

Affordable Rental

Northern Virginia Family Service (NVFS)



Income-Based Rentals For Families

14 single-family homes
in Dale City, Dumfries
and Woodbridge



Northern Virginia Family Service
Investing in Families,
Strengthening Communities
www.nvfs.org

NVFS' Affordable Rental Program was developed through the Department of Housing and Urban Development's (HUD) Neighborhood Stabilization Program (NSP) and HOME program, and is provided through Prince William County Office 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 income and household size as indicated below:

Family Size:	3	4	5	6	7	8
30% of AMI	\$29,800	\$33,100	\$35,750	\$38,400	\$41,050	\$43,700
50% of AMI	\$49,650	\$55,150	\$59,600	\$64,000	\$68,400	\$72,800
80% of AMI	\$67,550	\$75,050	\$81,100	\$87,100	\$93,100	\$99,100

- For properties that are for incomes meeting the guidelines of 50% or below, qualifying income can fall no lower than 30% and cannot exceed 50%.
- For properties that are for incomes meeting the guidelines of 80% or below, qualifying income can fall no lower than 50% and cannot exceed 80%.

Basic Program Requirements

- 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

NVFS screens all applicants by confirming information provided on the pre-application form, which may include credit records, rental references, employment references, and criminal records.

Questions? Contact:

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Affordable Unit Dwelling Rental Program
10455 White Granite Drive Suite 100, Oakton, VA 22124
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<https://www.nvfs.org/assistance/affordable-rentals/>

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