatory dependent on financing )

3

Obtain Lender's Loan Pre-Approval on County's Form

4

Submit Certificate of Eligibility Application on OHCD's website  
[pwcva.gov/housing](http://pwcva.gov/housing)

5

Submit Interest Form for Available Units at:  
[pwcva.gov/housing](http://pwcva.gov/housing)

# Certificate of Eligibility/Waitlist Application Process

1

## Attend Orientation Session



- Sign-in
- Review Information Provided
- Ask questions

2

Complete First-Time Homebuyers Class &  
One-on-One Housing Counseling  
from VA Cooperative Extension (Recommended, not Mandatory)



- Free First-Time Homebuyer Class and one-on-one housing counseling
- Learn about mortgage loan products
- Down Payment Assistance Programs!



<https://www.pwcva.gov/department/virginia-cooperative-extension/financial-education>

## 3 Obtain Lender's Loan Pre-Approval on County's Form

- PWC does not endorse any lender
- Applicants may use the lender of their choice
- Ensure that your lender offers products for first-time homebuyers, and can work with certain program restrictive covenants
- Lender must use County's Loan Pre-Approval Form
- Notify lender and Office of Housing of any changes in household income necessary to update the pre-approval amount

# Application Process

## pwcva.gov/housing

### AGENCY OVERVIEW

LESS ↻

Prince William County's Office of Housing and Community Development is committed to developing affordable housing opportunities and neighborhood resources for low and moderate-income area residents by implementing appropriate policies and programs, which provide a safe and healthy environment in which to work and play.

15941 Donald Curtis Drive, Ste 112  
Woodbridge, VA 22191  
[View Map](#) | [Get Directions](#)

[housing@pwcgov.org](mailto:housing@pwcgov.org)

703-792-7530  
8:00 am - 4:00 pm (Lobby Hours)

703-792-4978

[Housing Staff Contact List](#)



### Affordable Housing Fund Notice of Funding Availability

Affordable housing developers can explore funding to support projects that expand and preserve units in Prince William County. Learn about eligibility, details and deadlines. Apply by July 1, 2026.

[Click Here](#)

### Federally Funded Housing Programs

[Family Self-Sufficiency →](#)

[First Time Homebuyers Program \(FTHB\) →](#)

[Neighborhood Rehabilitation →](#)

[Housing Choice Voucher Program \(HCVP\) →](#)

[Transitional Housing →](#)

### Affordable Housing Programs

[Affordable Dwelling Unit \(ADU\) Program Overview →](#)

[Committed Affordable Housing Programs Overview →](#)

[Affordable Housing Fund \(AHF\) →](#)

### Housing Resources

[Fair Housing and Non-Discrimination →](#)

[Community Resource List →](#)

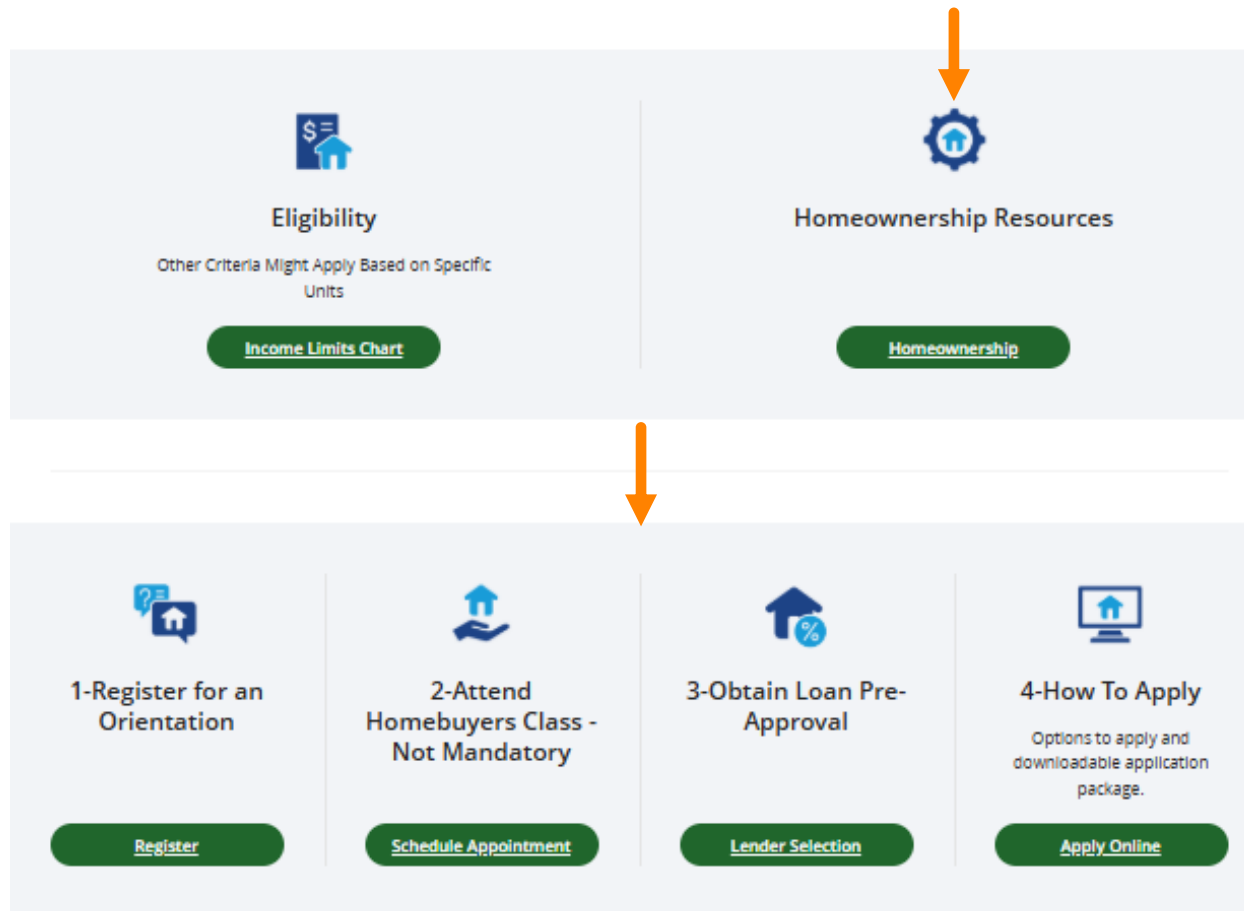
[Foreclosure Prevention Options →](#)

[Virginia Housing Search →](#)

[ARPA Partners and Services →](#)

# Application Process

## Steps to Apply for a Certificate of Eligibility



# How To Apply

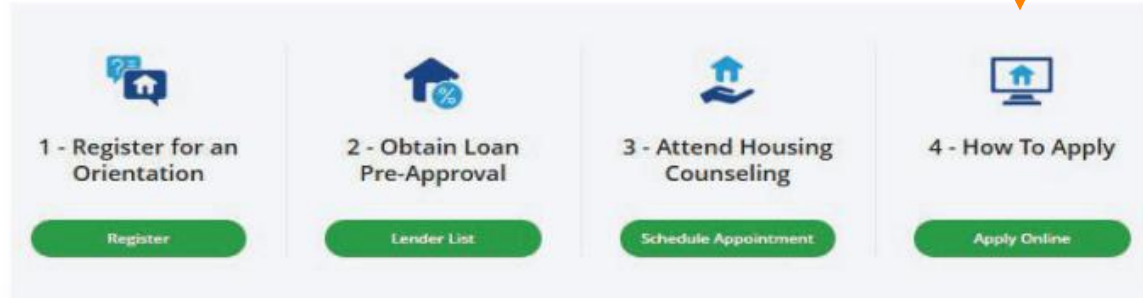
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## Submit Certificate of Eligibility Application

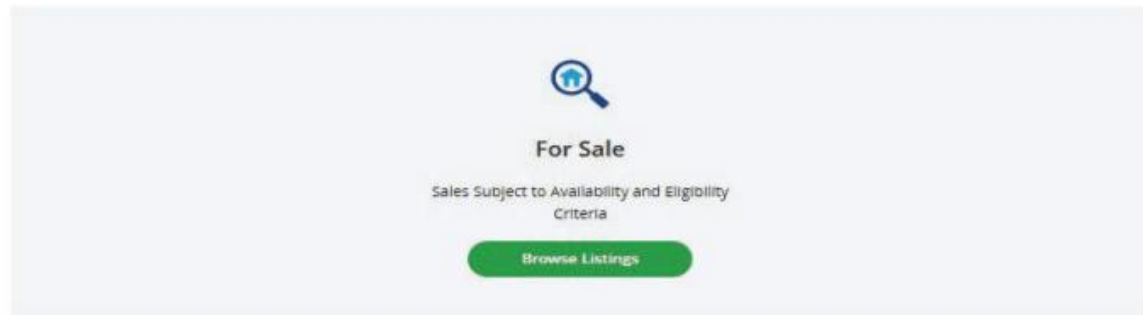
- Apply Online
- Upload all required documents in PDF format
- Incomplete applications will not be reviewed.



### Steps to Apply



### Browse Listings



# How To Apply



## Self-Check

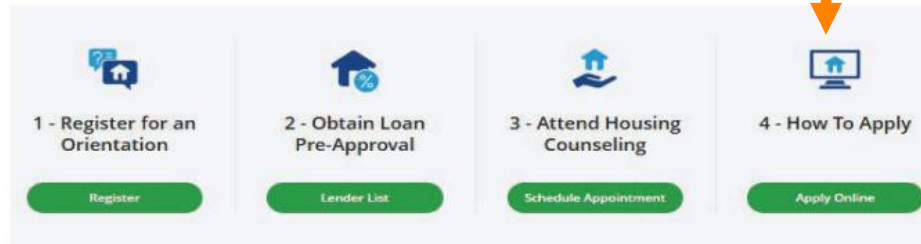
DO NOT START AN APPLICATION UNLESS YOU

- Attended the Orientation
- Have a completed lender's form in PDF format

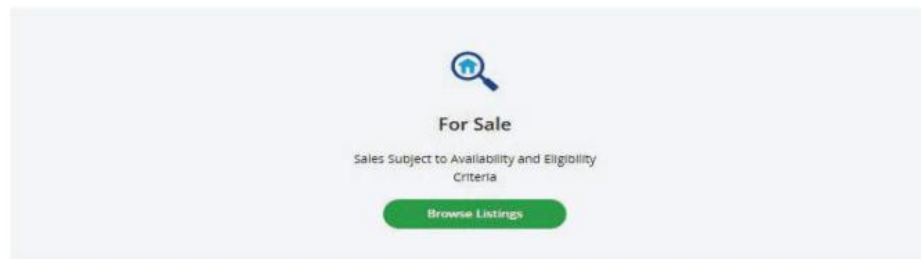
Self-Check includes

- A series of questions
- Require upload of the Lender's Form in PDF!!


### Steps to Apply



### Browse Listings



# Certificate of Eligibility



Office of Housing and Community Development  
Committed For-Sale Units Program  
CERTIFICATE OF ELIGIBILITY

Date of Issuance	Certificate #: 12345
Expiration Date	AMI: 80%
Head of Household Name	Total Household Gross Income
# of Household Members	Maximum Purchase Pre-Approval Amount

- Annual recertification
- Continue to update Lender and Office of Housing with household changes for any of the following:
  - Income, household composition, address, email, phone#
- Reminders of Certificate expirations will be sent  
But be proactive and stay ready!

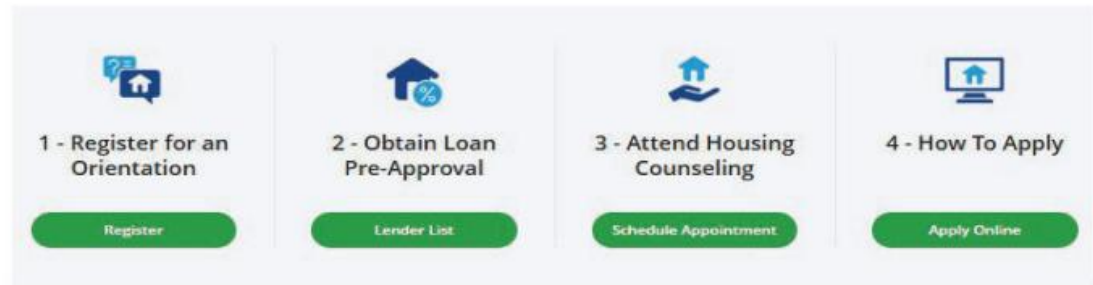
# Submit Interest Form

5

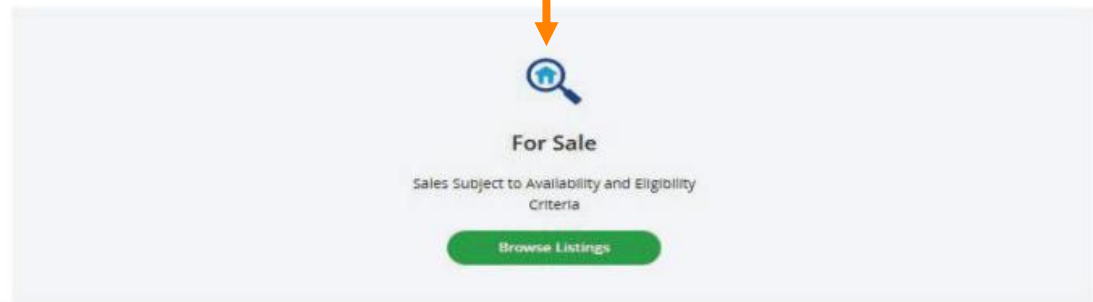
## Submit Interest Form for Available Units

- Available For-Sale properties will be posted until they are sold
- Valid Certificate holders can submit an interest form.
- Eligible applicants are asked to submit full income and asset documentation.
- Approved applicants are referred to the builder/seller to sign contract.

### Steps to Apply



### Browse Listings



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# Other PWC Housing Programs

[www.pwcgov.org/housing](http://www.pwcgov.org/housing)



PRINCE WILLIAM  
COUNTY

PRINCE WILLIAM  
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INFO & SERVICES

GET INVOLVED

NEWS & SOCIAL MEDIA

## Housing & Community Development

MENU

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Joan S. Duckett  
DIRECTOR



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[Virginia Housing Search →](#)

[ARPA Partners and Services →](#)

# Affordable Dwelling Unit Division Contact Information



## CONTACT

Office of Housing and Community Development  
Affordable Dwelling Unit Division

Dr. A.J. Ferlazzo Building  
15941 Donald Curtis Drive, Suite 112, Woodbridge, VA 22191

Email (Preferred): [affordablehousing@pwcgov.org](mailto:affordablehousing@pwcgov.org)

Phone: 703-792-3753

# Q&A

