

15-DAY OPEN COMMENT PERIOD

PRINCE WILLIAM AREA

(Prince William County; cities of Manassas and Manassas Park)

Substantial Amendment to Housing and Community Development Five-Year Consolidated Plan FFY2025 – 2029 (FY2026-2030) and Annual Action Plan FFY 2026 (FY 27)

This notice provides the public with an opportunity to examine and comment on the proposed Substantial Amendment to the *Five-Year Consolidated Plan FFY2025-2029 (FY2026-2030) and the FFY2026 (FY27) Annual Action Plan* for a period of **15 days**. The Action Plan is part of the Consolidated Plan for the Prince William Area and identifies specific activities to be undertaken with the use of federal funding. Anyone wishing to comment on the proposed substantial amendment should do so in writing to **Prince William County Office of Housing and Community Development, 15941 Donald Curtis Drive, Suite 112, Woodbridge, VA 22191**; or email comments to jduckett@pwcgov.org; or attend the virtual public information hearings. Written/email comments must include the name and address of the person submitting the comment. The **15-day Open Comment Period will end midnight August 10, 2026**. The Substantial Amendment to the *Five-Year Consolidated Plan FFY 2025-2029 (FY2026-2030) and the FFY2026 (FY27) Annual Action Plan* will be posted for public viewing and on the County website www.pwcva.gov/departments/housing-community-development/reports.

Thursday, July 30, 2026, at 10:00 AM

<https://pwc-doit.webex.com/pwc-doit/j.php?MTID=m752bd924458fc3a9e36f90876f45>

Meeting ID: 2310 624 6281

Passcode: Xjn8M6yYV2v

Monday August 3, 2026 2:00 PM

<https://pwc-doit.webex.com/pwc-doit/j.php?MTID=m8f899a0740f84dae3de2ec34f7d9b439>

Meeting ID: 2312 933 6561

Passcode: 3QpKet5pPJ8

Substantial Amendment to Five-Year Consolidated Plan (FY2026-2030) and FY27 Annual Action Plan

HUD Section 590 of the "Quality Housing and Work Responsibility Act of 1998", (Title V of Public Law 105-276), enacts a specific exception jurisdiction for at least 10 Metropolitan Statistical Areas (MSAs) that are currently "capped" under HUD's low-and moderate-income limits). Section 590 exempts these 10 jurisdictions from the national median income cap. This exemption permits these entitlement communities to use an alternative "uncapped" income limits specifically at the moderate-income level, which are typically based on local area median income (AMI) calculations.

Prince William County is designated by HUD as an exception jurisdiction and an eligible entitlement grantee who may use "uncapped" income limits for both CDBG and HOME funded program activities.

Therefore, Prince William County (Prince William Area which includes the cities of Manassas and Manassas Park) hereby amends its Five Year Consolidated Plan FFY2025-2029 (FY2026-2030), and its current Annual Action Plan FFY26 (FY27) to incorporate the use of "uncapped" income limits as authorized by HUD. Effective immediately, Prince William County will utilize the annual published "uncapped" income limits for qualifying households participating in the County's CPD-funded program activities.

This change ensures that the maximum low- and moderate-income limits more accurately reflect the true median income for the Prince William Area. Prince William County will apply these uncapped limits where federal law and local policies allow it to maximize program participation and affordable housing development.

Non-English-speaking residents and citizens with speech, sight, or hearing impairments who wish to review the documents, or comment should contact the Prince William County Office of Housing & Community Development in advance at 703-792-7531. Virginia Relay enables people who are deaf, hard of hearing, deaf/blind or have difficulty speaking to communicate by TTY (text telephone) or another assistive telephone device with anyone who uses a standard phone. Anyone can make a Virginia Relay call by dialing 7-1-1. Each request will be considered individually according to the type of assistance required, the availability of resources, and the financial ability of the County to provide accommodations.

