

## Bonus Density Application Supplement – Residential Rezoning (2040 Comprehensive Plan Housing Chapter- Appendix A or Prince William County Zoning Ordinance Part 290 - AfDU Ordinance)

**Instructions:** Submit this application to the Planning Department at the time of the rezoning submission. This application is required for any density bonus for affordable dwelling units request associated with a residential or mixed-use residential rezoning application that exceeds the 2040 Comprehensive Plan transect density range. Incomplete applications will not be processed.

Applicant Information	Property Information
Name: _____	Address: _____
Company/Organization: _____	City/Zip Code: _____
Mailing Address: _____	GPIN(s): _____
City/State/Zip: _____	
Email: _____	Zoning District: _____
Phone: (O) _____ (C) _____	Comprehensive Plan Designation: _____
Proposed Project Description	
Total Number of Residential Units Proposed: _____	Total Acreage: _____
Proposed Maximum Allowable Density: _____	Proposed Density (with bonus): _____
Number of Affordable Dwelling Units Proposed: _____	
If Comprehensive Plan Housing Chapter Appendix A:	If Zoning Ordinance Part 290:
At 80% AMI: _____ units	At or below 50% AMI: _____ units
Above 80% AMI: _____ units	At or 51% to 80% AMI: _____ units

### Bonus Density Narrative

**Instructions:** Describe the number, type, and target income levels of proposed affordable/workforce units. Explain how the bonus density request supports Comprehensive Plan policies.

**Note:** You may use the following fillable section, or include a separate narrative letter, please specify in the comment section below if a narrative letter is attached:

**Density Bonus Calculation**

**Instructions:** Provide base density specifications per the Comprehensive Plan. Calculate requested bonus density and total proposed density using criteria from Path A: Housing Chapter Appendix A or Path B: Part 290 of Zoning Ordinance. Include a supporting table showing the number of units by type, affordability level, and corresponding bonus percentage.

**Number of Affordable Units:** \_\_\_\_\_

**Note:** You may use the following fillable section to add your density table, or include a separate attachment with your density bonus table, please specify in the comment section below if a density table is attached:

*Sample Density Bonus Table: at 80% AMI – minimum of 10% of the total units of an affordable dwelling unit development for low-income households.*

<b>% of Low-Income Units</b>	<b>% AMI</b>	<b>% Density Bonus</b>
10	80	20
11	80	21.5

*Sample Density Bonus Table: at 50% AMI – minimum of 5% of the total units of an affordable dwelling unit development for very low-income households.*

<b>% of Low-Income Units</b>	<b>% AMI</b>	<b>% Density Bonus</b>
5	50	20
6	50	22.5

### **Proffer Statement**

**Instructions:** Include specific commitments for affordable/workforce units (quantity, affordability period, income limits, location, and unit type). Include any relevant development incentives (e.g., reduced monetary contributions, modified standards). List any proposed waivers.

**Note:** You may use the following fillable section, or include a separate proffer statement, please specify in the comment section below if a separate proffer statement is attached:

### **General Development Plan**

**Note:** The General Development Plan shall clearly identify the distribution and mix of affordable/workforce units. Label areas benefiting from increased density or modified standards.

### **Justification Statement**

**Instructions:** Demonstrate consistency with Comprehensive Plan policies (Housing, Land Use, Community Design). Provide rationale for the requested bonus and how it benefits the surrounding community.

**Note:** You may use the following fillable section, or include a separate justification statement, please specify in the comment section below if a separate justification statement is attached:

**Additional Information (if applicable)**

**Proffer/Rezoning Disclosure:**

Affirmation that the project does not have density bonuses from a prior rezoning.

Yes If Yes, rezoning case number:

No

**Applicant Certification**

I certify that the information provided is true and correct and that this application complies with the Prince William County Ordinance and 2040 Comprehensive Plan.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

Signature of Applicant/Owner: \_\_\_\_\_