

# Affordable Rental Units

Northern Virginia Family Service (NVFS)



## Income-Based Rentals For Households

*Nine single-family homes  
in Dale City, Dumfries  
and Woodbridge*



Northern Virginia Family Service  
*Investing in Families,  
Strengthening Communities*  
[www.nvfs.org](http://www.nvfs.org)

**NVFS' Affordable Rental Units** were developed through the Department of Housing and Urban Development's (HUD) Neighborhood Stabilization Program (NSP) and HOME program, and is provided through funding from the Prince William County Department of Housing and Community Development. Deed restrictions determine which affordable rental units assist households with incomes at or below 50%, or 80% of area median income (AMI). Each household must qualify based on maximum income per household size as indicated below:

Household Size:	1	2	3	4	5	6	7	8
50% of AMI	\$41,050	\$46,900	\$52,750	\$58,600	\$63,000	\$68,000	\$72,700	\$77,400
80% of AMI	\$54,250	\$62,000	\$69,750	\$77,450	\$83,650	\$89,850	\$96,050	\$102,250

- For properties that are for incomes meeting the guidelines of 50% or below, qualifying income can cannot exceed 50%.
- For properties that are for incomes meeting the guidelines of 80% or below, qualifying income cannot exceed 80%.

### Application Requirements:

Any individual or family may apply and be considered on a case-by-case basis; however, in the event of multiple applications completed, the one or more of the below preferences may be used to determine who will be offered a unit.

*NVFS screens all applicants by confirming information provided in the application packet, which may include income (to include a screening of bank statements), credit records, rental references, and employment references.*

### Application Preferences:

- Family size of 3+ persons
- Credit score of 450+
- No bankruptcies, liens or judgements within the past three (3) years
- Eviction history considered on a case-by-case basis
- Steady employment for at 90 days with the same employer

### Questions? Contact:

Northern Virginia Family Service  
Affordable Rental Dwelling Units  
10455 White Granite Drive Suite 100, Oakton, VA 22124  
571-748-2656 (direct line)  
703-385-5176 (fax)  
[ADUrentals@nvfs.org](mailto:ADUrentals@nvfs.org) (email)  
<https://www.nvfs.org/assistance/affordable-rentals/>

*\*NVFS maintains strictly a landlord-tenant relationship with applicants and tenants. No case management or other services are directly included in affordable rental units.*

*\*These properties are restricted to income limitations under a federally funded program provided through Prince William County Department of Housing and Community Development.*