

FY2027 (FFY 2026) Annual Action Plan

PRINCE WILLIAM

APRIL 20, 2026

Table of Contents

Executive Summary	1
AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b).....	1
PR-05 Lead & Responsible Agencies – 91.200(b).....	8
AP-10 Consultation – 91.100, 91.200(b), 91.215(l)	9
AP-12 Participation – 91.105, 91.200(c)	13
Expected Resources.....	14
AP-15 Expected Resources – 91.220(c)(1,2)	14
Annual Goals and Objectives	18
AP-20 Annual Goals and Objectives	18
Projects	23
AP-35 Projects – 91.220(d)	23
AP-38 Project Summary	24
AP-50 Geographic Distribution – 91.220(f)	36
Affordable Housing	37
AP-55 Affordable Housing – 91.220(g)	37
AP-60 Public Housing – 91.220(h)	38
AP-65 Homeless and Other Special Needs Activities – 91.220(i)	39
AP-75 Barriers to affordable housing – 91.220(j).....	40
AP-85 Other Actions – 91.220(k)	42
Program Specific Requirements	44
Attachments.....	51

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

Introduction

In 1994, the U.S. Department of Housing and Urban Development (HUD) issued new rules consolidating the planning, application, reporting and citizen participation processes to the Community Development Block Grants (CDBG) and HOME Investment Partnership (HOME). The new single-planning process was intended to more comprehensively fulfill three basic goals: to provide decent housing, to provide a suitable living environment and to expand economic opportunities. It was termed the Consolidated Plan for Housing and Community Development.

According to HUD, the Consolidated Plan is designed to be a collaborative process whereby a community establishes a unified vision for housing and community development actions. It offers entitlement communities the opportunity to shape these housing and community development programs into effective, coordinated neighborhood and community development strategies. It also allows for strategic planning and citizen participation to occur in a comprehensive context, thereby reducing duplication of effort.

Prince William County partners with the cities of Manassas and Manassas Park. This Plan will include data from both these areas, called the Prince William Area.

As the lead agency for this Annual Action Plan, Prince William County hereby follows HUD's guidelines for citizen and community involvement. Furthermore, it is responsible for overseeing citizen participation requirements that accompany the Annual Action Plan.

The Annual Action Plan serves as a one-year planning document that undertakes the goals and objectives as identified in the 5-Year Consolidated Plan. As Planning Two of the FFY2025-2029 Five- Year Planning Cycle, this plan identifies projects that are designed to meet the goals and strategies as outlines in the Consolidated Plan. This Plan serves as a planning document meeting the federal government statutory requirements in 24 CFR 91.200-91.230, with revisions for preparing a Consolidated Plan and guidance on the use of CDBG, HOME, and ESG funding based on applications to the U.S. Department of HUD. This Action Plan also serves as the baseline for measuring program effectiveness, as reported in the Consolidated Annual Performance and Evaluation Report (CAPER) required by HUD for each fiscal year's funding allocation. This Annual Action Plan will address the allocation of CDBG, HOME, and ESG funds for the FFY2026 (FY2027) Program Year.

However, Federal Funding may change from what we now believe. In that event, the following will occur:

Example of Decrease Funding:

CDBG – If the CDBG allocation is reduced the CDBG Administration would be reduced because the administrative dollars are based upon 20% of the allocation. The remaining CDBG funding is distributed based upon the Prince William County Biannual Population Estimates for the 4th Quarter 2025 and the population estimates for both Manassas City and Manassas Park. Each jurisdiction has funding for the Neighborhood Housing Rehabilitation Program and that program would be reduced to reflect the reduction in funds.

HOME – If the HOME allocation is reduced the HOME Administration would be reduced because the administrative dollars are based upon 10% of the allocation. The remaining HOME funding is distributed based upon the Prince William County Biannual Population Estimates for the 4th Quarter 2025 and the population estimates for both Manassas City and Manassas Park. Each jurisdiction has funding for the First-Time Homebuyer Program (FTHB) and that program would be reduced to reflect the reduction in funds.

ESG – If the ESG allocation is reduced the ESG Administration would be reduced because the administrative dollars are based upon 7.5% of the allocation. The remaining ESG funding is distributed based upon bed count with 60% allocated for Homeless Shelter Operations, funding provided to support the federal Homeless Management Information System (HMIS) required to be used to report data on homeless population. The remaining balance would be obligated for Rapid Re-housing.

Example of Increased Funding:

CDBG – If the CDBG allocation is increased the CDBG Administration would be increased because the administrative dollars are based upon 20% of the allocation. The remaining CDBG funding is distributed based upon the Prince William County Biannual Estimates for the 4th Quarter 2025 and the population estimates for both Manassas City and Manassas Park. Each jurisdiction has funding for the Neighborhood Housing Rehabilitation Program and that program would be increased to reflect the increase in funds.

HOME – If the HOME allocation is increased the HOME Administration would be increased because the administrative dollars are based upon 10% of the allocation. The remaining HOME funding is distributed based upon the Prince William County Biannual Population Estimates for the 4th Quarter 2025 and the population estimates for both Manassas City and Manassas Park. Each jurisdiction has funding for the First-Time Homebuyer Program (FTHB) and that program would be increased to reflect the increase in funds.

ESG – If the ESG allocation is increased the ESG Administration would be increased because the administrative dollars are based upon 7.5% of the allocation. The remaining ESG funding is distributed based upon bed count with 60% allocated for Homeless Shelter Operations, funding provided to support the federal Homeless Management Information System (HMIS) required to be used to report data on homeless population. The remaining balance would be obligated for Rapid Re-housing.

Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The goals of the CDBG and HOME programs are to provide decent housing, a suitable living environment for the Area's low- and moderate-income residents, and economic opportunities for low-moderate income residents. The County strives to accomplish these goals by maximizing and effectively utilizing all available funding resources to conduct housing and community development activities. These goals are further explained as follows:

- Providing decent housing means helping homeless persons obtain appropriate housing and assisting those at risk of homelessness; preserving the affordable housing stock; increasing availability of permanent housing that is affordable to low- and moderate-income persons without discrimination; and increasing the supply of supportive housing.
- Providing a suitable living environment entail improving the safety and livability of neighborhoods; increasing access to quality facilities and services; and reducing the isolation of income groups within an area through integration of low-income housing opportunities.
- Expanding economic opportunities involves creating jobs that are accessible to low- and moderate-income persons; making down payment and closing cost assistance available for low- and moderate-income persons; promoting long term economic and social viability; and empowering low-income persons to achieve self-sufficiency.

Evaluation of past performance

Prince William County's evaluation of its past performance has been completed in a thorough Consolidated Annual Performance and Evaluation Report (CAPER). These documents state the objectives and outcomes identified in each year's Annual Action Plan and include an evaluation of past performance through measurable goals and objectives compared to actual performance. These documents can be found on the County's website at:

<https://www.pwcgov.org/government/dept/housing/Pages/Reports.aspx>

Prince William County has been successful in allocating the HUD Office of Community Planning and Development (CPD) funds through CDBG, ESG, and HOME program activities. In Federal Fiscal Year 2024, the County accomplished the following undertakings:

During FFY 2024, Prince William County accomplished a variety of activities using CDBG, HOME and ESG funds and CARES ACT Funding through CDBG-CV. CDBG funds were able to provide case management services for extended hours for homeless shelter for homeless population assisting **395** extremely low-income persons, CDBG funds were used to provide transportation services to the Homeless population in the Prince William Area serving **527** extremely low-income persons; and provided CDBG funding for

comprehensive housing financial counseling for approximately **473** persons. CDBG funds were provided to Prince William County Human Rights Commission to perform fair housing testing to local apartment complexes. During FFY 2024. CDBG funds were used to provide homeowner rehab for thirteen (13) low-moderate income owner-occupied households, with four (4) rehab projects started in FY24 and completed in FY25, nine (9) started in FY25 and completed in FY25, and one (1) started in FY25 to be completed in FY26. assisting 33 persons; within eleven (11) households, utilizing prior year CDBG. CDBG prior year funds-were allocated to a local homeless shelter and a local non-profit that provides services to persons with developmental disabilities, for ADA accessibility rehabilitation to their existing playgrounds in FFY23 and the projects continued into FFY24 with total expenditures in the amount of \$430,535.16 and both of the activities are now completed.

FFY2024 HOME funds were used to provide down-payment and closing costs assistance to assist Seven (7) eligible first-time low-moderate income homebuyers to acquire properties located in the Prince William Area utilizing FY21 and FY22 HOME funds and prior year HOME program income assisting twenty (20) low-moderate income persons. ESG funds were used in a variety of shelter operations and rapid re-housing projects which aided **673** extremely low-income persons.

OHCD using \$2,197,062.32 in prior year CDBG funds through the Emergency Housing Assistance Program, II (Subsistence Payments) provided to all eligible low – moderate income households who have experienced financial hardships related to COVID-19 resulting in arrearages in mortgage, rent, Homeowner Association and/or utilities which could potentially result in eviction, foreclosure and loss of utilities causing homelessness which could spread the Coronavirus. Subsistence Payments are defined as a one-time or short-term, (no more than six (6) consecutive months payments) of assistance, with the arrearage amount as one payment and then five additional consecutive monthly payments.

Summary of citizen participation process and consultation process

A variety of public outreach and citizen participation was used to develop this Annual Action Plan. One public meeting was held prior to the release of the draft plan to garner feedback on preliminary findings. The Plan was released for public review and a public hearing will be held to offer residents and stakeholders the opportunity to comment on the plan.

The County will allow for the Citizen Participation Plan to include virtual/online public hearings, in addition to, in-person hearings, as a matter of general practice.

“Substantial Amendment” is defined by Prince William County to be:

- i. A proposed new activity which cannot reasonably be construed to have been included within the programmatic intent of the adopted Annual Action Plan.
- ii. Exceptions may be made to this amendment policy under the following circumstances where uncommitted funds under the CDBG, HOME, ESG and other federally funded allocation plans shall be re-appropriated between categories in response to emergency and/or other contingencies required to meet the intent, public purpose and annual priorities established in the Consolidated Plan. At his/her discretion, the OHCD Director is authorized to reallocate up to 25% of the total federal funds in this manner.

Summary of public comments

Written comments received and their responses are included in the Appendix.

Summary of comments or views not accepted and the reasons for not accepting them

Not applicable.

Summary

The Needs Assessment and Market Analysis, which has been guided by the 2024 Housing and Community Development Survey and public input, identified five priority needs. These are described below.

- **Homelessness:** Homelessness continues to be a high need in the Prince William Area. While the County continues to support efforts that are seeking to end homelessness, it remains a high priority in the Area. These include homeless prevention activities, emergency shelters, Transitional Housing, permanent supportive housing, HMIS, homeless transportation, and homeless services.
- **Low-to-Moderate Income Housing:** Housing for low to moderate income households is a high priority in the Area due to the number of households with housing problems.
- **Special Needs Populations:** There are numerous special needs population in the Prince William Area that are in need of housing. These households have a variety of housing and service needs and continue to be a high priority within the Area. These include the elderly, persons with substance abuse problems, persons with disabilities, and victims of domestic violence. This also includes low income households in need of public services such as childcare and job trainings.
- **Public Facilities and ADA Accessibility:** Public Facilities, including youth and community centers, and childcare facilities, and ADA Accessibility continue to be a highly rated need in the Prince William Area.
- **Fair Housing:** Fair Housing continues to be a high priority in the Prince William Area.

These Priority Needs are addressed with the following Goals:

Support Efforts to End Homelessness

Goal: Facilitate an expansion of housing and supportive services offered to homeless families and individuals in Prince William County over a five-year period.

Objective: Continue to provide support for service providers within the Continuum of Care to serve homeless and at-risk households in the Prince William Area.

Promote Fair Housing in the Area

Goal: Plan, Monitor and Administer Entitlement Grant Programs. Evaluate upcoming needs related to affordable housing, fair housing, non-housing and the non-homeless special needs populations over a five-year period.

Objective: Continue to Plan, Monitor and Administer Entitlement Grant Programs and ensure compliance with Federal Regulations in the Prince William Area

Expand Affordable Housing Option

Goal: Improve the condition and availability of affordable housing over a five-year period.

Objectives: Improve the condition of and access to affordable housing options in the Prince William Area.

CHDO Set Aside

Goal: Improve the condition and availability of affordable housing over a five-year period.

Objective: Increase the viability for potential homeownership and rental housing opportunities in the Prince William Area.

Enhance Access to Public Facilities & ADA Accessibility

Goal: Improve living conditions by addressing both housing and non-housing community development for special needs and low to moderate income households over a five-year period, including ADA accessible projects.

Objective: Address community needs through improvements to public facilities.

Provide Support for Public Service Programs

Goal: Help address the needs of homeless and non-homeless and special needs populations in the Prince William Area over a five-year period.

Objective: Provide support to public service providers in the Prince William Area to help increase access to public service options

Program Administration

Goal: Support program implementation in the Prince William Area through Program Administration

Prince William County shall administer its grant in accordance with all applicable immigration restrictions and requirements, including the eligibility and certification requirement that apply under title IV of the Personal Responsibility and Work Opportunity Reconciliation Act of 1996, as amended (8 U.S. C. 1601-1646) (PRWORA) and any applicable requirements that HUD, the Attorney General, or the U.S. Citizenship and Immigration Services may establish from time to time to comply with PRWORA, Executive Order 14218 or other Executive Orders or immigration laws. The county will not use funding under this grant in a manner that by design or effect facilitates the subsidization or promotion of illegal immigration or abets policies that seek to shield illegal aliens from deportation. Unless excepted by PRWORA, the county must use SAVE, or an equivalent verification system approved by the Federal government, to prevent any Federal public benefit from being provided to an ineligible alien who entered the United States illegally or is otherwise unlawfully present in the United States.

Prince William County agrees that its compliance in all respects with all applicable Federal anti-discrimination laws is material to the U.S. Government's payment decisions for purposes of section 3729(b)(4) of title 31, United States Code.

Prince William County will not operate any programs that violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964.

PR-05 Lead & Responsible Agencies – 91.200(b)

Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	PRINCE WILLIAM COUNTY	Office of Housing and Community Development
HOME Administrator	PRINCE WILLIAM COUNTY	Office of Housing and Community Development
ESG Administrator	PRINCE WILLIAM COUNTY	Office of Housing and Community Development

Table 1 – Responsible Agencies

Narrative

The lead agency for the development of the 2026 Federal Fiscal Year (FY2027) Annual Action Plan and the administration of CDBG, HOME, and ESG is the Office of Housing and Community Development (OHCD) of Prince William County.

Consolidated Plan Public Contact Information

Joan S. Duckett, Director of Housing
Office of Housing and Community Development Prince William County
Dr. A.J. Ferlazzo Building
15941 Donald Curtis Dr. Suite 112
Woodbridge, VA 22191-4217

AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

Introduction

Prince William County consults with a variety of agencies and outside entities on a regular basis in order to establish ongoing relationships and continue to maintain consistency with our understanding of community and housing needs and priorities.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

The County has ongoing relationships with several housing providers working on housing development activities. The County provides a forum for assisting these agencies grow and meet their own targeted clientele to include on-going training and workshops providing the most current program requirements and updates. The County also works to utilize Housing Choice Vouchers (formerly referred to as Section 8) received from the federal government to address the housing needs of the County's lowest income households. Through the Continuum of Care process, the County maintains relationships with mental health providers, homeless shelter and services providers, non-profit and for-profit agencies, and other governmental agencies with specific responsibilities for homeless individuals and families. The County also participates in a variety of other coalitions that seek to address other issues that relate to housing and service needs.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

County staff works actively and continually with the Prince William County Continuum of Care. Staff participates in regularly scheduled meetings, serves on committees, and point-in-time surveys. The Office of Housing & Community Development (OHCD) has provided administrative support to supplement Continuum of Care initiatives and determines the Emergency Solutions Grant (ESG) allocations to the local shelters for operational costs, and Rapid Re- Housing services, and support of the costs for reporting software Homeless Management Information System (HMIS) for various agencies within the membership of the Prince William County Continuum of Care.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

Staff from Prince William County participate in the Continuum of Care regular meetings, serves on committees within the Continuum of Care, and participate in ongoing training, working with area service providers to include County resources, to the extent possible, in the provision of services to homeless individuals and families in Prince William County.

Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

1	Agency/Group/Organization	ACTS - Action in Community Through Service
	Agency/Group/Organization Type	Services-homeless/Domestic Violence
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in the planning and review process.
2	Agency/Group/Organization	City of Manassas
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in the planning and review process.
3	Agency/Group/Organization	Good Shepherd Housing Foundation
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in the planning and review process.
4	Agency/Group/Organization	Northern Virginia Family Service
	Agency/Group/Organization Type	Services – Homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in the planning and review process.

5	Agency/Group/Organization	Hilda Barg Homeless Shelter, Ferlazzo Homeless Navigation and Supportive Shelter
	Agency/Group/Organization Type	Services – Homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in the planning and review process.
6	Agency/Group/Organization	Dawson Beach
	Agency/Group/Organization Type	Services – Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in the planning and review process.
7	Agency/Group/Organization	Streetlight Outreach Ministries
	Agency/Group/Organization Type	Services – Homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in the planning and review process.
8	Agency/Group/Organization	The ARC of Greater Prince William/INSIGHT
	Agency/Group/Organization Type	Services – Developmental Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in the planning and review process.

Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

The County was inclusive in its consulting process and made every attempt to include a variety of agencies.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Prince William County Continuum of Care	The Strategic Plan provides a set of goals for addressing homelessness, which are supported by the Prince William County Continuum of Care and its participating agencies.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

Prince William County collaborates with the cities of Manassas and Manassas Park to develop programs to address housing, homeless, and community development needs and other local issues covered by the Consolidated Plan.

Narrative (optional):

The development of the FFY26 (FY27) Annual Action Plan requires the help of the local non-profit community and other organizations. Specific priorities are identified and ranked through that participation utilizing focus group sessions, forums, and surveys. The County relies on its ongoing relationships to ensure that these opinions and observations are incorporated into the Plan.

AP-12 Participation – 91.105, 91.200(c)

Summary of citizen participation process/Efforts made to broaden citizen participation. Summarize citizen participation process and how it impacted goal-setting

During the development of the County's FFY 2026 Annual Action Plan, the County undertook a variety of public outreach methods to gather public input and comment. These outreach efforts included two public input meetings and a public review meeting.

Each public meeting had public notices and met the County's guidelines in its Citizen Participation Plan. The public notifications are included in the Appendix. The County will allow for the Citizen Participation Plan to include virtual/online public hearings in place of, or in addition to, in-person hearings as a matter of general practice.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response /attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community	A public meeting was held on March 4, 2026 at 10:30 am. This meeting was held in person and virtually.	No comments received at the meeting.	Not applicable.	
2	Public Hearing	Non-targeted/broad community	A public meeting was held on March 20, 2026 at 2:00 pm. This meeting was held in person and virtually.	No comments received at the meeting.	Not applicable.	

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The following resources are estimated based on FFY 2025 (FY2026) funds. Once FFY 2026 (FY2027) funds are released, these amounts will be updated.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,724,521.00	260,037.00	626,813.00	3,611,371.00	8,173,563	CDBG Carry-over funds are targeted to partially or fully fund Affordable rental rehab, County Administered Neighborhood Housing Rehabilitation Program , Dawson Beach Renovations, and ARC/INSIGHT Rehabilitation

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	845,433.68	200,000.00	\$5,794,936.69	6,840,370.37	2,536,301.04	The \$4,967,802.00 represents program income to be used for the TBRA HOME program and First-Time Homebuyer Program(s)
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	231,566.00	0.00	0.00	231,566.00	694,698.00	ESG funds are used for overnight shelter, shelter support and homeless prevention along with the activities outlined in the ESG project.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Home Leverage/Match

Matching requirements for the HOME Program will be met through deferred taxes on eligible HOME funded nonprofit owned properties used as affordable rentals, below market rate first trust financing through Virginia Housing (VH) previously known as Virginia Housing Development Authority, and local Housing Preservation Development Funds as available and provided to HOME eligible projects.

Emergency Solutions Grant Match

Recipients of ESG funds are required to provide a dollar-for-dollar match. The match must be for the specific project for which ESG funding is requested and must be received and expended within the grant year. Eligible sources of match are:

1. Donated Supplies: Donated goods such as clothing, furniture, equipment, etc. Include the source and an estimated value for all donated goods.
2. Cash Donations or Grants: Private donations or grants from foundations, nonprofits, or local, state, and federal sources. A single grant may serve as the required match.
3. Value of Donated Building: The fair market value of a donated building in the year that it is donated. The building must be proposed for ESG-related activities and must not currently be in use for these activities. The verification should state when the building was donated and for what purpose, the current use of the building, and how long the building has been used for its current purpose. A licensed real estate salesperson, broker or licensed appraiser may be used to determine the fair market value of the property.
4. Rent or Lease: Rent paid for space currently used to provide services to the homeless must include the source of funds used to pay rent. The fair market rent, or lease value of a building owned by or space that is donated (rent-free) to the organization is also an acceptable match resource. To document fair market value a letter from a licensed real estate salesperson, broker or licensed appraiser that specifies the location of building, square footage, value per square foot, and total lease or rent value based on 12-month occupancy.
5. Salaries: Any staff salary paid with general operating funds or grant funds (CDBG, United Way, etc.). The position(s) used as match must be involved in ESG related activities and the hours utilized for match must be for hours worked for ESG related activities. For each position include the title, annual salary, percentage of time dedicated to ESG activities, source of funds and the dollar amount proposed as match.

6. Volunteers: Time and services contributed by volunteers, with a value not to exceed \$10 per hour. [Note: Volunteers providing professional services such as medical or legal services are valued at the reasonable and customary rate in the community.]

Match has historically been from other Federal Funds, Local County Government General Revenue provided to non-profits who operate emergency shelters or transitional housing programs, Private and State Funds.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The Dawson Beach Transitional Housing Program land is owned by Prince William County. This property supports the homeless through transitional housing opportunities.

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Support Efforts to Combat Homelessness	2025	2029	Homelessness	Countywide	Homelessness	CDBG: \$35,000.00 ESG: \$231,566.00	Homeless Person Overnight Shelter: 318 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 27 Beds Homelessness Prevention: 431 Persons Assisted
2	Promote Fair Housing in the Area	2025	2029	Administration	Countywide	Fair Housing	CDBG: \$30,000.00	Other: 1 Other
3	Expand Affordable Housing Options	2025	2029	Affordable Housing	Countywide	Low-to-Moderate Income Housing	CDBG: \$2,205,467 HOME: \$6,084,747	Public service activities for Low/Moderate Income Housing Benefit: 140 Households Assisted Rental units rehabilitated: 8 Household Housing Unit Homeowner Housing Added: 10 Household Housing Unit Direct Financial Assistance to Homebuyers: 8 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 22 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	CHDO Set Aside	2025	2029	Affordable Housing	Countywide	Low-to-Moderate Income Housing	HOME: \$671,080	Other: 1 Other
5	Enhance Access to Public Facilities & ADA Access	2025	2029	Homeless Non-Homeless Special Needs Non-Housing Community Development	Countywide	Public Facilities & ADA Accessibility	CDBG: \$716,000	Other: 3 Other Public facilities for Low/Moderate Benefit: 50 Households
6	Provide Support for Public Service Programs	2025	2029	Non-Homeless Special Needs Non-Housing Community Development	Countywide	Homelessness Special Needs Populations Public Facilities & ADA Accessibility	CDBG: \$80,000.00	Public service activities other than Low/Moderate Income Housing Benefit: 250 Persons Assisted
7	Program Administration	2025	2029	Administration	Countywide	Homelessness Low-to-Moderate Income Housing Special Needs Populations Public Facilities & ADA Accessibility Fair Housing	CDBG: \$514,904 HOME: \$84,543.37	Other: 1 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Support Efforts to Combat Homelessness
	Goal Description	Goal: Facilitate an expansion of housing and supportive services offered to homeless families and individuals in Prince William County over a five-year period. Objectives: Continue to provide support for service providers within the Continuum of Care to serve homeless and at-risk households in the Prince William Area. This will include the following actions: 1. Support and encourage non-profit participation in a Homeless Management Information System (HMIS). 2. Provide ESG funds to Rapid-Re-housing Program to assist homeless individuals and households with income at or below 30% of Area Median Income, sleeping in an emergency shelter; a place not meant for human habitation; or in a hospital or institution for up to 180 days but previously housed in an emergency shelter or place not meant for human habitation prior to entry into the hospital or institution; or graduating from, or timing out of, a transitional housing program; or victims of domestic violence. 3. Provide ESG funds for operation and supportive services for Emergency Shelter facilities that provide shelter for homeless persons and families and persons at risk of becoming homeless. 4. Provide ESG funds for operation and supportive services for Emergency Shelter, Domestic Violence Shelter and Transitional Housing facilities that provide shelter for homeless persons and families and persons at risk of becoming homeless. 5. Provide ESG funds for operation and supportive services for Transitional Housing and Emergency Shelter facilities that provide transitional housing for homeless persons and families transitioning to permanent assisted housing or other housing. 6. Provide CDBG funds for operation and supportive services for Transitional Housing. 7. Transportation for Homeless and Low-Moderate Income 8. Support ESG program with ESG Program Administration funds 9. Provide HOME funds for rental assistance for HUD qualified populations.

2	Goal Name	Promote Fair Housing in the Area
	Goal Description	Goal: Plan, Monitor and Administer Entitlement Grant Programs. Evaluate upcoming needs related to affordable housing, fair housing, non-housing and the non-homeless special needs populations Objective: Continue to Plan, Monitor and Administer Entitlement Grant Programs and ensure compliance with Federal Regulations. This will include the following actions: 1. Fair Housing Training & Outreach: The Office of Housing and Community Development (OHCD) will enter into a Memorandum of Agreement with the Prince William County Human Rights Commission to perform Fair Housing Media Awareness & Outreach.
3	Goal Name	Expand Affordable Housing Options
	Goal Description	Goal: Improve the condition and availability of affordable housing over a five-year period. Objectives: Improve the condition of and access to affordable housing options in the Prince William Area. These actions will include: 1. Provide major Rehabilitation funding to low and moderate-income households at or below 80% of the median income Countywide owner-occupied properties in the Prince William Area, with housing rehabilitation needs under Neighborhood Housing Rehabilitation Program (NHRP). 2. Provide major Rehabilitation funding to Non-Profits and landlords/owners with low and moderate-income households at 80% or below the median income in the Prince William County, with housing rehabilitation needs under Affordable Rental Rehabilitation Program (ARRP). 3. Provide funding for down payment and closing cost assistance for low and moderate-income first-time homebuyers purchasing homes for owner occupancy through the First-Time Homebuyer Program (FTHB). Eligible applicants must be at or below 80% of the area median income as determined by HUD annually, and must live or work in the Prince William Area, and properties to be purchased must be located within the Prince William Area. 4. Provide funding for low- and moderate-income (LMI) Prince William County residents to be provided with financial education, budgeting; pre- and post-purchase homeownership counseling to assist first- time homebuyers. 5. Provide funding to local nonprofits for the acquisition of affordable rental properties for low-moderate income households at 80% or below the median income Countywide.

4	Goal Name	CHDO Set Aside
	Goal Description	Goal: Improve the condition and availability of affordable housing over a five-year period. Objective: Increase the viability for potential homeownership and Rental housing opportunities. This includes the following actions: 1. Provide funding to CHDO organization for operating funds and development fees to develop affordable housing for low-moderate income homeownership and rental housing.
5	Goal Name	Enhance Access to Public Facilities & ADA Accessibility
	Goal Description	Goal: Improve non-housing community development projects to address ADA accessibility, over a five-year period. Objective: Address community needs through improvements to public facilities.
6	Goal Name	Provide Support for Public Service Programs
	Goal Description	Goal: Address the needs of homeless and non-homeless special needs populations in the Prince William Area Objectives: Provide support to public service providers in the Area to increase access to public service options. This includes the following actions: 1. Provide funding public service providers that serve low to moderate income households and special needs populations including, but not limited to, the elderly, victims of domestic violence, persons with substance abuse disorders, and persons with disabilities.
7	Goal Name	Program Administration
	Goal Description	Goal: Support program implementation in the Prince William Area through Program Administration These actions include: 1. Support CDBG programs with CDBG Program Administration funds 2. Support HOME programs with HOME Program Administration funds 3. Support ESG programs with ESG Program Administration funds

Projects

AP-35 Projects – 91.220(d)

Introduction

The following projects will be undertaken in FFY 2026 (County FY 2027).

Projects

#	Project Name
1	Emergency Solutions Grant Project
2	Dawson Beach Transitional Housing Case Management
3	CDBG Program Administration
4	HOME Administration
5	Fair Housing Activities
6	County Administered Neighborhood Housing Rehabilitation Program
7	County Rehab Administration
8	Community Housing Development Organization (CHDO) Set-Aside
9	First Time Homebuyer Program
10	Comprehensive Housing Counseling (County & City)
11	Homeless Case Management Outreach – Streetlight Outreach Ministries
12	PWC Department of Social Services Homeless Transportation
13	Affordable Rental Rehab Program
14	Dawson Beach Transitional Housing Property Management
15	HOME – Tenant Based Rental Assistance Program
16	GINN Memorial Park Splashpad ADA Accessibility
17	Dawson Beach Renovation
18	ARC/INSIGHT Rehabilitation

Table 7 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The projects were selected based on the projects proposals received in accordance with their consistency with the priorities established in the Federal Fiscal Year 2025-2029 Consolidated Plan. The projects meet the enumerated needs and goals, as outlined in the Consolidated Plan, and put into action with this Federal Fiscal Year 2026 - County Fiscal Year 2027 Annual Action Plan. Agencies were also selected on their ability to undertake the proposed activities, thus limiting the number of obstacles to meeting needs throughout the Prince William Area.

AP-38 Project Summary

Project Summary Information

1	Project Name	Emergency Solutions Grant Project
	Target Area	Countywide
	Goals Supported	Support Efforts to Combat Homelessness
	Needs Addressed	Homelessness
	Funding	ESG: \$231,566
	Description	Subrecipient support for development/administration of continuum of care and homeless supportive services \$20,928, ESG funding, ACTS. PWC Department of Social Services, overnight shelter, homeless prevention & supportive shelter, ESG Funding \$49,995. Supportive services for NVFS/SERVE shelter \$52,320. Supportive services for Dawson Beach Transitional Housing \$15,696. HMIS Support \$42,901, Rapid Re-Housing \$32,359 for ACTS & NVFS and ESG Administration \$17,367. ESG funds support efforts to reduce homelessness, increase access to housing, and help promote self-sufficiency. Aligned with the FFY2026-2030 Support Efforts to Combat Homelessness goal. Second year of five years.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	PWC Department of Social Services for the Ferlazzo/Navigation Homeless Shelter, Hilda Barg Homeless Prevention Center & Support Shelter (total 431), ACTS, provides emergency shelter services for 67 persons, NVFS/SERVE shelter services for 251 persons, Dawson Beach Transitional Housing services for 27 persons
	Location Description	Various locations around the County, including shelters, government facilities and non-profit agencies
2	Planned Activities	Subrecipient support for development/administration of continuum of care and homeless supportive services \$20,928, ESG funding, ACTS. PWC Department of Social Services, overnight shelter, homeless prevention & supportive shelter, ESG Funding \$49,995. Supportive services for NVFS/SERVE shelter \$52,320. Supportive services for Dawson Beach Transitional Housing \$15,696. HMIS Support \$42,901, Rapid Re-Housing \$32,359 for ACTS & NVFS and ESG Administration \$17,367.
	Project Name	Dawson Beach Transitional Housing Case Management
	Target Area	Countywide
	Goals Supported	Support Efforts to Combat Homelessness

	Needs Addressed	Homelessness
	Funding	CDBG: \$35,000
	Description	Funding is allocated to assist Dawson Beach Transitional Housing programs to provide 7 housing units of transitional housing scattered over 7 acres. This project is aligned with the FFY2026-2030 Support Efforts to Combat Homelessness goal by providing case management to households experiencing homelessness to increase stability and reduce the likelihood of returning to homelessness. Second year of five years.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	27 persons
	Location Description	Dawson Beach Transitional Housing
	Planned Activities	CDBG Funding allocated to assist Dawson Beach Transitional Housing programs to provide 7 housing units of transitional housing scattered over 7 acres; providing housing and supportive services for homeless families with children for a period up to two years. Services are aimed at economic betterment, financial planning and budgeting, job skills, mental health issues, etc. to 27 persons. 14011 Dawson Beach Rd., Woodbridge 22191.

3	Project Name	CDBG Program Administration
	Target Area	Countywide
	Goals Supported	Program Administration
	Needs Addressed	Low-to-Moderate Income Housing Special Needs Populations Public Facilities & ADA Accessibility Fair Housing
	Funding	CDBG: \$514,904
	Description	\$313,547 CDBG Funding for General Program Administration, Coordination, and Oversight; \$110,357 CDBG Funding for CDBG Administration, and \$91,000 CDBG for offset HOME Program Policy and Administrative Costs. Second year of five years.
	Target Date	6/30/2027

	Estimate the number and type of families that will benefit from the proposed activities	Administrative costs. No direct benefit
	Location Description	Office of Housing and Community Development
	Planned Activities	Develop, revise, implement and evaluate the day-to-day operation of CDBG entitlement program. Activities include program design, grant administration, Subrecipient compliance monitoring, program outreach, public relations, training, and technical assistance to potential and current project sponsors to include Prince William County, Manassas City and Manassas Park.

4	Project Name	HOME Administration
	Target Area	Countywide
	Goals Supported	Program Administration
	Needs Addressed	Low-to-Moderate Income Housing
	Funding	HOME: \$84,543
	Description	Develop, revise, implement and evaluate operation of the HOME program. Activities include grant administration, citizen participation, program outreach and technical assistance. Second year of five years.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Program administration, no direct benefit.
	Location Description	Office of Housing and Community Development
	Planned Activities	Develop, revise, implement and evaluate operation of the HOME program. Activities include grant administration, citizen participation, program outreach and technical assistance.

5	Project Name	Fair Housing Activities
	Target Area	Countywide
	Goals Supported	Promote Fair Housing in the Area
	Needs Addressed	Fair Housing
	Funding	CDBG: \$30,000

	Description	The Office of Housing and Community Development will enter into a Memorandum of Agreement with the Prince William County Human Rights Commission to perform Fair Housing Activities. Results will be made part of the CAPER concerning Fair Activities. This project is aligned with the county's goal to promote fair housing, including increasing fair housing knowledge and removing barriers. Second year of five years.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Housing Training & Outreach. No direct benefit
	Location Description	PWC Human Rights Commission, 15941 Donald Curtis Dr. Woodbridge, 22191
	Planned Activities	The Office of Housing and Community Development will enter into a Memorandum of Agreement with the Prince William County Human Rights Commission to perform Fair Housing Activities in the Prince William County Area. The results will be made part of the CAPER concerning Fair Housing.

6	Project Name	County Administered Neighborhood Housing Rehabilitation Program
	Target Area	Countywide
	Goals Supported	Expand Affordable Housing Options
	Needs Addressed	Low-to-Moderate Income Housing
	Funding	CDBG: \$1,405,110
	Description	(\$817,429 Rehab plus \$230,037 Anticipated Program Income, and \$136,591 CDBG Carry-Over; \$158,700 Manassas City and \$62,353 Manassas Park); 10 housing units assisted and additional units to be assisted annually, 15941 Donald Curtis Drive #112, Woodbridge 22191 (Administrative Office) This project supports efforts to increase sustainable and affordable housing options in the Prince William Area through rehabilitation, aligning with the County's goal to expand affordable housing options. Second year of five years.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 10 low to moderate income households will be assisted through these activities

	Location Description	Office of Housing and Community Development
	Planned Activities	The County administers, on an annual basis, a neighborhood housing rehabilitation program, the purpose of which is to improve low- and moderate-income owner-occupied housing. The main objective is to reduce the number of substandard housing units in the Prince William Area. Assistance is in the form of a loan for the rehabilitation of the property. Preference is given to extremely low income (below 30% of area median income), elderly and disabled households. The rehabilitation Program is for Prince William County, cities of Manassas and Manassas Park residents.

7	Project Name	County Rehab Administration
	Target Area	Countywide
	Goals Supported	Expand Affordable Housing Options
	Needs Addressed	Low-to-Moderate Income Housing
	Funding	CDBG: \$240,000
	Description	\$240,000 CDBG administrative costs associated with Neighborhood Housing Rehabilitation Program and Affordable Rental Rehabilitation Program. This project supports efforts to increase sustainable and affordable housing options in the Prince William Area through rehabilitation, aligning with the County's goal to expand affordable housing options. Second year of five years.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 15 households will be assisted through these activities
	Location Description	Office of Housing and Community Development
	Planned Activities	The County administers, on an annual basis, a neighborhood housing rehabilitation program, the purpose of which is to improve low- and moderate-income owner-occupied housing. The main objective is to reduce the number of substandard housing units in the Prince William Area. Assistance is in the form of a deed of trust for the rehabilitation of the property. Preference is given to extremely low income (below 30% of area median income), elderly and disabled households. The rehabilitation Program is for Prince William County, cities of Manassas and Manassas Park residents.

8	Project Name	Community Housing Development Organization (CHDO) Set-Aside
	Target Area	Countywide
	Goals Supported	CHDO Set Aside
	Needs Addressed	Low-to-Moderate Income Housing
	Funding	HOME: \$671,080
	Description	The HOME program mandates 15% of the annual allocation is set-aside for housing development activities undertaken by non-profit housing development organizations. Funding provided for acquisition and/or rehabilitation of property used as permanent supportive housing. (\$126,816 & \$544,264 (carry-over). This project supports efforts to increase sustainable and affordable housing options in the Prince William Area through providing funds to CHDOs, aligning with the County's goal to set aside funds for CHDOs. Second year of five years.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	One unit will be developed through this program, benefiting one low- moderate income household.
	Location Description	Office of Housing and Community Development
	Planned Activities	Provide funding to CHDO organization for operating funds and development fees to develop affordable housing for low-moderate income homeownership and rental housing

9	Project Name	First Time Homebuyer Program
	Target Area	Countywide
	Goals Supported	Expand Affordable Housing Options
	Needs Addressed	Low-to-Moderate Income Housing
	Funding	HOME: \$ 4,016,265
	Description	\$566,988.31 HOME Allocation and \$200,000 Program Income, \$3,179,190.69 Carry-over and \$18,139 Manassas Park; \$48,947 Manassas City. Down-payment and eligible closing cost assistance provided to low- and moderate-income first-time homebuyers in Prince William County, Manassas City or Manassas Park. This project supports efforts to increase sustainable and affordable housing options in the Prince William Area through proving homebuyers' assistance, aligning with the County's goal to expand affordable housing options. Second year of five years.

	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 8 low- and moderate-income households will be provided down payment/closing cost assistance.
	Location Description	Office of Housing and Community Development
	Planned Activities	Down-payment and eligible closing cost assistance provided to low- and moderate-income first-time homebuyers in Prince William County, Manassas City or Manassas Park, 15941 Donald Curtis Drive #112, Woodbridge 22191 (Administrative Office)

10	Project Name	Comprehensive Housing Counseling (County & City)
	Target Area	Countywide
	Goals Supported	Expand Affordable Housing Options
	Needs Addressed	Low-to-Moderate Income Housing
	Funding	CDBG: \$70,135
	Description	\$70,135 (\$60,580 CDBG Program allocated for PWC to assist 115 persons; \$9,555 CDBG Program allocated for Manassas City to assist 25 persons); Eligible applicants are low and moderate-income at 80% or below the median income citywide. Decent Housing/Affordability This project supports efforts to increase sustainable and affordable housing options in the Prince William Area through housing counseling, aligning with the County's goal to expand affordable housing options. Second year of five years.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 140 low- and moderate-income residents will be provided Pre and Post Homeownership education and financial counseling services through these activities.
	Location Description	Cooperative Extension, 8033 Ashton Ave #105, Manassas, VA 20109

	Planned Activities	Funding provided to Cooperative Extension Service to provide to low - and moderate-income (LMI) Prince William Area (PWC, Manassas and Manassas Park) residents credit counseling, pre- and post- purchase homeownership counseling to assist first-time homebuyers, information regarding protections established under the Fair Housing Act. Payments will be made based upon completion of the Financial Assessment Clinic and Homeownership Workshops.
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11	Project Name	Homeless Case Management Outreach
	Target Area	Countywide
	Goals Supported	Provide Support for Public Service Programs
	Needs Addressed	Homelessness
	Funding	CDBG: \$40,000
	Description	Provide CDBG funds to Homeless Service Provider for Case Management Operations and Supportive Services for Transitional Housing and Emergency Shelter providers that provide housing and supportive services for homeless persons and families transitioning to permanent assisted housing or other housing. This project supports efforts to increase services and support self-sufficiency for households experiencing homelessness and aligns with the County's goal to provide support to public service programs. Second year of five years.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit an estimated 50 persons
	Location Description	Countywide
	Planned Activities	Provide CDBG funds to Homeless Service Provider Streetlight Outreach Ministries for Case Management Operations and Supportive Services by conducting street/campsite outreach designed to provide essential services necessary to reach out to unsheltered homeless people for the purpose of connecting unsheltered homeless people with emergency shelter, housing, or critical services; and to provide urgent, non-facility-based care to unsheltered homeless people who are unwilling or unable to access emergency shelter, housing, or an appropriate health facility.

12	Project Name	PWC Department of Social Services Homeless Transportation
	Target Area	Countywide
	Goals Supported	Provide Support for Public Service Programs
	Needs Addressed	Special Needs Populations
	Funding	CDBG: \$40,000
	Description	The project will provide funding (\$40,000 CDBG) to provide transportation for homeless population in the Prince William Area from streets to local shelters, transportation between shelters or to and from medical clinics, detoxification facilities, public assistance office, and other local service providers. This project supports efforts to increase services and support self-sufficiency for households experiencing homelessness and aligns with the County's goal to provide support to public service programs. Second year of five years.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit an estimated 200 persons
	Location Description	Countywide
	Planned Activities	The project will provide \$40,000 in CDBG Funding to assist Prince William County Department of Social Services (DSS) to provide transportation for homeless population in the Prince William Area from streets to local shelters, transportation between shelters or to and from medical clinics, detoxification facilities, public assistance office, and other local service providers.

13.	Project Name	Affordable Rental Rehab Program
	Target Area	Countywide
	Goals Supported	Expand Affordable Housing Options
	Needs Addressed	Low-to-Moderate Income Housing
	Funding	CDBG \$319,197 (Carry-Over)
	Description	\$319,197 prior year CDBG Funds - will be used to rehabilitate rental units for low-moderate households in Prince William County. This is designed to increase access to sustainable and affordable housing in the area and aligns with the goal to expand affordable housing options. Second year of five years. The CDBG Matrix Code is 14A, Rehabilitation: Single-Unit Residential 24 CFR 570.202(a)(1) or 42 USC 5305(a)(4). Rehabilitation of privately owned rental, single-unit homes for

	Landlords/owners to rehabilitate affordable rental units in Prince William Area.
Target Date	6/30/2027
Estimate the number and type of families that will benefit from the proposed activities	An estimated 8 households will be assisted through these activities
Location Description	Office of Housing and Community Development
Planned Activities	Provide assistance to rehabilitate affordable rental units in the Prince William County area.

14.	Project Name	Dawson Beach Transitional Housing Property Management
	Target Area	Countywide
	Goals Supported	Enhance Access to Public Facilities & ADA Access
	Needs Addressed	Public Facilities & ADA Accessibility
	Funding	CDBG: \$166,000
	Description	Funding allocated to assist Dawson Beach Transitional Housing programs to provide 7 housing units of transitional housing scattered over 7 acres, with property management. Second year of five years.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	27 persons
	Location Description	Countywide
	Planned Activities	CDBG Funding allocated to assist Dawson Beach Transitional Housing programs to provide 7 housing units of transitional housing scattered over 7 acres; providing housing and supportive services for homeless families with children for a period up to two years. Services are aimed at economic betterment, financial planning and budgeting, job skills, mental health issues, etc. to 27 persons. 14011 Dawson Beach Rd., Woodbridge 22191.

15.	Project Name	HOME – Tenant Based Rental Assistance Program
	Target Area	Countywide
	Goals Supported	Expand Affordable Housing Options
	Needs Addressed	Low-to-Moderate Income Housing

Funding	HOME: \$2,071,482 (Carry-Over)
Description	Provide Tenant Based Rental Assistance to Low-Moderate income households; with rental assistance for up to two-years or depletion of funding.
Target Date	6/30/2027
Estimate the number and type of families that will benefit from the proposed activities	This project will benefit an estimated 22 households
Location Description	Countywide
Planned Activities	Provide assistance to program eligible individual households to help them afford the housing costs of market-rate units. 1st year and additional years as funding available Carry-Over Funds Prior-Years

16	Project Name	GINN Memorial Park Splashpad ADA Accessibility
	Target Area	Countywide
	Goals Supported	Enhance Access to Public Facilities & ADA Access
	Needs Addressed	Public Facilities & ADA Accessibility
	Funding	\$350,000
	Description	The project will provide funding of \$350,000 CDBG to provide Acquisition and/or rehabilitation of Public Facilities, (to include group home(s), including youth and community centers, and as well as childcare facilities, to include ADA Accessibility. Carry-Over Funds FFY25. Second year of five years
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Benefit - Area Benefit of more than 50% LMI households
	Location Description	Countywide
	Planned Activities	The project will provide CDBG funding of \$350,000 carry-over funds for ADA Accessibility of Public Facilities. OHCD will reserve funding based upon a complete application provided by the Town of Dumfries for GINN Memorial Park Splashpad, which will be ADA compatible. Carry-Over Funds FFY25. Second year of five years

17	Project Name	Dawson Beach Renovation
	Target Area	Countywide
	Goals Supported	Enhance Access to Public Facilities & ADA Access
	Needs Addressed	Public Facilities & ADA Accessibility
	Funding	\$200,000
	Description	The project will provide funding of \$200,000 CDBG to provide renovations to the Dawson Beach facilities.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Benefit 7 people.
	Location Description	Countywide
	Planned Activities	The project will provide funding of \$200,000 CDBG to provide renovations to the Dawson Beach facilities.

18	Project Name	ARC/INSIGHT Rehabilitation
	Target Area	Countywide
	Goals Supported	Expand Affordable Housing Options
	Needs Addressed	Low-to-Moderate Income Housing
	Funding	\$171,025 (Carry-over)
	Description	The project will provide funding of \$171,025 CDBG carry-over funds to rehabilitation of the remaining affordable rental counted within the original project for two affordable rental units. Carry-Over Funds FFY25
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Benefit two households
	Location Description	Countywide
	Planned Activities	The project will provide funding of \$171,025 CDBG to rehabilitation of two affordable rental units. Carry-Over Funds FFY25

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Much of the funding from the CDBG and HOME programs is available for use in any of the CDBG neighborhoods or countywide, depending on the specifics of the designated activities. Also, some funding is available according to individual benefit rather than area benefit. It is, therefore, difficult to provide reasonable projections of the distribution of funds by target area. The numbers below are strictly estimates based on experience.

Geographic Distribution

Target Area	Percentage of Funds
Countywide	100%

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The proposed allocation of funds is based on federal funding requirements for each formula-allocated grant. Areas of low to moderate-income concentration and certain areas of high minority concentration are targeted. Areas of low homeownership and deteriorating housing conditions were also considered in the targeting process.

Discussion

The distribution of funds by target area is projected to be primarily countywide due to use of funds for administrative, non-profit support, and individual benefit-oriented programmatic uses of the funds.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The following represents the number of households that will be assisted with affordable housing in the FFY 2026.

One Year Goals for the Number of Households to be Supported	
Homeless	
Non-Homeless	48
Special-Needs	
Total	48

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	
The Production of New Units	
Rehab of Existing Units	18
Acquisition of Existing Units	8
Total	48

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

These units represent eight rental housing units rehabilitated, 10 homeowner housing units rehabilitated, eight units acquired with homebuyer assistance, and 22 households assisted with TBRA.

AP-60 Public Housing – 91.220(h)

Introduction

Prince William County does not have any public housing.

Actions planned during the next year to address the needs to public housing

Prince William County does not have any public housing.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Prince William County does not have any public housing.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Discussion

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Funding from the Emergency Solutions Grant allocation is used to support non-profit homeless services providers in Prince William County.

(1) Street Outreach funds may be used for costs of providing essential services necessary to reach out to unsheltered homeless people; connect with emergency shelter, housing, or critical services; and provide urgent, non-facility-based care to unsheltered homeless people who are unwilling or unable to access emergency shelter, housing, or an appropriate health facility.

(2) Emergency Solutions Grant funds may be used for costs of providing essential services to homeless families and to individuals in emergency shelters, renovating buildings to be used as emergency shelter for homeless families and individuals, and operating emergency shelters.

(3) Homelessness Prevention funds may be used to provide housing relocation and stabilization services and short and/or medium-term rental assistance necessary to prevent an individual or family from moving into an emergency shelter or another place.

(4) Rapid Re-Housing Assistance funds may be used to provide housing relocation and stabilization services and short and/or medium-term rental assistance as necessary to help a homeless individual or family move as quickly as possible into permanent housing and achieve stability in that housing.

(5) Relocation and Stabilization Services funds may be used to pay financial assistance to housing owners, utility companies and other third parties.

(6) HMIS funds may be used to pay the costs of contributing data to the HMIS designated by the Continuum of Care for the area.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The Prince William County Continuum of Care, the coalition of local homeless service agencies, conducts annual surveys of homeless individuals, including unsheltered persons. These surveys serve to help focus agency activities for the coming year, as well as provide documentation in response to HUD program requirements. ESG funding includes street outreach activities.

Addressing the emergency shelter and transitional housing needs of homeless persons

Programs proposed for Federal Fiscal Year 2026 - County Fiscal Year 2027 involve ESG Funds being provided to local non-profits for operation and supportive services to address needs of homeless persons, through the supportive housing and homeless

prevention through the PWC Department of Social Services for the Ferlazzo/Navigation Homeless Shelter, Hilda Barg Homeless Prevention Center & Support Shelter (total 431), ACTS, provides emergency shelter services for 67 persons, NVFS/SERVE shelter services for 251 persons, Dawson Beach Transitional Housing services for 27.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Proposed funding for the ESG program includes activities targeting improvements in the areas of Rapid Re housing and homeless prevention. Other funding during the Federal Fiscal Year 2026 - County Fiscal Year 2027 Annual Action plan year include providing supportive services for persons in transitional housing to develop job skills, financial planning and other skills that promote self- sufficiency. These programs are designed to shorten the period households experience homelessness and help prevent households from returning to homelessness by promoting self-sufficiency. The County's FFY2026 (FY27) projects also include additional housing and supportive services to help reduce the time households experience homelessness, increase access to affordable housing, and help prevent the return to homelessness.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Homeless prevention is a major focus of the participants in the Continuum of Care. Agencies include homeless prevention as a support program in conjunction with the provision of shelter and other support services. The County is funding homeless prevention activities in the Federal Fiscal Year 2026 - County Fiscal Year 2027 Annual Action Plan.

Discussion

The participants in the Continuum of Care work closely together to meet the needs of homeless individuals and families through the continuum of services coordinated through partnership. The County participates in the planning efforts and provides a framework through the ESG funding process.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Both the Prince William County 2040 Comprehensive Plan and the newly adopted Affordable Dwelling Unit Ordinance and the Affordable Housing Fund policies have been adopted by the Board of Supervisors to address potential barriers to developing affordable housing and help increase the supply of affordable housing in the County.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The adoption of the Affordable Dwelling Unit Ordinance in December 2025, supports the establishment of incentives for density bonuses, to promote development of affordable housing units. The creation of the Affordable Housing Fund in February 2026 will be a method of providing gap financing to developers, who will be instrumental in the creation of affordable dwelling units within the County.

Prince William County Planning Office is in the process of the creation of the "Build-Out Analysis" which is a GIS-based assessment of how much residential and non-residential development could still occur in Prince William County under the Comprehensive Plan and Zoning Mapping. This tool is not a forecast or vision for the future but rather a technical snapshot of current development capacity.

The areas of the analysis representing different development statuses to include developed areas, zoned but unbuilt land, redevelopment opportunity areas all to be better aligned with the growth potential with long-term policy goals and community context.

Discussion:

Prince William County has worked to monitor and reduce the impact of public policy on affordable housing development. Market forces have been found to be the main constraint to affordable housing, as found in the Federal Fiscal Year 2025-2029 Consolidated Plan. As such, while the County will continue to monitor barriers to affordable housing, the County does not have any actions planned for Federal Fiscal Year 2026 - County Fiscal Year 2027 to address these market barriers.

Through the Prince William County Comprehensive Plan 2040, there is now a new Housing Chapter, which addresses many of the housing needs in the County. The new Affordable Housing Ordinance is being implemented to encourage affordable housing development.

AP-85 Other Actions – 91.220(k)

Introduction:

The County currently provides a variety of services to the residents of Prince William County, some funded by CDBG, HOME, and the ESG allocation, the HOME American Rescue Plan Program (HOME ARP Program) and with private, State, and local County funding bringing additional assets to bear on these problems. Below are some of the actions currently performed by the County or under consideration for the future.

Actions planned to address obstacles to meeting underserved needs

The County has found that the lack of available resources is the primary obstacle to meeting underserved needs. As such, the County will continue to look for new funding sources to meet the needs of residents in the County. OHCD has received through the Department of Behavioral Health and Development Services (DBHDS) State Rental Assistance Program (SRAP) Vouchers to serve SRAP applicants in order to increase access to mainstream, integrated, independent rental housing options for people in the U.S. Department of Justice Settlement Agreement target population and to increase housing opportunities for the U.S. Department of Justice Settlement Agreement target population by leveraging state rental assistance with local public and private housing resources. Currently OHCD administers 11 project based and 32 tenant based SRAP Vouchers.

OHCD has entered into a Memorandum of Agreement with DBHDS to administer 72 additional SRAP Vouchers for Permanent Supportive Housing, to increase access to supportive, affordable rental housing options for persons with Serious Mental Illness (SMI), as well as to increase housing stability for persons with SMI by providing the supports they need to maintain housing.

Actions planned to foster and maintain affordable housing

The County ~~will~~ consider providing financial assistance for Tax Credit Projects for affordable housing development to expand multi-family rental development projects and homeownership opportunities when those projects are present for review. Additionally, acquisition, soft costs and site development funds will be used for affordable housing development. Consideration for additional funding will be given upon completion of the pre-development phase.

Through the Prince William County Comprehensive Plan 2040 there exists a Housing Chapter, which addresses many of the housing needs in the County. The new Affordable Housing Ordinance is being implemented to encourage affordable housing development.

Actions planned to reduce lead-based paint hazards

Continue to meet HUD and EPA lead-based paint abatement standards in housing rehabilitation programs.

Seek funding as it becomes available to provide testing and abatement of lead-based paint hazards in single-family housing where young children are present.

Expand the stock of lead safe housing units through housing initiatives.

Seek funding as it becomes available to provide for testing, abatement, training, and educational awareness.

Actions planned to reduce the number of poverty-level families

The County will continue its efforts in conjunction with the Continuum of Care to reduce the number of poverty-level families through the development of services needed to assist those families with educational opportunities, job growth, and life skills training through the various social service agencies operating in the County and cities of Manassas and Manassas Park.

Actions planned to develop institutional structure

Work with non-profit organizations to address community needs and provide support to federal and non-federal funding initiatives. Work with private industry to address important issues that hamper housing and community development efforts. Identify opportunities to create private/public partnerships for project finance and development to leverage federal funds.

Actions planned to enhance coordination between public and private housing and social service agencies

The County will continue to coordinate planning activities with private housing and social service agencies, including participation in the Prince William County Continuum of Care meetings, participate and provide ongoing training and workshops, continued development of the Continuum of Care, and enumeration of point-in-time and homeless surveys. County staff will also continue its participation in other coalitions and study groups as the opportunity arises.

Discussion:

The County has not identified any major gaps in its institutional structure and coordination with outside agencies. The County will continue its efforts to coordinate with outside housing and social service agencies to meet the needs of County and City residents, as identified in the Federal Fiscal Year 2025-2029 Consolidated Plan.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of anticipated program income that will have been received before the start of the next program year and that has not yet been reprogrammed	260,037
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	260,037

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	99.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The County will continue to support the many efforts of the non-profits and social service provider agencies in the community in their efforts to obtain funding from various sources for their programs.

Many of these organizations receive private donations to sustain their programs, and most apply for funding on the federal, state, and local level.

The availability of federal funds would enhance any of the listed programs and would mean that more services, and housing, could be provided. Because of the scarcity of any type of funding, the County has been working with various organizations to try to develop programs that would increase the leveraging capacity of federal funding mechanisms so that more money would be available for other needed endeavors. Better use of the existing resources is a main concern of everyone.

Anticipated HOME Program income for FY27 is \$200,000.

A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The HOME Recapture Provisions are established §92.253(a)(5)(ii) and permits the original homebuyer to sell the property to any willing buyer during the period of affordability. The repayment conditions for the FTHB Program assistance outline the shared market appreciation also referred to as the share of net proceeds.

Recapture provisions are in effect for periods of thirty years from the date of each settlement. Recapture is enforced through deed restrictions to ensure that the entire amount of HOME assistance to homebuyers is recouped if the housing does not continue to be the principal residence of the family for the duration of the period of affordability. Prince William County guidelines for the FTHB Program stipulate that the recapture provision **will be** implemented for use of HOME Funds.

A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

Resale requirements must ensure that if the housing does not continue to be the principal residence of the family for the full period of affordability that the housing must be made available for subsequent purchase only to a buyer whose family qualifies as a low-income family and will use the property as their principal residence. The resale requirement must also ensure that the price at resale provides the original HOME-assisted owner a fair return on investment (including the homeowner's investment and any capital improvement as defined below) and ensure that the housing will remain affordable to a reasonable range of low-income homebuyers. Resale requirements are maintained through deed restrictive covenants or other HUD identified enforcement mechanisms. The period of affordability is based on the total amount of HOME funds initially invested in the housing. Prince William County guidelines for the FTHB Program stipulates that PWC **does not** implement the Resale provision for use of HOME funds.

Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The County does not intend to use HOME funds to refinance existing debt secured by multifamily housing that is being rehabilitated with HOME funds. In addition, the funds will not be used to refinance multifamily loans made or insured by any federal program. The County is aware that HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.

If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

1. **Homeless**, as defined in 24 CFR 91.5 Homeless (1), (2), or (3);
2. **At-risk of homelessness**, as defined in 24 CFR 91.5 At risk of homelessness * Has an annual income that is less than or equal to 30% of Area Median Income (AMI);
3. **Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking**, as defined by HUD 24CF.2003;
4. **Other Populations** were providing supportive services or assistance under section 212(a) of NAHA (42 U.S.C. 12742(a)) would prevent the family's homelessness or would serve those with the greatest risk of housing instability. HUD defines these populations as individuals and households who do not qualify under any of the populations above but meet one of the following criteria:
 - o **Other Families Requiring Services or Housing Assistance to Prevent Homelessness**
 - o **At Greater Risk of Housing Instability** * Has an annual income that is less than or equal to 30% of Area Median Income (AMI);
 - Veterans and Families that include a Veteran Family Member** that meet

one of the preceding criteria are eligible to receive HOME-ARP assistance.

HOME Investment Partnerships Program (HOME) permits the creation of flexible programs that aids individual households to assist with affording housing costs of market-rate units. This program is known as "Tenant-Based Rental Assistance," or TBRA. HOME TBRA programs differ from other types of HOME rental housing activities in three keyways:

1. TBRA programs help individual households, rather than subsidizing particular rental projects.
2. TBRA assistance moves with the tenant—if the household no longer wishes to rent a particular unit, the household may take its TBRA and move to another rental property.
3. The level of TBRA subsidy varies—the level of subsidy is based upon the income of the household.

There are many different types of TBRA programs, but the most common type provides payments to make up the difference between the amount a household can afford to pay for housing and the local rent standards.

If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

Emergency Solutions Grant (ESG)

Reference 91.220(l)(4)

Include written standards for providing ESG assistance (may include as attachment)

Included as an attachment.

If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

Congress has directed HUD to improve the collection of data on the extent of

homelessness locally and nationally. Communities must collect an array of data including an unduplicated count of homeless persons, analyze their patterns of the use of the McKinney-Vento and other assistance, including information on how they enter and exit the homelessness assistance system and assess the effectiveness of that assistance. Through the Federal Register Notice, the Emergency Solutions Grants Program and Community Development Block Grants were made a part of this mandate.

Therefore, all proposed projects/organizations must provide written certification of their participation in an existing HMIS.

Prince William Area Continuum of Care (CoC) has developed and approved the implementation of Homelessness Services Coordinated Entry System based on HUD requirements, for participation by all current Homeless Service agencies in an effort to establish a central standardized access and assessment for all individuals in need of housing assistance. This system will also assist in coordinated referrals and the housing placement process to ensure that all people experiencing homelessness receive appropriate assistance with both immediate and long-term housing and services, as their needs may be. Coordinated Entry is made available to all eligible persons regardless of race, color, national origin, religion, sex, age, familial status, disability, actual or perceived sexual orientation, gender identify, or marital status.

The Prince William Area (CoC) Coordinated Entry (CE) System will utilize the CoC's Homeless Management Information System (HMIS) to collect, store, share and report participant data associated with the coordinated entry process with the goal of increasing efficiency and effectiveness of screening, assessment, prioritization, and referral for those homeless persons most in need of assistance.

Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

Prince William County expects to receive \$231,566 for the Federal Fiscal Year 2026 - County Fiscal Year 2027 Emergency Solutions Grant (ESG) Program for Shelter Operations. The amount of assistance is calculated based upon the allocation and the bed night count. These funds will be awarded to community-based, nonprofit organizations providing emergency shelter and related services to the homeless, on a dollar-for-dollar match. Emergency Solutions Grant funds may be used for operations and maintenance, homeless prevention, essential support services and renovation/rehabilitation activities in connection with emergency shelters for the homeless. It is a priority of the U.S. Department of Housing and Urban Development (HUD) and Prince William County to work under a Continuum of Care approach to

homelessness to assist homeless individuals and families to obtain a decent living environment, either through rental housing or home ownership. OHCD specifically seeks proposals to provide shelter and supportive services for the homeless

The purpose of the Emergency Solutions Grant (ESG) Program is to: 1) Broaden existing emergency shelter and homelessness prevention activities; 2) Emphasize Rapid Re-Housing; and, 3) Help people quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness; 4) Enhance alignment of ESG regulations with other HUD programs including CDBG, HOME, and Housing Choice Voucher (HCV) program; and, 5) Support more coordinated and effective data collection, performance measurement, and program evaluation. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG

If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The Prince William County Housing Board is responsible for overseeing the expenditure of funds for the Office of Housing & Community Development (OHCD) and directing management of programs administered by OHCD. The Housing Board is comprised of eight (8) members approved by the County Board of County Supervisors and six (6) other members' representatives of the following entities:

- * Commission on Aging
- * Committee for Persons with Disabilities
- * Community Services Board
- * Continuum of Care Network
- * Social Services Board
- * Resident of Housing Choice Voucher Program Representative

This Board recommends goals for OHCD depending upon local need and programs for housing opportunities for low-moderate income residents.

The County requires non-profits participating in the ESG program to have homeless

representatives on their boards of directors.

Describe performance standards for evaluating ESG.

HUD has implemented a mandated system of reporting performance measurements in a precise and timely manner. All recipients funded under this proposal must provide needed data to Prince William County in order to be reimbursed for eligible expenses. All of the activities funded must identify one of the three performance measurements overarching objectives: 1) creating suitable living environment (In general, this objective relates to activities that are designed to benefit communities, families, or individuals by addressing issues in their living environment); 2) providing decent affordable housing (This objective focuses on housing programs where the purpose is to meet individual family or community needs and not programs where housing is an element of a larger effort); 3) creating economic opportunities (This objective applies to the types of activities related to economic development, commercial revitalization, or job creation). There are also three outcomes under each objective: (1) Availability/Accessibility, (2) Affordability, and (3) Sustainability. Thus, the three objectives, each having three possible outcomes, will produce nine possible outcome/objective statements within which to categorize grant activities, as follows: Availability/Accessibility. This outcome category applies to activities that make services, infrastructure, housing, or shelter available or accessible to low-and moderate-income people, including persons with disabilities. In this category, accessibility does not refer only to physical barriers, but also to making the affordable basics of daily living available and accessible to extremely low- low-and moderate-income people. Affordability. This outcome category applies to activities that provide affordability in a variety of ways in the lives of extremely low- low-and moderate-income people. It can include the creation or maintenance of affordable housing, basic infrastructure hook-ups, or services such as transportation or daycare. Sustainability: Promoting Livable or Viable Communities. This outcome applies to projects where the activity or activities are aimed at improving communities or neighborhoods, helping to make them livable or viable by providing benefits to persons or low-and moderate-income people or by removing or eliminating slums or blighted areas, through multiple activities or services that sustain communities or neighborhoods.

Attachments

OPEN COMMENT PERIOD & NOTICE OF AVAILABILITY OF DRAFT

PRINCE WILLIAM AREA

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

CONSOLIDATED HOUSING AND COMMUNITY DEVELOPMENT ANNUAL ACTION PLAN FEDERAL FISCAL YEAR 2026 (FY2027)

All citizens and interested parties of the Prince William Area are hereby notified that **effective February 19, 2026**, the DRAFT plan is available for public review and comments. Copies of the plan are available for public viewing at County/City government centers and the Housing website at <https://www.pwcva.gov/departments/housing-community-development/reports>. To request a copy of the DRAFT Annual Action Plan for Federal Fiscal Year 2026 (FY27), call 703-792-7531.

Informational briefings of the DRAFT plan will take place virtually and in person based on the following schedule(s):

Wednesday, March 4, 2026, at 10:30 AM

<https://teams.microsoft.com/meet/21112540973725?p=VmVpzhGXxThpv>

Meeting ID: 211 125 409 737 25

Passcode: z3z3BW3u

Friday, March 20, 2026, at 2:00 PM

<https://teams.microsoft.com/meet/26879502112493?p=MDEwOHgsUJPGgyaofZ>

Meeting ID: 268 795 021 124 93

Passcode: hj6xx7Rz

**In Person – A.J. Ferlazzo Building, 15941 Donald Curtis
Drive
Woodbridge, VA 22191 –
Housing Conference Room Suite #135**

The DRAFT plan, documents housing and non-housing needs, outlines available resources and presents a one-year plan for using Federal Fiscal Year 2026 (FY27) funds. According to the National Affordable Housing Act of 1990, as amended, communities, which receive Federal housing funds, must submit this multi-year plan to the U.S. Department of Housing and Urban Development (HUD).

Citizens and other interested parties are urged to attend the informational meetings and/or submit written comments, by no later than **midnight, March 23, 2026**.

Non-English-speaking residents and citizens with speech, sight, or hearing impairments who wish to review the documents or comment at the public meetings should contact the Prince William County Office of Housing & Community Development five days 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 accommodation.

For more information concerning any of the above call Julie Roane at (703) 792-7531. Written comments should be directed to:

PWC Office of Housing and Community Development
Attn: Julie Roane Administrative Coordinator
15941 Donald Curtis Drive, Suite 112
Woodbridge, Virginia 22191-4291 jroane@pwcgov.org



How do the goals take into account the changes to the "21st Century Housing Act?"

The 21st Century ROAD to Housing Act (H.R. 6644), passed by the Senate on March 12, 2026, is a major bipartisan legislative effort aimed at addressing housing shortages and affordability, specifically by curbing, and in some cases banning, large institutional investors (350+ single-family homes) from purchasing single-family residences. The bill focuses on boosting supply by streamlining development regulations and promoting manufactured housing. This Act does not specify how it relates to Community Development Block Grant (CDBG), Home Investment Partnerships (HOME) and Emergency Solutions Grant (ESG).

In the announcement I only saw opportunity for online participation. Please provide stakeholders with opportunity for comment during in-person sessions as well. (Please see information for in-person session under Wednesday March 4, 2026)

DRAFT

PRINCE WILLIAM AREA

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

CONSOLIDATED HOUSING AND COMMUNITY DEVELOPMENT ANNUAL ACTION PLAN FEDERAL FISCAL YEAR 2026 (FY2027)

All citizens and interested parties of the Prince William Area are hereby notified that **effective February 19, 2026**, the DRAFT plan is available for public review and comments. Copies of the plan are available for public viewing at County/City government centers and the Housing website at <https://www.pwcva.gov/department/housing-community-development/reports>. To request a copy of the DRAFT Annual Action Plan for Federal Fiscal Year 2026 (FY27), call 703-792-7531.

Informational briefings of the DRAFT plan will take place virtually and in person based on the following schedule(s):

Wednesday, March 4, 2026, at 10:30 AM
<https://teams.microsoft.com/meet/21112540973725?p=VmVpzhGXxThpv>

Meeting ID: 211 125 409 737 25
Passcode: z3z3BW3u

Friday, March 20, 2026, at 2:00 PM
<https://teams.microsoft.com/meet/26879502112493?p=MDEwOHgsUJPGgyaofZ>

Meeting ID: 268 795 021 124 93
Passcode: hj6xx7Rz

**In Person – A.J. Ferlazzo Building, 15941 Donald Curtis
Drive
Woodbridge, VA 22191 –
Housing Conference Room Suite #135**

Suggestion to eventually include annual meetings between Cities and the County or host a housing providers session.

Each fiscal year end the County prepares the Consolidated Annual Performance Evaluation Report (CAPER) as required by HUD, which provides information on the utilization of the federal funds. A requirement of the CAPER is that a public information meeting be held to review the CAPER document as well as to provide input into the next fiscal years Annual Action Plan. **(see below)**

Prince William Area Consolidated Plan Performance Report for FFY2024 (FY25) & Citizen Input Annual Action Plan FY2027 Public Information Meeting

Public Information Meetings will be held to receive comments on Prince William Area FFY2024 (FY25) Consolidated Annual Performance and Evaluation Report (CAPER) and solicit input from citizens on the development of the Annual Action Plan FY2027.

Join the meeting on September 2, 2025, at 1:00 PM

In-Person Dr. A.J. Ferlazzo Bldg. 15941 Donald Curtis Drive #112, Woodbridge, VA 22191

Teams Meeting <https://pwc-doit.webex.com/pwc-doit/j.php?MTID=mc4b7f1f859eba2fdb057488f7ec8e2be>

Copies of the DRAFT FY25 CAPER will be made available for review on or about **August 21, 2025**, at the Manassas City, Community Development; Manassas Park, Department of Community Services; Sudley North Government Center (Dept. of Social Services), McCoart Complex (Information Desk) and Dr. A. J. Ferlazzo Building (Office of Housing and Community Development). In addition, the document can also be accessed through the internet at

<https://www.pwcva.gov/departments/housing-community-development/reports/>

Non-English-speaking residents and citizens with speech, sight, or hearing impairments who wish to review the documents or comment at the public meetings should contact the Prince William County Office of Housing & Community Development five days in advance at 703-792-7531, Julie Roane, Administrative Coordinator. 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 accommodation.

Written comments on the FFY24 (FY25) CAPER or input into Annual Action Plan FY2027 may be submitted for the record **until 5:00 p.m. September 19, 2025.**

Written comments should be addressed to the attention of: Julie Roane, Administrative Coordinator, Office of Housing and Community Development, Dr. A. J. Ferlazzo Building, 15941 Donald Curtis Drive, Suite 112, Woodbridge, VA 22191-4291 or you can e-mail your comments to jroane@pwcgov.org.

Suggestion to provide more inclusive dates and time-frames for the public and to include an in-person session. (Please see information for in-person session under Wednesday March 4, 2026)

DRAFT

PRINCE WILLIAM AREA

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

CONSOLIDATED HOUSING AND COMMUNITY DEVELOPMENT ANNUAL ACTION PLAN FEDERAL FISCAL YEAR 2026 (FY2027)

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Meeting ID: 268 795 021 124 93
Passcode: hj6xx7Rz

**In Person – A.J. Ferlazzo Building, 15941 Donald Curtis
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Woodbridge, VA 22191 –
Housing Conference Room Suite #135**

Can you provide the calculations as to how it is determined what portion of CDBG and HOME funds go to City of Manassas? (See below)

Political Entities Prince William County Data Set			
Program Year 35 FY2027			
July 1, 2026 - June 30, 2027			
CDBG Program			
Fiscal Year 2027 Allocation			
Locality	PWC Standard Data Set Population	% of Population	
Prince William County	508,109	89.402923623%	PWC Demographics Q2 2025
City of Manassas	43,616	7.674333493%	City of Manassas Pop. Est 2025
City of Manassas Park	16,611	2.922742884%	Manassas Park Pop. 6.2025
	568,336	100.000000000%	
Program Year 35 Allocation	\$ 2,634,741		
20% Program Administration	\$ 526,948		
Funds Available for Program	\$ 2,107,793		
Dollar Allocations per Locality Based Upon Percentage of Population			
	Percentage of Population	Allocation	
Prince William County	89.40292%	\$ 1,884,428.39	
City of Manassas	7.67433%	\$ 161,759.05	
City of Manassas Park	2.92274%	\$ 61,605.36	
	100.00000%	\$ 2,107,792.80	
Public Service Dollars			
Maximum 15% of Allocation	395,211.15		
Prince William County	364,881.33		
Manassas City Allocation	30,329.82		
	395,211.15		
County Public Service Projects			
Cooperative Extension Housing Counselling	\$ 60,580.00		
Dawson Beach Case Management	\$ 35,000.00		
Dawson Beach Property Management	\$ 136,000.00		
Streetlight Outreach Ministries	\$ 40,000.00		
DSS Homeless Transportation	\$ 40,000.00		
	\$ 311,580.00		
City Public Service Projects			
	\$ -		
Cooperative Extension Housing Counselling	\$ 9,555.00		
	\$ 9,555.00		
	Total \$ 321,135.00		
HOME Program			
Fiscal Year 2027 Allocation			
Locality	PWC Standard Data Set Population	% of Population	
Prince William County	508,109	89.402923623%	PWC Demographics Q2 2025
City of Manassas	43,616	7.674333493%	City of Manassas Pop Est. 2025
City of Manassas Park	16,611	2.922742884%	Manassas Park Pop. 6.2025
	568,336	100.000000000%	
Program Year 34 Allocation	\$ 830,452.40		
15% CHDO Set-A-Side	\$ 124,567.86	CHDO must be rounded up	
10% Program Administration	\$ 83,045.24	Administration cannot be	
Funds Available for Program	\$ 622,839.30	rounded up rounded down	
Dollar Allocations per Locality Based Upon Percentage of Population			
	Percentage of Population	Allocation	
Prince William County	89.40292%	\$ 556,836.5437	Not rounded
City of Manassas	7.67433%	\$ 47,798.7650	Not rounded
City of Manassas Park	2.92274%	\$ 18,203.9913	Not rounded
	100.00000%	\$ 622,839.3000	-
Prince William County		\$ 556,837.00	
City of Manassas		\$ 47,799.00	
City of Manassas Park		\$ 18,204.00	
		\$ 622,840.00	
CHDO Allocation		\$ 124,568.00	
10% Administrative Funds		\$ 83,044.40	
Total		\$ 830,452.40	

Provide clarification on what organization is receiving this funding and how much they are receiving total? I don't assume it's the entire amount listed in the funding column.

Currently there is only one certified Community Housing Development Organization (CHDO) in the Prince William Area, and they are at capacity in providing affordable rentals and do not wish to apply for any additional funding. The amount of CHDO funds being represented within the AAP, includes FFY26 (FY27) and prior year funds.

How is this deferred out to the cooperative extension?

I'm not clear on your question of deferring to the Prince William County Cooperative Extension Financial Management Division. I believe you are asking how do we determine that this County Agency receives the CDBG Funding for Counseling Services.

OHCD currently contracts with Prince William Virginia Cooperative Extension Office, who is a HUD Housing Counseling Agency to deliver Financial Education and Housing Counseling Program to assist families in preparation for homeownership. Cooperative Extension is the only county agency that is a HUD Certified Housing Counseling Agency and provides the required educational training per Home Investment Partnerships (HOME) guidelines.