

Prince William Area

**2020-2024
Consolidated Plan**

TABLE OF CONTENTS

EXECUTIVE SUMMARY	1
ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)	1
THE PROCESS	5
PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)	5
PR-10 Consultation - 91.100, 91.200(b), 91.215(l)	6
PR-15 Citizen Participation	12
NEEDS ASSESSMENT	14
NA-05 Overview	14
NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)	15
NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)	32
NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)	34
NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)	36
NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)	37
NA-35 Public Housing – 91.205(b)	38
NA-40 Homeless Needs Assessment – 91.205(c)	42
NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)	46
NA-50 Non-Housing Community Development Needs – 91.215 (f)	49
HOUSING MARKET ANALYSIS	51
MA-05 Overview	51
MA-10 Number of Housing Units – 91.210(a)&(b)(2)	51
MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)	57
MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)	66
MA-25 Public and Assisted Housing – 91.210(b)	74
MA-30 Homeless Facilities and Services – 91.210(c)	75
MA-35 Special Needs Facilities and Services – 91.210(d)	77
MA-40 Barriers to Affordable Housing – 91.210(e)	79
MA-45 Non-Housing Community Development Assets – 91.215 (f)	80
MA-50 Needs and Market Analysis Discussion	89
MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)	99
MA-65 HAZARD MITIGATION - 91.210(A)(5), 91.310(A)(3)	100
STRATEGIC PLAN	101
SP-05 Overview	101
SP-10 Geographic Priorities – 91.215 (a)(1)	103
SP-25 Priority Needs - 91.215(a)(2)	104
SP-30 Influence of Market Conditions – 91.215 (b)	107
SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)	108
SP-40 Institutional Delivery Structure – 91.215(k)	111
SP-45 Goals Summary – 91.215(a)(4)	114

SP-50 Public Housing Accessibility and Involvement – 91.215(c)	120
SP-55 Barriers to affordable housing – 91.215(h)	121
SP-60 Homelessness Strategy – 91.215(d)	122
SP-65 Lead based paint Hazards – 91.215(i)	123
SP-70 Anti-Poverty Strategy – 91.215(j)	124
SP-80 Monitoring – 91.230	125
2020 ANNUAL ACTION PLAN	127
AP-15 Expected Resources – 91.220(c)(1,2)	127
AP-20 Annual Goals and Objectives	130
AP-35 Projects – 91.220(d)	135
AP-38 Project Summary	136
AP-50 Geographic Distribution – 91.220(f)	145
AP-55 Affordable Housing – 91.220(g)	146
AP-60 Public Housing – 91.220(h)	147
AP-65 Homeless and Other Special Needs Activities – 91.220(i)	148
AP-75 Barriers to affordable housing – 91.220(j)	150
AP-85 Other Actions – 91.220(k)	151
PROGRAM SPECIFIC REQUIREMENTS	153
AP-90 Program Specific Requirements – 91.220(l)(1,2,4)	153
DATA APPENDIX	159

EXECUTIVE SUMMARY

ES-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 the Consolidated 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 Consolidated Plan.

Prince William County has prepared this Consolidated Plan to meet the guidelines as set forth by HUD and is broken into five sections: The Process, Needs Assessment, Market Analysis, Strategic Plan, and Annual Action Plan.

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 entails 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 2019, the County accomplished the following undertakings:

During FFY 2018, Prince William County accomplished a variety of activities using CDBG, HOME and ESG funds. CDBG funds were able to provide transportation services for homeless households, case management services for extended hours for homeless shelter, fair housing testing and comprehensive housing financial counseling for approximately 986 persons. In addition, during FFY 2018 CDBG funds were used to provide homeowner rehab for fifteen low-moderate owner-occupied households, utilizing FFY16, 17 & 18 CDBG funds and FFY18 CDBG Program Income. During FFY 2018, HOME funds were used to provide down-payment and closing costs assistance to assist eleven (11) eligible first-time low-moderate income homebuyers to acquire properties located in the Prince William Area utilizing FFY16 & 17 HOME funds and FFY18 HOME Program Income. ESG funds were used in a variety of shelter operations and rapid re-housing projects.

Summary of citizen participation process and consultation process

A variety of public outreach and citizen participation was used to develop this Consolidated Plan. The 2019 Housing and Community Development survey was used to help establish priorities for the Prince William Area by gathering feedback on the level of need for housing and community development categories. Two public meetings were held prior to the release of the draft plan to garner feedback on preliminary findings. A set of four focus groups were held to gather input from stakeholders. These topics included homeless, public services, affordable housing, and special needs housing. 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 place of, or in addition to, in-person hearings, such as during times of a state of emergency or serious public health emergency, or even 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. As his discretion, the OHCD Director is authorized to reallocate up to 25% of the total federal funds in this manner.

Summary of public comments

A public comment from the City of Manassas, as well as the County's response, is included in the Appendix.

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

At the date of this draft, no public comments have been received that were not accepted.

Summary

The Needs Assessment and Market Analysis, which has been guided by the 2019 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 seek 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. 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

Objective: Continue to Plan, Monitor and Administer Entitlement Grant Programs and insure 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

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

THE PROCESS

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. 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 2020-2024 Federal Fiscal Year (FY2021-2025) Consolidated 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

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PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

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(l))

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 Section 8 vouchers 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, 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 ESG allocations to the local shelters for operational costs and Rapid Re-Housing services Emergency Solutions Grant funding to the 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 participates in the Continuum of Care regular meetings, serves on committees within the Continuum of Care and participates 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 jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	ACTS - Action in Community Through Service
	Agency/Group/Organization Type	Services-homeless
	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
	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.

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, with 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 works closely with the cities of Manassas and Manassas Park in the development of programs to address housing, homeless, and community development needs and other local issues covered by the Consolidated Plan.

Narrative (optional):

The development of the FFY 2020-2024 (FY2021-2025) Consolidated 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.

PR-15 Citizen Participation

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 2020-2024 (FY2021-25) Consolidated Plan, the County undertook a variety of public outreach methods to gather public input and comment. These comments were a part of the Needs Assessment and Market Analysis, and ultimately helped shape the outcome of the Plan’s Five Year Goals and Objectives. These outreach efforts included the 2019 Housing and Community Development Survey, a series of two (2) public input meetings, two (2) sets of focus groups, 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, such as during times of a state of emergency or serious public health emergency, or even 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
1	Internet outreach	Non-targeted/broad community	A total of 125 surveys were received throughout the Prince William Area.	The Countywide results are available as part of the Needs Assessment and Market Analysis.	Not applicable.
2	Public Meeting	Non-targeted/broad community	Two public input meetings were held September 24 and 25, 2019.	Comments from the City of Manassas to include targeting home rehab in certain areas in the City. Written comments included in the Appendix.	Not applicable.

3	Focus Groups	Stakeholders	A series of focus groups were held on September 24 and 25 on Homelessness and Public Services, and Affordable and Special Needs Housing	No comments received.	Not applicable.
4	Public Hearing	Non-targeted/broad community	A public hearing will be held during the public review period	No comments received.	Not applicable.

Table 4 – Citizen Participation Outreach

NEEDS ASSESSMENT

NA-05 Overview

Needs Assessment Overview

The following section will describe the socio-economic and housing situation in the Prince William Area. This Area consists of Prince William County, the City of Manassas, and the City of Manassas Park.

The population in the Prince William Area has grown from 454,096 in 2010 to 526,959 in 2018. With this growth there has not been a significant change in the racial or ethnic makeup of the Area. Households with income over \$100,000 have grown as a proportion of the population, while conversely, poverty has also grown. The proportion of persons in poverty has grown from 4.6 percent in 2000 to 7.2 percent in 2017.

A significant proportion of households have housing problems, particularly cost burdens, with 32.1 percent of households experiencing cost burdens. Renter households are particularly impacted by cost burdens, at a rate of 50.0 percent. In addition, Hispanic households face housing problems at a disproportionate rate.

The homeless population continues to need a variety of services, as the homeless population has remained fairly steady since 2014, from 445 in the Prince William Continuum of Care to 335 in 2020, according to Point-in-Time counts. In addition, there are a variety of non-homeless special needs populations in the Area. This includes the elderly population, which has grown by 37.5 percent since 2010.

The following Needs Assessment and Market Analysis include two different table types. The first is the default data sets that come from the eCon Planning Suite. These tables are blue. The second is a set of tables that has the most up-to-date data available for the Prince William Area. These tables are green. Most of the narrative in the following sections will reference the green tables by table number.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	402,002	493,650	23%
Households	123,757	153,940	24%
Median Income	\$88,850.00	\$98,657.00	11%

Table 5 - Housing Needs Assessment Demographics

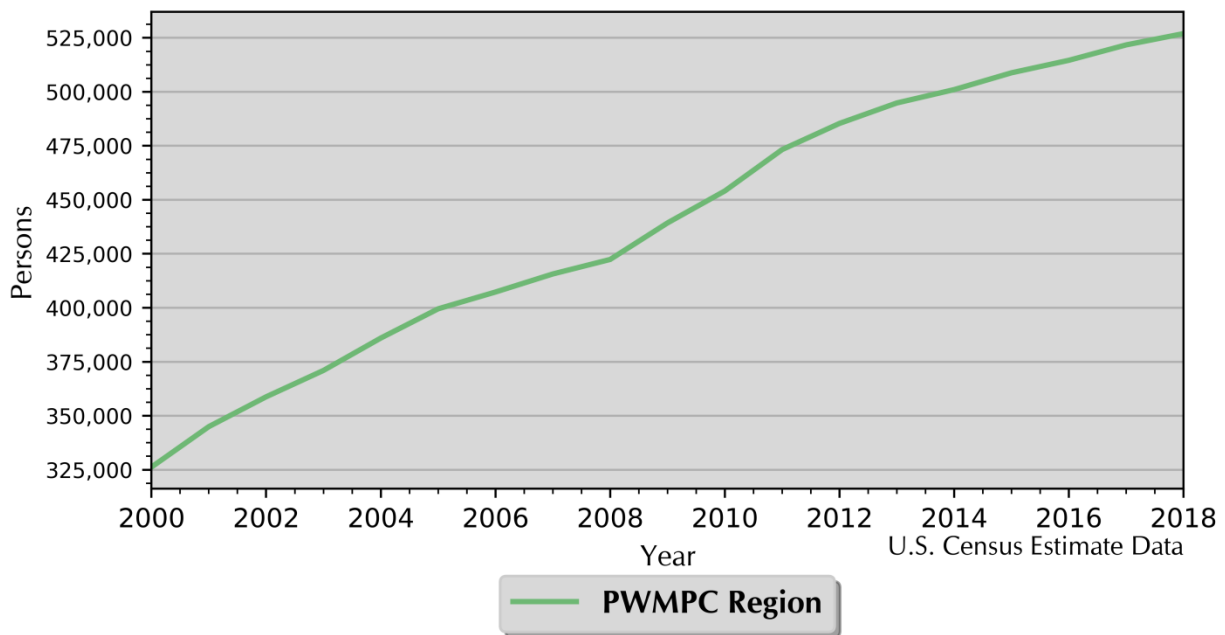
Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Population Estimates

The population in the Prince William Area has continued to grow since 2000, as illustrated in Diagram NA-10.1. The population of the Area was 473,263 in 2010, and is up to 526,959 in 2018. While the population is growing, the Area has not seen a large shift in the racial and ethnic makeup of the region, as discussed below.

Table NA-10.1 Population Estimates Prince William Area 2010-2018 Census Data and Intercensal Estimates	
2010 Census	454,096
2011 Population Estimate	473,263
2012 Population Estimate	485,373
2013 Population Estimate	494,844
2014 Population Estimate	501,030
2015 Population Estimate	508,816
2016 Population Estimate	514,601
2017 Population Estimate	521,738
2018 Population Estimate	526,959

**Diagram NA-10.1
Population
Prince William Area**



The Prince William Area population by race and ethnicity is shown in NA-10.2. The white population represented 59.8 percent of the population in 2017, compared with the black population, which accounted for 20.1 percent of the population. The Hispanic population represented 23.9 percent of the population in 2017, compared to 21.6 percent in 2010.

Table NA-10 2				
Population by Race and Ethnicity				
Prince William Area				
2010 Census & 2017 Five-Year ACS				
Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	263,722	58.1%	304,041	59.8%
Black	88,236	19.4%	101,937	20.1%
American Indian	2,677	0.6%	1,972	0.4%
Asian	33,482	7.4%	40,428	8.0%
Native Hawaiian/ Pacific Islander	597	0.1%	650	0.1%
Other	42,478	9.4%	33,060	6.5%
Two or More Races	22,904	5.0%	26,171	5.1%
Total	454,096	100.0%	508,259	100.0%
Non-Hispanic	356,115	78.4%	386,655	76.1%
Hispanic	97,981	21.6%	121,604	23.9%

The change in race and ethnicity between 2010 and 2017 is shown in Table NA-10.3. During this time, the total non-Hispanic population was 386,655 persons in 2017. The Hispanic population was 121,604.

Table NA-10 3				
Population by Race and Ethnicity				
Prince William Area				
2010 Census & 2017 Five-Year ACS				
Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	219,720	61.7%	224,557	58.1%
Black	85,181	23.9%	98,520	25.5%
American Indian	1,114	0.3%	1,292	0.3%
Asian	33,108	9.3%	40,077	10.4%
Native Hawaiian/ Pacific Islander	472	0.1%	532	0.1%
Other	1,400	0.4%	1,605	0.4%
Two or More Races	15,120	4.2%	20,072	5.2%
Total Non-Hispanic	356,115	100.0%	386,655	100.0%
Hispanic				
White	44,002	44.9%	79,484	65.4%
Black	3,055	3.1%	3,417	2.8%
American Indian	1,563	1.6%	680	0.6%
Asian	374	0.4%	351	0.3%
Native Hawaiian/ Pacific Islander	125	0.1%	118.0	0.1%
Other	41,078	41.9%	31,455	25.9%
Two or More Races	7,784	7.9%	6,099	5.0%
Total Hispanic	97,981	100.0	121,604	100.0%
Total Population	454,096	100.0%	508,259	100.0%

The group quarters population includes the institutionalized population, who live in correctional institutions, juvenile facilities, nursing homes, and other institutions, and the non-institutionalized population, who live in college dormitories, military quarters, and other group living situations. As seen in Table NA-10.4, between 2000 and 2010, the institutionalized population changed 6.0 percent in Prince William Area, from 1,426 people in 2000 to 1,511 in 2010. The non-institutionalized population changed -41.9%, from 1,826 in 2000 to 1,061 in 2010.

Table NA-10 4					
Group Quarters Population					
Prince William Area					
2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	530	37.2%	842	55.7%	58.9%
Juvenile Facilities	.	.	107	7.1%	.
Nursing Homes	831	58.3%	562	37.2%	-32.4%
Other Institutions	65	4.6%	0	0.0%	-100.0%
Total	1,426	100.0%	1,511	100.0%	6.0%
Non-institutionalized					
College Dormitories	0	0.0%	0	0.0%	0.0%
Military Quarters	1,465	80.2%	736	69.4%	-49.8%
Other Non-institutionalized	361	19.8%	325	30.6%	-10.0%
Total	1,826	100.0%	1,061	100.0%	-41.9%
Group Quarters Population	3,252	100.0%	2,572	100.0%	-20.9%

Households by type and tenure are shown in Table NA-10.5. Family households represented 77.2 percent of households, while non-family households accounted for 22.8 percent. These changed from 76.2 and 23.8 percent, respectively.

Table NA-10.5				
Household Type by Tenure				
Prince William Area				
2010 Census SF1 & 2017 Five-Year ACS Data				
Household Type	2010 Census		2017 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	112,705	76.2%	120,841	77.2%
Married-Couple Family	86,790	77.0%	94,892	78.5%
Owner-Occupied	70,493	81.2%	76,371	80.5%
Renter-Occupied	16,297	18.8%	18,521	19.5%
Other Family	25,915	23.0%	25,949	21.4%
Male Householder, No Spouse Present	7,821	30.2%	7,931	30.1%
Owner-Occupied	4,669	59.7%	4,440	56.0%
Renter-Occupied	3,152	40.3%	3,491	44.0%
Female Householder, No Spouse Present	18,094	69.8%	18,018	69.7%
Owner-Occupied	9,930	54.9%	9,498	52.7%
Renter-Occupied	8,164	45.1%	8,520	47.3%
Non-Family Households	35,114	23.8%	35,783	22.8%
Owner-Occupied	21,653	61.7%	21,842	61.0%
Renter-Occupied	13,461	38.3%	13,941	39.0%
Total	147,819	100.0%	156,624	100.0%

Household Income and Poverty

Households by income for the 2010 and 2017 5-year ACS are shown in Table NA-10.6. Households earning more than 100,000 dollars per year represented 49.0 percent of households in 2017, compared to 43.6 percent in 2010. Meanwhile, households earning less than 15,000 dollars

accounted for 3.9 percent of households in 2017, compared to 3.9 percent in 2000. The City of Manassas found that its median family income was \$77,551 in 2017.¹

Table NA-10.6				
Households by Income				
Prince William Area				
2010 & 2017 Five-Year ACS Data				
Income	2010 Five-Year ACS		2017 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than \$15,000	5,442	3.9%	6,037	3.9%
\$15,000 to \$19,999	2,539	1.8%	2,611	1.7%
\$20,000 to \$24,999	3,331	2.4%	3,742	2.4%
\$25,000 to \$34,999	7,279	5.2%	7,526	4.8%
\$35,000 to \$49,999	14,062	10.0%	13,421	8.6%
\$50,000 to \$74,999	24,061	17.1%	24,099	15.4%
\$75,000 to \$99,999	22,721	16.1%	22,507	14.4%
\$100,000 or More	61,382	43.6%	76,681	49.0%
Total	140,817	100.0%	156,624	100.0%

The rate of poverty for Prince William Area is shown in Table NA-10.7. In 2017, there were an estimated 36,214 people (7.2 percent) living in poverty, compared to 4.6 percent living in poverty in 2000. In 2017, some 15.0 percent of those in poverty were under age 6 and 6.2 percent were 65 or older.

Table NA-10.7				
Poverty by Age				
Prince William Area				
2000 Census SF3 & 2017 Five-Year ACS Data				
Age	2000 Census		2017 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	2,144	14.4%	5,437	15.0%
6 to 17	3,928	26.4%	8,816	24.3%
18 to 64	8,070	54.3%	19,704	54.4%
65 or Older	721	4.9%	2,257	6.2%
Total	14,863	100.0%	36,214	100.0%
Poverty Rate	4.6%	.	7.2%	.

¹ http://www.manassascity.org/DocumentCenter/View/34030/Manassas_HousingPlan-web

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	14,714	18,240	13,585	16,870	90,495
Small Family Households	5,751	8,299	6,500	7,724	51,750
Large Family Households	2,773	3,368	2,650	2,616	12,899
Household contains at least one person 62-74 years of age	2,277	2,982	2,134	2,663	15,943
Household contains at least one person age 75 or older	1,828	1,507	732	1,071	4,054
Households with one or more children 6 years old or younger	4,869	5,861	4,248	3,729	16,402

Table 6 - Total Households Table

Data Source: 2011-2015 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0- 30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	118	320	10	95	543	30	35	70	4	139
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	163	234	23	25	445	0	4	54	45	103
Overcrowded - With 1.01- 1.5 people per room (and none of the above problems)	855	737	350	230	2,172	275	319	341	377	1,312
Housing cost burden greater than 50% of income (and none of the above problems)	5,945	2,278	279	15	8,517	3,573	2,986	1,076	958	8,593

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	918	4,280	3,010	1,859	10,067	952	3,013	2,703	3,522	10,190
Zero/negative Income (and none of the above problems)	415	0	0	0	415	238	0	0	0	238

Table 7 – Housing Problems Table

Data 2011-2015 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	7,070	3,574	654	370	11,668	3,873	3,347	1,542	1,381	10,143
Having none of four housing problems	1,528	5,509	5,230	5,888	18,155	1,617	5,844	6,179	9,252	22,892
Household has negative income, but none of the other housing problems	415	0	0	0	415	238	0	0	0	238

Table 8 – Housing Problems 2

Data 2011-2015 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	3,644	3,299	1,949	8,892	1,496	2,919	1,959	6,374
Large Related	1,769	1,414	365	3,548	842	1,166	834	2,842
Elderly	1,244	677	135	2,056	1,423	1,342	531	3,296
Other	1,281	1,959	877	4,117	939	744	562	2,245
Total need by income	7,938	7,349	3,326	18,613	4,700	6,171	3,886	14,757

Table 9 – Cost Burden > 30%

Data 2011-2015 CHAS

Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	3,240	1,041	140	4,421	1,288	1,583	508	3,379
Large Related	1,550	419	0	1,969	695	449	110	1,254
Elderly	961	353	30	1,344	907	626	291	1,824
Other	1,127	609	104	1,840	870	401	171	1,442
Total need by income	6,878	2,422	274	9,574	3,760	3,059	1,080	7,899

Table 10 – Cost Burden > 50%

Data 2011-2015 CHAS

Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	933	841	328	165	2,267	225	228	351	208	1,012
Multiple, unrelated family households	95	220	50	115	480	50	100	43	207	400
Other, non-family households	0	4	0	15	19	0	0	0	0	0
Total need by income	1,028	1,065	378	295	2,766	275	328	394	415	1,412

Table 11 – Crowding Information - 1/2

Data Source: 2011-2015 CHAS

Housing Problems

The Census identified the following four housing problems in the CHAS data. Households are considered to have housing problems if they have one of more of the four problems.

1. Housing unit lacks complete kitchen facilities;
2. Housing unit lacks complete plumbing facilities;
3. Household is overcrowded; and
4. Household is cost burdened.

Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. Households with overcrowding are shown in Table NA-10.8. In 2017, an estimated 2.9 percent of households were overcrowded, and an additional 0.6 percent were severely overcrowded.

Table NA-10.8
Overcrowding and Severe Overcrowding
 Prince William Area
 2010 & 2017 Five-Year ACS Data

Data Source	No Overcrowding		Overcrowding		Severe Overcrowding		Total
	Households	% of Total	Households	% of Total	Households	% of Total	
Owner							
2010 Five-Year ACS	102,773	98.5%	1,319	1.3%	276	0.3%	104,368
2017 Five-Year ACS	110,114	98.2%	1,737	1.5%	300	0.3%	112,151
Renter							
2010 Five-Year ACS	34,455	94.5%	1,624	4.5%	370	1.0%	36,449
2017 Five-Year ACS	41,034	92.3%	2,834	6.4%	605	1.4%	44,473
Total							
2010 Five-Year ACS	137,228	97.5%	2,943	2.1%	646	0.5%	140,817
2017 Five-Year ACS	151,148	96.5%	4,571	2.9%	905	0.6%	156,624

Incomplete plumbing and kitchen facilities are another indicator of potential housing problems. According to the Census Bureau, a housing unit is classified as lacking complete plumbing facilities when any of the following are not present: piped hot and cold water, a flush toilet, and a bathtub or shower. Likewise, a unit is categorized as deficient when any of the following are missing from the kitchen: a sink with piped hot and cold water, a range or cook top and oven, and a refrigerator. This data is displayed in Tables NA-10.9 and NA-10.10.

There were a total of 430 households with incomplete plumbing facilities in 2017, representing 0.3 percent of households in Prince William Area. This is compared to 0.3 percent of households lacking complete plumbing facilities in 2010.

Table NA-10 9
Households with Incomplete Plumbing Facilities
 2010 and 2017 Five-Year ACS Data

Households	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Plumbing Facilities	140,356	156,194
Lacking Complete Plumbing Facilities	461	430
Total Households	140,817	156,624
Percent Lacking	0.3%	0.3%

There were 886 households lacking complete kitchen facilities in 2017, compared to 499 households in 2010. This was a change from 0.4 percent of households in 2010 to 0.6 percent in 2017.

Table NA-10 10
Households with Incomplete Kitchen Facilities
 Prince William Area
 2010 and 2017 Five-Year ACS Data

Households	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Kitchen Facilities	140,318	155,738
Lacking Complete Kitchen Facilities	499	886
Total Households	140,817	156,624
Percent Lacking	0.4%	0.6%

Cost burden is defined as gross housing costs that range from 30.0 to 50.0 percent of gross household income; severe cost burden is defined as gross housing costs that exceed 50.0 percent of gross household income. For homeowners, gross housing costs include property taxes, insurance,

energy payments, water and sewer service, and refuse collection. If the homeowner has a mortgage, the determination also includes principal and interest payments on the mortgage loan. For renters, this figure represents monthly rent and selected electricity and natural gas energy charges.

As seen in Table NA-10.11, in Prince William Area some 19.3 percent of households had a cost burden and 12.8 percent had a severe cost burden. Some 27.0 percent of renters were cost burdened, and 23.0 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 6.0 percent and a severe cost burden rate of 3.7 percent. Owner occupied households with a mortgage had a cost burden rate of 18.3 percent, and severe cost burden at 9.7 percent.

Table NA-10 11
Cost Burden and Severe Cost Burden by Tenure

Prince William Area
2010 & 2017 Five-Year ACS Data

Data Source	Less Than 30%		31%-50%		Above 50%		Not Computed		Total
	Households	% of Total	Households	% of Total	Households	% of Total	Households	% of Total	
Owner With a Mortgage									
2010 Five-Year ACS	54,103	58.2%	25,216	27.1%	13,505	14.5%	124	0.1%	92,948
2017 Five-Year ACS	67,242	71.7%	17,132	18.3%	9,143	9.7%	306	0.3%	93,823
Owner Without a Mortgage									
2010 Five-Year ACS	9,880	86.5%	741	6.5%	625	5.5%	174	1.5%	11,420
2017 Five-Year ACS	16,366	89.3%	1,107	6.0%	676	3.7%	179	1.0%	18,328
Renter									
2010 Five-Year ACS	17,455	47.9%	10,140	27.8%	7,566	20.8%	1,288	3.5%	36,449
2017 Five-Year ACS	20,628	46.4%	11,996	27.0%	10,250	23.0%	1,599	3.6%	44,473
Total									
2010 Five-Year ACS	81,438	57.8%	36,097	25.6%	21,696	15.4%	1,586	1.1%	140,817
2017 Five-Year ACS	104,236	66.6%	30,235	19.3%	20,069	12.8%	2,084	1.3%	156,624

Describe the number and type of single person households in need of housing assistance.

There were an estimated 29,110 one-person households in the Prince William Area in 2017. These one-person households that are below 30 percent HUD Area Median Family Income (HAMFI) are the most likely to need housing assistance in the area.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Disability by age, as estimated by the 2017 ACS, is shown in Table NA-10.12, below. The disability rate for females was 7.6 percent, compared to 7.4 percent for males. The disability rate grew precipitously higher with age, with 46.7 percent of those over 75 experiencing a disability.

Table NA-10 12						
Disability by Age						
Prince William Area 2017 Five-Year ACS Data						
Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	87	0.4%	115	0.6%	202	0.5%
5 to 17	2,524	4.9%	1,357	2.7%	3,881	3.8%
18 to 34	2,537	4.5%	1,759	3.1%	4,296	3.8%
35 to 64	7,975	8.0%	7,943	7.7%	15,918	7.8%
65 to 74	2,750	19.9%	3,599	23.3%	6,349	21.7%
75 or Older	2,408	40.6%	4,392	50.8%	6,800	46.7%
Total	18,281	7.4%	19,165	7.6%	37,446	7.5%

The number of disabilities by type, as estimated by the 2017 ACS, is shown in Table NA-10.13. Some 3.8 percent have an ambulatory disability, 3.4 have an independent living disability, and 1.5 percent have a self-care disability.

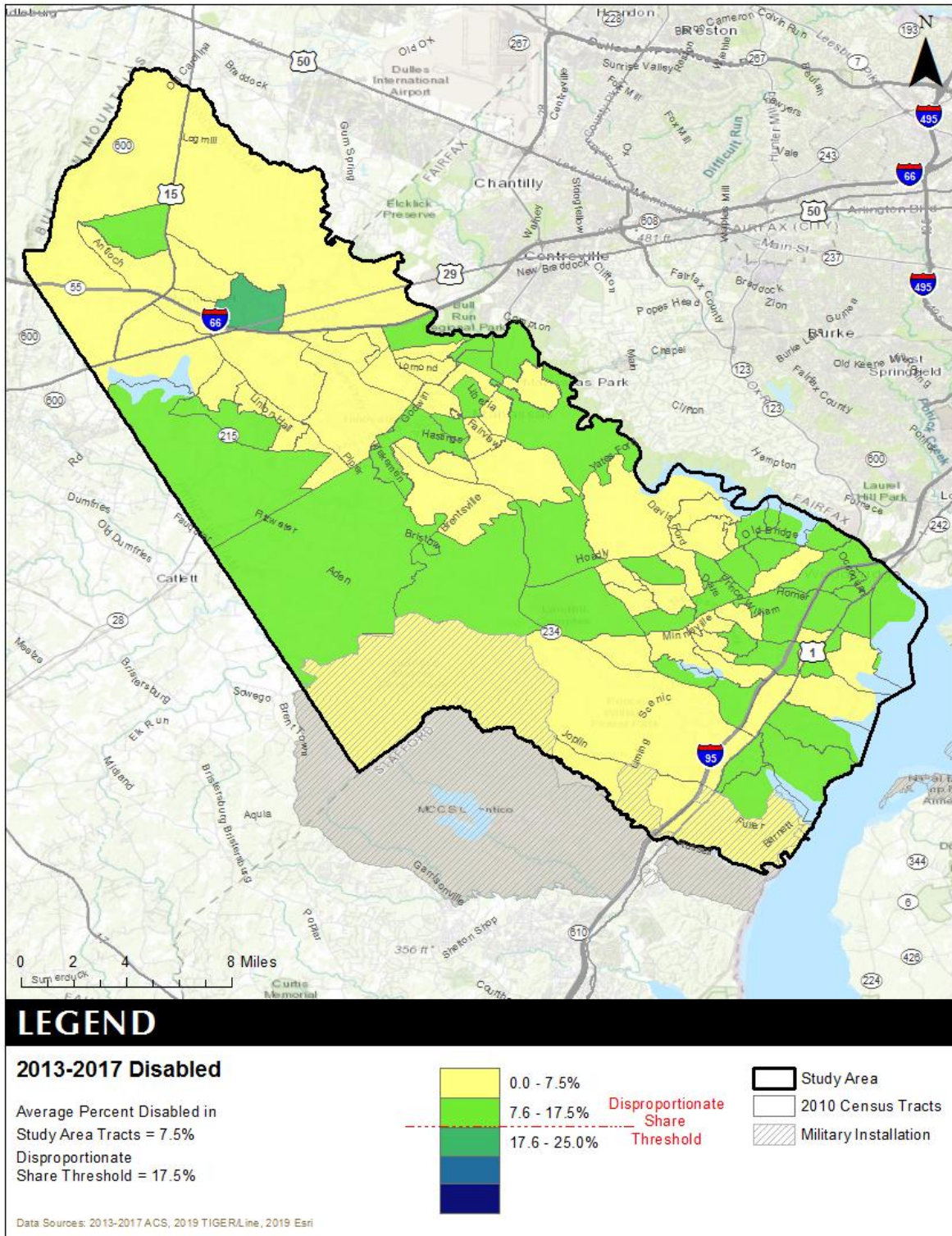
Table NA-10 13		
Total Disabilities Talled: Aged 5 and Older		
Prince William Area 2017 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	9,887	2.0%
Vision disability	6,184	1.2%
Cognitive disability	14,387	3.1%
Ambulatory disability	17,761	3.8%
Self-Care disability	6,773	1.5%
Independent living difficulty	12,161	3.4%

Map NA-10.1 shows the distribution of persons with disabilities in 2017. The elderly population with disabilities is shown in Map NA-10.2. Those aged 65 and older are the most likely to have a disability and are also the most likely to be in need of supportive services. This population saw its highest concentration in central and western Prince William County.

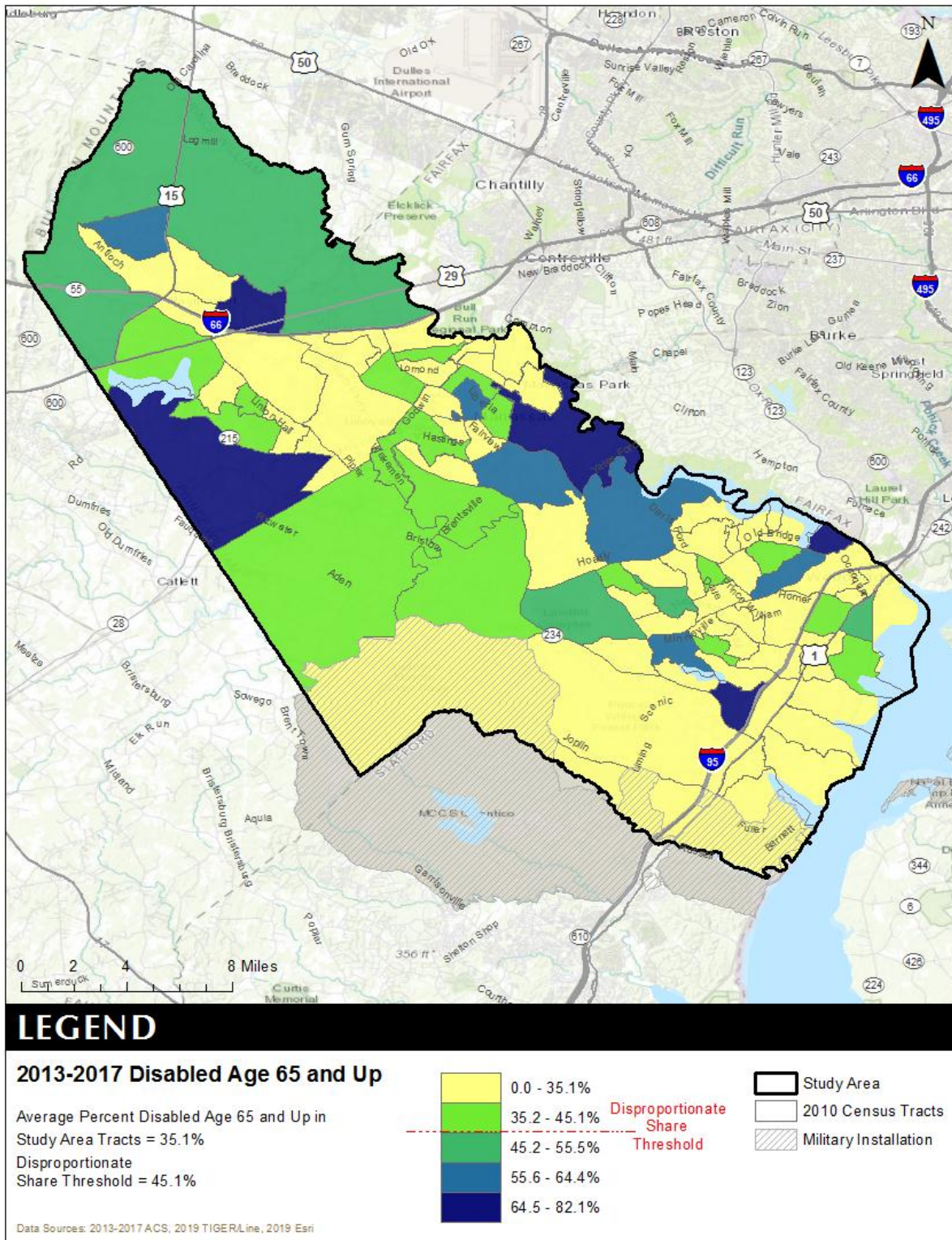
Pinpointing specific numbers of domestic violence victims is difficult due to the lack of reporting and other mitigating factors. However, ACTS, a local service provider, stated that in 2016, the Turning Points Court Services Advocate and Court Services Coordinator provided crisis intervention, safety planning, referrals and many other services for 809 victims and court accompaniments to 748 victims of domestic violence.²

² <https://www.actspwc.org/about-us/services/item/36-acts-domestic-violence-services>

Map NA-10.1 2017 Persons with Disabilities Prince William Area 2017 ACS, Tigerline



Map NA-10.2
2017 Persons with Disabilities Age 65 and Older
 Prince William Area
 2017 ACS, Tigerline



What are the most common housing problems?

As seen in Table NA-10.14, the most common housing problem, by far, are housing cost burdens. There are 50,394 households in the Prince William Area with a cost burden or severe cost burden. This accounts for 32.1 percent of the overall population.

Table NA-10 14
Cost Burden and Severe Cost Burden by Tenure
 Prince William Area
 2010 & 2017 Five-Year ACS Data

Data Source	Less Than 30%		31%-50%		Above 50%		Not Computed		Total
	Households	% of Total	Households	% of Total	Households	% of Total	Households	% of Total	
Owner With a Mortgage									
2010 Five-Year ACS	54,103	58.2%	25,216	27.1%	13,505	14.5%	124	0.1%	92,948
2017 Five-Year ACS	67,242	71.7%	17,132	18.3%	9,143	9.7%	306	0.3%	93,823
Owner Without a Mortgage									
2010 Five-Year ACS	9,880	86.5%	741	6.5%	625	5.5%	174	1.5%	11,420
2017 Five-Year ACS	16,366	89.3%	1,107	6.0%	676	3.7%	179	1.0%	18,328
Renter									
2010 Five-Year ACS	17,455	47.9%	10,140	27.8%	7,566	20.8%	1,288	3.5%	36,449
2017 Five-Year ACS	20,628	46.4%	11,996	27.0%	10,250	23.0%	1,599	3.6%	44,473
Total									
2010 Five-Year ACS	81,438	57.8%	36,097	25.6%	21,696	15.4%	1,586	1.1%	140,817
2017 Five-Year ACS	104,236	66.6%	30,235	19.3%	20,069	12.8%	2,084	1.3%	156,624

Are any populations/household types more affected than others by these problems?

As seen in Table NA-10.14, renters are much more likely to face cost burdens. Some 50.0 percent of renters in the Prince William Area face cost burdens. In addition, elderly non-families are the most likely to face cost burdens, as seen in Tables NA-10.15 and NA-10.16. These households face cost burdens at a rate of 38.6 percent for owner households and 60.3 percent for renter households. At lower income levels, small and large families see the highest rates of housing costs burdens in the Prince William Area.

Households in the City of Manassas face housing cost burdens at a rate of 36.2 percent, while households in Manassas Park experience cost burdens at a rate of 36.7 percent. This is compared to the rate of cost burdens for Prince William County at 31.6 percent. These are shown in Table NA-10.17.

Table NA-10 15
Owner-Occupied Households by Income and Family Status and Cost Burden
 Prince William Area
 2012–2016 HUD CHAS Data

Income	Elderly Family	Small Family	Large Family	Elderly Non-Family	Other Household	Total
Cost Burden						
\$0 to \$36,390	100	235	330	385	55	1,105
\$36,391 to \$60,650	305	1,315	660	485	355	3,120
\$60,651 to \$97,040	110	1,260	575	130	290	2,365
\$97,041 to \$121,300	240	1,420	540	175	1,025	3,400
Above \$121,300	820	3,365	785	384	1,105	6,459
Total	1,575	7,595	2,890	1,559	2,830	16,449
Severe Cost Burden						
\$0 to \$36,390	335	1,435	705	795	730	4,000
\$36,391 to \$60,650	405	1,460	525	315	455	3,160
\$60,651 to \$97,040	135	445	110	125	139	954
\$97,041 to \$121,300	140	344	65.0	54	150	753
Above \$121,300	110	340	25.0	80	80	635
Total	1,125	4,024	1,430	1,369	1,554	9,502
Total						
\$0 to \$36,390	610	2,095	1,165	1,455	985	6,310
\$36,391 to \$60,650	1,375	3,800	1,709	1,390	1,065	9,339
\$60,651 to \$97,040	855	2,930	1,575	740	783	6,883
\$97,041 to \$121,300	1,285	4,294	1,965	854	1,800	10,198
Above \$121,300	9,365	43,745	10,735	3,159	9,380	76,384
Total	13,490	56,864	17,149	7,598	14,013	109,114

Table NA-10 16
Renter-Occupied Households by Income and Family Status and Cost Burden
 Prince William Area
 2012–2016 HUD CHAS Data

Income	Elderly Family	Small Family	Large Family	Elderly Non-Family	Other Household	Total
Cost Burden						
\$0 to \$36,390	25.0	365	230	210	170	1,000
\$36,391 to \$60,650	75	2,575	1,165	240	1,310	5,365
\$60,651 to \$97,040	65	1,430	285	44	965	2,789
\$97,041 to \$121,300	55	925	125	100	675	1,880
Above \$121,300	70	575	109	100	310	1,164
Total	290	5,870	1,914	694	3,430	12,198
Severe Cost Burden						
\$0 to \$36,390	250	3,760	1,530	725	1,395	7,660
\$36,391 to \$60,650	100	1,010	385	245	485	2,225
\$60,651 to \$97,040	10.0	60	0.0	30	55	155
\$97,041 to \$121,300	0.0	0.0	0.0	25.0	10.0	35
Above \$121,300	20.0	0.0	0	25.0	0.0	45
Total	380	4,830	1,915	1,050	1,945	10,120
Total						
\$0 to \$36,390	355	4,545	1,864	1,250	1,774	9,788
\$36,391 to \$60,650	210	4,355	1,900	595	2,080	9,140
\$60,651 to \$97,040	120	2,735	670	144	1,670	5,339
\$97,041 to \$121,300	215	3,060	750	305	1,965	6,295
Above \$121,300	595	8,560	2,029	599	3,795	15,578
Total	1,495	23,255	7,213	2,893	11,284	46,140

Table NA-10.17
Cost Burden and Severe Cost Burden by Tenure
 Prince William Area
 2010 & 2017 Five-Year ACS Data

Data Source	31%-50%		Above 50%		Total
	Households	% of Total	Households	% of Total	
City of Manassas					
2010 Five-Year ACS	2,627	22.4%	2,255	19.2%	11,732
2017 Five-Year ACS	2,788	22.2%	1,758	14.0%	12,540
City of Manassas Park					
2010 Five-Year ACS	1,531	36.4%	809	19.2%	4,206
2017 Five-Year ACS	963	20.2%	788	16.5%	4,778
Prince William County					
2010 Five-Year ACS	31,939	25.6%	18,632	14.9%	124,879
2017 Five-Year ACS	26,484	19.0%	17,523	12.6%	139,306
Total for Prince William Area					
2010 Five-Year ACS	36,097	25.6%	21,696	15.4%	140,817
2017 Five-Year ACS	30,235	19.3%	20,069	12.8%	156,624

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Households most likely to be at risk of becoming unsheltered are those that with extremely low incomes that are severely cost-burdened. There are 17,162 households in the Prince William Area that are below 30 percent HUD Area Median Family Income (HAMFI). These 7,660 homeowner households and 9,502 renter households are the most at-risk of becoming homeless.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Not applicable.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

According to the National Alliance to End Homelessness, there are various factors that contribute to an increased risk of homelessness. These housing characteristics include households that are doubled up, or living with friends or family, persons recently released from prison, and young adults out of foster care. Economic factors include households with severe cost burden and households facing unemployment. As described here and in the following sections, there are a large number of households facing cost burdens and other housing problems that create instability and increase their risk of homelessness.

Discussion

The population in the Prince William Area has grown from 454,096 in 2010 to 526,959 in 2018. With this growth there has not been a significant change in the racial and ethnic makeup of the Area. Household with income over \$100,000 have grown as a proportion of the population, while conversely, poverty has also grown. The proportion of persons in poverty has grown from 4.6 percent in 2000 to 7.2 percent in 2017.

A significant proportion of households have housing problems, particularly cost burdens, with 32.1 percent of households experiencing cost burdens. Renter households are particularly impacted by cost burdens, at a rate of 50.0 percent.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction Discussed in NA-30.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	12,797	1,264	653
White	4,288	745	323
Black / African American	3,201	172	230
Asian	988	124	58
American Indian, Alaska Native	109	35	0
Pacific Islander	10	0	0
Hispanic	3,755	124	29

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	14,207	4,033	0
White	4,862	2,287	0
Black / African American	3,146	424	0
Asian	1,196	286	0
American Indian, Alaska Native	25	4	0
Pacific Islander	10	0	0
Hispanic	4,461	936	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,903	5,708	0
White	3,162	2,591	0
Black / African American	1,697	1,332	0
Asian	520	387	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	25	0
Hispanic	2,378	1,170	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,122	9,739	0
White	3,413	4,710	0
Black / African American	1,674	1,901	0
Asian	468	487	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	10	0
Hispanic	1,356	2,335	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion Discussed in NA-30.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction Discussed in NA-30.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	10,943	3,145	653
White	3,319	1,723	323
Black / African American	2,862	513	230
Asian	873	239	58
American Indian, Alaska Native	59	85	0
Pacific Islander	10	0	0
Hispanic	3,384	486	29

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,921	11,353	0
White	2,286	4,867	0
Black / African American	1,641	1,928	0
Asian	536	940	0
American Indian, Alaska Native	25	4	0
Pacific Islander	10	0	0
Hispanic	2,153	3,257	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,196	11,409	0
White	895	4,866	0
Black / African American	478	2,571	0
Asian	191	715	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	25	0
Hispanic	611	2,939	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,751	15,140	0
White	594	7,526	0
Black / African American	339	3,231	0
Asian	249	692	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	10	0
Hispanic	528	3,169	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion Discussed in NA-30.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction Discussed in NA-30.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	105,297	28,883	19,008	744
White	62,295	12,865	6,957	353
Black / African American	19,203	6,831	4,537	230
Asian	6,437	1,941	1,681	58
American Indian, Alaska Native	288	85	84	0
Pacific Islander	155	10	10	0
Hispanic	13,897	6,374	4,990	64

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2011-2015 CHAS

Discussion

Discussed in NA-30.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

As seen in Table NA-30.1, an estimated 51,938 households face housing problems. This accounts for 33.4 percent of the total households in the Prince William Area. Hispanic households experience a disproportionate share of housing problems, as 51.1 percent of Hispanic households face housing problems in the Prince William Area.

If they have needs not identified above, what are those needs?

No other needs identified.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

There are several areas in the Prince William Area where Hispanic households are concentrated. These areas that have a disproportionate share of Hispanic households are located in areas in and adjacent to the cities of Manassas and Manassas Park, as well as in the southeastern part of the County. These are shown in Maps MA-50.6 and MA-50.7, in Section MA-50.

Table NA-30 1 Total Households with Housing Problems by Income and Race Prince William Area 2012–2016 HUD CHAS Data								
Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
\$0 to \$36,390	4,570	3,610	1,019	64.0	10.0	550	4,220	14,043
\$36,391 to \$60,650	4,875	3,095	1,220	4.0	10.0	490	4,920	14,614
\$60,651 to \$97,040	2,800	1,520	490	0.0	40.0	159	1,875	6,884
\$97,041 to \$121,300	3,235	1,455	605	0.0	0.0	205	1,290	6,790
Above \$121,300	4,870	2,550	619	8.0	0.0	340	1,220	9,607
Total	20,350	12,230	3,953	76	60.0	1,744	13,525	51,938
Total								
\$0 to \$36,390	5,555	4,030	1,197	114	10.0	610	4,578	16,094
\$36,391 to \$60,650	7,075	3,500	1,535	8.0	10.0	513	5,830	18,471
\$60,651 to \$97,040	5,035	2,695	919	4	60.0	349	3,155	12,217
\$97,041 to \$121,300	7,790	3,200	1,155	10.0	35.0	525	3,800	16,515
Above \$121,300	56,340	18,205	5,414	228	85.0	2,585	9,120	91,977
Total	81,795	31,630	10,220	364	200	4,582	26,483	155,274

NA-35 Public Housing – 91.205(b)

Introduction

Prince William County does not have any public housing units, but does administer Housing Choice Vouchers. The County is allocated and administers 2,154 vouchers. The geographic distribution of these vouchers is shown in Map NA-35.1.

Totals in Use

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	0	2,154	0	1,843	65	50	196

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project-based	Tenant-based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	0	16,479	0	16,440	18,245	14,585
Average length of stay	0	0	0	6	0	6	1	0
Average Household size	0	0	0	2	0	2	2	3
# Homeless at admission	0	0	0	29	0	6	0	23
# of Elderly Program Participants (>62)	0	0	0	248	0	247	0	0

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project-based	Tenant-based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# of Disabled Families	0	0	0	453	0	412	4	4

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	504	0	471	0	19	14
Black/African American	0	0	0	1,420	0	1,372	5	18	17
Asian	0	0	0	36	0	33	0	2	1
American Indian/Alaska Native	0	0	0	8	0	7	0	1	0
Pacific Islander	0	0	0	8	0	6	0	1	1
Other	0	0	0	0	0	0	0	0	0

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	149	0	133	0	10	5
Not Hispanic	0	0	0	1,827	0	1,756	5	31	28

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Access to affordable housing options continues to be a challenge for those applicants on the waiting list and those trying to access publicly assisted housing. The Housing Choice Voucher Waiting list is closed due to the sheer number of households on the waiting list. Many of the households on the waiting list are experiencing high levels of need for housing and other supportive services, such as employment and education services, health services, and childcare services.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The most immediate needs of public housing and housing choice voucher holders is accessing suitable employment opportunities and public services. These include accessing services such as healthcare, childcare and job training to ensure household stability once housing has been obtained.

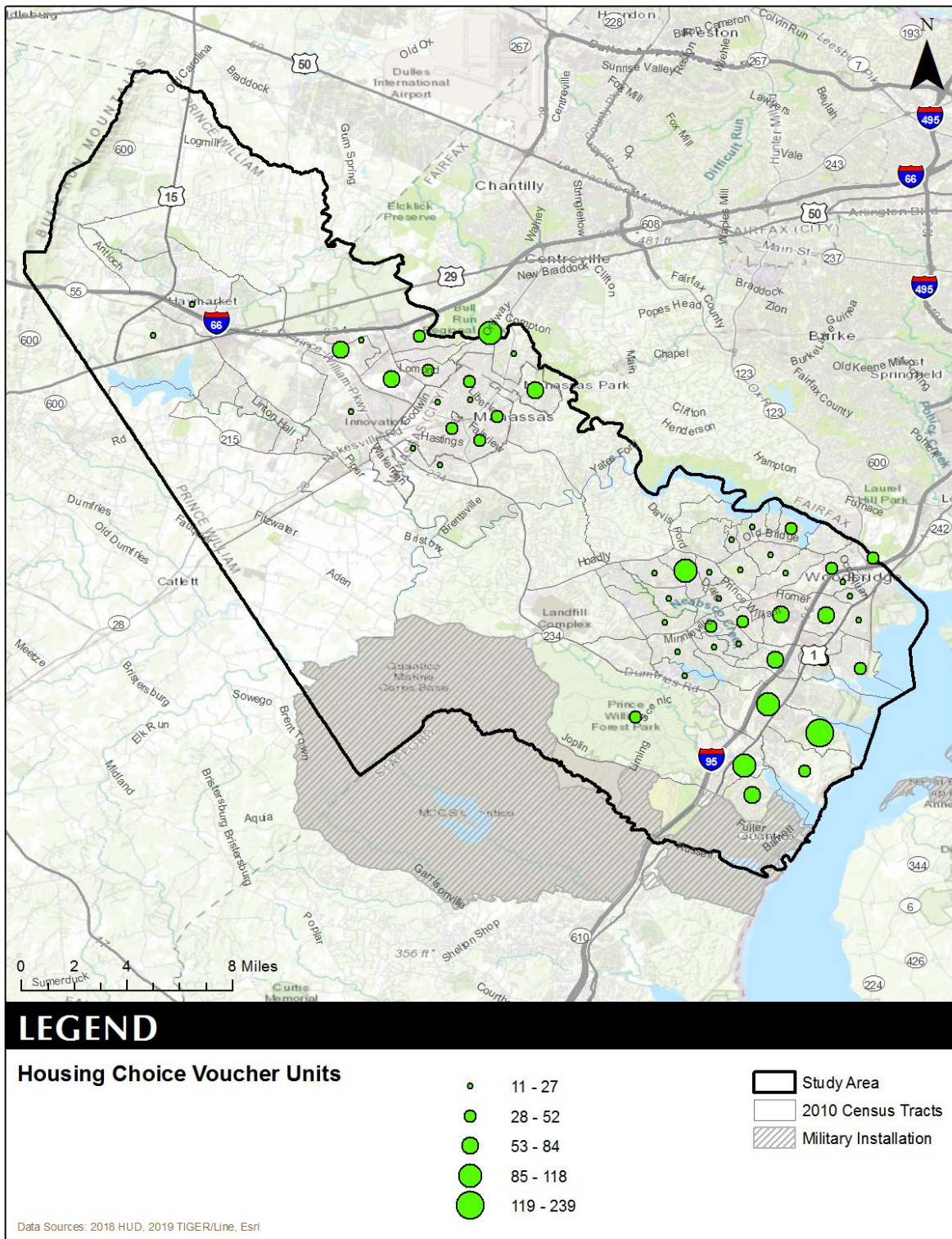
How do these needs compare to the housing needs of the population at large

The income level of Housing vouchers holder is much lower than the population at large, indicating a greater level of need for supportive housing and services. This level of need is higher than the overall population to find suitable services.

Discussion

Access to publicly supported housing in Prince William Area is limited by the number of resources available to the County. While the County meets the needs of the households receiving Housing Choice Vouchers, there are many households that cannot access these services due to a lack of funds for additional vouchers.

Map NA-35.1 Housing Choice Vouchers Prince William Area HUD, 2017 ACS



NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The Prince William County Continuum of Care (CoC) operates in Prince William County. This CoC is a collaborative of service providers. The Point in Time count for the Prince William County CoC has declined from 445 in 2014 to 335 in 2020. However, while the sheltered population has seen a decline from 347 to 223 during this time period, the unsheltered population has increased from 98 to 102. This may be due to the fact that point in time counts can be unreliable year to year in locating and counting unsheltered persons. This data may be supplemented with service provider and stakeholder commentary to give a clearer picture of how the homeless population may be changing over time.

Table NA-40.1 Homelessness Prince William County CoC PIT Counts							
	2014	2015	2016	2017	2018	2019	2020
Sheltered	347	319	312	284	261	243	223
Unsheltered	98	90	88	116	113	37	102
Total	445	409	400	400	374	280	335

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	163	0	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	80	37	0	0	0	0
Chronically Homeless Individuals	15	4	0	0	0	0
Chronically Homeless Families	5	0	0	0	0	0
Veterans	6	4		0	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	0	1	0	0	0

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	67	20
Black or African American	144	20
Asian	5	0
American Indian or Alaska Native	2	1
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	43	4
Not Hispanic	200	33

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Looking closer at the 2019 Point in Time Count, households with children accounted for 163 persons of the 280 total homeless persons, as seen in Table NA-40.2. There were 103 children under the age of 18 counted as homeless in 2019, one of which was unsheltered. There were no persons in households with only children during the 2019 count. Veterans, as seen in Table NA-40.5, accounted for 10 of those counted.

Table NA-40.2
Homeless households with Children
 Prince William County CoC
 2019 PIT Count

	Emergency Shelter	Transitional Housing	Unsheltered	Total
Children Under Age 18	61	42	0	103
Persons Age 18 to 24	2	5	0	7
Persons Over Age 24	34	19	0	53
Persons in households with only children	0	0	0	0
Persons in households with at least one child and one adult	97	66	0	163

There were 117 persons in households with adults only, as seen in Table NA-40.3. Some 68.4percent of these households were unsheltered at the time of the count. Five persons were aged 18 to 24.

Table NA-40.3				
Homeless Households with Adults Only				
Prince William County CoC				
2019 PIT Count				
	Emergency Shelter	Transitional Housing	Unsheltered	Total
Persons Age 18 to 24	3	0	2	5
Persons Over 24	72	5	35	112
Persons in households without children	75	5	37	117

Table NA-40.4 shows the homeless persons by gender. Some 45.0 percent of homeless persons in the 2019 count were female. Another 54.6 percent were male. One person was transgender.

Table NA-40.4				
Homeless Persons by Gender				
Prince William County CoC				
2019 PIT Count				
	Emergency Shelter	Transitional Housing	Unsheltered	Total
Female	87	33	6	126
Male	84	38	31	153
Transgender	1	0	0	1
Gender Non-Conforming	0	0	0	0
Total	172	72	37	280

Homeless subpopulations are shown in Table NA-40.5. There were 38 severely mentally ill persons counted in 2019, six of which were unsheltered. 23 persons had chronic substance abuse, nine of which were unsheltered. Some ten persons were veterans, four of which were unsheltered. 12 homeless persons counted were victims of domestic violence, two of which were unsheltered.

Table NA-40.5				
Homeless Subpopulations				
Prince William County CoC				
2019 PIT Count				
	Emergency Shelter	Transitional Housing	Unsheltered	Total
Severely Mentally Ill	31	1	6	38
Chronic Substance Abuse	14	0	9	23
Veterans	5	1	4	10
HIV/AIDS	0	0	0	0
Victims of Domestic Violence	10	0	2	12

Table NA-40.6 shows unaccompanied youth and parenting youth. There were five unaccompanied youth accounted for during the count, two of which were unsheltered. None of these unaccompanied youth were under the age of 18. There were two parenting youth counted in 2019. There were four children of parenting youth during the 2019 count, counted in an emergency shelter.

Table NA-40.6				
Unaccompanied Youth and Parenting Youth				
Prince William County CoC				
2019 PIT Count				
	Emergency Shelter	Transitional Housing	Unsheltered	Total
Unaccompanied Youth	3	0	2	5
Unaccompanied Youth Under 18	0	0	0	0
Unaccompanied Youth Under 18-24	3	0	2	5
Parenting Youth	2	0	0	2
Parenting Youth Under 18	0	0	0	0
Parenting Youth 18-24	2	0	0	2
Children of Parenting Youth	4	0	0	4

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

As shown in Table NA-40.7, some 159 homeless persons were black or African-American, and 87 were white. Another 26 were counted as multiple races, five as Asian, and three as American Indian or Alaska Native. As for ethnicity, some 47 were Hispanic.

Table NA-40.7				
Homeless Persons by Race				
Prince William County CoC				
2019 PIT Count				
	Emergency Shelter	Transitional Housing	Unsheltered	Total
Black or African-American	99	45	15	159
White	53	14	20	87
Asian	2	3	0	5
American Indian or Alaska Native	2	0	1	3
Native Hawaiian or Other Pacific Islander	0	0	0	0
Multiple Races	16	9	1	26
Total	172	71	37	280
Hispanic Latino	29	14	4	47
Non-Hispanic / Non-Latino	143	57	33	233

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

While the CoC has seen a slight decline in the homeless population in recent years, there has been an increase in the number of persons counted in the Point in Time counts as unsheltered. This may be due to more outreach efforts and better counting tactics during the counts themselves. In 2019, some 37 persons were unsheltered, accounting for 13.2 percent of the total population counted.

Discussion:

The homeless population in the Prince William Area continues to be in need of services and housing options. The services available to these households are discussed in MA-30. While the area has seen a slight decline in the homeless population in recent years, homelessness and households at risk of homelessness are still a high priority for the Area.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

The following section describes the non-homeless special needs populations in the Prince William Area. These non-homeless special needs population include the elderly, persons with disabilities, people with drug and alcohol addictions, victims of domestic violence, and persons with HIV/AIDS.

Describe the characteristics of special needs populations in your community:

Elderly and Frail Elderly

Table NA-45.1 presents the population of Prince William Area by age and gender from the 2010 Census and 2017 current census estimates. The population over the age of 65 is growing faster than any age range in the Area. This population grew by 37.5 percent between 2010 and 2017, or by 16,199 persons.

Table NA-45 1 Population by Age and Gender Prince William Area 2010 Census and Current Census Estimates							
Age	2010 Census			2018 Current Census Estimates			% Change 10-18
	Male	Female	Total	Male	Female	Total	
Under 14 years	56,294	53,775	110,069	61,696	57,339	119,035	8.1%
15 to 24 years	31,122	28,776	59,898	35,622	33,587	69,209	15.5%
25 to 44 years	33,785	34,692	68,477	36,354	35,849	72,203	5.4%
45 to 54 years	36,189	37,203	73,392	40,012	40,118	80,130	9.2%
55 to 64 years	34,013	34,410	68,423	37,536	37,420	74,956	9.5%
65 and Over	21,031	22,173	43,204	29,260	30,143	59,403	37.5%
Total	225,886	228,210	454,096	263,781	263,178	526,959	16.0%
% of Total	49.7%	50.3%	.	50.1%	49.9%	.	

People with Disabilities

Disability by age, as estimated by the 2017 ACS, is shown in Table NA-45.2, below. The disability rate for females was 7.6 percent, compared to 7.4 percent for males. The disability rate grew precipitously higher with age, with 46.7 percent of those over 75 experiencing a disability.

Table NA-45 2 Disability by Age Prince William Area 2017 Five-Year ACS Data						
Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	87	0.4%	115	0.6%	202	0.5%
5 to 17	2,524	4.9%	1,357	2.7%	3,881	3.8%
18 to 34	2,537	4.5%	1,759	3.1%	4,296	3.8%
35 to 64	7,975	8.0%	7,943	7.7%	15,918	7.8%
65 to 74	2,750	19.9%	3,599	23.3%	6,349	21.7%
75 or Older	2,408	40.6%	4,392	50.8%	6,800	46.7%
Total	18,281	7.4%	19,165	7.6%	37,446	7.5%

The number of disabilities by type, as estimated by the 2017 ACS, is shown in Table NA-45.3. Some 3.8 percent have an ambulatory disability, 3.4 have an independent living disability, and 1.5 percent have a self-care disability.

Table NA-45 3 Total Disabilities Tallied: Aged 5 and Older Prince William Area 2017 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	9,887	2.0%
Vision disability	6,184	1.2%
Cognitive disability	14,387	3.1%
Ambulatory disability	17,761	3.8%
Self-Care disability	6,773	1.5%
Independent living difficulty	12,161	3.4%

People with Alcohol and Drug Addictions

America's Health Ranking's Annual Report found that the State of Virginia average excessive drinking at a rate of 18.2 percent, which compares to the best rated state at 11.3 percent and the worst rated state at 25.0 percent.³ This report also found that in the past three years, drug deaths increased 52 percent from 10.1 to 15.4 deaths per 100,000 population.

Victims of Domestic Violence

Pinpointing specific numbers of domestic violence victims is difficult due to the lack of reporting and other mitigating factors. However, ACTS, a local service provider, stated that in 2016, the Turning Points Court Services Advocate and Court Services Coordinator provided crisis intervention, safety planning, referrals and many other services for 809 victims and court accompaniments to 748 victims of domestic violence.⁴

What are the housing and supportive service needs of these populations and how are these needs determined?

The 2019 Housing and Community Development Survey found that persons with severe mental illness had the highest rated needs, followed by persons with substance abuse addictions, homeless persons, and the frail elderly. These results are shown in Table NA-45.4, on the following page.

³ <https://www.americashealthrankings.org/explore/annual/measure/ExcessDrink/state/VA>

⁴ <https://www.actspwc.org/about-us/services/item/36-acts-domestic-violence-services>

Table NA-45.4
Needs of Special Populations
 Prince William County
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Total
Please rate the need for SERVICES AND FACILITIES for each of the following special needs groups in the Prince William Area.					
Persons with severe mental illness	3	4	22	96	150
Persons with substance abuse addictions	3	6	27	91	150
Homeless persons	3	7	25	91	150
The frail elderly (age 85+)	3	6	27	89	150
The elderly (age 62+)	3	10	23	88	150
Persons with developmental disabilities	3	6	32	84	150
Victims of domestic violence	3	6	34	83	150
Persons with physical disabilities	3	7	33	82	150
Persons recently released from prison	7	15	27	76	150
Veterans	2	11	35	75	150
Persons with HIV/AIDS	4	26	37	58	150
Other	8	0	1	11	150

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

According to the Virginia HIV Surveillance Annual Report⁵, Prince William County had 43 new HIV diagnoses in 2018, at a rate of 9.8 per 100,000. This report also states that there are 559 persons living in the County with HIV at a rate of 120.7, and 538 living with AIDS, at a rate of 116.2. Statewide, there is a higher prevalence of male new diagnosis, at a rate of 16.1 versus 3.7 for females. In addition, new diagnoses are more likely to occur for persons ages 25 to 29 or 20 to 24, at a rate of 25.6 and 25.1, respectively. Black, non-Hispanic persons are receiving new diagnoses at a rate of 28.4 versus 4.1 for white, non-Hispanic persons.

Discussion:

The special needs populations in the Prince William Area include the elderly and frail elderly, which are growing at the fastest rate of any age group in the area. It also includes persons with disabilities, which account for 7.5 percent of the population and 46.7 percent of those aged 75 and older. In addition, there are other special needs population, such as persons with alcohol and drug abuse disorders, victims of domestic violence, and persons with HIV/AIDS that are in need of services in the Area.

⁵ http://www.vdh.virginia.gov/content/uploads/sites/10/2019/01/Annual_Report_2018.pdf

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The top rated community and public facility needs in the Prince William Area include youth centers, community centers, and childcare facilities. These are followed by parks and recreational centers, and senior centers.

Table MA-50.1 Providing a Suitable Living Environment Prince William County Housing and Community Development Survey					
Question	No Need	Low Need	Medium Need	High Need	Total
Please rate the need for the following COMMUNITY AND PUBLIC FACILITIES in the Prince William Area:					
Youth centers	5	9	30	79	150
Community centers	6	8	38	70	150
Childcare facilities	8	12	38	62	150
Parks and recreational centers	7	10	52	55	150
Senior centers	4	8	35	74	150
Healthcare facilities	7	21	40	51	150
Residential treatment centers	6	10	37	70	150
Public buildings with improved accessibility	5	21	35	47	150

How were these needs determined?

These needs were determined by the 2019 Housing and Community Development Survey.

Describe the jurisdiction's need for Public Improvements:

The top rated infrastructure needs in the Prince William Area include street and road improvements, sidewalk improvements, and bicycle and walking paths.

Table MA-50.2 Providing a Suitable Living Environment Prince William County Housing and Community Development Survey					
Question	No Need	Low Need	Medium Need	High Need	Total
Please rate the need for the following INFRASTRUCTURE activities:					
Street and road improvements	0	11	40	73	150
Sidewalk improvements	3	20	42	58	150
Bicycle and walking paths	6	22	39	55	150
Flood drainage improvements	7	34	37	45	150
Water quality improvements	3	44	34	41	150
Sewer system improvements	5	38	35	41	150
Bridge improvements	5	38	37	41	150
Water system capacity improvements	4	33	45	37	150
Solid waste facility improvements	7	39	39	35	150
Storm sewer system improvements	6	40	39	34	150
Other	12	0	6	8	150

How were these needs determined?

These needs were determined by the 2019 Housing and Community Development Survey.

Describe the jurisdiction's need for Public Services:

The top rated needs in the Prince William Area include public services for mental health/chemical dependency services, transportation services, and employment services. These were followed by youth services, senior services, and fair housing activities.

Table MA-50.3					
Providing a Suitable Living Environment					
Prince William County					
Housing and Community Development Survey					
Question	No Need	Low Need	Medium Need	High Need	Total
Please rate the need for the following HUMAN AND PUBLIC SERVICES in the Prince William Area.					
Mental health/chemical dependency services	3	5	22	94	150
Transportation services	0	8	21	93	150
Employment services	3	6	27	87	150
Youth services	5	4	30	86	150
Senior services	6	2	32	85	150
Fair housing activities	5	16	25	77	150
Fair housing education	4	15	28	76	150
Childcare services	6	12	32	73	150
Healthcare services	3	18	35	66	150
Home-buyer education	5	19	34	64	150
Crime awareness education	4	16	41	62	150
Tenant/Landlord counseling	6	14	41	61	150
Mitigation of radon hazards	7	39	29	46	150
Mitigation of asbestos hazards	7	39	29	45	150
Mitigation of lead-based paint hazards	8	40	29	44	150
Other	8	0	4	9	150

How were these needs determined?

These needs were determined by the 2019 Housing and Community Development Survey.

HOUSING MARKET ANALYSIS

MA-05 Overview

Housing Market Analysis Overview:

Between 2010 and 2017, the number of housing units in the Prince William Area increased by 8.3 percent. However, the housing market has seen a reduction in housing production in more recent years, particularly in multifamily units. Meanwhile, housing costs have continued to rise. The proportion of vacant units has remained steady since 2010.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

Table MA-10.1 shows housing units by type in the Prince William County Area in 2010 and 2017. In 2010, there were 151,708 housing units, compared with 164,307 in 2017. Single-family units accounted for 80.4 percent of units in 2017, compared to 82.2 in 2010. Apartment units accounted for 16.6 percent in 2017, compared to 15.1 percent in 2010.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	87,940	55%
1-unit, attached structure	42,234	26%
2-4 units	2,839	2%
5-19 units	19,548	12%
20 or more units	6,557	4%
Mobile Home, boat, RV, van, etc.	1,829	1%
Total	160,947	100%

Table 26 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

Table MA-10.1 Housing Units by Type Prince William Area 2010 & 2017 Five-Year ACS Data				
Unit Type	2010 Five-Year ACS		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	124,639	82.2%	132,155	80.4%
Duplex	785	0.5%	1,124	0.7%
Tri- or Four-Plex	1,941	1.3%	1,894	1.2%
Apartment	22,855	15.1%	27,227	16.6%
Mobile Home	1,485	1.0%	1,890	1.2%
Boat, RV, Van, Etc.	3	0%	17	0%
Total	151,708	100.0%	164,307	100.0%

Table MA-10.2 shows housing units by tenure from 2010 to 2017. By 2017, there were 164,307 housing units. An estimated 71.6 percent were owner-occupied, and 4.7 percent were vacant. The City of Manassas found that 6.8 percent of its housing stock was vacant in 2017.⁶

Table MA-10.2 Housing Units by Tenure Prince William Area 2010 Census & 2017 Five-Year ACS Data				
Tenure	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	147,819	95.3%	156,624	95.3%
Owner-Occupied	106,745	72.2%	112,151	71.6%
Renter-Occupied	41,074	27.8%	44,473	28.4%
Vacant Housing Units	7,323	4.7%	7,683	4.7%
Total Housing Units	155,142	100.0%	164,307	100.0%

The distribution of unit types by race is shown in Table MA-10.3. An estimated 83.7 percent of white households occupy single-family homes, 74.7 percent of black households occupy single-family homes. Some 13.6 percent of white households occupied apartments; 21.9 percent of black households occupy apartments. An estimated 85.9 percent of Asian, and 72.2 percent of American Indian households occupy single-family homes.

Table MA-10 3 Distribution of Units in Structure by Race Prince William Area 2017 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	83.7%	74.7%	72.2%	85.9%	91.8%	78.5%	77.6%
Duplex	0.6%	1.0%	0.0%	0.6%	0.0%	0.3%	0.5%
Tri- or Four-Plex	1.0%	1.8%	1.2%	0.5%	0.0%	0.9%	1.2%
Apartment	13.6%	21.9%	23.0%	12.7%	3.6%	15.7%	20.7%
Mobile Home	1.1%	0.5%	3.5%	0.2%	4.5%	4.6%	0.0%
Boat, RV, Van, Etc.	0%	0%	0.0%	0%	0.0%	0.1%	0.0%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Table MA-10.4 shows households by year home built for the 2010 and 2017 5-year ACS data. Housing units built between 2000 and 2009, account for 27.3 percent of households in 2010 and 26.6 percent of households in 2017. Housing units built in 1939 or earlier represented 1.1 percent of households in 2017 and 1.3 percent of households in 2010.

⁶ http://www.manassascity.org/DocumentCenter/View/34030/Manassas_HousingPlan-web

Table MA-10 4				
Households by Year Home Built				
Prince William Area				
2010 & 2017 Five-Year ACS Data				
Year Built	2010 Five-Year ACS		2017 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	1,861	1.3%	1,797	1.1%
1940 to 1949	1,284	0.9%	1,884	1.2%
1950 to 1959	5,798	4.1%	5,571	3.6%
1960 to 1969	13,621	9.7%	12,296	7.9%
1970 to 1979	23,191	16.5%	23,811	15.2%
1980 to 1989	30,501	21.7%	31,866	20.3%
1990 to 1999	26,086	18.5%	29,368	18.8%
2000 to 2009	38,475	27.3%	41,679	26.6%
2010 or Later	.	.	8,352	5.3%
Total	140,817	100.0%	156,624	100.0%

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	140	0%	1,015	2%
1 bedroom	832	1%	7,424	17%
2 bedrooms	8,230	8%	13,580	30%
3 or more bedrooms	99,764	92%	22,950	51%
Total	108,966	101%	44,969	100%

Table 27 – Unit Size by Tenure

Data Source: 2011-2015 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Programs will target households that have housing problems in the Prince William Area. This includes over 51,000 households in the Prince William Area, some 27,795 of which are owner households, and 24,140 of which are renter households. As seen in Table MAO-10.5, there are 14,040 households with income less than 30% HAMFI with housing problems, 14,605 households with incomes between 30.1 and 50% HAMFI with housing problems, 8,065 households between 50.1 and 80% HAMFI with housing problems, and 9,510 households between 80.1 and 120% HAMFI with housing problems.

First time homebuyer programs will be targeted to households earning less than 60 percent HAMFI. As seen in Table MA-10.6, there are 51,935 households with housing problems under 60 percent HAMFI. Of these, some 24,140 are currently renter households.

Table MA-10.5 Housing Problems						
PWMPC Region						
2012–2016 HUD CHAS Data						
Tenure	Income					Total
	30% HAMFI or less	30.1-50% HAMFI	50.1-80% HAMFI	80.1-120% HAMFI	120.1% HAMFI or more	
With Housing Problems						
Owner	5,270	6,510	4,300	6,780	4,935	27,795
Renter	8,770	8,095	3,765	2,730	780	24,140
Total	14,040	14,605	8,065	9,510	5,715	51,935
Total						
Owner	6,305	9,335	8,185	18,735	66,595	109,155
Renter	9,788	9,145	6,395	9,505	11,290	46,123
Total	16,093	18,480	14,580	28,240	77,885	155,278

Table MA-10.6 Housing Problems					
PWMPC Region					
2012–2016 HUD CHAS Data					
Tenure	Income				Total
	60% HAMFI or Less	60.1-80% HAMFI	80.1-120% HAMFI	120.1% HAMFI or more	
With Housing Problems					
Owner	14,695	1,385	6,780	4,935	27,795
Renter	19,605	1,025	2,730	780	24,140
Total	34,300	2,410	9,510	5,715	51,935
Total					
Owner	21,035	2,790	18,735	66,595	109,155
Renter	23,258	2,070	9,505	11,290	46,123
Total	44,293	4,860	28,240	77,885	155,278

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Map MA-10.1, on the following page shows the number of Section 8 contracts that are set to expire. In the range of this Consolidated Plan, there is one contract expected to expire in 2020. Additional contracts are set to expire in 2034 and 2035.

Does the availability of housing units meet the needs of the population?

As seen in the Needs Assessment section, as well as information gathered from public input, current housing does not meet the needs of the population. This is seen most marked in the rate of cost burdens in the Area. In 2017, an estimated 32.1 percent of the population was cost burdened. Renter households are more likely to be impacted by cost burdens, at 49.2 percent, and are therefore most likely to not have housing units that meet their needs.

Describe the need for specific types of housing:

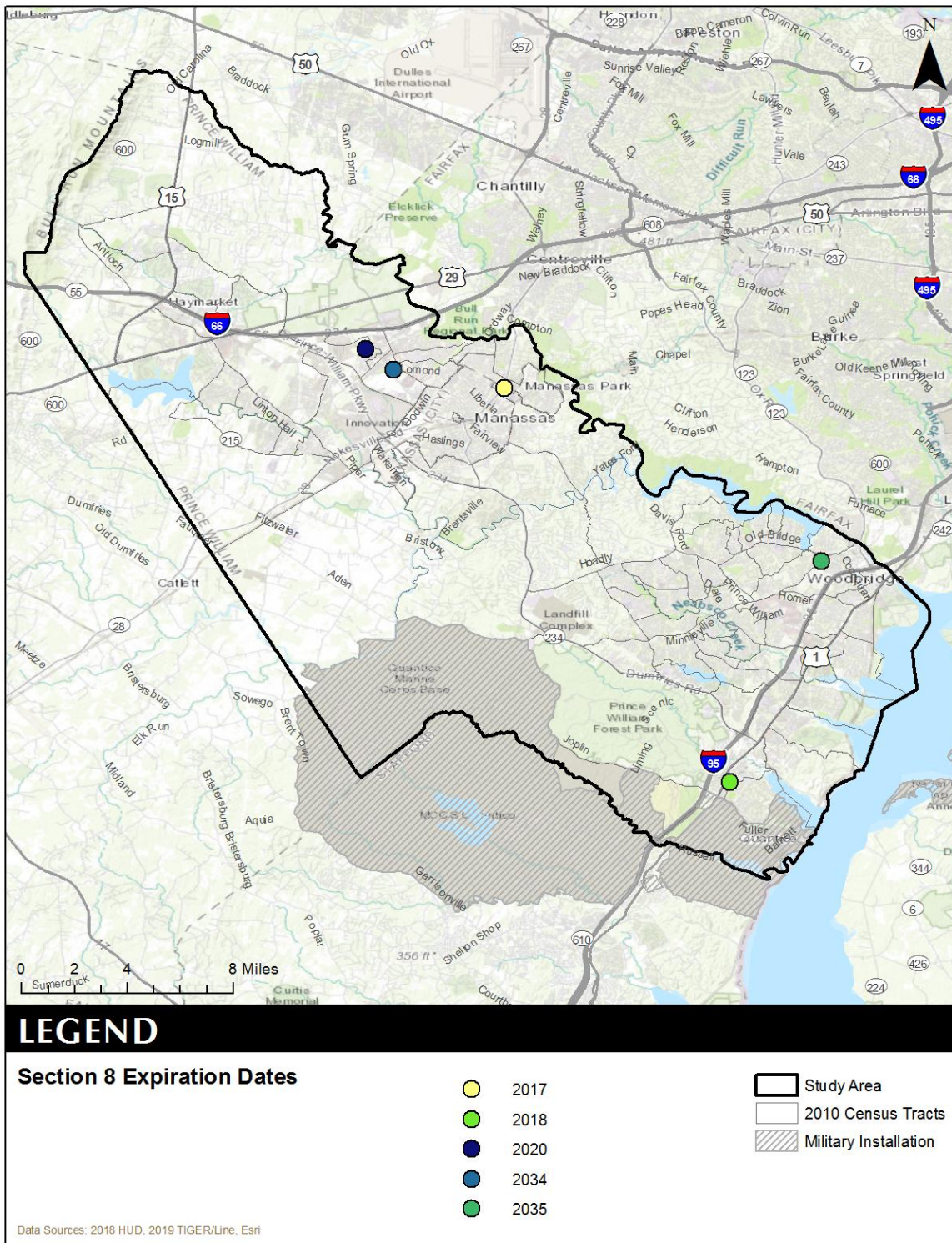
As seen in Table MA-10.7, the highest rated need is for rental housing for very low-income households, followed by the construction of new affordable rental housing, and rental assistance. This sentiment is echoed by the higher proportion of renter households that face cost burdens in the Prince William Area.

Table MA-10.7 Providing Decent and Affordable Housing Prince William County Housing and Community Development Survey					
Question	No Need	Low Need	Medium Need	High Need	Total
Please rate the need for the following HOUSING activities in the Prince William Area:					
Rental housing for very low-income households	5	7	21	116	150
Construction of new affordable rental housing	3	9	19	112	150
Rental assistance	2	8	27	110	150
Supportive housing for people who are homeless or disabled	2	6	29	110	150
First-time home-buyer assistance	5	8	33	100	150
Construction of new affordable for-sale housing	9	17	26	94	150
Retrofitting existing housing to meet seniors' needs	2	11	42	92	150
Senior-friendly housing	4	11	42	85	150
Rental housing rehabilitation	3	19	54	71	150
Homeowner housing rehabilitation	4	17	52	70	150
Energy efficient retrofits	6	20	51	65	150
Mixed income housing	9	29	44	63	150
Mixed use housing	18	39	32	47	150
Other	13	1	2	35	150
Housing demolition	22	65	30	28	150

Discussion

The current housing stock may not be meeting the needs of the population in the Prince William Area, especially those in lower income levels. The rate and type of market housing production, as described in the following section, may not be meeting the needs of all income ranges in the Area. Those households in lower income levels are met with fewer choices that meet their needs.

Map MA-10.1 Expiring Section 8 Contracts Prince William Area 2018 HUD, Tigerline



MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	393,300	333,100	(15%)
Median Contract Rent	1,143	1,363	19%

Table 28 – Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Housing Production

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Prince William Area decreased from 1,497 authorizations in 2017 to 1,323 in 2018.

The real value of single-family building permits increased from 191,081 dollars in 2017 to 212,227 dollars in 2018. This compares to an increase in permit value statewide, with values rising from 224,352 dollars in 2017 to 223,940 dollars in 2018.

Multi-family unit permit authorizations accounted for 303 units in the Prince William County Area in 2017, down from 702 in 2016.

Housing Production in the City of Manassas Park is shown in Diagram MA-15.1. Housing production saw a sharp drop-off in the City after 2005, and only saw slight production between 2012 and 2015. These were primarily single-family homes. The City of Manassas is shown in Diagram MA-15.2. The City has seen a production rate under 200 units since the mid-1990’s, which were primarily single-family units. In 2017, however, the City saw the development of 199 apartment units.

The concentration of homeowner households are shown in Map MA-15.1. The highest rates of homeownership were seen in central and northern Prince William County. The lowest rates, were conversely, in and around the city centers. Renter households are shown in Map MA-15.2. Renter households are more heavily concentrated in and around the cities of Manassas and Manassas Park, as well as southern Prince William County.

Median home values and median contract rents were both highest in the eastern and northern portions of the study area. The median home value exceeded \$455,700 in central and northern Prince William County. They were lowest, below \$258,000, in areas around Manassas and Manassas Park and southern Prince William County. Median contract rents were highest in southeastern and northern Prince William County. Rents were lowest in areas around Manassas and Manassas Park, as well as in western Prince William County.

The City of Manassas’s Housing Plan found that the median value of owner-occupied homes in Manassas is \$307,000. The real value of homes in Manassas has actually declined since 2010,

when the median value was \$325,800 in 2017 dollars. The median gross rent in Manassas was \$1,439 in 2017⁷

Table MA-15 1
Building Permits and Valuation
Prince William Area
Census Bureau Data, 1980–2018

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2017\$)	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	1,656	2.0	0.0	0	1,658	103,781	0
1981	1,419	52.0	0.0	84	1,555	102,303	61,853
1982	1,543	0.0	0.0	208	1,751	99,521	78,375
1983	2,618	0.0	0	225	2,843	107,208	44,877
1984	2,225	8	16	1,089	3,338	106,481	46,126
1985	3,078	6.0	0.0	358	3,442	101,574	54,848
1986	4,153	0	0	2,650	6,803	109,953	41,648
1987	3,266	0.0	16	2,605	5,887	121,785	58,443
1988	3,888	0.0	278	904	5,070	123,163	49,322
1989	2,383	0.0	0.0	796	3,179	132,864	69,375
1990	1,154	0.0	0.0	860	2,014	123,100	78,533
1991	1,321	0.0	0.0	181	1,502	120,838	58,737
1992	1,720	0.0	0.0	458	2,178	126,173	99,555
1993	2,093	0.0	0.0	426	2,519	131,962	74,841
1994	2,411	0.0	0.0	224	2,635	131,753	82,100
1995	2,093	0.0	0.0	737	2,830	140,356	61,230
1996	2,401	0.0	3.0	854	3,258	138,275	54,133
1997	2,413	0.0	0.0	646	3,059	143,815	49,494
1998	3,011	0.0	0.0	36	3,047	142,534	58,651
1999	3,531	0.0	4.0	552	4,087	142,080	64,541
2000	4,077	0.0	0.0	942	5,019	152,243	49,417
2001	4,135	0.0	0.0	351	4,486	151,143	83,955
2002	5,205	4.0	6.0	1,154	6,369	146,093	58,113
2003	5,207	2.0	218.0	1,439	6,866	159,687	57,213
2004	5,530	6.0	190.0	432	6,158	160,696	80,655
2005	5,375	2.0	0.0	392	5,769	166,440	53,601
2006	3,144	0.0	0.0	184	3,328	179,939	69,275
2007	2,573	8.0	0.0	5	2,586	170,744	16,708
2008	1,942	2.0	0.0	250	2,194	150,195	64,927
2009	1,769	158.0	0.0	212	2,139	173,255	87,823
2010	1,654	0.0	0.0	490	2,144	176,861	85,792
2011	1,298	0.0	0.0	294	1,592	191,304	54,250
2012	1,501	0.0	80.0	528	2,109	284,182	75,926
2013	1,602	0.0	0.0	808	2,410	187,127	94,870
2014	1,344	0.0	0.0	17	1,361	194,600	178,606
2015	1,591	0.0	0.0	396	1,987	186,914	87,228
2016	1,359	0.0	0.0	702	2,061	185,119	101,220
2017	1,497	0.0	0.0	303	1,800	191,081	77,055
2018	1,323	12.0	0.0	313	1,648	212,227	112,579

Rent Paid	Number	%
Less than \$500	2,632	5.9%
\$500-999	6,102	13.6%
\$1,000-1,499	21,217	47.2%
\$1,500-1,999	9,574	21.3%
\$2,000 or more	5,450	12.1%
Total	44,975	100.0%

⁷ http://www.manassascity.org/DocumentCenter/View/34030/Manassas_HousingPlan-web

Diagram MA-15.1
Total Permits by Unit Type
 City of Manassas Park
 Census Bureau Data, 1980-2017

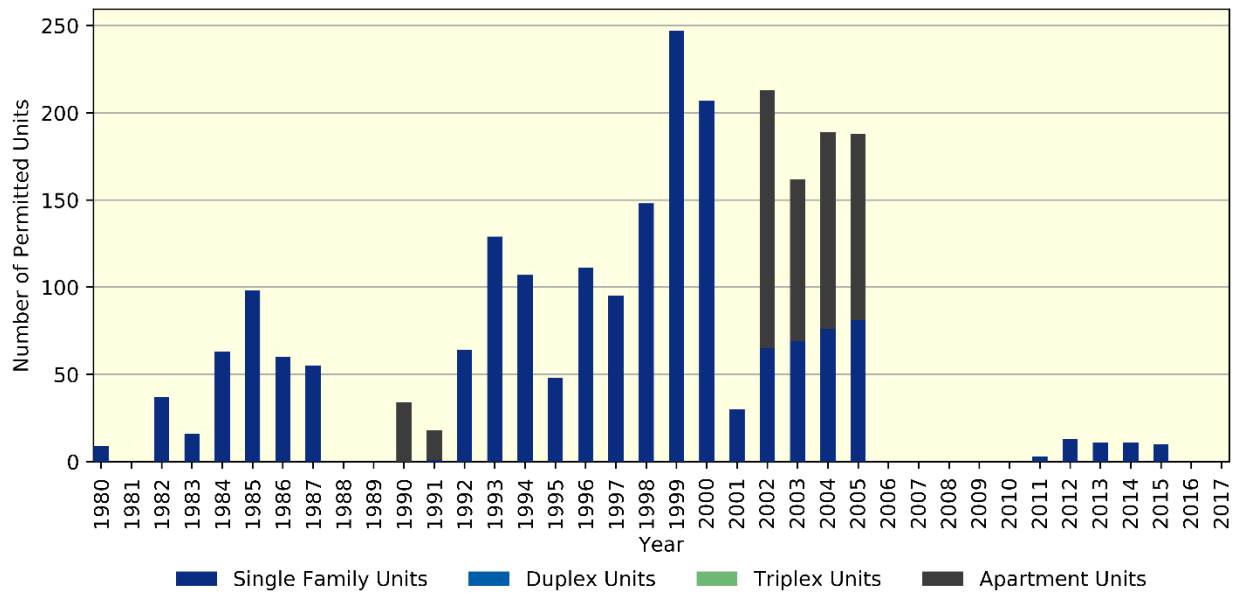


Diagram MA-15.2
Total Permits by Unit Type
 City of Manassas
 Census Bureau Data, 1980-2017

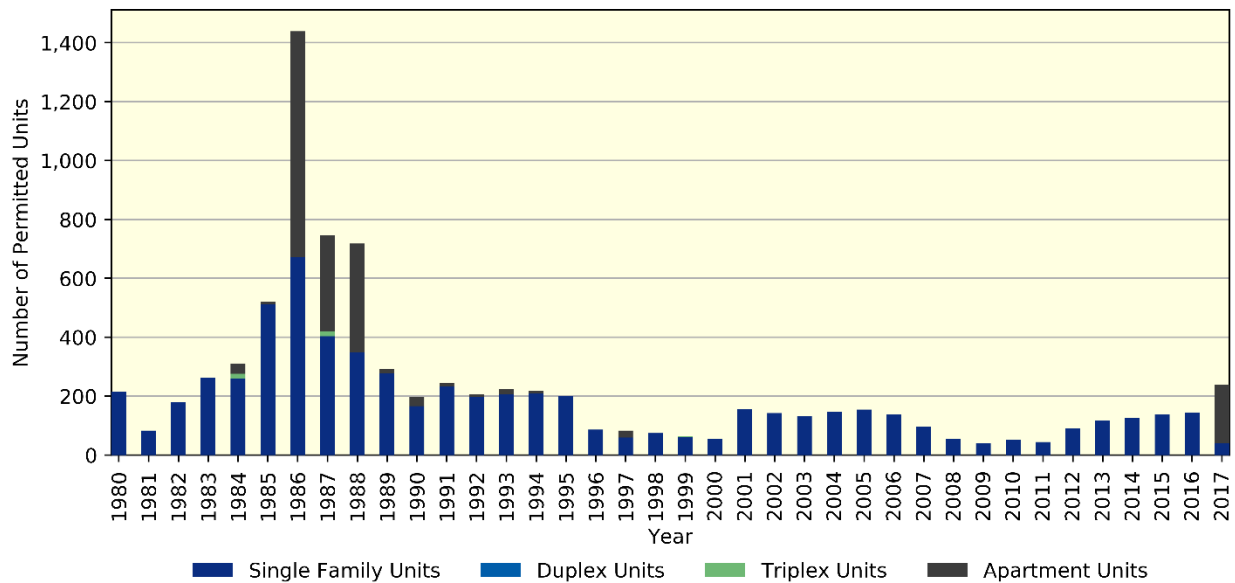
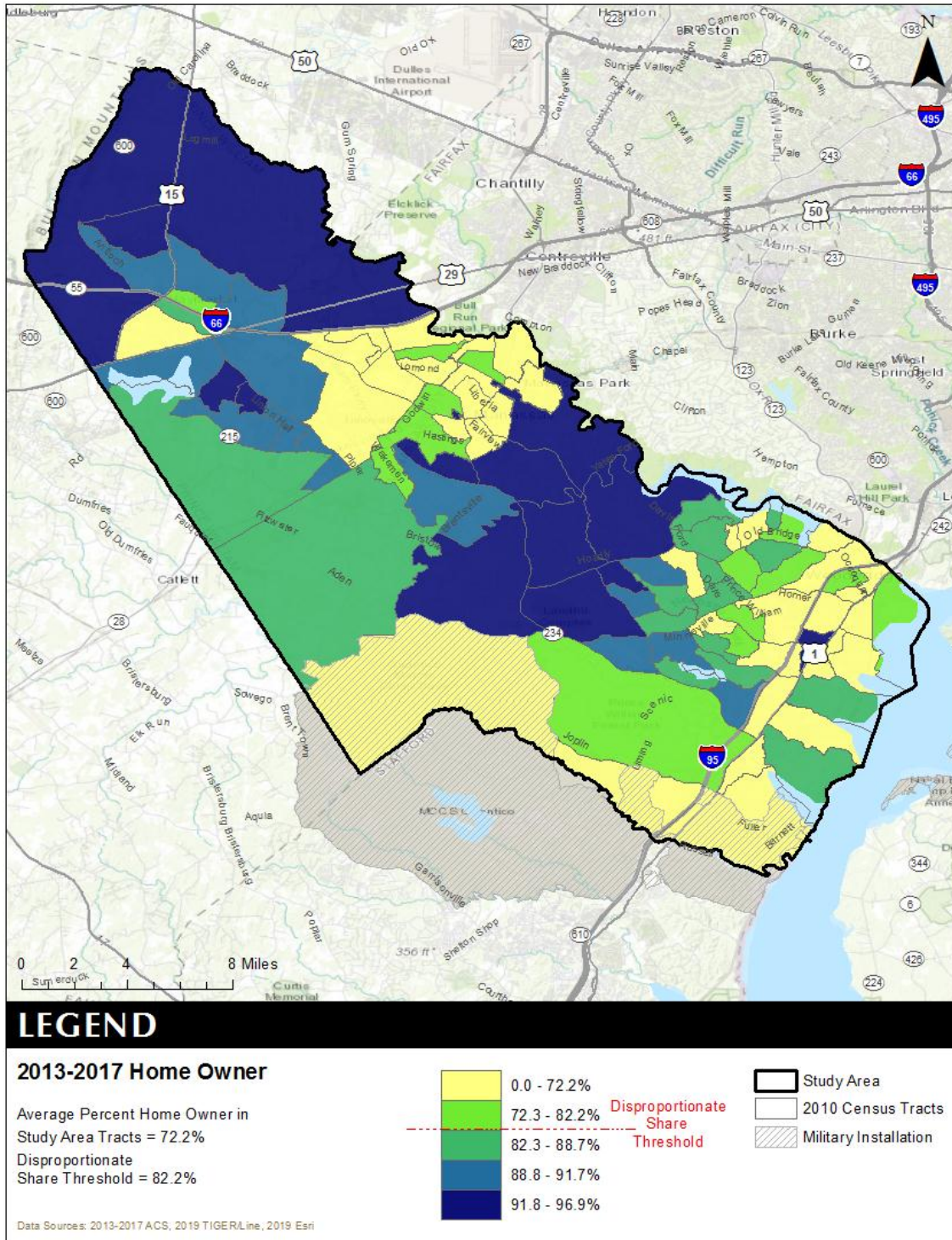


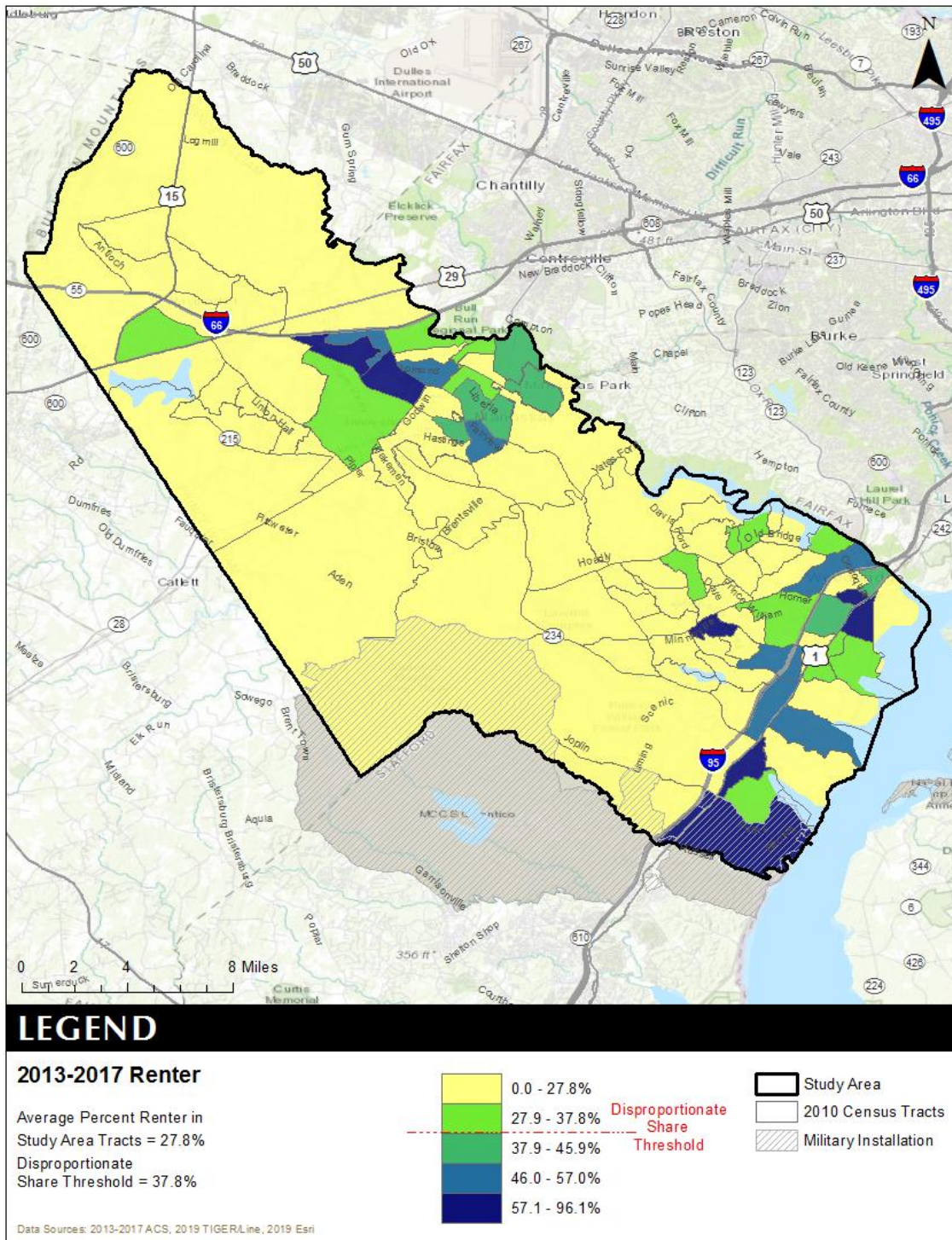
Table 29 - Rent Paid

Data Source: 2011-2015 ACS

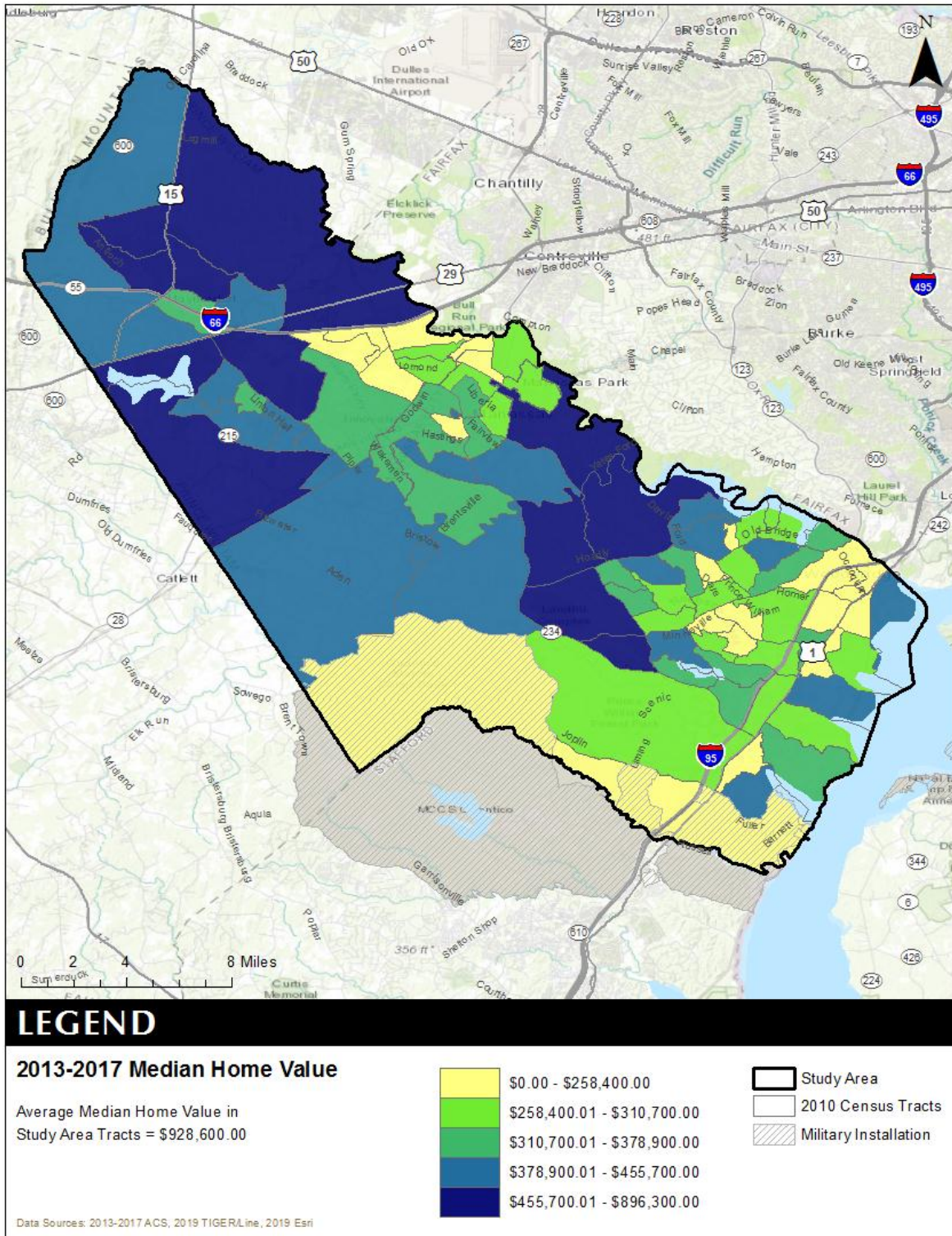
Map MA-15.1 2017 Homeowner Households Prince William Area 2017 ACS, Tigerline



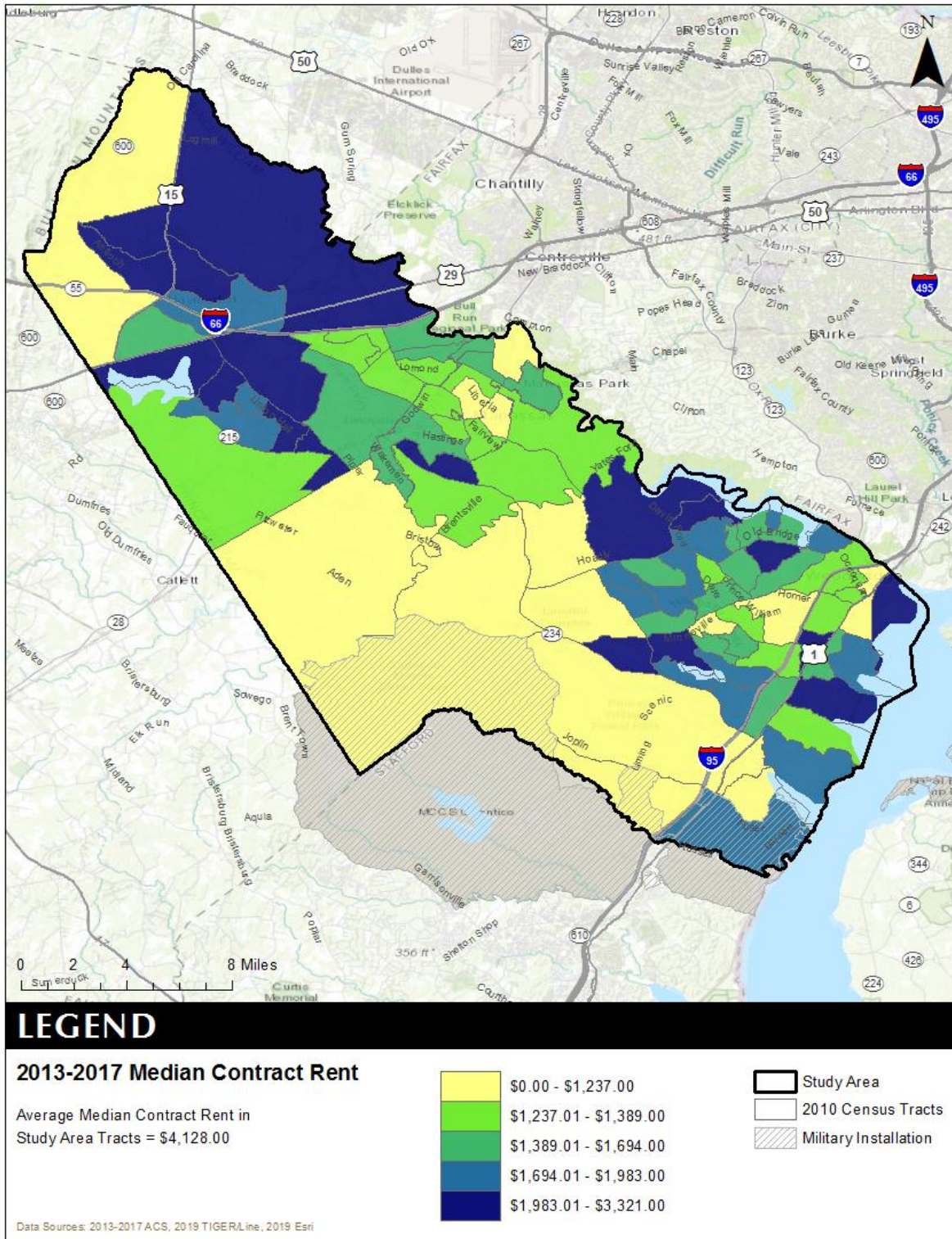
Map MA-15.2
2017 Renter Households
 Prince William Area
 2017 ACS, Tigerline



Map MA-15.3
2017 Median Home Value
 Prince William Area
 2017 ACS, Tigerline



Map MA-15.4
2017 Median Contract Rent
 Prince William Area
 2017 ACS, Tigerline



Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,528	No Data
50% HAMFI	8,121	6,078
80% HAMFI	20,550	13,988
100% HAMFI	No Data	26,238
Total	30,199	46,304

Table 30 – Housing Affordability

Data Source: 2011-2015 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,504	1,561	1,793	2,353	2,902
High HOME Rent	1,310	1,405	1,688	1,942	2,148
Low HOME Rent	1,026	1,099	1,318	1,523	1,700

Table 31 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

As demonstrated by the housing needs and cost burden sections in the Needs Assessment, there is a significant amount of the population that faces housing challenges. Low income households are particularly prone to facing cost burdens. This points to the fact that there is not sufficient housing options for all households, especially those at lower income levels. Additionally, public input comments indicated there is a significant need for affordable housing options for lower income households.

How is affordability of housing likely to change considering changes to home values and/or rents?

The Prince William Area saw a significant increase in housing prices in recent years. If trends continue, the area will see increasing rent and home values. Home values, in particular, have continued to rise in the Area. This would lead to additional households facing cost burdens.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The Fair Market Rent (FMR) and HOME rents may not be sufficient to meet the housing needs of households in the Prince William Area. This may be especially true for larger families that require larger units.

Discussion

The cost of housing in the Prince William Area continues to be out of reach for many low to moderate income households. This is reflected in the proportion of lower income households facing cost burdens and other housing problems. It is anticipated that housing cost burdens will continue to be a major factor for many households in the area and demonstrates the need for additional affordable housing options in the Prince William Area.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

The following section will describe the condition of housing in the Prince William Area.

Definitions

Substandard condition is defined as a combination of incomplete kitchen or plumbing facilities, missing windows or exterior doors, severely compromised foundations, outdated electrical infrastructure, holes in floors or walls, and holes in roof or severely compromised roofing materials preventing closure from weather penetration. Many units with a combination that includes all these conditions may be unfit for human occupation.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	27,315	25%	21,125	47%
With two selected Conditions	792	1%	1,955	4%
With three selected Conditions	15	0%	134	0%
With four selected Conditions	0	0%	54	0%
No selected Conditions	80,835	74%	21,715	48%
Total	108,957	100%	44,983	99%

Table 32 - Condition of Units

Data Source: 2011-2015 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	35,598	33%	11,378	25%
1980-1999	41,528	38%	18,892	42%
1950-1979	29,538	27%	13,275	30%
Before 1950	2,330	2%	1,410	3%
Total	108,994	100%	44,955	100%

Table 33 – Year Unit Built

Data Source: 2011-2015 CHAS

Table MA-20.1 shows households by year home built for the 2010 and 2017 5-year ACS data. Housing units built between 2000 and 2009, account for 27.3 percent of households in 2010 and 26.6 percent of households in 2017. Housing units built in 1939 or earlier represented 1.1 percent of households in 2017 and 1.3 percent of households in 2010.

Table MA-20 1				
Households by Year Home Built				
Prince William Area				
2010 & 2017 Five-Year ACS Data				
Year Built	2010 Five-Year ACS		2017 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	1,861	1.3%	1,797	1.1%
1940 to 1949	1,284	0.9%	1,884	1.2%
1950 to 1959	5,798	4.1%	5,571	3.6%
1960 to 1969	13,621	9.7%	12,296	7.9%
1970 to 1979	23,191	16.5%	23,811	15.2%
1980 to 1989	30,501	21.7%	31,866	20.3%
1990 to 1999	26,086	18.5%	29,368	18.8%
2000 to 2009	38,475	27.3%	41,679	26.6%
2010 or Later	.	.	8,352	5.3%
Total	140,817	100.0%	156,624	100.0%

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	31,868	29%	14,685	33%
Housing Units build before 1980 with children present	26,638	24%	17,634	39%

Table 34 – Risk of Lead-Based Paint

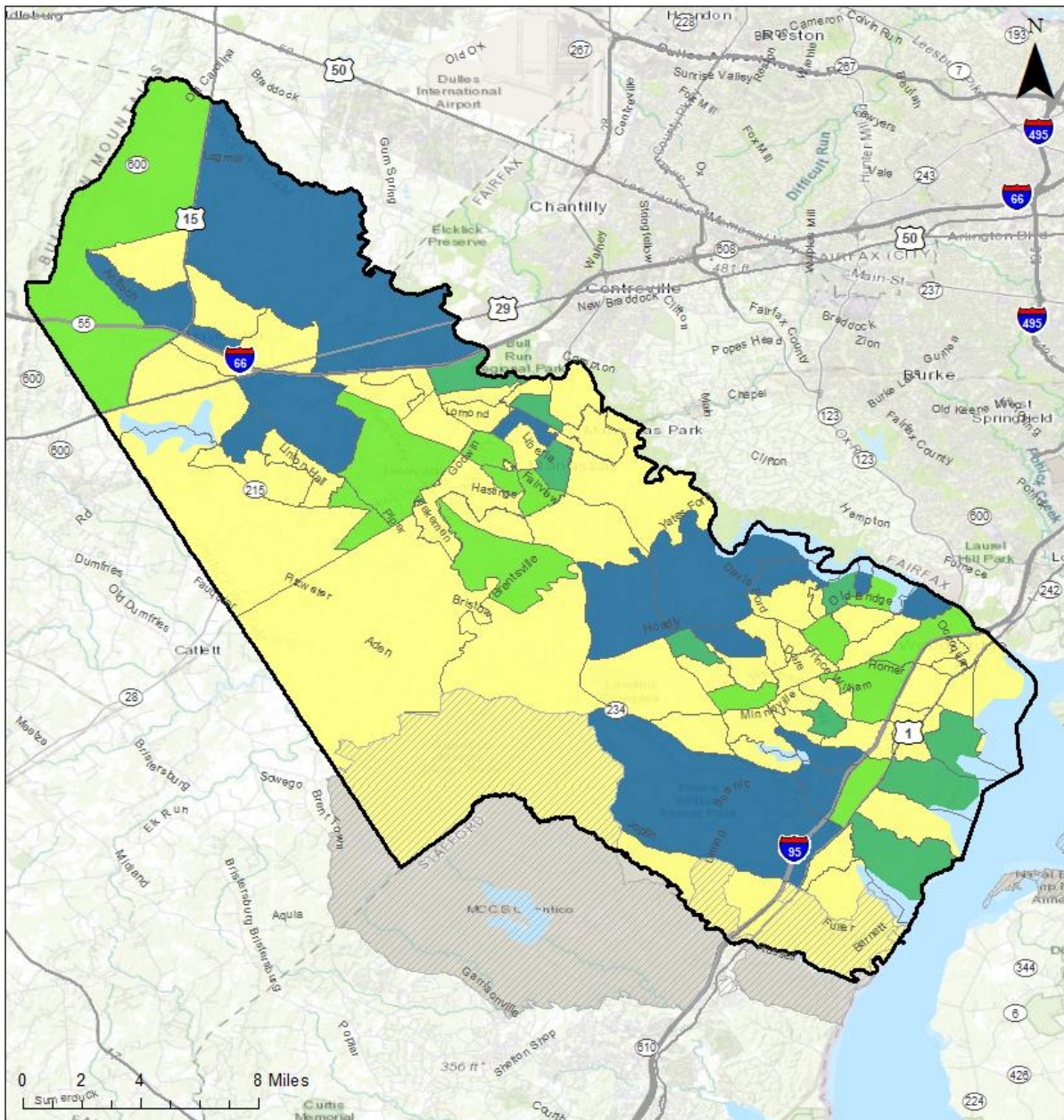
Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

By 2017, for rent units accounted for 30.5 percent of vacant units, while for sale units accounted for 17.4 percent. “Other” vacant units accounted for 23.9 percent of vacant units, representing a total of 1,835 “other” vacant units.

Table MA-20.3				
Disposition of Vacant Housing Units				
Prince William Area				
2010 Census & 2017 Five-Year ACS Data				
Disposition	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	2,581	35.2%	2,340	30.5%
For Sale	1,720	23.5%	1,335	17.4%
Rented Not Occupied	177	2.4%	1,514	19.7%
Sold Not Occupied	310	4.2%	424	5.5%
For Seasonal, Recreational, or Occasional Use	410	5.6%	235	3.1%
For Migrant Workers	3	0.0%	0.0	0.0%
Other Vacant	2,122	29.0%	1,835	23.9%
Total	7,323	100.0%	7,683	100.0%

Vacant housing is shown in Maps MA-20.1 through MA-20.4. Vacant for sale housing was most heavily concentrated in eastern areas of the County and in more rural areas of the County. Vacant for rent housing was most heavily concentrated in the southern and eastern parts of the County. “Other” vacant housing is not for sale or for rent, and is not available to the marketplace. When concentrated in one area these units may be problematic and may create a “blighting” effect. These units may also offer an opportunity for redevelopment. The proportion of “other” vacant units dropped from 29.0 percent of vacant units in 2010 to 23.9 percent of vacant units in 2017. The geographic areas with the most concentration of these units also shifted between 2010 and 2017. In 2010, these units were more heavily concentrated in areas to the south of the cities of Manassas and Manassas Park, as well as in the southern end of the County. By 2017, however, these areas shifted to more western and northern parts of the County. This is illustrated in Maps MA-20.3 and MA-20.4.

Map MA-20.1
Vacant for Sale
 Prince William Area
 2017 ACS, Tigerline



LEGEND

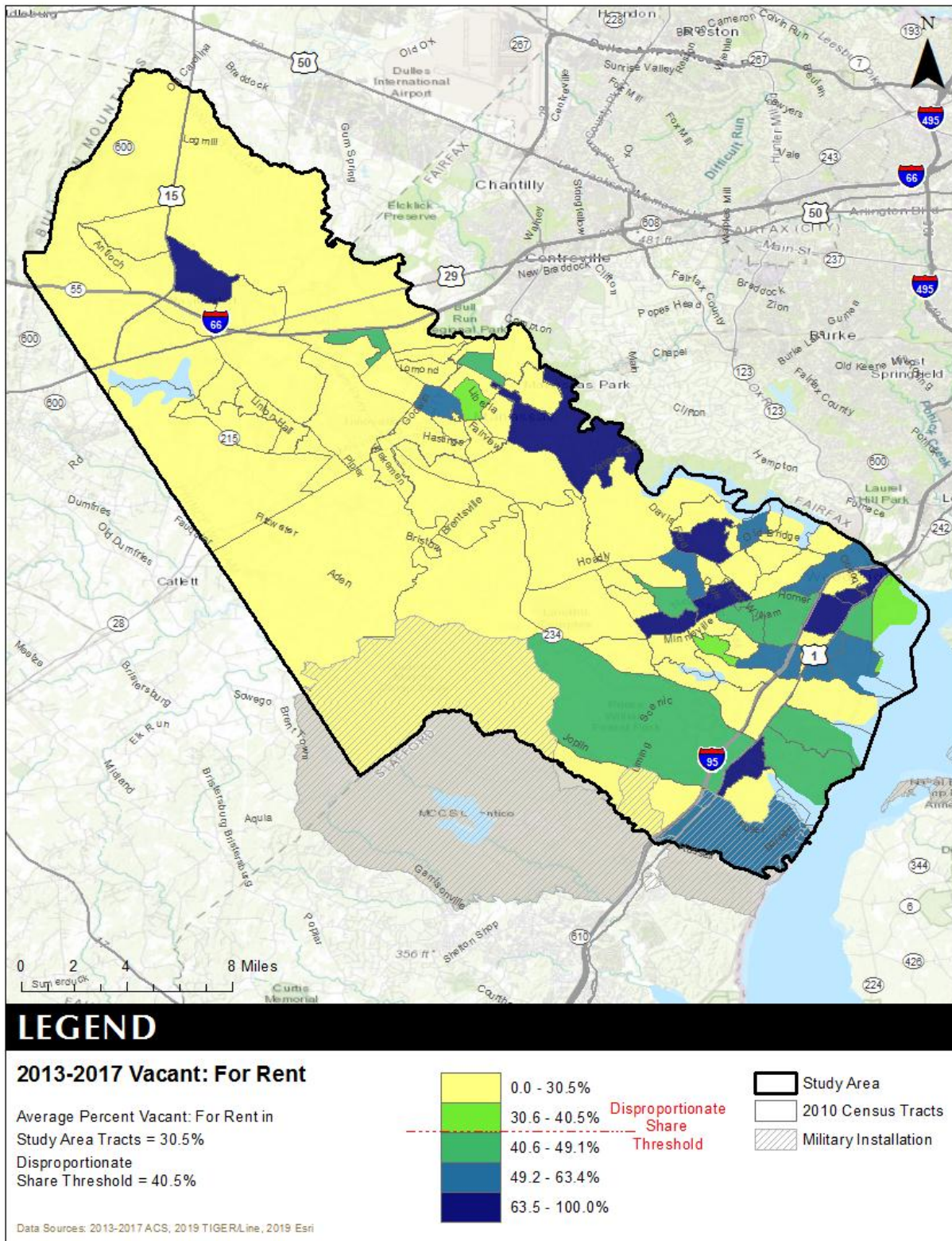
2013-2017 Vacant: For Sale

	0.0 - 17.4%	Disproportionate Share Threshold		Study Area
	17.5 - 27.4%			2010 Census Tracts
	27.5 - 44.4%			Military Installation
	44.5 - 100.0%			
	100.1 - 100.0%			

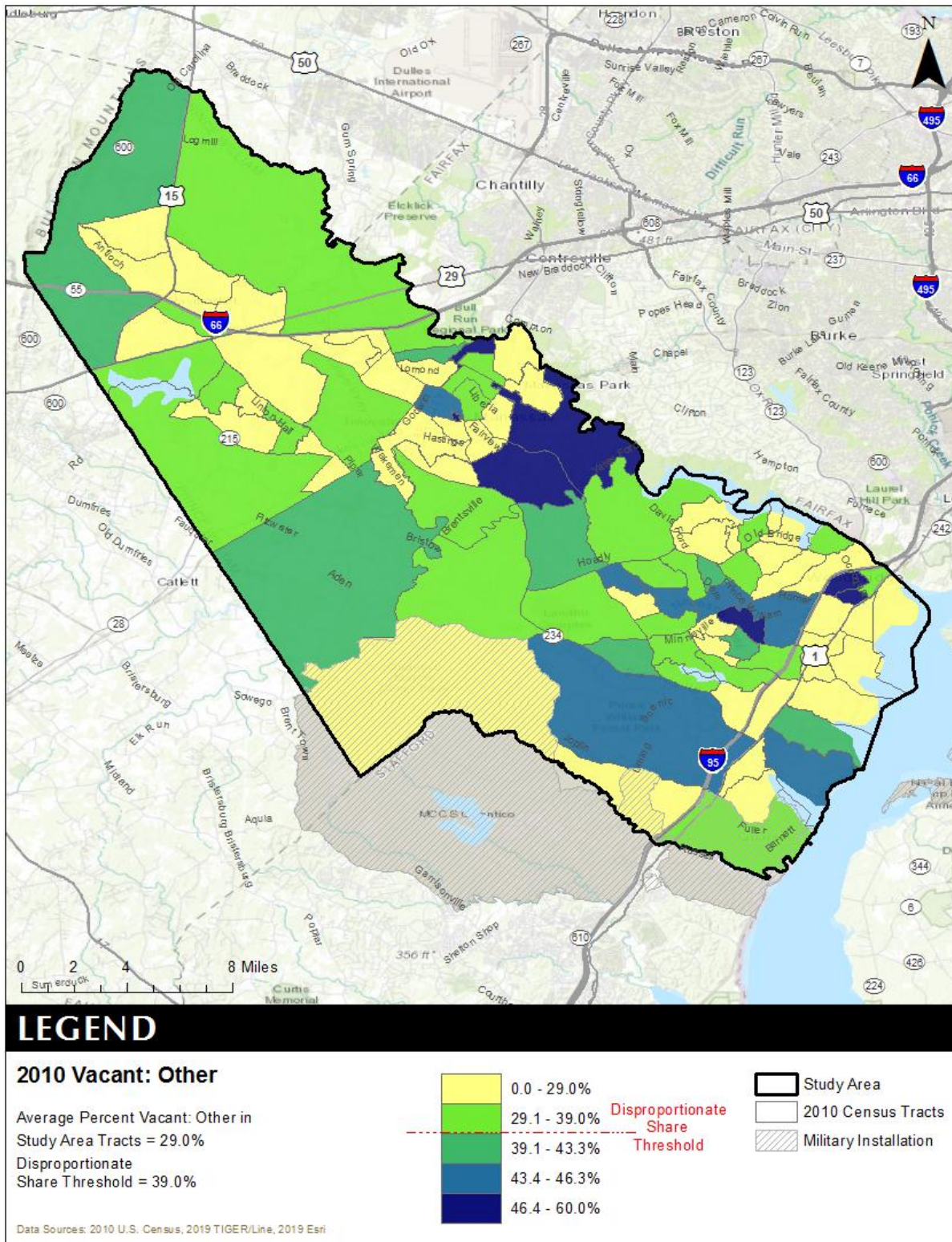
Average Percent Vacant: For Sale in Study Area Tracts = 17.4%
 Disproportionate Share Threshold = 27.4%

Data Sources: 2013-2017 ACS, 2019 TIGERLine, 2019 Esri

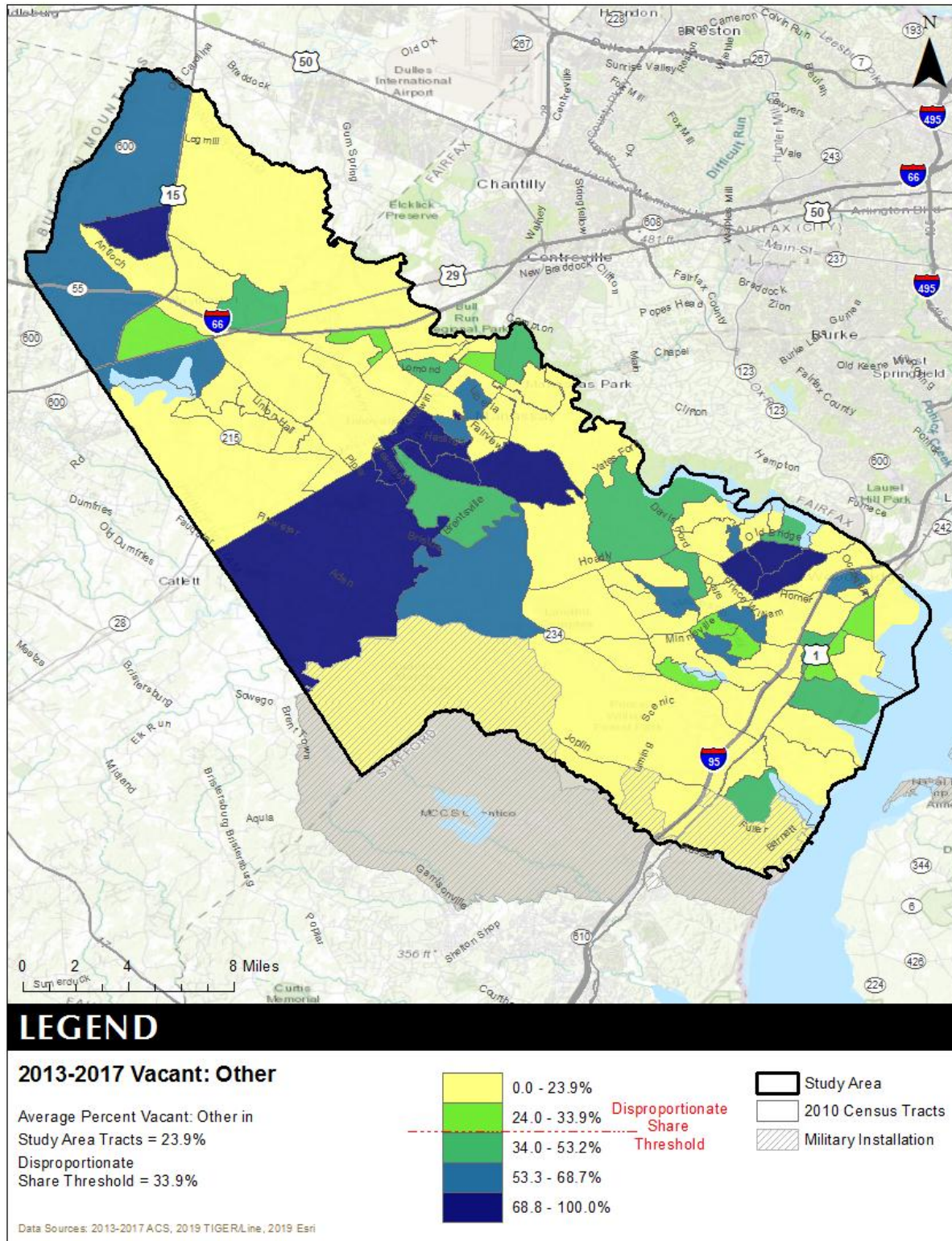
Map MA-20.2
Vacant for Rent
 Prince William Area
 2017 ACS, Tigerline



Map MA-20.3
2010 “Other” Vacant
 Prince William Area
 2010 Census, Tigerline



Map MA-20.4
2017 “Other” Vacant
 Prince William Area
 2017 ACS, Tigerline



Need for Owner and Rental Rehabilitation

As seen in Section MA-10, table MA-10.7, there is a moderate need for owner rehabilitation. Rental rehabilitation is seen as a slightly higher need than owner rehabilitation. The age of the housing stock may also indicate at least a moderate amount of need for owner and rental rehabilitation.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Table MA-20.4 shows the risk of lead-based paint for households with young children present. As seen therein, there are an estimated 10,700 households built between 1940 and 1979 with young children present, and 375 built prior to 1939. This accounts for approximately 7.1 percent of households.

Table MA-20 4			
Vintage of Households by Income and Presence of Young Children			
Prince William Area 2012–2016 HUD CHAS Data			
Income	One or more children age 6 or younger	No children age 6 or younger	Total
Built 1939 or Earlier			
\$0 to \$36,390	90	235	325
\$36,391 to \$60,650	100	320	420
\$60,651 to \$97,040	20	180	200
\$97,041 to \$121,300	45	130	175
Above \$121,300	120	770	890
Total	375	1,635	2,010
Built 1940 to 1979			
\$0 to \$36,390	2,455	3,945	6,400
\$36,391 to \$60,650	2,055	5,155	7,210
\$60,651 to \$97,040	1,100	2,980	4,080
\$97,041 to \$121,300	1,465	4,475	5,940
Above \$121,300	3,625	16,570	20,195
Total	10,700	33,125	43,825
Built 1980 or Later			
\$0 to \$36,390	3,135	6,245	9,380
\$36,391 to \$60,650	3,545	7,310	10,855
\$60,651 to \$97,040	2,634	5,290	7,924
\$97,041 to \$121,300	2,205	8,185	10,390
Above \$121,300	14,840	56,050	70,890
Total	26,359	83,080	109,439
Total			
\$0 to \$36,390	5,680	10,425	16,105
\$36,391 to \$60,650	5,700	12,785	18,485
\$60,651 to \$97,040	3,754	8,450	12,204
\$97,041 to \$121,300	3,715	12,790	16,505
Above \$121,300	18,585	73,390	91,975
Total	37,434	117,840	155,274

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

There are no public housing units in Prince William County.

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available				2,028			0	0	47
# of accessible units									

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 36 – Total Number of Units by Program Type

Data PIC (PIH Information Center)

Source:

Describe the supply of public housing developments: Not applicable.

Describe the restoration and revitalization needs of public housing units in the jurisdiction: Not applicable.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing: Not applicable.

Discussion: Not applicable.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

The Prince William County Continuum of Care (CoC) continues to strive to provide homeless and at-risk households with a variety of housing and supportive services throughout the Prince William Area.

Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Current & New	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	121		84	236	
Households with Only Adults	83		6	105	
Chronically Homeless Households				13	
Veterans				100	
Unaccompanied Youth	4				

Table 38 - Facilities Targeted to Homeless Persons

Describe mainstream services, such as health, mental health, and employment services to the extent those services are to complement services targeted to homeless persons

The network of care in the Prince William Area is established to connect homeless persons with mainstream services, such as Medicaid and Social Security benefits, to maximize the amount of assistance households can access. Utilizing coordinated entry, service providers match clients with appropriate services to increase access to health and social service programs that they qualify for. These efforts are paired with services provided throughout the County to create a system of wrap-around services to help households in as many ways as possible.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

There are numerous homeless service providers in the Prince William Area and as part of the Prince William CoC. These service providers, listed below, offer a range of services that extend beyond housing and shelter services. These include employment training, counseling, financial literacy, legal aid, childcare, and transportation services.

Table MA-30.1 Homeless Service Providers Prince William County CoC HUD HIC	
Name	Service Type
ACTS	Emergency Shelter for Mixed Populations, Rapid Re-Housing
Northern Virginia Family Service	Emergency Shelter for Mixed Populations
Hilda Barg Homeless Shelter	Emergency Shelter for Mixed Populations
Youth for Tomorrow	Emergency Shelter for Youth
Catholic Charities	Transitional Housing for Families
Good Shepherd Housing	Permanent Supportive Housing for Families
Dawson Beach	Transitional Housing for Families
Streetlight Outreach Ministries	Permanent Supportive Housing for Adult Individuals
Overnight Emergency Shelter	Emergency Shelter for Adults
Bill Mehr Drop-in Center	Meals, showers, clothing, other services
Northern Virginia Family Service	Rapid Re-Housing for Mixed Populations
Operation Renewed Hope Foundation	Rapid Re-Housing for Mixed Populations

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

There are a variety of services available in the community for special needs populations, including at-risk youth, seniors, substance abuse, and persons with disabilities.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Table MA-35.1 shows that survey respondents reported a high need for housing types for special needs populations, including permanent supportive housing, such as subsidized housing (92 respondents), rapid rehousing rental assistance for homeless households (88 responses), housing designed for persons with disabilities (86 responses), and transitional housing (84 responses). A medium need was reported for emergency shelters (40 responses), senior housing, such as nursing homes or assisted living (35 responses), shelters for youth (35 responses), and transitional housing (34 responses). A low need was reported for emergency shelters (11 responses), housing designed for persons with disabilities (11 responses), shelters for youth (10 responses), and senior housing (8 responses), while no need was reported for shelters for youth (6 responses), senior housing (6 responses), and emergency shelters (4 responses).

Respondents also reported a high need for services and facilities for persons with severe mental illness (96 respondents), persons with substance abuse addictions (91 responses), homeless persons (91 respondents), and the frail elderly (89 respondents). A medium need was reported for persons with HIV/AIDS (37 respondents), veterans (35 respondents), victims of domestic violence (34 respondents), and persons with physical disabilities (33 respondents). Respondents reported a low need for services and facilities for people with HIV/AIDS (26 respondents), persons recently released from prison (15 respondents), and veterans (11 respondents), while no need was reported for services and facilities for persons released from prison (7 respondents), persons with HIV/AIDS (4 respondents), and the elderly (3 respondents).

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.

Some of the institutions in the Prince William Area may have individual discharge plans for persons returning from mental or physical health stays, but there is no established protocol within the service provision structure in Prince William County regarding discharge planning for patients from mental and physical health institutions. The Prince William County CoC utilizes a Coordinated Entry system that helps ensure persons in need of services that are exiting care into homelessness are linked with appropriate services in the County.

Table MA-35.1					
Needs of Special Populations					
Prince William County					
Housing and Community Development Survey					
Question	No Need	Low Need	Medium Need	High Need	Total
Please rate the need for the following HOUSING types for special needs populations in the Prince William Area:					
Permanent supportive housing, such as subsidized housing that offers services for persons with disabilities	4	8	24	92	150
Rapid rehousing rental assistance for homeless households	4	6	29	88	150
Housing designed for persons with disabilities	3	11	27	86	150
Transitional housing	4	4	34	84	150
Senior housing, such as nursing homes or assisted living facilities	6	8	35	78	150
Emergency shelters	4	11	40	72	150
Shelters for youth	6	10	35	72	150
Other	7	0	2	17	150
Please rate the need for SERVICES AND FACILITIES for each of the following special needs groups in the Prince William Area.					
Persons with severe mental illness	3	4	22	96	150
Persons with substance abuse addictions	3	6	27	91	150
Homeless persons	3	7	25	91	150
The frail elderly (age 85+)	3	6	27	89	150
The elderly (age 62+)	3	10	23	88	150
Persons with developmental disabilities	3	6	32	84	150
Victims of domestic violence	3	6	34	83	150
Persons with physical disabilities	3	7	33	82	150
Persons recently released from prison	7	15	27	76	150
Veterans	2	11	35	75	150
Persons with HIV/AIDS	4	26	37	58	150
Other	8	0	1	11	150

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

See below.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

To be updated based on 2020 Projects.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The 2019 Housing and Community Development survey found that the top barriers to affordable housing include the lack of affordable housing development policies, the cost of land or lot, and the Not in My Back Yard (NIMBY) mentality.

Table MA-40.1 Providing Decent and Affordable Housing Prince William County Housing and Community Development Survey	
Question	Response
Do any of the following items act as barriers to the development or preservation of affordable housing in the Prince William Area?	
Lack of affordable housing development policies	68
Cost of land or lot	60
Not In My Back Yard (NIMBY) mentality	53
Cost of labor	45
Cost of materials	44
Density or other zoning requirements	30
Lack of available land	29
Permitting fees	26
Permitting process	25
Construction fees	24
Building codes	17
Lack of other infrastructure	14
Lack of qualified contractors or builders	14
Impact fees	13
Lack of water system	10
ADA codes	9
Lack of sewer system	8
Lot size	8
Lack of water	4

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

The following section describes the economic atmosphere in the Prince William Area. This section utilizes, along with other sources, Bureau of Economic Analysis (BEA) and Bureau of Labor Statics (BLS) data.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	385	182	0	0	0
Arts, Entertainment, Accommodations	23,760	17,733	13	15	2
Construction	16,456	15,718	9	13	4
Education and Health Care Services	26,668	17,360	14	14	0
Finance, Insurance, and Real Estate	9,127	4,184	5	3	-1
Information	5,159	1,629	3	1	-1
Manufacturing	5,074	4,117	3	3	1
Other Services	9,582	5,015	5	4	-1
Professional, Scientific, Management Services	38,666	13,929	20	12	-9
Public Administration	0	0	0	0	0
Retail Trade	26,638	24,827	14	21	7
Transportation and Warehousing	5,322	2,318	3	2	-1
Wholesale Trade	5,632	3,926	3	3	0
Total	172,469	110,938	--	--	--

Table 39 - Business Activity

Data 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)
Source:

Labor Force

Total Population in the Civilian Labor Force	268,432
Civilian Employed Population 16 years and over	253,475
Unemployment Rate	5.57
Unemployment Rate for Ages 16-24	18.78
Unemployment Rate for Ages 25-65	3.48

Table 40 - Labor Force

Data Source: 2011-2015 ACS

Table MA-45.1 shows labor force statistics for Prince William Area between 1990 and 2018. The unemployment rate in Prince William Area was 2.7 percent in 2018, with 7,408 unemployed persons and 272,451 in the labor force. The statewide unemployment rate in 2018 was 3.0 percent. In 2017, 260,487 people were employed, 9,151 were unemployed, and the labor force totaled 269,638 people.

Table MA-45 1					
Labor Force Statistics					
Prince William Area 1990 - 2018 BLS Data					
Year	Prince William Area			Unemployment Rate	Statewide Unemployment Rate
	Unemployment	Employment	Labor Force		
1990	3,243	135,083	138,326	2.3%	4.5%
1991	5,909	136,618	142,527	4.1%	5.9%
1992	7,020	139,433	146,453	4.8%	6.3%
1993	5,313	142,070	147,383	3.6%	5.2%
1994	5,070	146,447	151,517	3.3%	4.9%
1995	4,987	147,314	152,301	3.3%	4.5%
1996	4,494	148,174	152,668	2.9%	4.4%
1997	4,057	151,154	155,211	2.6%	3.8%
1998	3,151	155,935	159,086	2.0%	2.9%
1999	3,041	162,327	165,368	1.8%	2.7%
2000	3,140	175,539	178,679	1.8%	2.3%
2001	4,697	181,638	186,335	2.5%	3.2%
2002	6,716	185,307	192,023	3.5%	4.2%
2003	6,643	189,781	196,424	3.4%	4.1%
2004	6,128	199,550	205,678	3.0%	3.8%
2005	5,962	210,728	216,690	2.8%	3.6%
2006	5,474	218,500	223,974	2.4%	3.1%
2007	5,686	220,963	226,649	2.5%	3.0%
2008	7,879	224,914	232,793	3.4%	3.9%
2009	13,268	222,487	235,755	5.6%	6.7%
2010	15,269	232,163	247,432	6.2%	7.1%
2011	14,536	240,696	255,232	5.7%	6.6%
2012	13,772	245,738	259,510	5.3%	6.1%
2013	13,694	248,453	262,147	5.2%	5.7%
2014	12,860	249,048	261,908	4.9%	5.2%
2015	10,804	250,423	261,227	4.1%	4.5%
2016	9,739	254,905	264,644	3.7%	4.1%
2017	9,151	260,487	269,638	3.4%	3.7%
2018	7,408	265,043	272,451	2.7%	3.0%

Diagram II.1.6, shows the unemployment rate for both the State and Prince William Area. During the 1990's the average rate for Prince William Area was 3.1 percent, which compared to 4.5 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 3.1 percent, which compared to 3.8 percent statewide. Since 2010, the average unemployment rate was 4.6 percent. Over the course of the entire period the Prince William Area had an average unemployment rate lower than the State, 3.7 percent for Prince William Area, versus 4.5 statewide.

Diagram II.1.6
Annual Unemployment Rate
 Prince William Area
 1990 – 2018 BLS Data

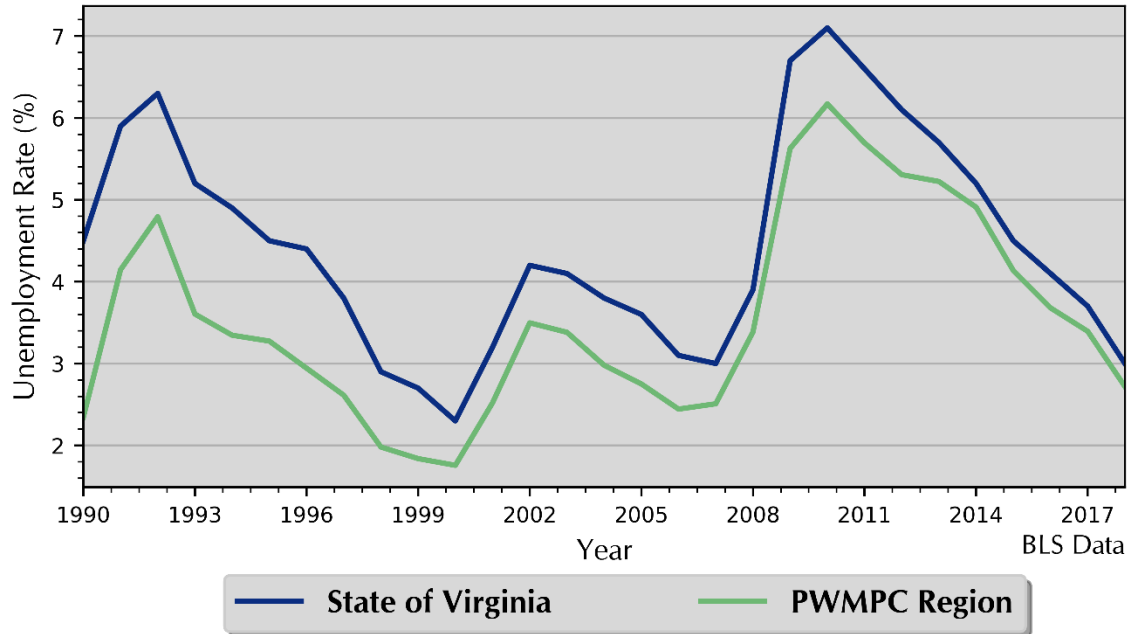
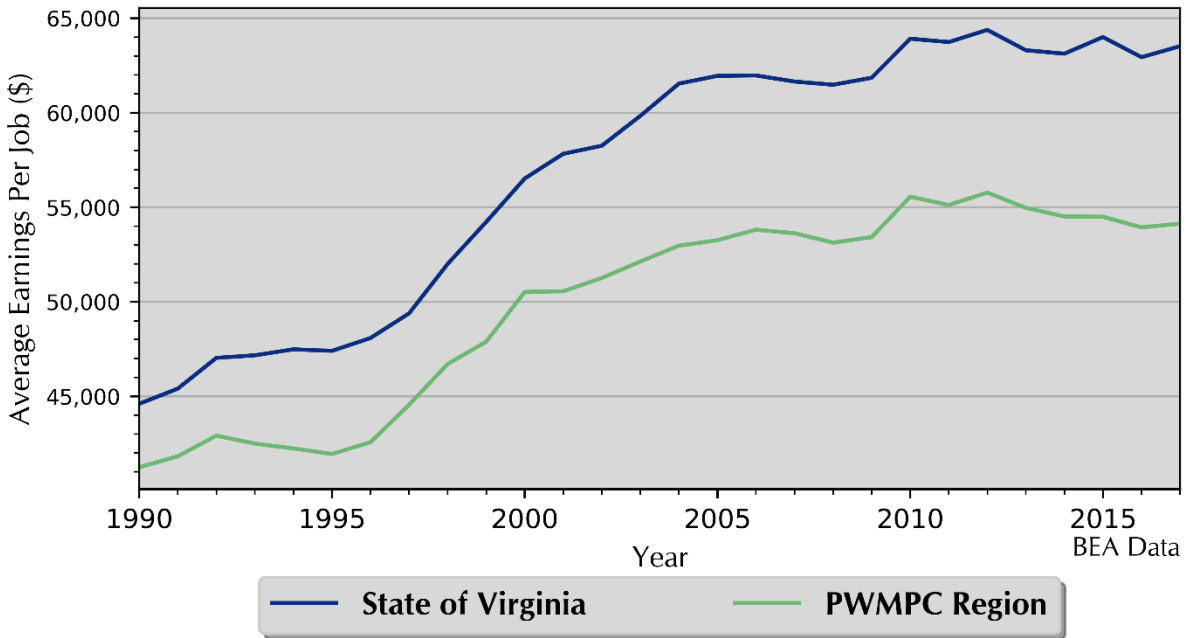


Diagram II.1.7, shows real average earnings per job for Prince William Area from 1990 to 2017. Over this period the average earning per job for Prince William Area was 49,912 dollars, which was lower than the statewide average of 56,950 dollars over the same period.

Diagram II.1.7
Real Average Earnings per Job
 Prince William Area



Occupations by Sector	Number of People Median Income
Management, business and financial	75,995
Farming, fisheries and forestry occupations	11,057
Service	25,615
Sales and office	58,515
Construction, extraction, maintenance and repair	23,580
Occupations by Sector	Number of People Median Income

Table 41 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	89,230	36%
30-59 Minutes	93,838	38%
60 or More Minutes	62,307	25%
Total	245,375	100%

Table 42 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	19,774	1,550	7,728
High school graduate (includes equivalency)	45,400	2,057	10,454
Some college or Associate's degree	62,520	3,143	13,515
Bachelor's degree or higher	87,455	2,721	11,605

Table 43 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	558	2,980	4,968	6,313	3,146
9th to 12th grade, no diploma	5,564	4,129	4,596	6,049	2,795
High school graduate, GED, or alternative	14,737	16,857	14,724	26,718	10,795
Some college, no degree	15,958	17,819	15,227	26,007	7,284
Associate's degree	2,747	6,290	6,110	9,267	2,115
Bachelor's degree	3,917	17,386	18,868	27,809	6,326
Graduate or professional degree	375	7,928	11,869	20,491	6,380

Table 44 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	953,037
High school graduate (includes equivalency)	1,454,935
Some college or Associate's degree	1,977,332
Bachelor's degree	2,901,980
Graduate or professional degree	3,700,939

Table 45 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

Education

Education and employment data from the Prince William Area 2017 Five-Year ACS is presented in Table MA-45.2, Table MA-45.3, and Table MA-45.4. In 2017, 275,812 people were in the labor force, including 261,268 employed and 14,544 unemployed people. The unemployment rate for Prince William Area was estimated at 5.3 percent in 2017.

Table MA-45 2 Employment, Labor Force and Unemployment Prince William Area 2017 Five-Year ACS Data	
Employment Status	2017 Five-Year ACS
Employed	261,268
Unemployed	14,544
Labor Force	275,812
Unemployment Rate	5.3%

Table MA-45.3, and Table MA-45.4 show educational attainment in Prince William Area. In 2017, 90.9 percent of households had a high school education or greater, including 22.8 percent with a high school diploma or equivalent, 29.6 percent with some college, 21.7 percent with a Bachelor's Degree, and 13.7 percent with a graduate or professional degree.

Table MA-45 3 High School or Greater Education Prince William Area 2017 Five-Year ACS Data	
Education Level	Households
High School or Greater	142,402
Total Households	156,624
Percent High School or Above	90.9%

Table MA-45 4 Educational Attainment Prince William Area 2017 Five-Year ACS Data		
Education Level	2017 5-year ACS	Percent
Less Than High School	44,888	12.2%
High School or Equivalent	83,896	22.8%
Some College or Associates Degree	108,915	29.6%
Bachelor's Degree	79,873	21.7%
Graduate or Professional Degree	50,472	13.7%
Total Population Above 18 years	368,044	100.0%

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The largest business sectors in Prince William County include Professional, Scientific, Management Services, followed by Arts, Entertainment, Accommodations, in terms of the number of workers. The industries with the highest number of jobs include Retail Trade and Education and Health Care Services.

Describe the workforce and infrastructure needs of the business community:

The 2019 Housing and Community Development Survey found that the highest rated needs for businesses and economic development include the provision of job training, fostering businesses with higher paying jobs, and the provision of job re-training, such as after plant or other closures.

Table 1.3
Enhancing Economic Opportunities
Prince William County
Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Total
Please rate the need for the following BUSINESS AND ECONOMIC DEVELOPMENT activities in the Prince William Area:					
Provision of job training	2	10	34	84	150
Foster businesses with higher paying jobs	3	16	41	70	150
Provision of job re-training, such as after plant or other closures	6	23	39	64	150
Retention of existing businesses	2	19	53	57	150
Attraction of new businesses	5	25	50	54	150
Provision of technical assistance for businesses	6	33	45	44	150
Expansion of existing businesses	5	29	54	43	150
Enhancement of businesses infrastructure	4	29	59	38	150
Development of business parks	10	38	49	33	150
Provision of venture capital	8	42	44	32	150
Provision of working capital for businesses	8	35	56	31	150
Development of business incubators	11	38	45	31	150
Investment as equity partners	7	41	47	30	150
Other	9	2	5	11	150

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The Prince William County Economic Development Department announced \$1.53 billion in capital investment and 227 new jobs in Fiscal Year 2019, stemming from 13 targeted industry projects. The results marked yet another twelve-month period within which the County has logged over half a billion dollars in economic development projects.⁸ The County targets the following industries for development in the area:

- Life Sciences & Biotechnology
- Information Technology

⁸ <http://www.pwcecondev.org/leading-industries>

- Federal Agencies & Corporate Facilities
- Specialized Logistics & Supply Chain

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The Housing Community Development survey indicated that many people in the Prince William Area may not have the job training or skills required to meet the needs of business in the area. Increasing job training may result in access to higher paying jobs in the area, while retaining and attracting businesses.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

In October 2019, the Prince William County Department of Economic Development sponsored a Free Career Expo for Veterans at the Regional Center for Workforce Education and Training.⁹ The Regional Center for Workforce Education and Training offers continuing professional education on the Woodbridge Campus of Northern Virginia Community College. These programs include IT, cybersecurity, healthcare, and program management.¹⁰ These programs are available for area employers and employees to gather the requisite training for jobs in the area.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDs)? No.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The Prince William County Economic Development Department utilizes a variety of Incentives to promote economic growth. These are outlined in the following narrative:

Prince William County has created a pro-business climate by expanding its targeted industry sectors, using fast-track permitting for targeted industries, competitive real estate and personal property tax rates, aggressive tax depreciation schedules and unique local financing opportunities. These, combined with business incentives offered by the Commonwealth of Virginia, make Prince William County a strong competitor for new business in both national and international markets.¹¹

- Prince William County Economic Development Opportunity Fund
- Low Business Tangible Personal Property Tax Rates
- Prince William County Designation Hub Zones
- Benefits of the HUBZone
- Eligibility for HUBZone
- Commonwealth of Virginia Business Incentives

⁹ <http://www.pwcecondev.org/withyouwithme-host-free-career-expo-veterans-sponsored-prince-william-county-department-economic>

¹⁰ <https://www.nvcc.edu/rcwet/>

¹¹ <http://www.pwcecondev.org/incentives>

- Commonwealth's Development Opportunity Fund (Formerly named the Governor's Opportunity Fund)
- Foreign Trade Zones

Discussion

The economy in the Prince William Area showed an unemployment rate at 2.7 percent in 2018, with 7,408 unemployed persons and 272,451 in the labor force. The statewide unemployment rate in 2018 was 3.0 percent. Local and regional economic development initiatives, along with a strong local economy has resulted in a growing average earnings per job, but one that remains below the state average. In 2017, 90.9 percent of households had a high school education or greater, including 22.8 percent with a high school diploma or equivalent, 29.6 percent with some college, 21.7 percent with a Bachelor's Degree, and 13.7 percent with a graduate or professional degree.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

As seen in Map MA-50.1, housing problems tend to be concentrated in areas of southern Prince William County and in areas in and around the cities of Manassas and Manassas Park. These areas have housing problems at a rate between 57.8 and 65.2 percent, compared to areas with rates below 33.0 percent in most other parts of Prince William County. In this map, the definition of "concentration" is any area that sees a disproportionate share of housing problems, counted as any area that experiences housing problems at a rate at least ten (10) percentage higher than the area average.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

The following maps show the distribution of the population by race and ethnicity. These maps will be used to describe any areas with a disproportionate share of any one racial or ethnic group. A disproportionate share is defined as having at least ten percentage points higher than the jurisdiction average. For example, if American Indian households account for 1.0 percent of the total population, there would be a disproportionate share if one area saw a rate of 11.0 percent or more.

Asian households accounted for 8.0 percent of the population in 2017. Maps MA-50.2 and MA-50.3 show the Asian populations in 2010 and 2017. Concentrations of Asian households remained in the same geographic areas of the Area in both years; however, there were two areas that saw a disproportionate share of Asian households in 2017.

The black population is most heavily concentrated in the southeastern part of the Area. These areas did not shift significantly between 2010 and 2017, as seen in Maps MA-50.4 and MA-50.5. The highest concentrations of black households accounted for 42.3 to 51.4 percent of the population in Census tracts along the southeastern edge of the County.

Hispanic households accounted for 23.9 percent of the population in 2017. The highest concentrations of Hispanic households were seen in areas in and adjacent to the cities of Manassas and Manassas Park and the eastern portion of the County. These areas of concentration did not shift much between 2010 and 2017, and several areas of disproportionate share existed in both years. The areas with the highest concentrations of Hispanic households held between 49.7 and 69.9 percent.

The concentration of poverty is shown in Map MA-50.8. The highest rates of poverty in the Prince William Area are in areas in the southern part of the County and in areas in and adjacent to the cities of Manassas and Manassas Park. These areas also corresponded to areas with higher rates of housing problems, as seen in Map MA-50.1.

What are the characteristics of the market in these areas/neighborhoods?

The housing markets in these areas tended to have a higher proportion of renter households, as shown in Map MA-15.2. In addition, median home values tended to be lower in these areas than in other areas in the Prince William Area. This is shown in Map MA-15.3. While rental prices tended to be lower in the areas in and around the cities of Manassas and Manassas Park, they were mixed in the areas in the southeastern part of the County. These are illustrated in Map MA-15.4.

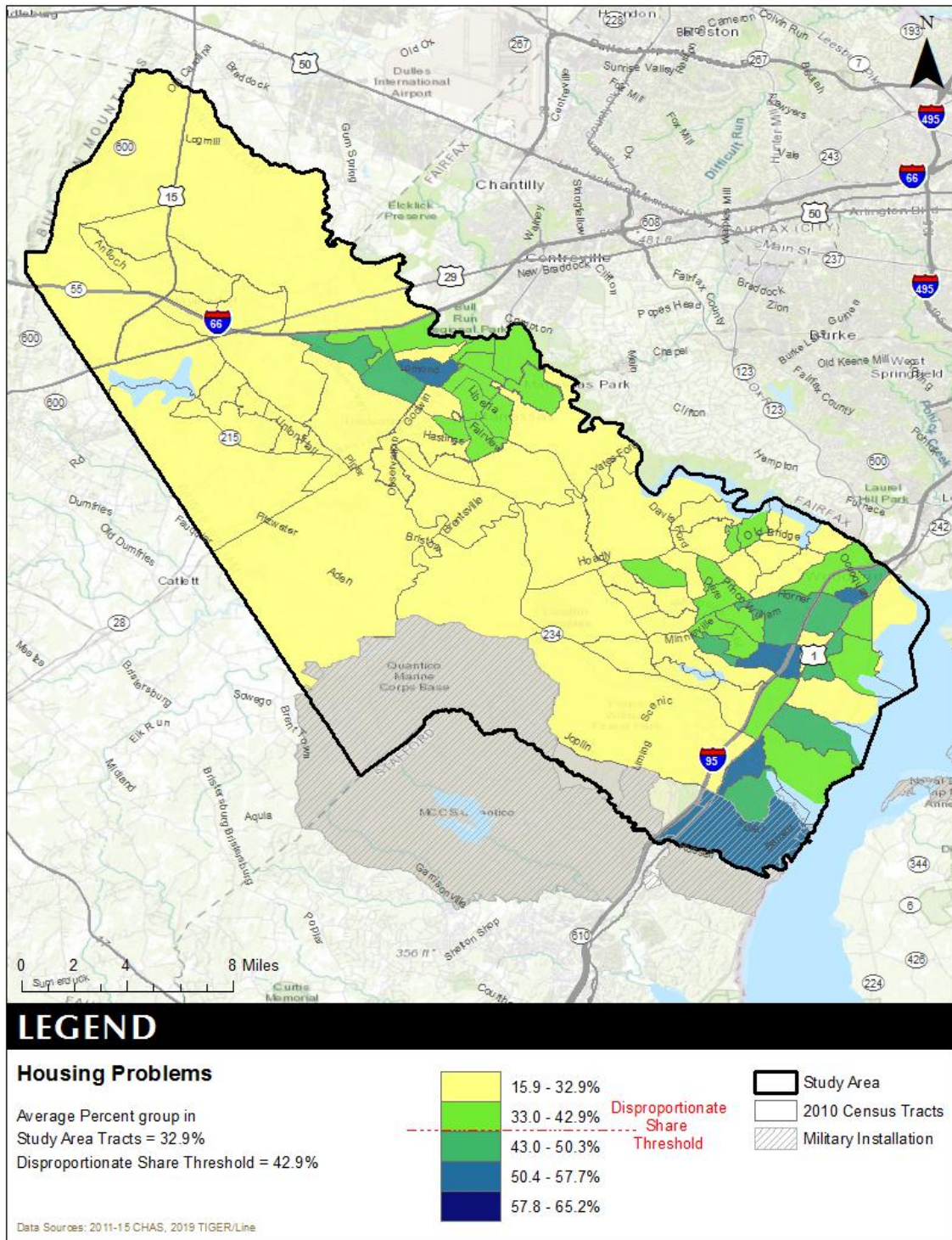
Are there any community assets in these areas/neighborhoods?

These areas are adjacent to a variety of amenities in these areas, including access to city schools and parks, as well as grocery stores, and service providers.

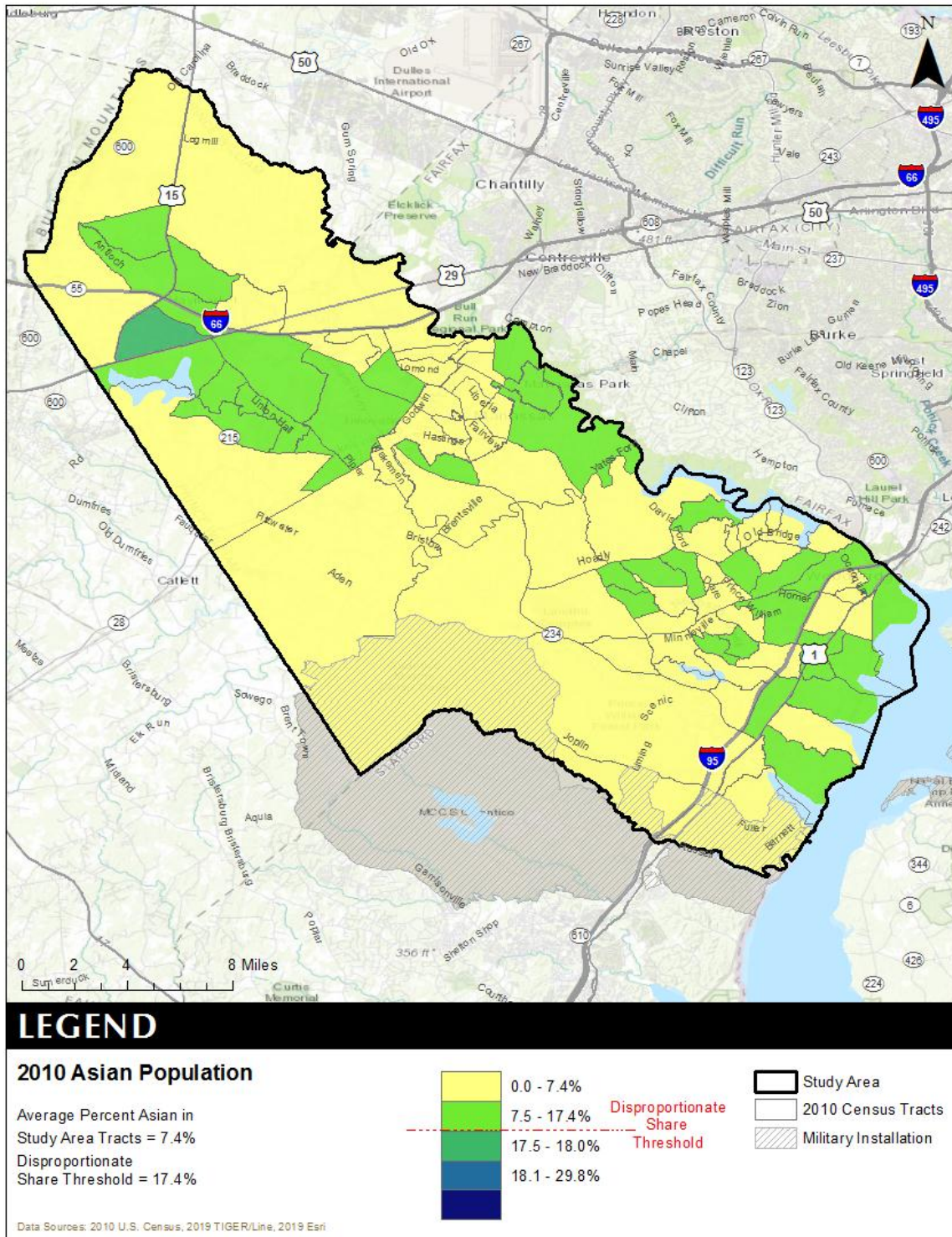
Are there other strategic opportunities in any of these areas?

Areas with high concentrations of low income and poverty level households may present an opportunity for investment through services and public facility funding.

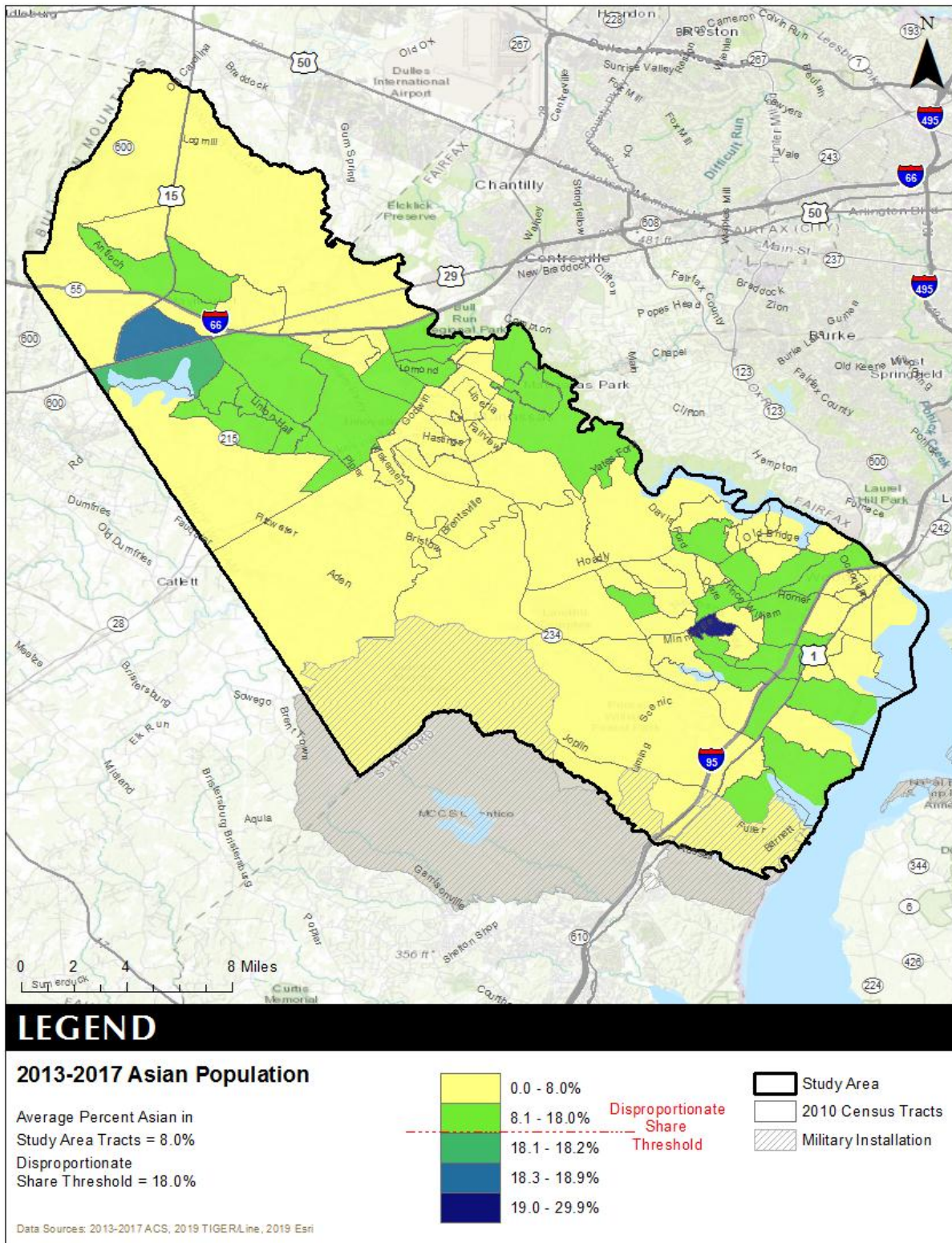
Map MA-50.1 Housing Problems Prince William Area 2017 ACS, Tigerline



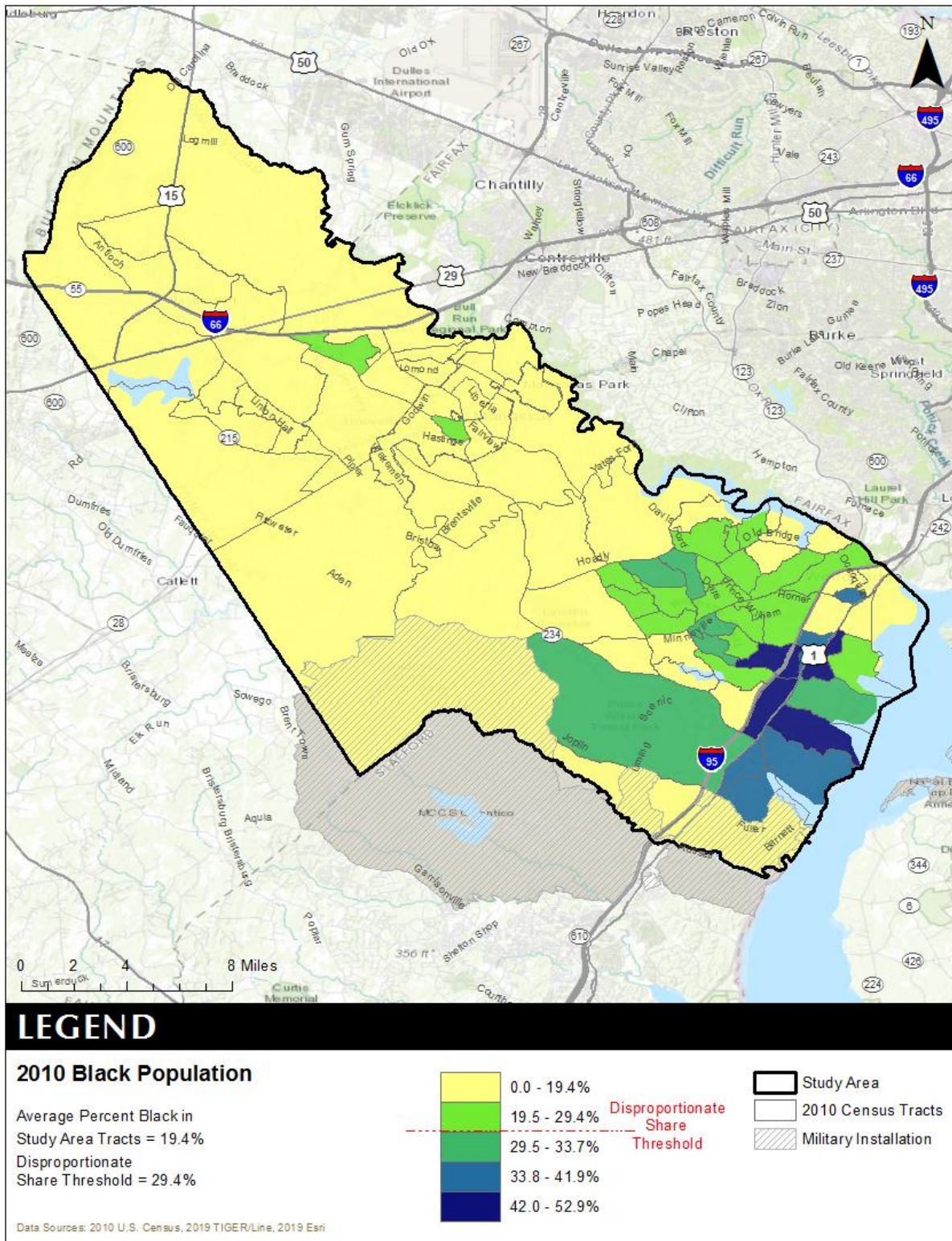
Map MA-50.2 2010 Asian Households Prince William Area 2010 Census, Tigerline



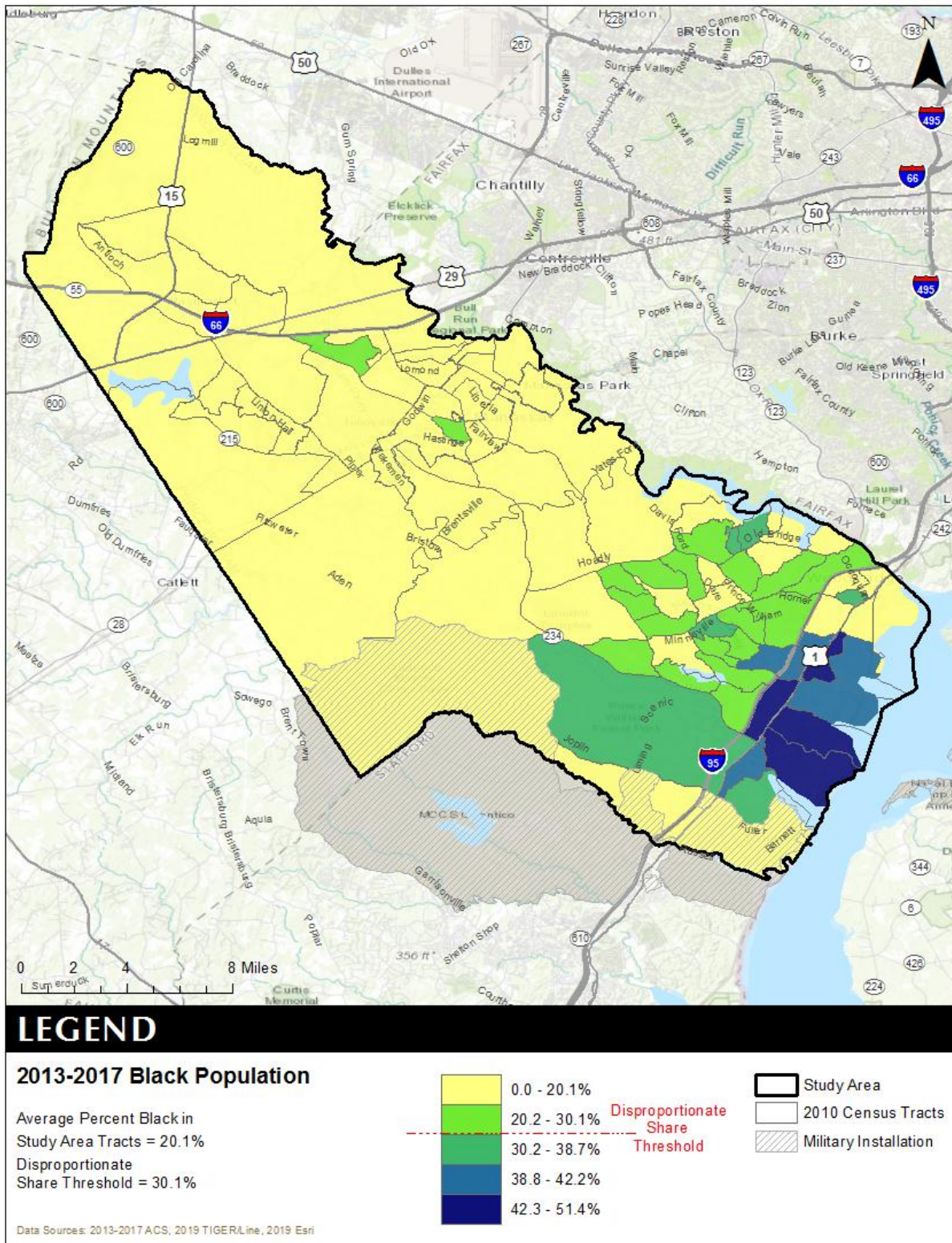
Map MA-50.3 2017 Asian Households Prince William Area 2017 ACS, Tigerline



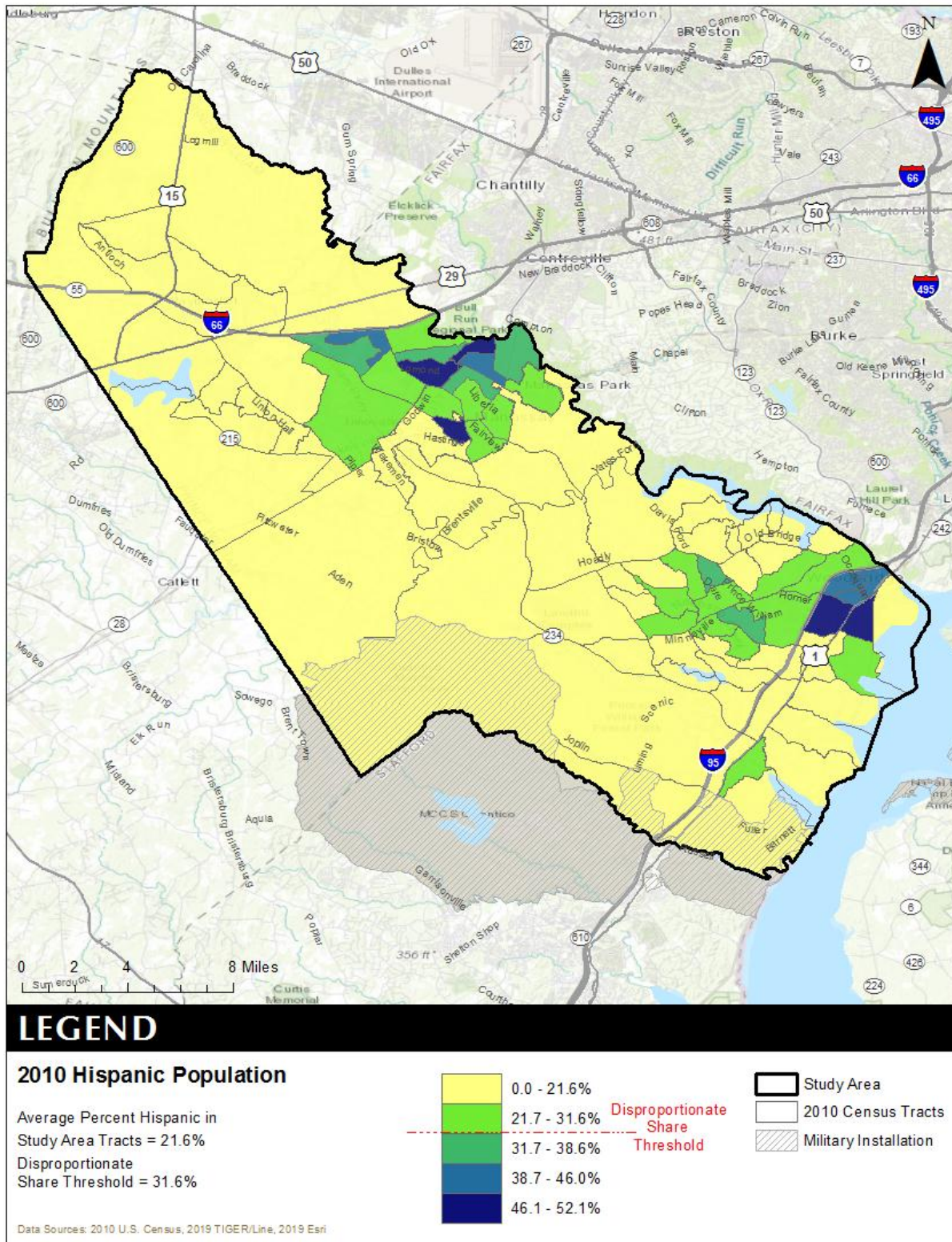
Map MA-50.4 2010 Black Households Prince William Area 2010 Census, Tigerline



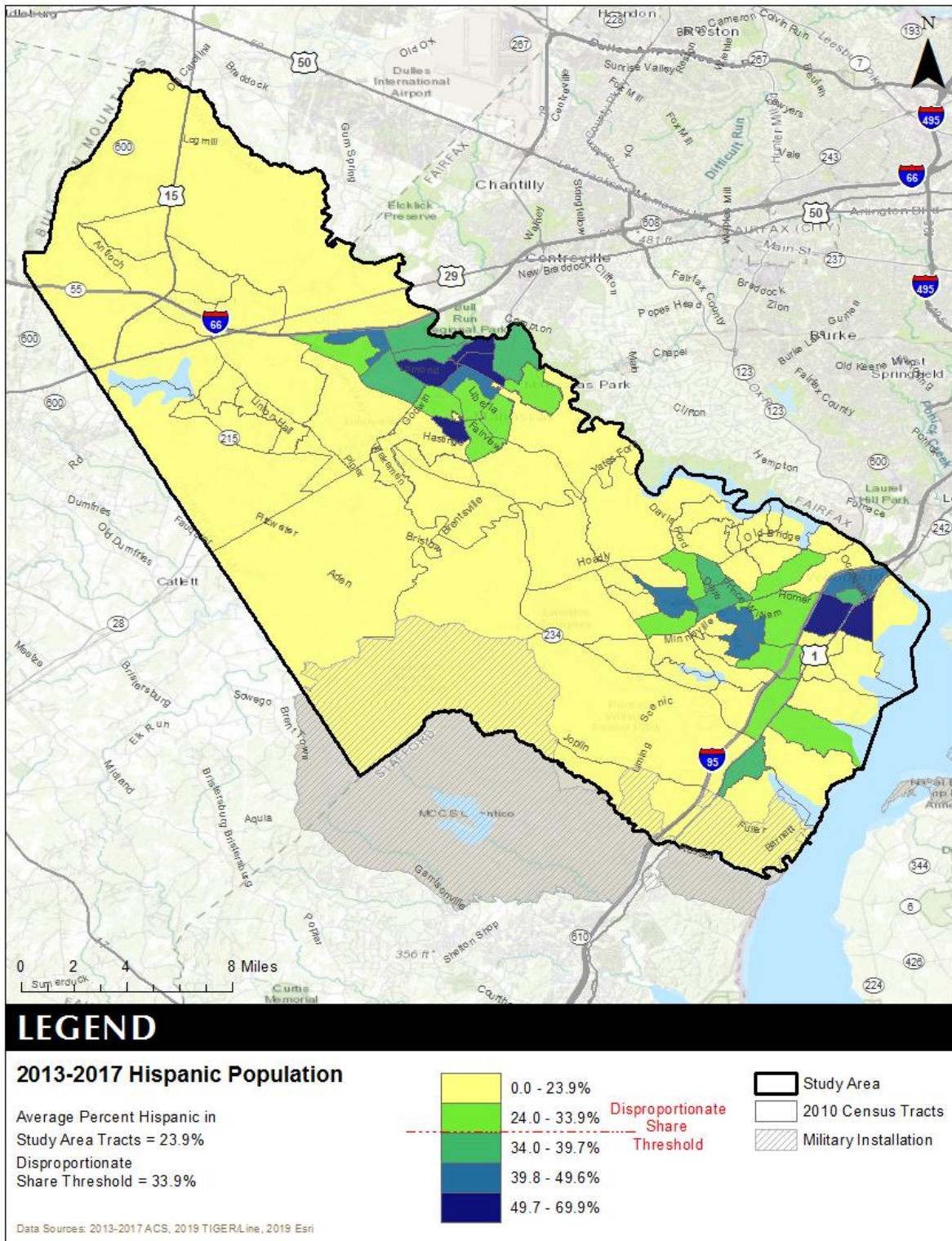
Map MA-50.5 2017 Black Households Prince William Area 2017 ACS, Tigerline



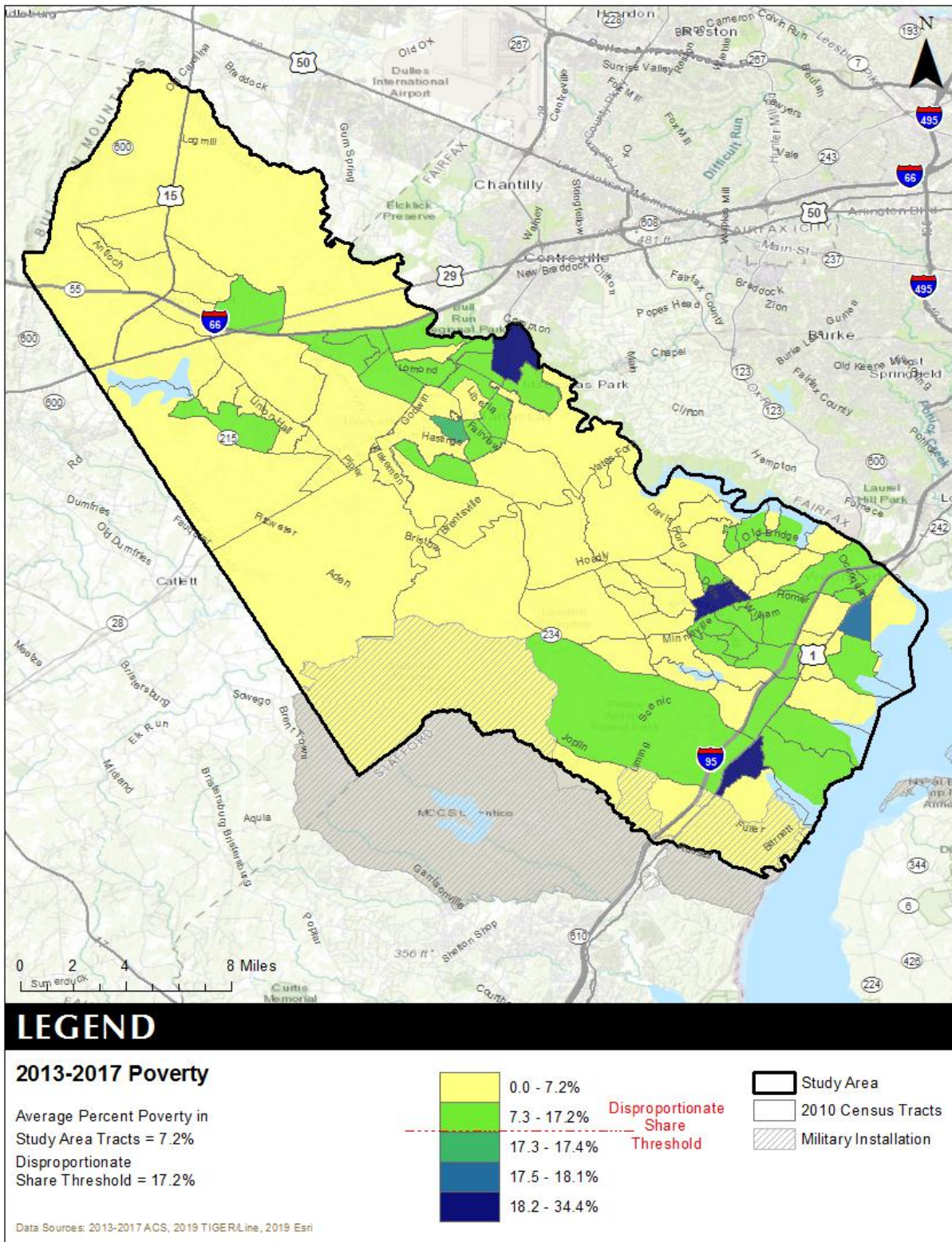
Map MA-50.6 2010 Hispanic Households Prince William Area 2010 Census, Tigerline



Map MA-50.7
2017 Hispanic Households
 Prince William Area
 2017 ACS, Tigerline



Map MA-50.8
2017 Poverty
 Prince William Area
 2017 ACS, Tigerline



MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

According to the Prince William Times, a quarter of rural Virginian's do not have internet access.¹² This includes many residents in the more rural parts of Prince William County. As asserted by HUD, digital inequality has come to both reflect and contribute to other persistent forms of social inequality.¹³ Prince William County schools are upgrading broadband access throughout the District to increase access and speed.¹⁴ Many of the lower income households in more rural parts of the County are less likely to have access to broadband services at home. This presents a challenge to these households to access many services and employment opportunities as this information is increasingly only available online.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

While there are a number of broadband service providers in the Prince William Area, there is a continued need for competition to promote affordability and access, as well as choice, in the community. According to the Information Technology and Innovation Foundation, competition is a crucial component of broadband policy in that it pressures providers to be efficient and innovative.¹⁵ In addition, as stated above, those in rural areas are less likely to have access or competitive services in the area.

¹² https://www.princewilliamtimes.com/news/wittman-pushes-for-better-broadband-maps-to-expand-access/article_3ec06758-d003-11e9-bb9d-77149bf0ca77.html

¹³ <https://www.huduser.gov/portal/periodicals/em/fall16/highlight2.html>

¹⁴ https://www.pwcs.edu/departments/information_technology/broadband_upgrade_project

¹⁵ <https://itif.org/publications/2019/09/03/policymakers-guide-broadband-competition>

MA-65 HAZARD MITIGATION - 91.210(A)(5), 91.310(A)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

According to the 2017 Northern Virginia Hazard Mitigation Plan, Prince William County has faced impacts from the following disaster events: tropical storms, severe winter storms and snowstorms, and hurricanes. The report also found that relative sea-level rise due to land subsidence and global sea level changes that are projected to occur in association with climate change and the possibility of more intense precipitation events, which may translate into greater storm water run-off into the future, are expected to exacerbate flooding hazards. Climate change is also projected to increase the frequency and intensity of extreme weather events 15, including severe thunderstorms.¹⁶

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Prince William County was found to have a high hazard score for flood, wind, tornado, winter weather and drought risks, as well as a medium risk for earthquakes and wildfires.¹⁷

Resilience – In recognizing the prevalence and impact of natural disasters in the Prince William Area and its citizens, Prince William County will continue to evaluate the threat of natural disasters and promote resilience in conjunction with the regional efforts of Northern Virginia. The Northern Virginia Hazard Mitigation Plan (2017) assesses the natural disaster risks in the State and presents a mitigation strategy. This plan outlines the following strategy for Prince William County:

- Promote structural mitigation to assure redundancy of critical facilities, to include but not limited to roof structure improvement, to meet or exceed building code standards, upgrade of electrical panels to accept generators, etc.
- Provide outreach and educate to those citizens who are at risk of flooding.
- Review and update Emergency Action Plans (EAP) for Dams owned by the County and work with private dam owners on inspections, maps, and updates.
- Evaluate parent notification processes at schools to include language evaluation
- Development of a storm water inventory framework/monitoring system.
- Review locality's compliance with the National Flood Insurance Program to include, an annual review of the Floodplain Ordinances and any newly permitted activities in the 100-year floodplain.
- Review and update County Debris Management Plan as required.
- Support mitigation of priority flood-prone structures through promotion of acquisition/demolition, elevation, flood proofing, minor localized flood control projects, mitigation reconstruction and where feasible using FEMA HMA programs where appropriate.

In the event of a declared disaster in the Prince William Area, the County may choose to redirect funds from the priorities established in this plan. In order to expedite the delivery of services, the State may waive the traditional 30-day public review when responding to emergency requests.

¹⁶ http://arlington.granicus.com/MetaViewer.php?view_id=2&event_id=1101&meta_id=163110

¹⁷ http://arlington.granicus.com/MetaViewer.php?view_id=2&event_id=1101&meta_id=163110

STRATEGIC PLAN

SP-05 Overview

Strategic Plan Overview

The Needs Assessment and Market Analysis, which has been guided by the 2019 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 seek 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. 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

Objective: Continue to Plan, Monitor and Administer Entitlement Grant Programs and insure 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

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

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

The County does not prioritize funds geographically.

Target Area	Percentage of Funds
Countywide	100

Table 46 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The County does not prioritize funds geographically.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 47 – Priority Needs Summary

1	Priority Need Name	Homelessness
	Priority Level	High
	Population	Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	Countywide
	Associated Goals	Support Efforts to Combat Homelessness Program Administration
	Description	Homelessness continues to be a high need in the Prince William Area. While the County continues to support efforts that seek 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.
	Basis for Relative Priority	Priorities based on the Needs Assessment and public input.
2	Priority Need Name	Low-to-Moderate Income Housing
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	Countywide
	Associated Goals	Expand Affordable Housing Options CHDO Set-Aside Program Administration

	Description	Housing for low to moderate income households is a high priority in the Area due to the number of households with housing problems.
	Basis for Relative Priority	Priorities based on the Needs Assessment and public input.
3	Priority Need Name	Special Needs Populations
	Priority Level	High
	Population	Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Countywide
	Associated Goals	Provide Support for Public Service Programs Program Administration
	Description	There are numerous special needs population in the Prince William Area that are in-need. 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.
	Basis for Relative Priority	Priorities based on the Needs Assessment and public input.
4	Priority Need Name	Public Facilities & ADA Accessibility
	Priority Level	High
	Population	Housing and Non-housing Community Development
	Geographic Areas Affected	Countywide
	Associated Goals	Enhance Access to Public Facilities Program Administration
	Description	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.

	Basis for Relative Priority	Priorities based on the Needs Assessment and public input.
5	Priority Need Name	Fair Housing
	Priority Level	High
	Population	Housing and Non-housing Community Development
	Geographic Areas Affected	Countywide
	Associated Goals	Promote Fair Housing in the Area
	Description	Fair Housing continues to be a high priority in the Area.
	Basis for Relative Priority	Priorities based on the Needs Assessment and public input.

Narrative (Optional)

The Priority Needs for the Prince William Area’s 2020-2024 Consolidated Plan area based on the Needs Assessment and Market Analysis, as well as on the Housing and Community Development Survey, public input, and stakeholder input. These priority needs are integrated into the Goals of this Consolidated Plan and will be addressed systematically through a series of projects actions over the next five years.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The use of tenant-based rental assistance is dependent on a variety of factors including the cost of rentals and the rental property owner's willingness to rent their units to TBRA clients. In many communities, landlords are reluctant to rent to these clients due to the reputation they have that the clients do not take care of the property as well as other renters do. Rental costs have increased significantly, making the use of TBRA less effective than other forms of investment in the community.
TBRA for Non-Homeless Special Needs	Similar with the information outlined above, special needs populations face the trial of high rental housing costs, with the additional complications of some households needing accessible units.
New Unit Production	The production of new housing units is influenced by several market conditions, including the cost of land, the cost of construction, and prevailing interest rates. While rates are currently at historic lows, the cost of land and labor act as major barriers to developing any type of new construction in the Area with the limited amount of funds available.
Rehabilitation	Rehabilitation activities can be influenced by the cost of materials and labor. In Prince William County, these costs are relatively low in comparison to other areas of the country.
Acquisition, including preservation	Acquisition, including preservation, can be influenced by the market value of the structure. With home purchases by private individuals, the historic low interest rates off-set increases in the market value of the housing stock. Monthly housing costs of higher priced homes at lower interest rates approximate the monthly housing costs of lower priced homes at higher interest rates. In the case of a County agency or non-profit organization buying housing stock for rehabilitation and resale or for preservation, the costs of purchasing a home outright at higher prices can reduce the number of homes that can be purchased or reduce the funds available for rehabilitation activities.

Table 48 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c) (1,2)

Introduction

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	2,695,308	260,037	612,866	3,568,211		
HOME	public – federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	939,588	200,000	1,628,436	2,768,024		

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: \$		
ESG	public – federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	229,582	0	0	229,582		

Table 49 - Anticipated Resources

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 non-profit owned properties, below market rate first trust financing through Virginia Housing Development Authority, and local Housing Preservation Development Funds 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 \$5 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 County General Revenue provided to non-profits who operate emergency shelters or transitional housing programs.

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

None currently identified. The County will continue to evaluate opportunities to use public lands for future development.

Discussion

The County has programmed the CDBG, HOME, and ESG programs for the Federal Fiscal Year 2020 program year. This sum included the annual allocation, program income, and reprogrammed funds from previous program years. These funds will be used to operate a range of private and public services.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its Consolidated Plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
PRINCE WILLIAM COUNTY	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Housing Choice Vouchers Owner-Occupied Rehabilitation public facilities public services	Jurisdiction
City of Manassas	Government	Ownership	Jurisdiction
City of Manassas Park	Government	Ownership	Jurisdiction
Good Shepherd Housing Foundation	CHDO	Rental	Region
Pathway Homes, Inc.	CHDO	Rental	Region

Table 50 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The institutional delivery system in Prince William County is well coordinated and spans a range of community needs. OHCD has many years of experience managing and implementing the programs addressed in the Consolidated Plan, as well as working with outside agencies that fill some of the needs as outlined in the Consolidated Plan. The Office of Housing & Community Development, who provides financial assistance through the ESG funds to all homeless service providers within the Prince William Area who work together as a coalition in response to HUD grant requirements. Though this organization, the group collects facilities and client information and prepares grant proposals in an effort to bring additional resources to Prince William County. The County works with the cities of Manassas and Manassas Park to distribute funds for homeowner rehabilitation and first-time homeownership opportunities for the Prince William Area. The institutional structure utilizes the resources of the County to serve households in the Prince William Area.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance	X	X	
Rental Assistance	X	X	
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services			
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X		X
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
Other			

Table 51 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The services targeted to homeless persons and persons with HIV/AIDS and mainstream services are made available through the coordination of services provided by the array of non-profit service providers that constitute Prince William County Continuum of Care. These organizations partner with each other, the County, and mainstream service providers to provide a wide ranging response to the service needs of homeless persons and persons with HIV/AIDS, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. The Prince William Continuum of Care pervades services to persons who are homeless or at risk of homelessness in the Prince William Area. Some of these services include coordinated entry to help identify needs and place households with the appropriate services.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The service providers in the Prince William Area work closely together to provide a continuum of services in response to needs identified through surveys of homeless persons and general observations of the providers. Providers in the Prince William Area are particularly strong in the areas of mental health services, employment training, and life skills training. Gaps exist in emergency shelter capacity. There are not enough beds on a typical night. The service delivery system includes coordinated entry to match households with appropriate services in the Prince William Area. The major gap in the service delivery system is the ability to meet all the needs in the community through the lack of funding options. The Prince William CoC utilizes coordination across members to better serve households in the Prince William Area.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

Prince William County continues to strive to meet the needs of households in the Prince William Area through this Consolidated Plan strategy and in addressing priority needs. In doing so, the County continues to:

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

SP-45 Goals Summary – 91.215(a)(4)

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	2020	2024	Homeless	Countywide	Homelessness	ESG: \$1,046,706 CDBG: \$300,000	Overnight/Emergency Shelter/Transitional Housing Beds added: 35 Beds Homeless Person Overnight Shelter: 1,500 Persons Assisted Homelessness Prevention: 3,900 Persons Assisted Other: 5 Other
2	Promote Fair Housing in the Area	2020	2024	Administration	Countywide	Fair Housing	CDBG: \$150,000	Other: 5 Other
3	Expand Affordable Housing Options	2020	2024	Affordable Housing	Countywide	Low to Moderate Income Households	CDBG: \$7,440,000 HOME: \$3,780,069	Homeowner Housing Rehabilitated: 90 Household Housing Unit Direct Financial Assistance to Homebuyers: 50 Households Assisted Public service activities other than Low/Moderate Income Housing Benefit: 650 Persons Assisted
4	CHDO Set Aside	2020	2024	Affordable Housing	Countywide	Low to Moderate Income Households	HOME: \$444,714	Other: 5 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Enhance Access to Public Facilities & ADA Accessibility	2020	2024	Homeless Non-Homeless Special Needs Non-Housing Community Development	Countywide	Public Facilities & ADA Accessibility	CDBG: \$1,901,579	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
6	Provide Support for Public Service Programs	2020	2024	Homeless Non-Homeless Special Needs Non-Housing Community Development	Countywide	Special Needs Populations Public Facilities & ADA Accessibility	CDBG: \$1,959,609	Public service activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted Other: 5 Other
7	Program Administration	2020	2024	Administration	Countywide	Fair Housing Special Needs Populations Public Facilities & ADA Accessibility Low to Moderate Income Households	CDBG: \$2,612,812 HOME: \$667,017	Other: 5 Other

Table 52 – Goals Summary

Goal Descriptions

1	<p>Goal Name</p>	<p>Support Efforts to Combat Homelessness</p>
	<p>Goal Description</p>	<p>Goal: Facilitate an expansion of housing and supportive services offered to homeless families and individuals in Prince William County over a five-year period.</p> <p>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:</p> <ol style="list-style-type: none"> 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 and Emergency Shelter facilities that provide transitional housing for homeless persons and families transitioning to permanent assisted housing or other housing. 7. Transportation for Homeless and Low-Moderate Income 8. Support ESG program with ESG Program Administration funds

2	Goal Name	Promote Fair Housing in the Area
	Goal Description	<p>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</p> <p>Objective: Continue to Plan, Monitor and Administer Entitlement Grant Programs and insure compliance with Federal Regulations. This will include the following actions:</p> <ol style="list-style-type: none"> 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	<p>Goal: Improve the condition and availability of affordable housing over a five-year period.</p> <p>Objectives: Improve the condition of and access to affordable housing options in the Prince William Area. These actions will include:</p> <ol style="list-style-type: none"> 1. Provide major Rehabilitation funding to low and moderate-income at 80% or below the median income Countywide owner-occupied homeowners with housing repair needs under Neighborhood Housing Rehabilitation Program (NHRP). 2. Provide funding for down payment and closing cost for first time homebuyer purchasing homes for owner occupancy. Eligible applicants are low and moderate-income at 80% or below the median income Countywide, First-Time Homebuyer Program (FTHB). 3. Provide Funding for provide to low- and moderate-income (LMI) Prince William County residents for credit counseling; pre and post-purchase homeownership counseling to assist first- time homebuyers. <p>CDBG funds utilized for the NHRP Program in the City of Manassas may be targeted to certain residential neighborhoods, as determined by the City Council.</p>

4	Goal Name	CHDO Set Aside
	Goal Description	<p>Goal: Improve the condition and availability of affordable housing over a five-year period.</p> <p>Objective: Increase the viability for potential homeownership and Rental housing opportunities. This includes the following actions:</p> <ol style="list-style-type: none"> 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	<p>Goal: Improve living conditions in by addressing housing and non-housing community development for special needs and low to moderate income households over a five-year period, including ADA accessible projects.</p> <p>Objective: Address community needs through improvements to public facilities.</p>
6	Goal Name	Provide Support for Public Service Programs
	Goal Description	<p>Goal: Help address the needs of homeless and non-homeless special needs populations in the Prince William Area</p> <p>Objectives: Provide support to public service providers in the Area to help increase access to public service options. This includes the following actions:</p> <ol style="list-style-type: none"> 1. Provide funding for 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	<p>Goal: Support program implementation in the Prince William Area through Program Administration</p> <p>These actions include:</p> <ol style="list-style-type: none"> 1. Support CDBG programs with CDBG Program Administration funds 2. Support HOME programs with HOME Program Administration funds

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The County estimates that it will supply 90 low to moderate income households with affordable housing during the 2020-2024 FFY Consolidated Plan.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Prince William County does not have any public housing.

Activities to Increase Resident Involvements

Prince William County does not have any public housing.

Is the public housing agency designated as troubled under 24 CFR part 902?

Prince William County does not have any public housing.

Plan to remove the ‘troubled’ designation

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

The 2019 Housing and Community Development survey found that the top barriers to affordable housing include the lack of affordable housing development policies, the cost of land or lot, and the Not in My Back Yard (NIMBY) mentality.

Table MA-40.1 Providing Decent and Affordable Housing Prince William County Housing and Community Development Survey	
Question	Response
Do any of the following items act as barriers to the development or preservation of affordable housing in the Prince William Area?	
Lack of affordable housing development policies	68
Cost of land or lot	60
Not In My Back Yard (NIMBY) mentality	53
Cost of labor	45
Cost of materials	44
Density or other zoning requirements	30
Lack of available land	29
Permitting fees	26
Permitting process	25
Construction fees	24
Building codes	17
Lack of other infrastructure	14
Lack of qualified contractors or builders	14
Impact fees	13
Lack of water system	10
ADA codes	9
Lack of sewer system	8
Lot size	8
Lack of water	4

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Prince William County continues to support increased housing efforts through its housing programs, including credit counseling and homeowner housing rehabilitation. The market forces that persist in the Prince William Area are primarily outside of the County's control, including the cost of land and labor. The County will continue to seek additional funding to promote affordable housing development throughout the Prince William Area.

SP-60 Homelessness Strategy – 91.215(d)

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 and transitional housing needs of homeless persons

The County provides ESG Funds to local non-profits for operation and supportive services to address needs of homeless persons, through the expansion of the number of beds for the Over Night Emergency Shelter, supportive housing and homeless prevention. These service providers include the Hilda Barg Homeless Prevention Center, the Overnight Emergency Shelter, Dawson Beach Transitional Housing Program, ACTS, and NVFS/SERVE.

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.

Prince William County provides funding to a number of service providers that provide rapid re-housing and homeless prevention activities. These service providers also provide supportive services for persons in transitional housing to develop job skills, financial planning and other skills that promote self-sufficiency.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and 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 will continue funding homeless prevention activities in the 2020-2024 Consolidated Plan period.

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 the partnership. The County participates in the planning efforts and provides a framework through the ESG funding process.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

Prince William County continues to address lead-based paint hazards in the Prince William Area with all new and rehabilitated housing projects. In addition, the County will:

- Continue to meet HUD 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.

How are the actions listed above related to the extent of lead poisoning and hazards?

This study found that approximately 7.1 percent of the housing units in the Prince William Area are at risk of lead-based paint with young children. These actions listed above are in an effort to acknowledge the number of households that may have lead-based paint risks in the Prince William Area. However, there are limitations to addressing all lead-based paint hazards in the Area. Hence, the County will continue to address lead-based paint hazards in a systematic way to address these hazards over time.

How are the actions listed above integrated into housing policies and procedures?

Prince William County currently performs visual inspections of housing units included in their housing programs. Where defective paint is observed, surfaces are prepped and repainted, following abatement guidelines provided by HUD, “Protect Your Family From Lead in Your Home” (HUD & EPA), and Environmental Protection Agency (EPA) as required within the “Renovate Right” EPA Brochure. All rehabilitation and down-payment assistance programs include provisions requiring that all painted surfaces be in good condition.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The rate of poverty in the Prince William Area increased between 2000 and 2017, from 4.6 percent in 2000 to 7.2 percent in 2017. Activities to reduce the number of poverty-level families will center around strengthening existing collaborations and seeking new ways to partner with agencies and organizations that work directly with poverty-level households to provide intervention and assistance services. Such services may include but are not limited to: counseling, substance abuse, mental health treatment, health services, adult education and job re/training, employment assistance, financial management and credit counseling, parenting programs, after-school and day care assistance programs, and interim cash assistance programs with respect to paying for food, shelter and utility bills.

Through the network of supportive services that are directly or indirectly supported by the County and the cities of Manassas and Manassas Park, households living in poverty will have access to the resources that can help lift them out of poverty and access self-sufficiency.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan:

The County will continue to notify such agencies of funding opportunities to enable them to continue providing and/or expanding their services.

Given the County's limited financial resources and that the majority of factors affecting a family's poverty-level status are typically beyond the control of County policies, the extent to which the proposed strategies will reduce and/or assist in reducing the number of poverty-level families is difficult to gauge. In the coming future, the Office of Housing and Community Development will work with the community to address deficiencies and attempt to measure the impact of the CDBG, HOME, and ESG programs in reducing and/or preventing poverty.

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.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The monitoring of the Consolidated Plan development and implementation, as well as the Office of Housing and Community Developments on-going operation and housing and community development programs will be conducted at several levels, as follows:

County Executive/Board of County Supervisors (BOCS)

Per the 1992 Board of County Supervisors formal resolution concerning "affordable housing", the Office of Housing and Community Development will prepare detailed reports of all housing and community development activities for the County Executive and the Board of County Supervisors. One of the main sections of the report is ongoing Consolidated Plan development and implementation. Other sections include new proposals for funding and implementation of new housing initiatives, as well as measurable goals and objectives called "performance measures".

Citizen Boards

Each month at the Prince William County Housing Board meetings, Consolidated Plan related issues and progress updates are discussed as part of the regular agenda. OHCD management staff is present at Housing Board meetings and discusses questions concerning progress, obstacles, upcoming Consolidated Plan events and activities.

Citizen Meetings/Participation

The Office of Housing and Community Development will convene and conduct at least two citizen meetings (Manassas/Woodbridge) at key times in the year. One to assess and discuss progress made on the current year's performance of the Consolidated Plan and the second to solicit input for developing the ensuing year's Action Plan.

Prior to obtaining formal approval by the Board of County Supervisors, the Office of Housing and Community Development will facilitate the convening and conduction of public hearings on behalf of the Prince William Housing Board at convenient times and at accessible facilities. 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, such as during times of a state of emergency or serious public health emergency, or even as a matter of general practice.

Performance Measurement System

In order to establish specific targets on the road to achieving the Area goals and objectives and monitor them each year, a Performance Measurement System was developed that will be used each year with the submission of the Annual Performance Report. The Performance Measurement System includes objectives, outcomes as well as measurable outcome statements to identify how the Area is progressing towards the established objectives.

FFY 2020 ANNUAL ACTION PLAN

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

Introduction

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	2,695,308	260,037	612,866	3,658,211		
HOME	public federal	– Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	939,588	200,000	1,628,436	2,768,024		

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: \$		
ESG	public – federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	229,582	0	0	229,582		

Table 53 - 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 non-profit owned properties, below market rate first trust financing through Virginia Housing Development Authority, and local Housing Preservation Development Funds 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 \$5 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 County General Revenue provided to non-profits who operate emergency shelters or transitional housing programs.

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

None currently identified. The County will continue to evaluate opportunities to use public lands for future development.

Discussion

The County has programmed the CDBG, HOME, and ESG programs for the Federal Fiscal Year 2020 program year. This sum included the annual allocation, program income, and reprogrammed funds from previous program years. These funds will be used to operate a range of private and public services.

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	2020	2024	Homeless	Countywide	Homelessness	ESG: \$229,582 CDBG: \$201,000	Overnight/Emergency Shelter/Transitional Housing Beds added: 35 Beds Homeless Person Overnight Shelter: 1,036 Persons Assisted Homelessness Prevention: 27 Persons Assisted Other: 5 Other
2	Promote Fair Housing in the Area	2020	2024	Administration	Countywide	Fair Housing	CDBG: \$30,000	Other: 1 Other
3	Expand Affordable Housing Options	2020	2024	Affordable Housing	Countywide	Low to Moderate Income Households	CDBG: \$2,329,850 HOME: \$2,533,127	Homeowner Housing Rehabilitated: 19 Household Housing Unit Direct Financial Assistance to Homebuyers: 8 Households Assisted Public service activities for Low/Moderate Income Housing Benefit: 140 Households Assisted
4	CHDO Set Aside	2020	2024	Affordable Housing	Countywide	Low to Moderate Income Households	HOME: \$140,939	Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Enhance Access to Public Facilities & ADA Accessibility	2020	2024	Homeless Non-Homeless Special Needs Non-Housing Community Development	Countywide	Public Facilities & ADA Accessibility	CDBG: \$178,300	Other: 1 Other
6	Provide Support for Public Service Programs	2020	2024	Homeless Non-Homeless Special Needs Non-Housing Community Development	Countywide	Special Needs Populations Public Facilities & ADA Accessibility Homelessness	CDBG: \$40,000	Public service activities other than Low/Moderate Income Housing Benefit: 885 Persons Assisted
7	Program Administration	2020	2024	Administration	Countywide	Fair Housing Special Needs Populations Public Facilities & ADA Accessibility Low to Moderate Income Households	CDBG: \$779,062 HOME: \$93,958	Other: 1 Other

Table 52 – Goals Summary

Goal Descriptions

1	Goal Name	Support Efforts to Combat Homelessness
	Goal Description	<p>Goal: Facilitate an expansion of housing and supportive services offered to homeless families and individuals in Prince William County over a five-year period.</p> <p>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:</p> <ol style="list-style-type: none"> 9. Support and encourage non-profit participation in a Homeless Management Information System (HMIS). 10. 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. 11. 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. 12. 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. 13. 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. 14. Provide CDBG 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. 15. Transportation for Homeless and Low-Moderate Income

2	Goal Name	Promote Fair Housing in the Area
	Goal Description	<p>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</p> <p>Objective: Continue to Plan, Monitor and Administer Entitlement Grant Programs and insure compliance with Federal Regulations. This will include the following actions:</p> <ol style="list-style-type: none"> 2. 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	<p>Goal: Improve the condition and availability of affordable housing over a five-year period.</p> <p>Objectives: Improve the condition of and access to affordable housing options in the Prince William Area. These actions will include:</p> <ol style="list-style-type: none"> 4. Provide Major Rehabilitation funding to homeowners with housing repair needs under Neighborhood Housing Rehabilitation Program (NHRP). 5. Provide funding for down payment and closing cost for first time homebuyer purchasing homes for owner occupancy. Eligible applicants are low and moderate-income at 80% or below the median income Countywide, First-Time Homebuyer Program (FTHB). 6. Provide Funding for provide to low- and moderate-income (LMI) Prince William County residents for credit counseling; pre and post-purchase homeownership counseling to assist first- time homebuyers. <p>CDBG funds utilized for the NHRP Program in the City of Manassas may be targeted to certain residential neighborhoods, as determined by the City Council.</p>
4	Goal Name	CHDO Set Aside
	Goal Description	<p>Goal: Improve the condition and availability of affordable housing over a five-year period.</p> <p>Objective: Increase the viability for potential homeownership and Rental housing opportunities. This includes the following actions:</p> <ol style="list-style-type: none"> 2. 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
	Goal Description	<p>Goal: Improve living conditions in by addressing housing and non-housing community development for special needs and low to moderate income households over a five-year period.</p> <p>Objective: Address community needs through improvements to community-based public facilities.</p>
6	Goal Name	Provide Support for Public Service Programs
	Goal Description	<p>Goal: Help address the needs of homeless and non-homeless special needs populations in the Prince William Area</p> <p>Objectives: Provide support to public service providers in the Area to help increase access to public service options. This includes the following actions:</p> <ol style="list-style-type: none"> 2. Provide funding for 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	<p>Goal: Support program implementation in the Prince William Area through Program Administration</p> <p>These actions include:</p> <ol style="list-style-type: none"> 3. Support CDBG programs with CDBG Program Administration funds 4. Support ESG programs with ESG Program Administration funds 5. Support HOME programs with HOME Program Administration funds

AP-35 Projects – 91.220(d)

Introduction

To be updated based on 2020 Projects

Projects

#	Project Name
1	Emergency Solutions Grant Project
2	Dawson Beach Transitional Housing Property & Case Management
3	CDBG Program Administration
4	HOME Administration
5	Fair Housing Training & Outreach
6	County Administered Neighborhood Housing Rehabilitation Program
7	NHRP Administration
8	Community Housing Development Organization (CHDO) Set-Aside
9	First Time Homebuyer Program
10	Comprehensive Housing Counseling (County & City)
11	Streetlight Outreach Ministries, Case Management Outreach
12	PWC Department of Social Services Homeless Transportation
13	Prince William County Department of Parks, Recreation & Tourism

Table 55 – 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 2020-FY2024 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 2020- County Fiscal Year 2021 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: \$229,582
	Description	Sub-recipient support for development/administration of continuum of care and homeless supportive services \$21,467 ESG funding. ACTS; ACTS Emergency Shelter & NVFS Serve Shelter \$74,615 Rapid Re-Housing. PWC Department of Social Services, overnight shelter and homeless prevention ESG Funding \$46,513. Supportive services for NVFS/SERVE shelter \$53,669. Supportive services for Dawson Beach Transitional Housing \$16,100. ESG Administration \$17,218.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	PWC Department of Social Services 258 persons in the Over Night Shelter and 264 Hilda Barg Homeless Prevention Center, ACTS, provides emergency shelter services for 180 persons, NVFS/SERVE shelter services for 307 persons, Dawson Beach Transitional Housing services for 27 persons
	Location Description	Various locations around the County, including shelters, government facilities and non-profit agencies
	Planned Activities	Sub-recipient support for development/administration of continuum of care and homeless supportive services \$21,467 ACTS; ACTS Emergency Shelter & NVFS Serve Shelter \$74,615 Rapid Re-Housing. PWC Department of Social Services, overnight shelter and homeless prevention ESG Funding \$46,513. Supportive services for NVFS/SERVE shelter \$53,669. Supportive services for Dawson Beach Transitional Housing \$16,100. ESG Administration \$17,218.
2	Project Name	Dawson Beach Transitional Housing Property & Case Management
	Target Area	Countywide
	Goals Supported	Support Efforts to Combat Homelessness
	Needs Addressed	Homelessness
	Funding	CDBG: \$201,000

	Description	Funding allocated to assist Dawson Beach Transitional Housing programs to provide 7 housing units of transitional housing scattered over 7 acres, as well as property management.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	27 persons
	Location Description	14011 Dawson Beach Rd., Woodbridge 22191
	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, funding allocated 1st year and additional 4 annual plan periods. 14011 Dawson Beach Rd., Woodbridge 22191.
3	Project Name	CDBG Program Administration
	Target Area	Countywide
	Goals Supported	Program Administration
	Needs Addressed	Fair Housing Special Needs Populations Public Facilities & ADA Accessibility Low to Moderate Income Households
	Funding	CDBG: \$509,062
	Description	\$307,705 CDBG Funding for General Program Administration, Coordination, and Oversight; \$110,357 CDBG Funding for CDBG Administration; and \$91,000 CDBG Funding for Homeownership Program Administration.
	Target Date	6/30/2021
	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	Fair Housing Low to Moderate Income Households
	Funding	HOME: \$93,958
	Description	Develop, revise, implement and evaluate operation of the HOME program. Activities include grant administration, citizen participation, program outreach and technical assistance.
	Target Date	6/30/2021
	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.
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	Fair 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 Households
	Funding	CDBG: \$2,269,715
	Description	(\$1,194,678 Rehab plus \$230,037 Anticipated Program Income; \$612,866 CDBG Carry Over; \$163,705 Manassas City and \$68,429 Manassas Park); 19 housing units assisted and additional units to be assisted annually, 1st Year and additional 4 annual plan periods for the remaining based on funding. 15941 Donald Curtis Drive #112, Woodbridge 22191 (Administrative Office)
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 19 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. Rehabilitation Program is for Prince William County, cities of Manassas and Manassas Park residents.
B	Project Name	NHRP Administration
	Target Area	Countywide
	Goals Supported	Expand Affordable Housing Options
	Needs Addressed	Low to Moderate Income Households
	Funding	CDBG: \$240,000
	Description	\$240,000 CDBG administrative costs associated with Neighborhood Housing Rehabilitation Program
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 19 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. 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 Households

	Funding	HOME: \$140,939
	Description	The HOME program mandates 15% of the annual allocation is set-a- side for housing development activities undertaken by non-profit housing development organizations. Funding provided for renovation of property used as permanent supportive housing.
	Target Date	6/30/2021
	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 Households
	Funding	HOME: \$2,533,127
	Description	\$626,194 HOME Allocation and \$200,000 Program Income; \$1,628,436 HOME Carry-Over funds, \$22,364 Manassas Park; \$56,133 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.
	Target Date	6/30/2021
	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 home-buyers in Prince William County, Manassas City or Manassas Park, 1st Year and additional 4 annual plan period based on funds available. 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 Households
	Funding	CDBG: \$60,135
	Description	\$60,135 (\$52,080 CDBG Program allocated for PWC to assist 115 persons; \$8,055 CDBG Program allocated for Manassas City to assist 25 persons); 1st Year and additional 4 annual plan period based on funds available. Eligible applicants are low and moderate-income at 80% or below the median income citywide. Decent Housing/Affordability
	Target Date	6/30/2020
	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 credit-counseling services through these activities.
	Location Description	Cooperative Extension, 8033 Aston 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 Financial Assessment Clinic and Homeownership Workshops.
11	Project Name	Streetlight Community Outreach Ministries Case Management
	Target Area	Countywide
	Goals Supported	Provide Support for Public Service Programs
	Needs Addressed	Homelessness
	Funding	CDBG: \$40,000

	Description	Provide CDBG funds to Streetlight Community Outreach Ministries 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. 1st Year and additional 4 annual plan period based on funds available.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit an estimated 50 persons
	Location Description	1550 Prince William Parkway, Woodbridge, VA 22191
	Planned Activities	Provide CDBG funds to Streetlight Community 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 (not sure how much of this we need)
12	Project Name	Prince William County Department of Social Services
	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.
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit an estimated 835 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. 1st Year and additional 4 annual plan period based on funds available.
13	Project Name	Prince William County Department of Parks, Recreation & Tourism
	Target Area	Countywide
	Goals Supported	Enhance Access to Public Facilities & ADA Accessibility
	Needs Addressed	Public Facilities & ADA Accessibility
	Funding	CDBG: \$178,300
	Description	The project will provide funding \$178,300 CDBG to provide Marumsco Acre Lake Park ADA Improvements to include van accessible parking space and accessible routes to the parking lot, playground, basketball court, pavilion, and fishing pier, and the addition of accessible playground surfacing.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	ADA Project.
	Location Description	14398 Melbourne Avenue, Woodbridge, VA 22191
Planned Activities	(\$178,300 in CDBG Funding) to assist Prince William County Department of Parks, Recreation & Tourism with Marumsco Acre Lake Park ADA Improvements to include van accessible parking space and accessible routes to the parking lot, playground, basketball court, pavilion, and fishing pier, and the addition of accessible playground surfacing. 1st year funding or (1st year).	

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	90
CDBG Eligible Areas	10

Table 56 - 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. The remaining funds are estimated to be spread through smaller CDBG-eligible areas.

AP-55 Affordable Housing – 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	35
Non-Homeless	19
Special-Needs	
Total	54

Table 57 - 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	19
Acquisition of Existing Units	
Total	19

Table 58 - One Year Goals for Affordable Housing by Support Type

Discussion

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 2020 - County Fiscal Year 2021 involve ESG Funds being provided to local non-profits for operation and supportive services to address needs of homeless persons, through the expansion of the number of beds for the Over Night Emergency Shelter, supportive housing and homeless prevention through the Hilda Barg Homeless Prevention Center together providing for 522 persons and 78 beds. The Dawson Beach Transitional Housing

Program will provide transitional housing beds for 27 persons. ACTS and NVFS/SERVE will provide emergency shelter services for 654 homeless persons. Total number of persons projected to be served are 1,203

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 2020 - County Fiscal Year 2021 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.

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 2020- County Fiscal Year 2021 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 the 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:

No public policies were identified that have negative effects on affordable housing development.

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

No actions are planned for Federal Fiscal Year 2020 - County Fiscal Year 2021.

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 2020-2024 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 2020 County Fiscal Year 2021 to address these market barriers.

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, with private, State, and City 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.

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.

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 2020-2024 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 program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
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:	0

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 80% 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)

1. 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.

2. 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)(S)(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 outlines the shared market appreciation also referred to as the share of net proceeds.

Recapture provisions are in effect for periods from 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 stipulates that the recapture provision **will be** implemented for use of HOME Funds. Megan should we also add here that we implement Shared Market Appreciation for the FTHB Program?

3. 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. 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.

4. 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.

Emergency Solutions Grant (ESG)

Reference 91.220(I)(4)

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

Included as an attachment.

2. 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.

3. 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 \$212,529 for the Federal Fiscal Year 2020 - County Fiscal Year 2021 Emergency Solutions Grant (ESG) Program. 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.

4. 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.

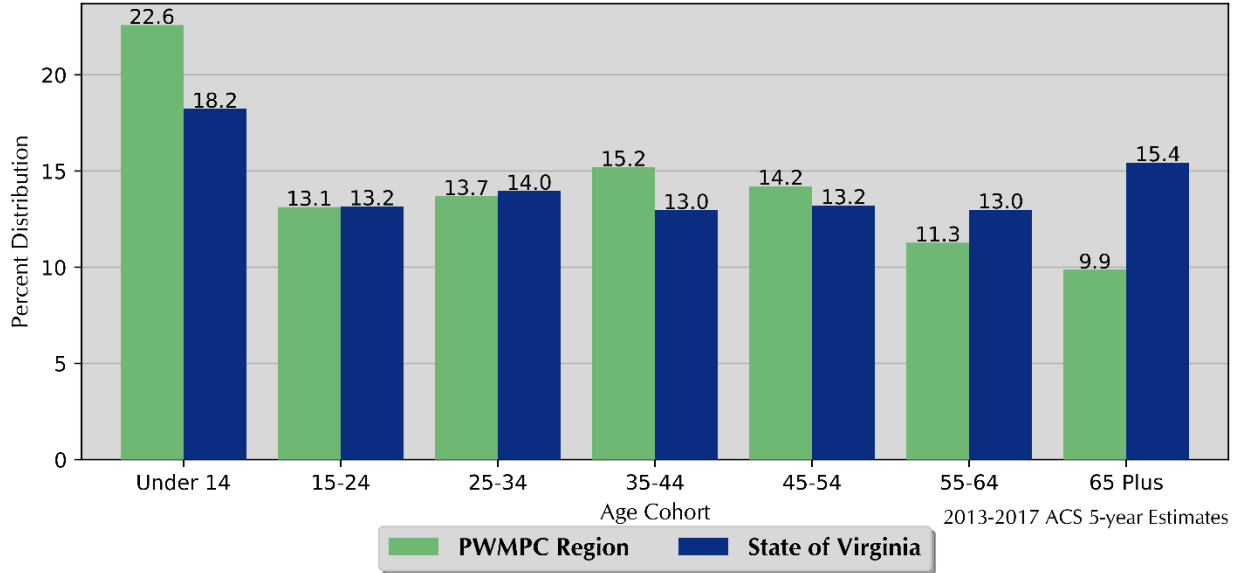
The County requires non-profits participating in the ESG program to have homeless representatives on their boards of directors.

5. 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 low-and moderate-income people. Affordability. This outcome category applies to activities that provide affordability in a variety of ways in the lives of 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.

DATA APPENDIX

Diagram I.1
Age Cohorts
Prince William Area



Census Demographic Data

Census data is presented in one of four Summary Files (SF). In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released the full SF1 100 percent count data¹⁸, along with additional tabulations including the one-in-six SF3 sample. The Census Bureau did not collect additional sample data such as the SF3 in the 2010 decennial census, so many important housing and income concepts are not available in the 2010 Census.

To study these important housing and income concepts, the Census Bureau distributes the American Community Survey (ACS) every year to a sample of the population, then quantifies the results as one-, three- and five-year averages. The one-year sample only includes responses from the year the survey was implemented, while the five-year sample includes responses over a five-year period. The five-year estimates are more robust than the one or three year samples because they include more responses and can be tabulated down to the Census tract level.

The Census Bureau collects race data according to U.S. Office of Management and Budget guidelines, and these data are based on self-identification. Ancestry refers to one's ethnic origin or descent, "roots," or heritage, or the place of birth of the person or the person's parents or ancestors before their arrival in the United States. Ethnic identities may or may not represent geographic areas. People may choose to report more than one race group and people of any race may be of any ethnic origin. Hispanic origin can be viewed as the heritage, nationality, lineage, or country of birth of the person or the person's parents or ancestors before arriving in the United States. People who identify as Hispanic, Latino, or Spanish may be any race.

Table I.1 Place of Birth for the Foreign-Born Population Prince William Area 2017 Five-Year ACS			
Number	County	Number of Person	Percent of Total Population
#1 country of origin	El Salvador	25,306	5.0%
#2 country of origin	Mexico	7,837	1.5%
#3 country of origin	Honduras	6,662	1.3%
#4 country of origin	Ghana	5,961	1.2%
#5 country of origin	Peru	5,809	1.1%
#6 country of origin	Pakistan	5,562	1.1%
#7 country of origin	Guatemala	5,120	1.0%
#8 country of origin	Philippines	4,483	0.9%
#9 country of origin	Korea	4,053	0.8%
#10 country of origin	India	3,568	0.7%

Table I.2
Limited English Proficiency and Language Spoken at Home
 Prince William Area
 2017 Five-Year ACS

Number	County	Number of Person	Percent of Total Population
#1 LEP Language	Spanish	41,884	8.9%
#2 LEP Language	Other Indo-European languages	6,559	1.4%
#3 LEP Language	Other and unspecified languages	3,227	0.7%
#4 LEP Language	Korean	2,318	0.5%
#5 LEP Language	Vietnamese	2,021	0.4%
#6 LEP Language	Other Asian and Pacific Island languages	1,745	0.4%
#7 LEP Language	Arabic	1,504	0.3%
#8 LEP Language	Chinese	1,406	0.3%
#9 LEP Language	Tagalog	951	0.2%
#10 LEP Language	French, Haitian, or Cajun	587	0.1%

Table I.3
Place of Work
 Prince William Area
 2010 and 2017 5 year ACS data

Place of work	2010 5-year ACS	% of Total	2017 5-year ACS	% of Total
Worked in county of residence	77,133	34.4%	93,672	35.7%
Worked outside county of residence	118,924	53.0%	136,505	52.1%
Worked outside state of residence	28,278	12.6%	31,974	12.2%
Total	224,335	100.0%	262,151	100.0%

Table I.4
Aggregate Travel Time to Work (in Minutes)
 Prince William Area
 2010 & 2017 5 year ACS data

Place of Work	2010 5-year ACS	% of Total	2017 5-year ACS	% of Total
Worked in county of residence	1,367,215	16.6%	1,822,920	18.8%
Worked outside county of residence	5,186,025	62.8%	5,899,850	60.7%
Worked outside State of residence	1,700,480	20.6%	1,988,965	20.5%
Aggregate travel time to work (in minutes):	8,253,710	100.0%	9,711,730	100.0%

Table I.5
Average Travel Time to Work (in Minutes)

Prince William Area
2010 & 2017 5 year ACS data

Place of Work	2010 5-year ACS	2017 5-year ACS
Worked in county of residence	17.7	19.5
Worked outside county of residence	43.6	43.2
Worked outside State of residence	60.1	62.2
Average travel time to work (in minutes):	36.8	37.0

Table I.6
Means of Transportation to Work

Prince William Area
2010 & 2017 5 year ACS data

Means	2010 5-year ACS	% of Total	2017 5-year ACS	% of Total
Car, truck, or van: Drove alone	159,798	71.2%	197,484	75.3%
Car, truck, or van: Carpooled:	36,948	16.5%	32,720	12.5%
Public transportation (excluding taxicab):	11,563	5.2%	13,519	5.2%
Taxicab	417	0.2%	445	0.2%
Motorcycle	402	0.2%	659	0.3%
Bicycle	465	0.2%	432	0.2%
Walked	4,733	2.1%	3,188	1.2%
Other means	1,674	0.7%	2,735	1.0%
Worked at home	8,335	3.7%	10,969	4.2%
Total	224,335	100.0%	262,151	100.0%

Table I.7
Total Monthly Employment
 Prince William Area
 BLS QCEW Data, 2001–2018(p)

Period	2010	2011	2012	2013	2014	2015	2016	2017	2018(p)
Jan	100,359	104,714	109,636	113,847	115,663	117,701	122,330	124,741	126,758
Feb	98,783	104,556	109,619	114,023	115,314	117,529	121,818	124,147	127,064
Mar	100,750	105,456	110,744	115,038	116,435	118,256	123,891	125,271	128,276
Apr	103,272	107,225	111,885	116,177	118,538	120,831	125,903	126,351	129,285
May	105,365	108,499	113,886	118,290	121,084	123,346	128,033	129,505	132,100
Jun	106,388	110,220	115,079	119,635	122,343	124,495	129,318	130,804	133,740
Jul	105,490	109,233	112,368	116,750	121,526	124,840	127,264	129,462	131,229
Aug	104,461	108,397	113,447	117,130	120,113	123,955	126,998	128,251	131,353
Sep	103,878	108,159	112,846	116,522	118,790	123,426	125,383	127,467	130,429
Oct	105,317	109,486	114,177	116,850	120,898	124,851	127,503	129,317	130,783
Nov	106,160	110,745	115,716	117,894	121,815	126,178	128,570	129,673	131,436
Dec	106,298	110,948	116,045	117,582	121,033	125,874	128,380	129,716	131,429
Annual	103,877	108,137	112,954	116,645	119,463	122,607	126,283	127,892	130,324
% Change	1.8%	4.1%	4.5%	3.3%	2.4%	2.6%	3.0%	1.3%	1.9%

Table I.8
Average Weekly Wages
 Prince William Area
 BLS QCEW Data, 2001–2018

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	576	575	585	641	594	
2002	602	596	609	661	617	3.9%
2003	621	626	638	688	644	4.4%
2004	639	650	665	733	672	4.3%
2005	655	678	723	750	702	4.5%
2006	718	715	714	766	728	3.7%
2007	742	737	755	819	763	4.8%
2008	762	765	773	815	779	2.1%
2009	773	771	789	850	796	2.2%
2010	772	795	801	871	810	1.8%
2011	781	804	845	846	820	1.2%
2012	831	812	828	863	833	1.6%
2013	831	818	836	863	837	0.5%
2014	832	822	844	887	847	1.2%
2015	834	838	860	924	865	2.1%
2016	838	858	914	932	886	2.4%
2017	898	882	894	949	906	2.3%
2018	936	924	929	995	946	4.4%

Table I.9
Number of Business Establishments
 Prince William Area
 BLS QCEW Data, 2001–2018(p)

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	5,005	5,039	5,078	5,150	5,068	
2002	5,225	5,277	5,304	5,360	5,292	4.4%
2003	5,428	5,478	5,558	5,648	5,528	4.5%
2004	5,755	5,868	5,969	6,009	5,900	6.7%
2005	6,231	6,288	6,353	6,419	6,323	7.2%
2006	6,303	6,418	6,484	6,628	6,458	2.1%
2007	6,825	6,882	6,901	6,785	6,848	6.0%
2008	7,021	7,116	7,195	7,289	7,155	4.5%
2009	7,215	7,260	7,288	7,335	7,275	1.7%
2010	7,294	7,372	7,443	7,575	7,421	2.0%
2011	7,512	7,642	7,736	7,856	7,687	3.6%
2012	7,860	7,882	8,024	8,067	7,958	3.5%
2013	8,045	8,001	8,046	8,055	8,037	1.0%
2014	8,130	8,263	8,269	8,352	8,254	2.7%
2015	8,379	8,898	9,083	9,118	8,870	7.5%
2016	9,200	9,298	9,260	9,089	9,212	3.9%
2017	9,187	9,269	9,320	9,394	9,293	0.9%
2018	9,396	9,358	9,448	9,619	9,455	1.7%

Table I.10
Distribution of Units in Structure by Race

Prince William Area
2017 Five-Year ACS Data

Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	83.7%	74.7%	72.2%	85.9%	91.8%	78.5%	77.6%
Duplex	0.6%	1.0%	0.0%	0.6%	0.0%	0.3%	0.5%
Tri- or Four-Plex	1.0%	1.8%	1.2%	0.5%	0.0%	0.9%	1.2%
Apartment	13.6%	21.9%	23.0%	12.7%	3.6%	15.7%	20.7%
Mobile Home	1.1%	0.5%	3.5%	0.2%	4.5%	4.6%	0.0%
Boat, RV, Van, Etc.	0%	0%	0.0%	0%	0.0%	0.1%	0.0%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Table I.11
Households by Number of Bedrooms

Prince William Area
2017 5-Year ACS Data

Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
None	174	1,441	1,927	100.0
One	841	7,443	9,033	1.2
Two	8,088	14,470	24,625	5.5
Three	41,351	13,246	57,398	15.0
Four	43,691	5,966	50,995	34.9
Five or more	18,006	1,907	20,329	31.0
Total	156,624	44,473	164,307	100.0

Table I.12
Percent of Homeowner Households with Housing Problems by Income and Race
 Prince William Area
 2012–2016 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
\$0 to \$36,390	83.3%	87.8%	82.8%	10.3%	0.0%	84.4%	84.2%	83.7%
\$36,391 to \$60,650	60.3%	84.8%	72.5%	50.0%	0.0%	91.2%	76.9%	69.8%
\$60,651 to \$97,040	47.7%	57.9%	50.4%	0.0%	0.0%	65.2%	58.3%	52.6%
\$97,041 to \$121,300	42.5%	52.6%	55.9%	0.0%	0.0%	51.0%	40.5%	44.8%
Above \$121,300	8.3%	14.9%	11.3%	2.1%	0.0%	11.9%	14.0%	10.2%
Total	20.0%	28.6%	34.2%	4.7%	0.0%	27.2%	40.9%	25.5%
Without Housing Problems								
\$0 to \$36,390	9.8%	7.4%	9.5%	89.7%	0%	15.6%	12.8%	10.7%
\$36,391 to \$60,650	39.7%	15.2%	27.5%	50.0%	0%	8.8%	23.1%	30.2%
\$60,651 to \$97,040	52.3%	42.1%	49.6%	100.0%	100.0%	34.8%	41.7%	47.4%
\$97,041 to \$121,300	57.5%	47.4%	44.1%	100.0%	100.0%	49.0%	59.5%	55.2%
Above \$121,300	91.7%	85.1%	88.7%	97.9%	100.0%	88.1%	86.0%	89.8%
Total	79.6%	71.1%	65.1%	95.3%	100.0%	72.8%	58.8%	74.2%

Diagram I.2
Renter Housing Problems by Race

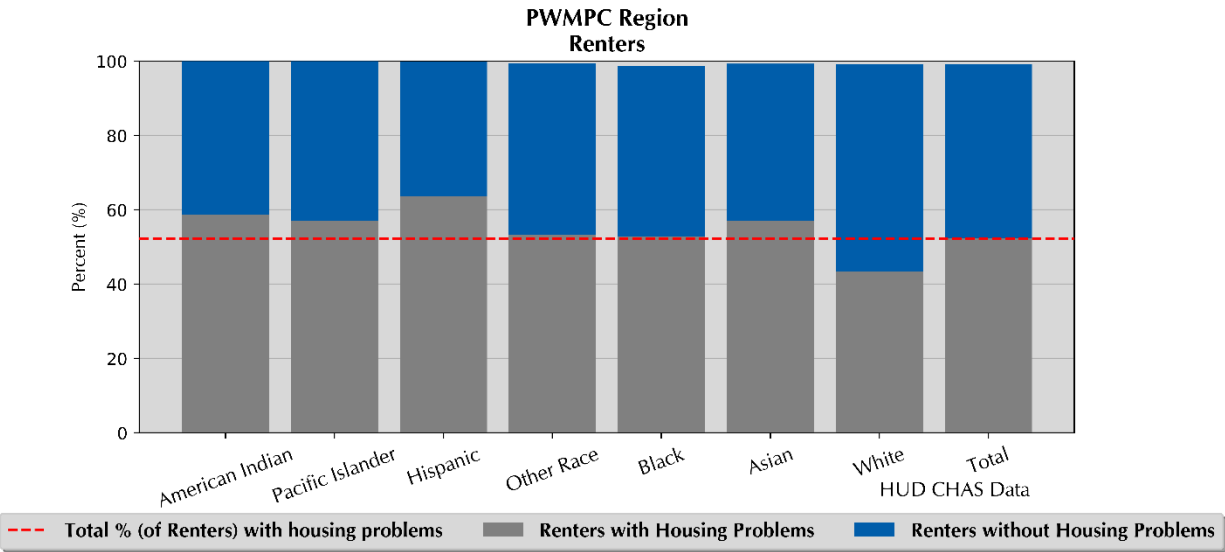
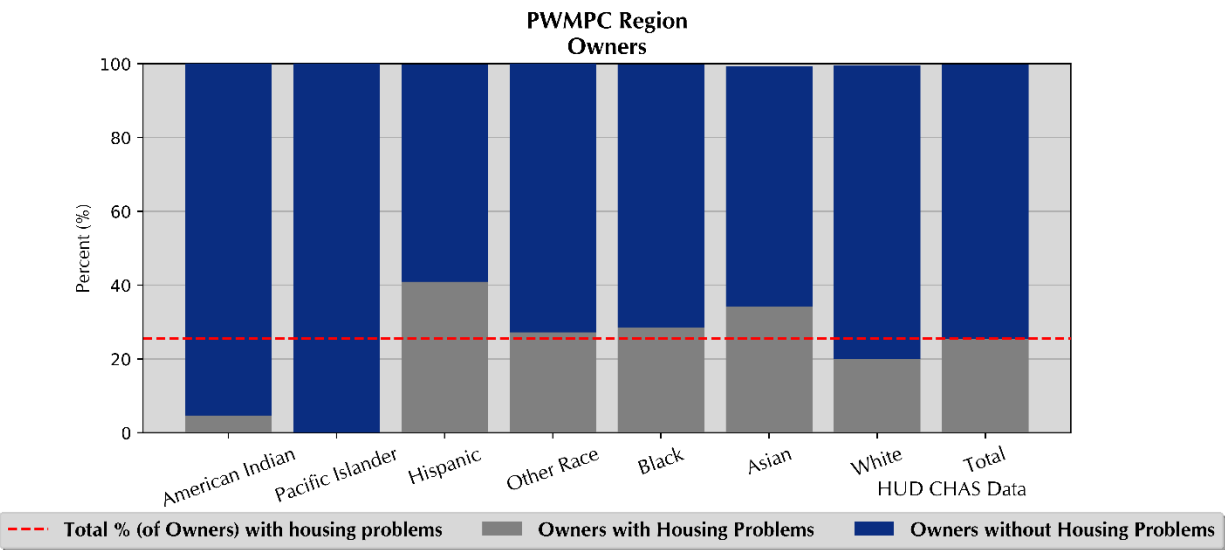


Diagram I.3
Owner Housing Problems by Race



**Diagram I.4
Total Housing Problems by Race**

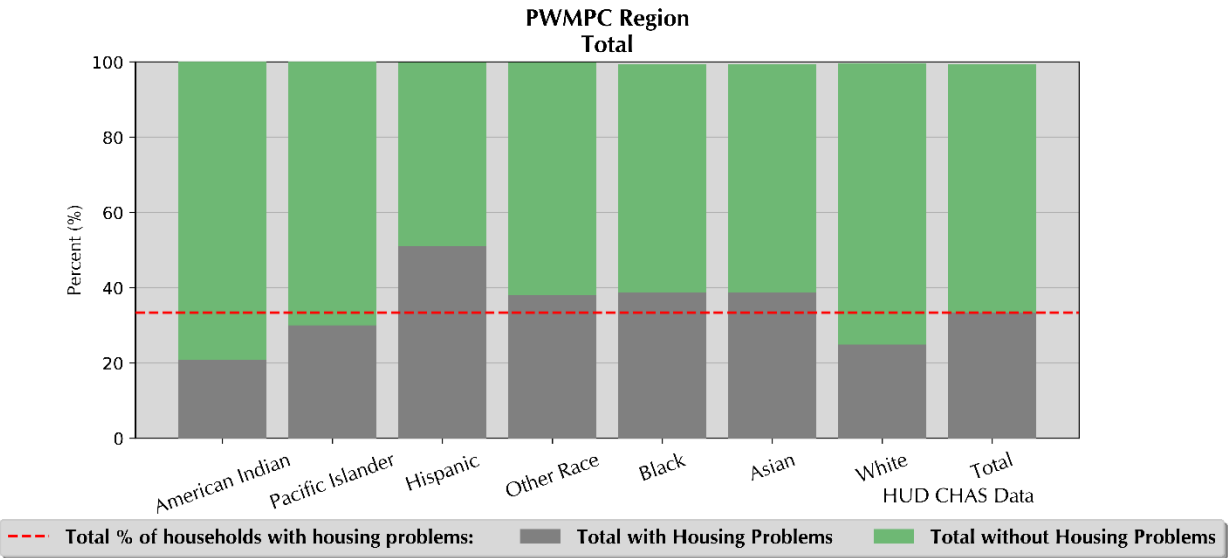


Table I.13
Homeowner Households with Housing Problems by Income and Race
 Prince William Area
 2012–2016 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
\$0 to \$36,390	2,540	830	645	4.0	0.0	135	1,115	5,269
\$36,391 to \$60,650	2,645	950	750	4.0	0.0	155	2,010	6,514
\$60,651 to \$97,040	1,440	680	395	0.0	0.0	75	1,035	3,625
\$97,041 to \$121,300	2,305	795	475	0.0	0.0	125	880	4,580
Above \$121,300	4,050	2,045	535	4.0	0.0	235	940	7,809
Total	12,980	5,300	2,800	12	0.0	725	5,980	27,797
Without Housing Problems								
\$0 to \$36,390	300	70	74.0	35.0	0	25.0	170.0	674
\$36,391 to \$60,650	1,740	170	285	4.0	0	15.0	605	2,819
\$60,651 to \$97,040	1,580	495	389	4.0	20.0	40	740	3,268
\$97,041 to \$121,300	3,115	715	375	10.0	15.0	120	1,295	5,645
Above \$121,300	44,870	11,715	4,215	190	60.0	1,745	5,785	68,580
Total	51,605	13,165	5,338	243	95.0	1,945	8,595	80,986
Not Computed								
\$0 to \$36,390	210	45	60.0	0.0	0.0	0.0	40.0	355
\$36,391 to \$60,650	0	0	0	0	0	0	0	0
\$60,651 to \$97,040	0	0	0	0	0	0	0	0
\$97,041 to \$121,300	0	0	0	0	0	0	0	0
Above \$121,300	0	0	0	0	0	0	0	0
Total	210	45	60.0	0.0	0.0	0.0	40.0	355
Total								
\$0 to \$36,390	3,050	945	779	39.0	0.0	160	1,325	6,298
\$36,391 to \$60,650	4,385	1,120	1,035	8.0	0.0	170	2,615	9,333
\$60,651 to \$97,040	3,020	1,175	784	4.0	20.0	115	1,775	6,893
\$97,041 to \$121,300	5,420	1,510	850	10.0	15.0	245	2,175	10,225
Above \$121,300	48,920	13,760	4,750	194	60.0	1,980	6,725	76,389
Total	64,795	18,510	8,198	255	95.0	2,670	14,615	109,138

Table I.14
Renter Households with Housing Problems by Income and Race
 Prince William Area
 2012–2016 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
\$0 to \$36,390	2,030	2,780	374	60.0	10.0	415	3,105	8,774
\$36,391 to \$60,650	2,230	2,145	470	0.0	10.0	335	2,910	8,100
\$60,651 to \$97,040	1,360	840	95	0.0	40.0	84	840	3,259
\$97,041 to \$121,300	930	660	130	0.0	0.0	80.0	410	2,210
Above \$121,300	820	505	84	4.0	0	105.0	280	1,798
Total	7,370	6,930	1,153	64	60.0	1,019	7,545	24,141
Without Housing Problems								
\$0 to \$36,390	325	135	30	15.0	0	25.0	130	660
\$36,391 to \$60,650	460	235	30.0	0.0	0.0	8.0	305	1,038
\$60,651 to \$97,040	655	680	40	0.0	0.0	150	540	2,065
\$97,041 to \$121,300	1,440	1,030	175	0.0	20.0	200	1,215	4,080
Above \$121,300	6,600	3,940	580	30.0	25.0	500	2,115	13,790
Total	9,480	6,020	855	45	45.0	883	4,305	21,633
Not Computed								
\$0 to \$36,390	150	170	14	0.0	0	10.0	18	362
\$36,391 to \$60,650	0	0	0	0	0	0	0	0
\$60,651 to \$97,040	0	0	0	0	0	0	0	0
\$97,041 to \$121,300	0	0	0	0	0	0	0	0
Above \$121,300	0	0	0	0	0	0	0	0
Total	150	170	14	0.0	0	10.0	18	362
Total								
\$0 to \$36,390	2,505	3,085	418	75.0	10.0	450	3,253	9,796
\$36,391 to \$60,650	2,690	2,380	500	0.0	10.0	343	3,215	9,138
\$60,651 to \$97,040	2,015	1,520	135	0.0	40.0	234	1,380	5,324
\$97,041 to \$121,300	2,370	1,690	305	0.0	20.0	280	1,625	6,290
Above \$121,300	7,420	4,445	664	34.0	25.0	605	2,395	15,588
Total	17,000	13,120	2,022	109	105.0	1,912	11,868	46,136

Table I.15
Percent of Renter Households with Housing Problems by Income and Race
 Prince William Area
 2012–2016 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
\$0 to \$36,390	81.0%	90.1%	89.5%	80.0%	100.0%	92.2%	95.5%	89.6%
\$36,391 to \$60,650	82.9%	90.1%	94.0%	0.0%	100.0%	97.7%	90.5%	88.6%
\$60,651 to \$97,040	67.5%	55.3%	70.4%	0.0%	100.0%	35.9%	60.9%	61.2%
\$97,041 to \$121,300	39.2%	39.1%	42.6%	0.0%	0.0%	28.6%	25.2%	35.1%
Above \$121,300	11.1%	11.4%	12.7%	11.8%	0%	17.4%	11.7%	11.5%
Total	43.4%	52.8%	57.0%	58.7%	57.1%	53.3%	63.6%	52.3%
Without Housing Problems								
\$0 to \$36,390	13.0%	4.4%	7.2%	20.0%	0%	5.6%	4.0%	6.7%
\$36,391 to \$60,650	17.1%	9.9%	6.0%	0.0%	0.0%	2.3%	9.5%	11.4%
\$60,651 to \$97,040	32.5%	44.7%	29.6%	0.0%	0.0%	64.1%	39.1%	38.8%
\$97,041 to \$121,300	60.8%	60.9%	57.4%	0.0%	100.0%	71.4%	74.8%	64.9%
Above \$121,300	88.9%	88.6%	87.3%	88.2%	100.0%	82.6%	88.3%	88.5%
Total	55.8%	45.9%	42.3%	41.3%	42.9%	46.2%	36.3%	46.9%

Table I.16
Percent of Total Households with Housing Problems by Income and Race

Prince William Area
 2012–2016 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
\$0 to \$36,390	82.3%	89.6%	85.1%	56.1%	100.0%	90.2%	92.2%	87.3%
\$36,391 to \$60,650	68.9%	88.4%	79.5%	50.0%	100.0%	95.5%	84.4%	79.1%
\$60,651 to \$97,040	55.6%	56.4%	53.3%	0.0%	66.7%	45.6%	59.4%	56.3%
\$97,041 to \$121,300	41.5%	45.5%	52.4%	0.0%	0.0%	39.0%	33.9%	41.1%
Above \$121,300	8.6%	14.0%	11.4%	3.5%	0.0%	13.2%	13.4%	10.4%
Total	24.9%	38.7%	38.7%	20.9%	30.0%	38.1%	51.1%	33.4%
Without Housing Problems								
\$0 to \$36,390	11.3%	5.1%	8.7%	43.9%	0%	8.2%	6.6%	8.3%
\$36,391 to \$60,650	31.1%	11.6%	20.5%	50.0%	0.0%	4.5%	15.6%	20.9%
\$60,651 to \$97,040	44.4%	43.6%	46.7%	100.0%	33.3%	54.4%	40.6%	43.7%
\$97,041 to \$121,300	58.5%	54.5%	47.6%	100.0%	100.0%	61.0%	66.1%	58.9%
Above \$121,300	91.4%	86.0%	88.6%	96.5%	100.0%	86.8%	86.6%	89.6%
Total	74.7%	60.7%	60.6%	79.1%	70.0%	61.7%	48.7%	66.1%

Table I.17
Total Households with Housing Problems by Income and Race
 Prince William Area
 2012–2016 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
\$0 to \$36,390	4,570	3,610	1,019	64.0	10.0	550	4,220	14,043
\$36,391 to \$60,650	4,875	3,095	1,220	4.0	10.0	490	4,920	14,614
\$60,651 to \$97,040	2,800	1,520	490	0.0	40.0	159	1,875	6,884
\$97,041 to \$121,300	3,235	1,455	605	0.0	0.0	205	1,290	6,790
Above \$121,300	4,870	2,550	619	8.0	0.0	340	1,220	9,607
Total	20,350	12,230	3,953	76	60.0	1,744	13,525	51,938
Without Housing Problems								
\$0 to \$36,390	625	205	104	50.0	0	50.0	300	1,334
\$36,391 to \$60,650	2,200	405	315	4.0	0.0	23	910	3,857
\$60,651 to \$97,040	2,235	1,175	429	4.0	20.0	190	1,280	5,333
\$97,041 to \$121,300	4,555	1,745	550	10.0	35.0	320	2,510	9,725
Above \$121,300	51,470	15,655	4,795	220	85.0	2,245	7,900	82,370
Total	61,085	19,185	6,193	288	140	2,828	12,900	102,619
Not Computed								
\$0 to \$36,390	360	215	74	0.0	0.0	10.0	58	717
\$36,391 to \$60,650	0	0	0	0	0	0	0	0
\$60,651 to \$97,040	0	0	0	0	0	0	0	0
\$97,041 to \$121,300	0	0	0	0	0	0	0	0
Above \$121,300	0	0	0	0	0	0	0	0
Total	360	215	74	0.0	0.0	10.0	58	717
Total								
\$0 to \$36,390	5,555	4,030	1,197	114	10.0	610	4,578	16,094
\$36,391 to \$60,650	7,075	3,500	1,535	8.0	10.0	513	5,830	18,471
\$60,651 to \$97,040	5,035	2,695	919	4	60.0	349	3,155	12,217
\$97,041 to \$121,300	7,790	3,200	1,155	10.0	35.0	525	3,800	16,515
Above \$121,300	56,340	18,205	5,414	228	85.0	2,585	9,120	91,977
Total	81,795	31,630	10,220	364	200	4,582	26,483	155,274

Table I.18
Percent of Homeowner Households with Severe Housing Problems by Income and Race

Prince William Area
 2012–2016 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With A Severe Housing Problem								
\$0 to \$36,390	63.6%	73.7%	71.1%	10.3%	0.0%	84.4%	68.0%	67.2%
\$36,391 to \$60,650	31.8%	48.2%	40.4%	50.0%	0.0%	52.9%	41.8%	37.9%
\$60,651 to \$97,040	16.6%	28.8%	22.2%	0.0%	0.0%	26.1%	19.2%	20.1%
\$97,041 to \$121,300	7.3%	13.6%	31.1%	0.0%	0%	10.2%	14.0%	11.7%
Above \$121,300	1.2%	1.8%	3.4%	2.1%	0.0%	2.8%	5.2%	1.8%
Total	7.4%	11.0	19.1%	4.7%	0.0%	12.5%	20.5%	10.7%
Without A Severe Housing Problems								
\$0 to \$36,390	29.5%	21.6%	21.2%	89.7%	0%	15.6%	28.9%	27.2%
\$36,391 to \$60,650	68.2%	51.8%	59.6%	50.0%	0.0%	47.1%	58.2%	62.1%
\$60,651 to \$97,040	83.4%	71.2%	77.8%	100.0%	100.0%	73.9%	80.8%	79.9%
\$97,041 to \$121,300	92.7%	86.4%	68.9%	100.0%	100.0%	89.8%	86.0%	88.3%
Above \$121,300	98.8%	98.2%	96.6%	97.9%	100.0%	97.2%	94.8%	98.2%
Total	92.3%	88.8%	80.2%	95.3%	100.0%	87.5%	79.3%	88.9%

Table I.19
Percent of Renter Households with Severe Housing Problems by Income and Race

Prince William Area
 2012–2016 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With A Severe Housing Problem								
\$0 to \$36,390	66.4%	81.7%	87.1%	80.0%	100.0%	84.4%	88.8%	80.5%
\$36,391 to \$60,650	33.2%	35.2%	46.5%	0.0%	100.0%	52.9%	39.8%	37.6%
\$60,651 to \$97,040	8.5%	8.5%	25.9%	0.0%	0.0%	4.3%	13.8%	10.1%
\$97,041 to \$121,300	4.2%	9.2%	3.3%	0.0%	0%	3.6%	8.9%	6.7%
Above \$121,300	1.5%	3.4%	12.7%	11.8%	0%	12.5%	9.2%	4.1%
Total	17.3%	28.9%	35.8%	58.7%	19.0%	34.5%	39.8%	28.0%
Without A Severe Housing Problems								
\$0 to \$36,390	27.6%	12.8%	9.6%	20.0%	0.0%	13.3%	10.6%	15.8%
\$36,391 to \$60,650	66.8%	64.8%	53.5%	0.0%	0.0%	47.1%	60.2%	62.4%
\$60,651 to \$97,040	91.5%	91.5%	74.1%	0.0%	100.0%	95.7%	86.2%	89.9%
\$97,041 to \$121,300	95.8%	90.8%	96.7%	0.0%	100.0%	96.4%	91.1%	93.3%
Above \$121,300	98.5%	96.6%	87.3%	88.2%	100.0%	87.5%	90.8%	95.9%
Total	81.8%	69.8%	63.5%	41.3%	19.0%	65.0%	60.0%	71.2%

Table I.20
Percent of Total Households with Severe Housing Problems by Income and Race

Prince William Area
 2012–2016 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With A Severe Housing Problem								
\$0 to \$36,390	64.9%	79.8%	76.7%	56.1%	100.0%	84.4%	82.8%	75.3%
\$36,391 to \$60,650	32.3%	39.4%	42.3%	50.0%	100.0%	52.9%	40.7%	37.7%
\$60,651 to \$97,040	13.3%	17.4%	22.7%	0.0%	0.0%	11.5%	16.9%	15.7%
\$97,041 to \$121,300	6.4%	11.2%	23.7%	0.0%	0%	6.7%	11.8%	9.8%
Above \$121,300	1.2%	2.2%	4.5%	3.5%	0.0%	5.0%	6.2%	2.2%
Total	9.5%	18.4%	22.4%	20.9%	10.0%	21.7%	29.1%	15.9%
Without A Severe Housing Problems								
\$0 to \$36,390	28.7%	14.9%	17.1%	43.9%	0.0%	13.9%	15.9%	20.3%
\$36,391 to \$60,650	67.7%	60.6%	57.7%	50.0%	0.0%	47.1%	59.3%	62.3%
\$60,651 to \$97,040	86.7%	82.6%	77.3%	100.0%	100.0%	88.5%	83.1%	84.3%
\$97,041 to \$121,300	93.6%	88.8%	76.3%	100.0%	100.0%	93.3%	88.2%	90.2%
Above \$121,300	98.8%	97.8%	95.5%	96.5%	100.0%	95.0%	93.8%	97.8%
Total	90.1%	80.9%	76.9%	79.1%	90.0%	78.1%	70.6%	83.7%

Table I.21
Total Households with Severe Housing Problems by Income and Race

Prince William Area
 2012–2016 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With A Severe Housing Problem								
\$0 to \$36,390	3,610	3,220	914	64.0	10.0	515	3,795	12,128
\$36,391 to \$60,650	2,290	1,380	650	4.0	10.0	275	2,370	6,979
\$60,651 to \$97,040	670	470	209	0.0	0.0	40	530	1,919
\$97,041 to \$121,300	494	359	274	0.0	0	35.0	450	1,612
Above \$121,300	675	394	244	8.0	0.0	130.0	569	2,020
Total	7,739	5,823	2,291	76	20.0	995	7,714	24,658
Without A Severe Housing Problems								
\$0 to \$36,390	1,595	600	204	50.0	0.0	85	730	3,264
\$36,391 to \$60,650	4,790	2,125	885	4.0	0.0	245	3,460	11,509
\$60,651 to \$97,040	4,360	2,235	710	4.0	60.0	309	2,615	10,293
\$97,041 to \$121,300	7,285	2,835	880	10.0	35.0	490	3,350	14,885
Above \$121,300	55,670	17,810	5,175	220	85.0	2,460	8,545	89,965
Total	73,700	25,605	7,854	288	180	3,589	18,700	129,916
Not Computed								
\$0 to \$36,390	360	215	74	0.0	0.0	10.0	58	717
\$36,391 to \$60,650	0	0	0	0	0	0	0	0
\$60,651 to \$97,040	0	0	0	0	0	0	0	0
\$97,041 to \$121,300	0	0	0	0	0	0	0	0
Above \$121,300	0	0	0	0	0	0	0	0
Total	360	215	74	0.0	0.0	10.0	58	717
Total								
\$0 to \$36,390	5,565	4,035	1,192	114	10.0	610	4,583	16,109
\$36,391 to \$60,650	7,080	3,505	1,535	8.0	10.0	520	5,830	18,488
\$60,651 to \$97,040	5,030	2,705	919	4	60.0	349	3,145	12,212
\$97,041 to \$121,300	7,779	3,194	1,154	10.0	35.0	525	3,800	16,497
Above \$121,300	56,345	18,204	5,419	228	85.0	2,590	9,114	91,985
Total	81,799	31,643	10,219	364	200	4,594	26,472	155,291

Table I.22
Percent of Housing Problems by Income and Tenure

Prince William Area
2012–2016 HUD CHAS Data

Housing Problem	\$0 to \$36,390	\$36,391 to \$60,650	\$60,651 to \$97,040	\$97,041 to \$121,300	Above \$121,300	Total
Owner-Occupied						
Lacking complete plumbing or kitchen facilities	7.5%	16.4%	70.0%	0.0%	69.8%	30.3%
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	6.0%	1.9%	80.0%	18.6%	79.5%	36.9%
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	28.9%	31.2%	44.1%	66.7%	46.1%	40.0%
Housing cost burden greater than 50% of income (and none of the above problems)	36.9%	59.2%	86.4%	95.6%	93.9%	50.9%
Housing cost burden greater than 30% of income (and none of the above problems)	54.2%	39.0%	45.1%	65.2%	84.8%	58.9%
Zero/negative income (and none of the above problems)	49.4%	0%	0%	0%	0%	49.4%
Has none of the 4 housing problems	50.9%	72.9%	61.3%	58.1%	83.3%	78.9%
Total	39.2%	50.5%	56.4%	61.9%	83.1%	70.3%
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	92.5%	83.6%	30.0%	100.0%	30.2%	69.7%
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	94.0%	98.1%	20.0%	81.4%	20.5%	63.1%
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	71.1%	68.8%	55.9%	33.3%	53.9%	60.0%
Housing cost burden greater than 50% of income (and none of the above problems)	63.1%	40.8%	13.6%	4.4%	6.1%	49.1%
Housing cost burden greater than 30% of income (and none of the above problems)	45.8%	61.0%	54.9%	34.8%	15.2%	41.1%
Zero/negative income (and none of the above problems)	50.6%	0%	0%	0%	0%	50.6%
Has none of the 4 housing problems	49.1%	27.1%	38.7%	41.9%	16.7%	21.1%
Total	60.8%	49.5%	43.6%	38.1%	16.9%	29.7%

**Table I.23
Housing Problems by Income and Tenure**

Prince William Area
2012–2016 HUD CHAS Data

Housing Problem	\$0 to \$36,390	\$36,391 to \$60,650	\$60,651 to \$97,040	\$97,041 to \$121,300	Above \$121,300	Total
Owner-Occupied						
Lacking complete plumbing or kitchen facilities	15	45	70	0.0	150	280
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	15.0	4.0	100.0	8.0	194	321
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	365	390	260	430	410	1,855
Housing cost burden greater than 50% of income (and none of the above problems)	3,840	3,095	955	760	620	9,270
Housing cost burden greater than 30% of income (and none of the above problems)	1,035	2,975	2,235	3,370	6,435	16,050
Zero/negative income (and none of the above problems)	350	0	0	0	0	350
Has none of the 4 housing problems	685	2,825	3,270	5,645	68,580	81,005
Total	6,305	9,334	6,890	10,213	76,389	109,131
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	184	230	30	135	65	644
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	235	205	25	35	50	550
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	900	860	330	215	480	2,785
Housing cost burden greater than 50% of income (and none of the above problems)	6,575	2,130	150	35	40	8,930
Housing cost burden greater than 30% of income (and none of the above problems)	875	4,660	2,725	1,795	1,150	11,205
Zero/negative income (and none of the above problems)	359	0	0	0	0	359
Has none of the 4 housing problems	660	1,050	2,065	4,075	13,785	21,635
Total	9,788	9,135	5,325	6,290	15,570	46,108
Total						
Lacking complete plumbing or kitchen facilities	199	275	100	135	215	924
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	250	209	125	43	244	871
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	1,265	1,250	590	645	890	4,640
Housing cost burden greater than 50% of income (and none of the above problems)	10,415	5,225	1,105	795	660	18,200
Housing cost burden greater than 30% of income (and none of the above problems)	1,910	7,635	4,960	5,165	7,585	27,255
Zero/negative income (and none of the above problems)	709	0	0	0	0	709
Has none of the 4 housing problems	1,345	3,875	5,335	9,720	82,365	102,640
Total	16,093	18,469	12,215	16,503	91,959	155,239

EMERGENCY SOLUTIONS GRANT (ESG)

Catalog of Federal Domestic Assistance (CFDA) Number: 14.231) (Code of Federal Regulations (CFR) Citation Number: 24 CFR Part 576)

Background

The Emergency Shelter Grants Program was established by the Homeless Housing Act of 1986 in response to the growing issue of homelessness in the United States. In 1987, the program was incorporated into Title IV of the Stewart B. McKinney Homeless Assistance Act (42 U.S.C. Sec. 11371-11378), now known as the McKinney-Vento Homeless Assistance Act. ESG funds are federal funds awarded to Prince William County by the U. S. Department of Housing and Urban Development (HUD).

On May 20, 2009, President Obama signed into law a bill to reauthorize HUD's McKinney-Vento Homeless Assistance programs. The bill was included as part of the Helping Families Save Their Homes Act and was enacted by Senate bill 896. The new Act, which amended the McKinney-Vento Homeless Assistance Act, is the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act. Subtitle B – Emergency Solutions Grant Program is the section of the HEARTH Act pertaining to the Emergency Solutions Grants Program and replaces what was formerly the Emergency Shelter Grants Program. Because the program regulations were still being revised when the funding became available, HUD released the funding in a two (2)-stage allocation process. The first allocation was made immediately available to avoid a lapse in funding for existing Emergency Shelter Grant activities. These funds were subject to the Emergency Shelter Grant regulations in effect at that time.

The new ESG program provides funding for street outreach, homelessness prevention, rapid re- housing of homeless people, emergency shelter, supportive services to the homeless, and Homeless Management Information System (HMIS) activities. All Subrecipients that receive funding will be required to participate in HMIS.

The American Recovery and Reinvestment Act of 2009 created the innovative Homeless Prevention and Rapid Re-Housing Program (HPRP), which laid the groundwork for preventive and re-housing activities included in the new Emergency Solutions version of ESG. The Emergency Solutions program represents HUD's now greater emphasis on preventing homelessness for those at risk and responding rapidly to re-house individuals and families that have become homeless.

HUD strongly encourages each jurisdiction to focus as much of its new ESG as possible on rapid re-housing individuals and families living on the streets or in emergency shelters. While both rapid re-housing and homelessness prevention are eligible activities, only rapid re-housing assistance targets those individuals and families living on the streets or in emergency shelters. Effective rapid re-housing helps people transition out of homeless assistance system as quickly as possible, decreasing the number of persons who are homeless within the community. Rapid re-housing also ensures that emergency shelter resources are used to serve individuals and families with the most urgent housing needs. As public and nonprofit resources become increasingly strained, rapid re-housing should be given the highest priority under ESG to help ensure that existing resources – both within and outside of the homeless assistance system – are used as efficiently as possible to help those most in need.

To receive allocation of funds for the Federal Fiscal Year 2024 Emergency Solutions Grants (ESG) program, the County is required to submit, and obtain HUD approval in accordance with the County's Citizen Participation Plan and 24 CFR part 91, as amended by the Interim Rule. This will make the ESG program consistent with other HUD programs such as Community Development Block Grant (CDBG), the HOME Investment Partnership (HOME) program, and the Housing Choice Voucher (HCV) program to increase efficiency and coordination among the different programs.

Eligible Applicant Organizations

Units of general local government to be considered as a unit of general local government, an

organization must have, among other responsibilities, the authority to assess and collect local taxes and to provide general governmental services.

Private nonprofit organizations to be considered as a private nonprofit organization, an organization must document existing status as a 501(c)(3) tax-exempt entity. ESG funded private nonprofit organizations must be established for charitable purposes and whose activities include, but are not limited to, the promotion of social welfare and the prevention or elimination of homelessness as evidenced in its charter, articles of incorporation, resolutions or by-laws and experience in the provision of shelter and services to the homeless. The entity's net earnings may not benefit any individual(s) affiliated with the organization or their governing board and have standards of financial accountability that conform to the HUD Standards of Financial Management Systems.

FAITH-based organizations receiving ESG funds, like all organizations receiving HUD funds, must serve all eligible beneficiaries without regard to religion.

All must have approved established ESG Written Standards in accordance with Continuum of Care Coordinated Entry process and be an active member of the CoC and compliant with all HMIS reporting.

Program Purpose

The Emergency Solutions Grants Program is designed to be part of a continuum of assistance to enable homeless individuals and families to move toward independent living as well as to prevent homelessness. The objectives of the ESG Program shall be to:

- 1) Provide rental assistance for short-term and medium-term housing to homeless individuals or families or individuals at risk of homelessness.
 - 2) Help support emergency shelters for the homeless, but only for use as temporary shelter for persons;
 - 3) Help support the costs of operating and maintaining emergency shelters;
- 4) Provide essential services so that homeless individuals and individuals at risk of homelessness have access to the assistance they need to improve their situation and to obtain housing stability; and
- 5) Provide housing relocation and stabilization services homeless individuals and individuals at risk of homelessness.

Allocation of Funding

General Provisions: The Emergency Solutions Grants (ESG) program allows funding to be used in five program components:

- **Street Outreach:** Provision of essential services to eligible participants provided on the street or in parks, abandoned buildings, bus stations, campgrounds, and in other such settings where unsheltered persons are staying.
- **Emergency Shelter:** Provision of essential services to homeless families and individuals in emergency shelters and the operation of emergency shelters.
- **Rapid Re-Housing:** Provision of assistance to a homeless individual or family to move into permanent housing.
- **Homelessness Prevention:** Prevention of persons from becoming homeless and the assistance of participants in regaining stability in their current or other permanent housing.
- **Homeless Management Information Systems (HMIS):** Operation, maintenance and contribution of data to the HMIS designated by the local Continuum of Care or, if a victim service provider to establish and operate a comparable database.

Expenditure Limits for Street Outreach and Emergency Shelter Activities:

Under the Interim Rule, the total amount of the County's fiscal year grant that may be used for street outreach and emergency shelter activities cannot exceed the greater of:

- 1) 60% of the County's fiscal year grant; or
- 2) The amount of the Federal Fiscal Year 2010-grant funds committed by contract between the date HUD signed the Federal Fiscal Year 2010 grant and January 4, 2012, the effective date of the Interim Rule. All Agreements were signed during this period.

HUD strongly encouraged each jurisdiction to focus as much of its new ESG funding as possible on rapidly re-housing individuals and families living on the streets or in emergency shelters. While both rapid re-housing and homelessness prevention are eligible activities, only rapid re-housing assistance targets those individuals and families living on the streets or in shelters. Effective rapid re-housing programs help people transition out of the homeless assistance system as quickly as possible, decreasing the number of persons who are homeless within the community.

Spending Requirements & Funding Decisions: The funding provided in the allocation are subject to all ESG requirements under the Interim Rule. These funds must be expended within 24 months after the date HUD approves the FFY19 (FY20) Annual Action Plan and signs the FFY 2024 grant agreement. The Interim Rule shifts the focus from emergency shelter to assisting people to quickly regain stability in permanent housing, which is reflected in expenditure limits on street outreach and emergency shelter activities. Compliance with these expenditure limits is measured using the amount of Federal Fiscal Year 2024 grant. HUD encourages communities to focus as much of their funding as possible on rapidly re-housing persons who are literally homeless in order to reduce the numbers of persons living in shelters and on the streets, in an effort to end homelessness.

Administrative Limits: The Interim Rule increases the expenditure limit for administrative activities from 5% to 7.5%.

Employee compensation and other overhead cost directly related to carrying out street outreach, emergency shelter, homelessness prevention, rapid re-housing and HMIS activities are eligible cost of those activities and not subject to the spending limits for administrative costs.

Definitions

Recipient Any state, territory, metropolitan city or urban county or in the case of reallocation, any unit of general-purpose local government, approved by HUD to assume financial responsibility and which enters into a grant agreement with HUD to administer Emergency Solutions Grant (ESG). Private nonprofit organizations are excluded from the definition, because they are not direct recipients under the program.

Subrecipient's: Any unit of general local government, private nonprofit organization or faith-based organization to which recipient awards ESG grant funds.

Continuum of Care A group composed of representatives of relevant organizations, which generally includes nonprofit homeless providers; faith-based organizations; governments; businesses; advocates; public housing agencies; school districts; social service providers; mental health agencies; hospitals; universities; affordable housing developers; law enforcement; organizations that serve homeless and formerly homeless veterans, and homeless and formerly homeless persons that are organized to plan and provide, as necessary, a system of outreach, engagement and assessment; emergency shelters; rapid re-housing; permanent housing; and prevention strategies to address the various needs of homeless persons and persons at risk of homelessness for a specific geographic area.

Homeless: The HEARTH Act updated the McKinney Vento definition of homelessness. The new

definitions went into effect January 4, 2012. A Homeless individual is defined under four (4) categories for ESG program:

HUD defines "homeless" as:

(1) Category 1: An individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning:

(i) An individual or family with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station, airport or camping ground;

(ii) An individual or family living in a supervised publicly or privately-operated shelter designed to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state, or local government programs for low-income individuals); or

(iii) An individual who is exiting an institution where he or she resided for 90 day or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution;

(2) Category 2: An individual or family who will imminently lose their primary nighttime residence, provided that:

(i) The primary nighttime residence will be lost within 14 days of the date of application for homeless assistance;

(ii) No subsequent residence has been identified; and

(iii) The individual or family lacks the resources or support networks, e.g., family friends, faith-based or other social networks, needed to obtain other permanent housing;

(3) Category 3: Unaccompanied youth under 25 years of age, or families with children and youth, who do not otherwise qualify as homeless under this definition, but who:

(i) Are defined as homeless under section 387 of the Runaway and Homeless Youth Act (42 U.S.C. 5732a), section 637 of the Head Start Act (42 U.S.C. 9832), section 41403 of the Violence Against Women Act of 1994 (42 U.S.C. 14043e-2), section 330(h) of the Public Health Service Act (42 U.S.C. 254b(h)), section 3 of the Food and Nutrition Act of 2008 (7 U.S.C. 2012), SECTION 17(b) or section 725 of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11434A);

(ii) Have not had a lease, ownership interest, or occupancy agreement in permanent housing the 60 days immediately preceding the date of application for assistance;

(iii) Have experienced persistent instability as measured by two moves or more during the 60-day period immediately preceding the date of applying for homeless assistance; and

(iv) Can be expected to continue in such status for an extended period of time because of chronic disabilities, chronic physical health or mental health conditions, substance addiction, histories of domestic violence or childhood abuse (including neglect), the presence of a child or youth with a disability, or two or more barriers to employment, which include the lack of a high school degree or General Education (GED), illiteracy, low English proficiency, a history of incarceration or detention for criminal activity, and a history of unstable employment; or

(4) Category 4: Any individual or family who:

(i) Is fleeing, or is attempting to flee, domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions that relate to violence against the individual or a family member, including a child, that has either taken place within the individual's or family's primary nighttime residence or has made the individual or family afraid to return to their primary nighttime residence;

(ii) Has no other residence; and

(iii) Lacks the resources or support networks, e.g., family, friends, faith-based or other social networks, to obtain other permanent housing.

At Risk of Homeless For an individual or family to qualify as “at risk of homelessness” the individual or family must meet two threshold requirements and must exhibit one or more specific risk factors.

The two thresholds criteria are: 1) the individual or family has income below 30% of median income for the geographic area; and 2) the individual or family has insufficient resources immediately available to attain housing stability.

Risk factors are interpreted as the individual or family does not have sufficient resources or support networks, e.g., family, friends, faith-based or other social networks, immediately available to prevent them from moving into an emergency shelter or another place.

As provided under the statute, the pertinent Risk Factors are as follows:

HUD defines an “at risk” individual or family as follows:

(1) Category 1

- a. Has family income below 30 percent of median income for the geographic area;
- b. Has insufficient resources immediately available to attain housing stability; and
- c. Meets one or more of the following criteria:
 - i. Has moved frequently because of economic reasons
 - ii. Is living in the home of another because of economic hardship
 - iii. Has been notified that their right to occupy their current housing or living situation will be terminated
 - iv. Is living in a hotel or motel
 - v. Lives in severely overcrowded housing
 - vi. Is exiting an institution; or
 - vii. Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness (as defined in the Consolidated Plan for the jurisdiction).

(2) Category 2

- a. Such term includes all families with children and youth defined as homeless under other Federal statutes. Note that there are limits on expenses within this category in CoCs where homelessness (sheltered and unsheltered) is 1/10 or more of 1% of the total population (See CPD-12-001).

(3) Category 3

- a. This category includes children/youth who qualify as homeless under the Education for Children and Youth project (Section 725*(2) of the McKinney-Vento Act) and the parents or guardians of that child/youth if living with him/her.

Unaccompanied Children and Youth:

A child or youth who does not qualify as homeless under the homeless definition, but qualifies as homeless under another Federal statute Category 3

Families with Children and Youth:

An unaccompanied youth who does not qualify as homeless under the homeless definition but qualifies as homeless under section 725(2) of the McKinney-Vento Homeless Assistance Act, and the parent(s) or guardian(s) or that child or youth if living with him or her.

Risk factors are interpreted as the individual or family does not have sufficient resources or support networks, e.g., family, friends, faith-based or other social networks, immediately available to prevent them from moving into an emergency shelter or another place.

Chronically Homeless:

To be considered chronically homeless, a person must have a disability and have been living in a place not meant for human habitation, in an emergency shelter, or a safe haven for the last 12 months continuously or on at least four occasions in the last three years **where those occasions cumulatively total at least 12 months;**

- Replaced “disabling condition” with “homeless individual with a disability”;
- There is not a minimum number of days in which each occasion must total but instead, occasions are defined by a break of at least seven days not residing in an emergency shelter, safe haven, or residing in a place meant for human habitation;
- Stays in institutions of fewer than 90 days do not constitute a break and count toward total time homeless; and
- The final rule establishes recordkeeping requirements for documenting chronic homelessness that take into account how providers use Homeless Management Information Systems (HMIS) and that *does not* require documentation of each day of homelessness but a method that can be more easily implemented.

Emergency Shelter The definition of emergency shelter has been revised to distinguish this type of shelter from transitional housing. An emergency shelter provides temporary shelter for the homeless, which do not require occupants to sign leases or occupancy agreements. This distinction was necessitated by the McKinney-Vento Act’s explicit distinction between what activities can or cannot be funded under the Continuum of Care program and the Rule Housing Stability program. In the final rule, HUD clarified that “Shelter” means “Emergency Shelter” but not “Transitional Housing” for qualifying as homeless under this provision. However, under the definition, any project that received funding in FY2010 as an emergency shelter may continue to be funded under the ESG program, regardless of whether the project meets the revised definition.

Homeless Management Information System (HMIS) The HMIS information system designated by the Continuum of Care to comply with HUD’s data collection, management and reporting standards and used to collect client level data and data on the provision of housing and services to homeless individuals, families, and persons at risk of homelessness.

Rapid Re-Housing Assistance The provision of 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.

Youth is defined as less than 25 years of age. By establishing youth as less than 25 years of age, it is HUD’s hope that the programs authorized by the HEARTH Act amendments to the McKinney Vento Act (42 U.S.C. 11301 *et seq*) will be able to adequately and appropriately address the unique needs of transition-aged youth, to include youth exiting foster care systems to become stable in permanent housing.

Long-Term Period The term long-term period is defined in the HEARTH Act to mean 60 days with two moves during that period.

Eligible Program Participants

There are two eligible target populations identified for ESG funds: persons who are still housed but at risk of homelessness and persons who are already homeless. Subrecipients are responsible for verifying and documenting the individuals' risk of homelessness that qualifies them for receiving assistance. HUD requires that Subrecipient's evaluate and certify the eligibility of program participants at least once every three (3) months for all persons receiving medium-term rental assistance. If a household or individual needs more intensive services or long-term assistance, or is not at risk of homelessness, Subrecipient's should link them to other appropriate available resources. To receive financial assistance or services funded by ESG, individuals and families, whether homeless or housed, must at least meet the following minimum criteria:

1. Have at least an initial consultation with a case manager or other authorized representative who can determine the appropriate type of assistance to meet their needs.
2. The household must be at or below **30 percent** of the Area Median Income (AMI). Income limits are available on HUD's web site at <http://www.huduser.org/datasets/il.html>. Subrecipients should use HUD's Section 8 income eligibility standards to determine income eligibility for ESG funded assistance.
3. The household must be either homeless or at risk of losing its housing and meet both of the following circumstances: 1) no appropriate subsequent housing options have been identified; and 2) the household lacks the financial resources and support networks needed to obtain immediate housing or remain in existing housing. Applicants must meet the "but for" test, that is, **but for** prevention assistance, the household would continue to remain homeless because they lack the financial resources or support networks to obtain housing and they have not subsequent housing options.

Other Selection Criteria would include:

1. Employment History – current and past
2. Transportation – ability to get to work/daycare
3. Household Budget – debt ratios
4. Lease – have lease in applicants name or ability to obtain lease in applicants name

Homelessness Prevention Assistance is to be targeted to individuals and families at the greatest risk of becoming homeless. One question to ask is "Would this individual or family be homeless if they were not assisted with ESG funds?" The assistance must be necessary to avoid eviction or termination of utility services. Consideration should also be given to whether the individual or household will be able to resume payments after the ESG program cannot assist them. Case management services should be provided to assist the individual and family to work toward self-sufficiency.

Rapid Re-Housing Assistance is available for persons who meet HUD's definition. Individuals and families who meet one of the following criteria, along with the minimum requirements, are eligible under the rapid re-housing portion. The criteria are:

- Sleeping in an emergency shelter;
- Sleeping in a place not meant for human habitation, such as cars, parks, abandoned buildings, streets/sidewalks;
- Staying in a hospital or other institution for up to 180 days but was sleeping in an

- emergency shelter or other place not meant for human habitation (cars, parks, streets, Etc.) immediately prior to entry into the hospital or institution;
- Graduating from, or timing out of, a transitional housing program; and
- Victims of domestic violence.

Eligible Activities

Street Outreach Component

ESG grant amounts may be used for one or more of the following activities:

1. **Street Outreach:** Essential services to eligible participants provided on the street or in parks, abandoned buildings, bus stations, campgrounds, and in other such settings where unsheltered persons are staying. Staff salaries related to carrying out street outreach are also eligible.

Eligible Program Participants: Unsheltered individuals and families who qualify as homeless under Category 1 of HUD's Definition of "Homeless".

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

The eligible cost and requirements for essential services consist of:

- 1) **Engagement** The cost of activities to locate, identify and build relationships with unsheltered homeless people and engage them for the purpose of providing immediate support, intervention and connections with homeless assistance programs and/or mainstream social services and housing programs. These activities consist of making an initial assessment of needs and eligibility; providing crisis counseling; addressing urgent physical needs (meals, blankets, clothes, toiletries) and actively connecting and providing information and referrals to programs targeted to homeless people and mainstream social services and housing programs (emergency shelter, transitional housing, community-based services, permanent supportive housing and rapid re-housing programs). Eligible costs include the cell phone costs of outreach workers during the performance of these activities.
- 2) **Case Management** The cost of assessing housing and service needs arranging, coordinating and monitoring the delivery of individualized services to meet the needs of program participants.
- 3) **Emergency Health Services** Eligible cost are for the direct outpatient treatment of medical conditions and are provided by licensed medical professionals operating in community-based settings to include streets, parks and other places where unsheltered homeless are living.
- 4) **Emergency Mental Health Services** Cost for direct outpatient treatment by licensed professionals of mental health conditions, operating in community-based settings to include streets, parks and other places where unsheltered homeless are living.
- 5) **Transportation** Cost of travel by outreach workers, social workers, medical professionals or other service providers are eligible provided that the travel takes place during the provision of serviced eligible under this section. The cost of transporting unsheltered people to emergency shelters or other service facilities are also eligible.
- 6) **Services for Special Population** ESG funds may be used to provide services for homeless youth, victim services and services for people living with HIV/AIDS so long as the cost of providing these services are eligible under number 1-5.

Emergency Shelter Component

Eligible Participants:

Individuals and families who qualify as homeless under Categories 1,2,3 and 4 of HUD'S Definition of "Homeless"

ESG Funds may be used to cover the costs of providing essential services to homeless families and individuals in emergency shelters and operational expenses of emergency shelters.

2. Allowable Activities:

- a. *Essential Services.* This includes services concerned with employment, health, drug abuse, education and staff salaries necessary to provide these services and may include, but are not limited to:

(i) Case Management. The cost of assessing, arranging, coordinating, and monitoring the delivery of individualized services to meet the needs of the program participant is eligible. Component services and activities consist of:

- (A) Using the centralized or coordinated assessment system as required under §576.400(d);
- (B) Conducting the initial evaluation required under §576.401(a), including verifying and documenting eligibility;
- (C) Counseling;
- (D) Developing, securing, and coordinating services and obtaining Federal, State and local benefits;
- (E) Monitoring and evaluating program participant progress;
- (F) Providing information and referrals to other providers;
- (G) Providing ongoing risk assessment and safety planning with victims of domestic violence, dating violence, sexual assault, and stalking; and
- (H) Developing an individualized housing and service plan, including planning a path to permanent housing stability.

(ii) Child Care. The costs of child care for program participants, including providing meals and snacks, and comprehensive and coordinated sets of appropriate developmental activities, are eligible. The children must be under the age of 13, unless they are disabled. Children with disabilities must be under the age of 18. The child-care center must be licensed by the jurisdiction in which it operates for its costs to be eligible.

(iii) Education Services.

When necessary for the program participant to obtain and maintain housing, the costs of improving knowledge and basic educational skills are eligible. Services include instruction or training in consumer education, health education, substance abuse prevention, literacy, English as a Second Language and GED.

(iv) Employment Assistance and Job Training.

The cost of employment assistance and job training programs are eligible, including classroom, online, and/or computer instruction; on the job instruction and services that assist individuals in securing employment, acquiring learning skills. The cost of providing reasonable stipends to program participants in employment assistance and job training programs is also eligible.

(v) Outpatient Health Services. Eligible costs are for the direct outpatient treatment of medical conditions and are provided by licensed medical professionals. Emergency Solutions Grant (ESG) funds may be used only for these services to the extent that other appropriate health services are unavailable within the community. Eligible treatment consists of assessing a program participant's health problems and developing a treatment plan; assisting program participants to understand their health needs; providing directly or

assisting program participants to obtain appropriate medical treatment, preventive medical care, and health maintenance services; including providing medication and follow-up services; and providing preventive and non-cosmetic dental care.

(vi) Legal Services.

Eligible costs are the hourly fees for legal advice and representation by Attorneys, licensed and in good standing with the bar association in Virginia, regarding matters that interfere with the program participant's ability to obtain and retain housing. Emergency Solutions Grant funds may be used only for these services to the extent that other appropriate legal services are unavailable or inaccessible within the community.

Eligible subject matters are child support, guardianship, paternity, emancipation and legal separation, orders of protection and other civil remedies for victims of domestic violence, dating violence, sexual assault and stalking, appeal of veterans and public benefit claim denials and the resolution of outstanding criminal warrants. Component services or activities may include client intake, preparation of cases for trial, provision of legal advice, representation at hearings and counseling.

Fees based on the actual service performed are also eligible, but only if the cost would be less than the cost of hourly fees.

Legal services for immigration and citizenship matters and issues relating to mortgages are ineligible cost as well as retainer fee arrangements and contingency fee arrangements.

(vii) Life Skills Training The cost of teaching critical life management skills that may never have been learned or have been lost during the course of physical or mental illness, domestic violence, substance abuse use and homelessness are eligible costs. These costs for services must be necessary to assist the program participant to function independently in the community.

(viii) Mental Health Services Eligible costs are the direct outpatient treatment by licensed professionals of mental health conditions where other appropriate mental health services are unavailable or inaccessible within the community. Eligible treatment consists of crisis intervention, individual, family or group therapy sessions, the prescriptions of psychotropic medications or explanations about the use and management of medications and combinations of therapeutic approaches to address multiple problems.

(ix) Substance Abuse Treatment Services Eligible substance abuse treatment services are designed to prevent, reduce, eliminate or deter relapse of substance abuse or addictive behaviors and are provided by licensed or certified professionals. ESG Funds may only be used to the extent that other appropriate substance abuse treatment services are unavailable in the community. Treatment consists of client intake, assessment, and outpatient treatment for up to 30 days. Inpatient detoxification and other inpatient drug or alcohol treatment are not eligible costs.

(x) Transportation Eligible cost consist of transportation cost of a program participant's travel to and from medical care, employment, child care or other eligible essential services facilities.

These costs include the following:

- a) Cost of program participant's travel on public transportation
- b) If service worker uses their own vehicle, mileage allowances for service worker to visit program participants;
- c) Cost of purchasing or leasing a vehicle for the County or Subrecipient to which staff transports program participants and/or staff serving program participants and the cost of gas, insurance, taxes and maintenance for the vehicle; and

- d) Travel cost of County or Subrecipient staff to accompany or assist program participants to use public transportation.

(xi) Services for Special Populations ESG funds may be used to provide services for homeless youth, victim services and services for people living with HIV/AIDS so long as the cost of providing these services are eligible under categories listed above.

- b. **Operations.** Eligible costs are the costs of maintenance (including minor or routine repairs), rent, security, fuel, equipment, insurance, utilities, food, furnishings, and supplies necessary for the operation of the emergency shelter. Where no appropriate emergency shelter is available for a homeless family or individual, eligible costs may also include a hotel or motel voucher for that family or individual.

(xii) Renovation, Rehabilitation or Conversion of Building for Shelters Eligible cost includes labor, materials, tools and other cost for renovation (including major rehabilitation of an emergency shelter or conversion of a building into an emergency shelter). The emergency shelter must be owned by a governmental entity or private nonprofit organization.

Examples of allowable rehabilitation projects include, but are not limited to, accumulated deferred maintenance (i.e. replacing flooring), replacement of principle fixtures and components, improvements to increase energy efficiency (i.e. replacing a furnace or air conditioning unit), and structural changes necessary to make the facility accessible for persons with physical disabilities. Rehabilitation projects include deferred repairs for items that are inoperable or broken and in need of replacement prior to the request of the ESG funds. Rehabilitation does not include non-deferred repairs.

Types of rehabilitation projects include:

- a) **Conversion:** a change in the use of a building to an emergency shelter or transitional housing where rehabilitation costs exceed 75% of the value of the building **after** conversion. If selected for funding, the facility would be required to be used as a shelter for the homeless for at least **10 years**.
- b) **Major rehabilitation:** rehabilitation or conversion involving costs in excess of 75% of the value of the building **prior to** the proposed rehabilitation or conversion. If selected for funding, the facility would be required to be used as a shelter for the homeless for at least **10 years**.
- c) **Renovation:** rehabilitation that involves costs of 75% or less of the value of the building **prior to** the proposed rehabilitation. If selected for funding, the facility would be required to be used as a shelter for the homeless for at least **3 years** to 10 years depending upon the type of renovation and the value of the building after completion of renovations.

Operations & Maintenance of Shelter

ESG funds may be used for maintenance, operation, insurance, provision of utilities, and furnishings related to emergency shelter.

Maintenance costs include contract services for copier or security system maintenance, pest control, lawn care, contracted janitorial service, etc.

Operation costs include facility rent, utilities, internet service, and telephone; building maintenance

and non-deferred repairs; food for shelter residents; vehicle maintenance, registration, repairs, and fuel; building or equipment insurance; fidelity bond coverage; office and maintenance supplies; contracted security services, staff mileage reimbursement (for travel relating to ESG service delivery), and pre-award travel expenses.

ESG funds may not be used for recruitment or on-going training of staff, mortgage payments for the organization, or depreciation. If a building is owned by the ESG Subrecipient or a subsidiary, rent may not be charged to ESG. Only the allocable share of maintenance, utilities, and insurance may be charged.

Non-deferred repairs are items that break during the contract period, such as:

- a) repairing a window that is broken;
- b) repairs due to water damage; or
- c) repairing a broken furnace or air conditioning unit.

Furnishings may include beds, mattresses, linens, desks, tables, chairs, etc.

Homelessness Prevention Component

ESG 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. This assistance, referred to as homelessness prevention, may be provided to individuals or families who meet the criteria under the “at risk of homelessness” definition or homeless definition and have an annual income below 30% of median family income for area as determined by HUD.

The costs of homelessness prevention are only eligible to the extent that the assistance is necessary to help the program participant regain stability in the program participant’s current permanent housing or move into another permanent housing and achieve stability in the housing.

Rapid Re-Housing Assistance Component

ESG funds may be used to provide housing relocation and stabilization services and short and/or medium-term rental assistance necessary to help a homeless individual or family move as quickly as possible into permanent housing and achieve stability in that housing. This housing, referred to as rapid re-housing assistance, may be provided to program participants who live in an emergency shelter or other place described in the homeless definition. The rapid re-housing assistance must be provided in accordance with housing relocation and stabilization services requirements, as well as the short- and medium-term rental assistance requirements.

Housing Relocation and Stabilization Services

Financial Assistance Costs

ESG funds may be used to pay housing owners, utility companies and other third parties for the following costs:

Rental Application Fees ESG funds may pay for the rental housing application fee that is charged by the owner to the applicant.

Security Deposits ESG funds may pay for a security deposit that is equal to no more than two months’ rent.

Last Month’s Rent If necessary to obtain housing for a program participant, the last month’s rent

may be paid from ESG funds to the owner of the housing at the time the owner is paid the security deposit and the first month's rent. This assistance must not exceed one month's rent and must be included in calculating the program participant's total rental assistance, which cannot exceed 24 months during any 3-year period.

Security Deposits ESG funds may pay for a standard utility deposit required by the utility company for all customers for the utilities.

Utility Payments ESG funds may pay for up to 24 months of utility payments per program participant, per service, including up to 6 months of utility payments in arrears, per service. A partial payment of a utility bill counts as one month. The assistance may only be provided if the program participant or a member of the same household has an account in his or her name with the utility company or proof of responsibility to make utility payments.

Moving Cost ESG funds may pay for moving costs, such as truck rental or hiring a moving company. This assistance may include payment of temporary storage fees for up to 3 months, provided that the fees are accrued after the date the program participant begins receiving assistance and before the program participant moves into permanent housing. Payment of temporary storage fees in arrears is not eligible.

Service Cost

This category includes the provision of housing relocation or stabilization services for homeless individuals or families or individuals or families at risk of homelessness, including housing search, mediation or outreach to property owners, legal services, credit repair, providing security or utility deposits, utility payments, rental assistance for a final month at a location, assistance with moving costs, or other activities that are effective at **(a)** Stabilizing individuals and families in their current housing; or **(b)** Quickly moving such individuals and families to other permanent housing

Housing search and placement funds may be used for services or activities designed to assist individuals or families in locating, obtaining, and retaining suitable housing. Component services may include: tenant counseling, assisting participants to understand leases, securing utilities, making moving arrangements, representative payee services concerning rent and utilities, and mediation and outreach to property owners related to locating or retaining housing.

Regarding legal services to help pay people stay in their homes, such services must be provided by a lawyer or other person(s) under the supervision of a lawyer to assist program participants with legal advice and representation in administrative or court proceedings related to tenant/landlord matters or housing issues. Legal services related to mortgages are not allowable.

Credit repair includes costs associated with assisting program participants with critical skills related to household budgeting, money management, accessing a free personal credit report, and resolving personal credit issues.

Short Term & Medium-Term Rental Assistance

This category includes a provision of rental assistance to provide short-term or medium-term housing to homeless individuals or families or individuals or families at risk of homelessness. Such rental assistance may include tenant-based or project-based rental assistance.

In order to assist with rental assistance program, participants must have a written lease with the property owner and the Subrecipient and property owner must have a rental assistance agreement.

Short-term rental assistance may not exceed rental costs accrued over a period of three (3) months.

Medium term rental assistance may not exceed actual rental costs accrued over a period of 4 to 24 months. No participant may receive more than 24 months of assistance.

After three (3) months of assistance, a participant must be re-evaluated for eligibility to receive additional months of medium-term rental assistance, for a total of 24 months. HUD encourages Subrecipient's to provide ongoing case management to all program participants in order to transition them to independence, including permanent housing arrangements.

Arrears Rental assistance may be used to pay up to six (6) months of rental arrears for eligible participants including any late fees on those arrears. Such may be paid if the rental payment enables the participant to remain in the housing unit for which the arrears are being paid or to move to another unit. If funds are used to pay arrears, the arrears are included in determining the maximum 24 months of assistance.

Rent Restrictions Rental assistance cannot be provided unless the rent does not exceed the Fair Market Rent established by HUD. <http://www.huduser.org/portal/datasets/fmr.html>

For purposes of calculating rent, the rent shall equal the sum of the total monthly rent for the unit. If the tenant pays separately for utilities, the monthly allowance for utilities (excluding phone) is established by

OHCD Housing Choice Voucher Program and is added to the requested rent to determine if the rent is within the Fair Market Rent. Rental assistance must be in compliance with HUD's standard of "rent reasonableness". Information can be located at:

www.hud.gov/offices/cpd/affordablehousing/library/forms/rentreasonablechecklist.doc

Rental Assistance Agreement the Subrecipient can only make payments to owners if they have entered into a Rental Assistance Agreement. The Agreement must:

- Set forth the terms under which rental assistance will be provided;
- Provide that during the term of the Agreement the owner must give the Subrecipient a copy of any notice to program participant to vacate the housing unit or any compliant used under state law to commence an eviction action.
- Subrecipient must make timely payments to the owner and the Agreement must contain the same payment due date, grace period and late payment penalty requirements as the program participant's lease. The Subrecipient is solely responsible for paying late payment penalties that incurs with non-ESG funds.
- Agreement may be terminated under the following conditions:
 - Program participant moves out of the housing unit for which the program participant has a lease;
 - The lease terminates and is not renewed; or
 - The program participant becomes ineligible to receive ESG rental assistance.

Homelessness Management Information System (HMIS) Component

Eligible costs related to data collection and reporting for ESG conducted through the Homeless Management Information Systems (HMIS) are an eligible expense under the ESG program. Reasonable and appropriate costs associated with operating an HMIS for purposes of collecting and reporting data required under ESG and analyzing patterns of use of ESG funds are eligible. Eligible costs include purchase of HMIS software and/or user licenses, leasing or purchasing needed computer equipment for providers and the central server, costs associated with data collection, entry and analysis, and staffing associated with the operation of the HMIS, including training.

HMIS activities that are ineligible include planning and development of HMIS systems, development of new software systems, and replacing local government funding for existing HMIS. Only those Subrecipient's that do not have an HMIS already implemented may use a portion of these funds for HMIS implementation or start-up activities.

Acceptable Documentation & Recordkeeping Requirements:

Third party documentation, where it is available, is the preferable documentation of homeless status. The exception to this is for recipients that provide emergency assistance, including emergency shelters that provide a bed for one night, and victim service providers.

Utilizing other forms of already available documentation is acceptable evidence of an individual or family's homeless status. Already available documentation includes certification or other appropriate service transactions recorded in a Homeless Management Information System (HMIS) or another database. This also includes discharge paperwork, to verify a stay in an institution.

Literally Homeless

- Written observation by the outreach worker; or
- Written referral by another housing or service provider; or
- Certification by the individual or head of household seeking assistance stating that (s)he was living on the streets or in shelter;
- For individuals exiting an institution-one of the forms of evidence above and:
 - Discharge paperwork or written/oral referral, or
 - Written record of intake worker's due diligence to obtain above evidence and certification by individual that they exited institution

Would include oral statement made by a social worker, case manager, or other appropriate official at an institution documented by the intake worker of housing or service program. Where the intake worker is not able to obtain a written or oral statement from a social worker, case manager or other appropriate official at an institution, the intake worker may document his or her due diligence in attempting to obtain a statement from the appropriate official in the case file.

Imminent Loss of Housing

- A court order resulting from an eviction action notifying the individual or family that they must leave; or
- For individual or families leaving a hotel or motel – evidence that they lack the financial resources to stay; or
- A documented and verified oral statement; and
- Certification that no subsequent residence has been identified and
- Self-certification or other written documentation that the individual lack the financial resources and support necessary to obtain permanent housing

Homeless status of an unaccompanied youth or family with children and youth who qualify for homeless under "other federal statutes."

- Certification by the nonprofit or state or local government that the individual or head of household seeking assistance met the criteria of homelessness under another federal statute; and
- Certification of no PH in last 60 days; and
- Certification by the individual or head of household, and any available supporting documentation,

- that (s)he has moved two or more times in the past 60 days; and
- Documentation of special needs or two or more barriers

Homeless status by providers serving individuals and families fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, and stalking that are not victim service providers The rules impose additional verification requirements for oral statements by individuals or families who are fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, and stalking who are seeking or receiving shelter or services from providers who are not victim service providers.

For victim service providers:

- An oral statement by the individual or head of household seeking assistance which states:
 - They are fleeing; they have no subsequent residence; and they lack resources
 - Statement must be documented by a self-certification or a certification by the intake worker

For non-victim service providers:

- Oral statement by the individual or head of household seeking assistance that they are fleeing. This statement is documented by a self-certification or by the caseworker. Where the safety of the individual or family is not jeopardized, the oral statement must be verified; and
- Certification by the individual or head of household that no subsequent residence has been identified; and
- Self-Certification, or other written documentation, that the individual or family lacks the financial resources and support networks to obtain other permanent housing

Disability Status 1) written verification from a professional who is licensed by the state to diagnose and treat that condition, that the disability is expected to be long-continuing or of indefinite duration and that the disability substantially impedes the individual's ability to live independently; and 2) written verification from the Social Security Administration, or the receipt of a disability check (e.g. Social Security Disability Insurance check or Veterans Disability Compensation). Where disability is an eligibility requirement, the intake staff recorded observation of disability status as long as the disability is confirmed by the aforementioned evidence within 45 days of the application for assistance.

Other Program Requirements

Confidentiality to ensure the safety and security of ESG project participants fleeing domestic violence situations, ESG recipients are required to develop and implement procedures to guarantee the confidentiality of records concerning project participants. In addition, the address and location of family violence shelter facilities receiving ESG funding may not be publicly disclosed except with the written authorization of the person(s) responsible for the shelter facility's operation. To comply with this requirement, recipient organizations should, for example, keep written records or files pertaining to families under lock and key with only particular personnel granted access to those files.

Termination and Appeals Process the Subrecipient may terminate assistance to a program participant who violates program requirements. Subrecipients may resume payments to a program participant who was previously terminated. Subrecipients must develop a formal process that recognizes the rights of individuals receiving assistance to due process of law. In terminating assistance to a program participant, the Subrecipient must at a minimum consist of: (1) written notice to the program participant containing a clear statement of the reasons for termination; (2) a review of the decision, in which the participant is given the opportunity to present written or oral objections before a person other than the person (or a subordinate of that person) who made or approved the termination decision; and (3) prompt written notice of the final decision of the program participant.

Program Accessibility The recipient (County) and Subrecipient must operate each existing program or

activity receiving federal financial assistance so that the program or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities. Reasonable accommodations must be provided for persons with disabilities in order to enable program participants with disabilities to have equal opportunity to participate in program or activity. If an activity involves alterations to shelters they may be subject to additional accessibility requirements in accordance with 24 CFR part 8.

Compliance with Fair Housing and Civil Rights Laws Subrecipient's must comply with all applicable fair housing and civil rights requirements in 24 CFR Part 5.105(a).

Conflict of Interest With respect to procurement activities, the Subrecipient must maintain written standards of conduct governing the performance of its employees engaged in the award and administration of contracts. At a minimum, these standards must:

- Require that no employee, officer, or agent may participate in the selection, award, or administration of a contract supported by Federal funds if a real or apparent conflict would be involved. Such a conflict would arise when any of the following parties has a financial or other interest in the firm selected for an award:
 - an employee, officer, or agent of the Subrecipient;
 - any member of an employee's, officer's, or agent's immediate family;
 - an employee's, agent's, or officer's partner; or
 - an organization which employs or is about to employ any of the in the preceding section
- Require that employees, agents, and officers of the Subrecipient neither solicit nor accept gratuities, favors, or anything of value from contractors, or parties to sub agreements. However, Subrecipient's may set standards for situations in which the financial interest is not substantial, or the gift is an unsolicited item of nominal value.
- Provide for disciplinary actions to be applied for any violations of such standards by employees, agents, or officers of the Subrecipient.

With respect to all other assisted activities, the general standard is that no employee, agent, or officer of the Subrecipient, who exercises decision-making responsibility with respect to funds and activities, is allowed to obtain a financial interest in or benefit from activities, or have a financial interest in any contract, subcontract, or agreement regarding those activities or in the proceeds of the activities. Specific provisions include that:

- This requirement applies to any person who is an employee, agent, consultant, officer, or elected or appointed official of the County, a designated public agency, or a Subrecipient, and to their immediate family members, and business partner(s).
- The requirement applies for such persons during their tenure and for a period of 1 year after leaving the County or Subrecipient organization.
- Upon written request, exceptions may be granted by HUD on a case-by-case basis, after consideration of the cumulative effect of various factors and only with: (a) full disclosure of the potential conflict, and (b) a legal opinion of the County attorney that there would be no violation of state or local laws in granting the exception.

Reallocation of Funds if the amount of unused or returned funds is not sufficient to justify the administrative burden of reallocating those funds; the funds may be added to the next fiscal year's allocation.

Systems Coordination Emergency Solutions Grants recipients (County) must consult with Continuums of

Care in allocating funds for eligible activities; developing performance standards, evaluating outcomes of ESG assisted projects and developing funding policies and procedures for the administration and operation of the HMIS.

Centralized or Coordinated Assessment Emergency Solutions Grants recipients (County) and Subrecipient's are to use a centralized or coordinated system to initially assess the eligibility and needs of each individual and family who seeks homeless assistance or homelessness prevention assistance. This centralized or coordinated assessment system has been developed and implemented by the Continuum of Care in accordance with minimum requirements to be established by HUD.

Shelter and Housing Habitability Standards The revised habitability standards incorporate lead-based paint remediation and disclosure requirements. All shelters must meet the minimum habitability standards adopted from the SHP regulations. Shelters renovated with ESG funds are also required to meet state or local government safety and sanitation standards including emergency efficient appliances and materials. If ESG funds are used to help program participants remain in or move into permanent housing, that housing must meet habitability standards. See ESG Housing Habitability Standards Inspection Checklist.

Subrecipient's who provide rental assistance with ESG funds will be required to conduct initial and any appropriate follow-up inspections of housing units into which a program participant will be moving. Units should be inspected on an annual basis and upon a change of tenancy. The minimum ESG Housing Habitability Standards Inspection Checklist must be completed.

Coordination with Continuum of Care (CoC) Planning Efforts Subrecipient's must coordinate with the local CoC to ensure that ESG activities are aligned with the CoC's strategies for preventing homelessness and ending homelessness. The impact of persons receiving ESG assistance will ultimately be reported by CoC's through required point-in-time counts and through other data collected by HUD.

Consultation with Homeless Participates the Continuum of Care must provide for participation of not less than one (1) homeless individual or former homeless individual on the board of directors or other equivalent policymaking entity, to the extent that such entity considers and makes policies and decisions regarding any facility services, or other assistance of the recipient assisted under this part. The Secretary may grant waivers if the Continuum of Care is unable to meet the requirement under the preceding sentence if they agree to otherwise consult with homeless or formerly homeless individuals in considering and making such policies and decisions. Participation of homeless or formerly homeless persons in a policy-making or operations function can pose a challenge for ESG-funded program administrators.

Ineligible Activities

Rehabilitation activities funded through ESG cannot increase the square footage of the structure involved and must occur within the existing structure. (Refer to Section 504 of the Rehabilitation Act of 1973, as amended, as provided in 24 CFR 8.23 (1) or (b).)

ESG funds shall not be utilized acquisition of real property; new construction; addition of square footage, property clearance or demolition; support inherently religious activities such as worship, religious instruction, or proselytization; or to rehabilitate or repair buildings such as sanctuaries, chapels, and other rooms that a congregation uses as its principal place of worship.

ESG funds shall not be used for recruitment or on-going training of staff, depreciation, advertisement, entertainment, conferences, or retreat, public relations, advertising, bad debts/late fees, or mortgage payments of the Subrecipient organization.

Match Requirement

ESG Subrecipient's must match their award amount with **an equal amount** or greater amount of resources other than ESG funds. Therefore, ESG applicant organizations must demonstrate access to resources that may be used as match **after** the date of the grant award. Matching funds used for this ESG project may not be used to match any other project or grant. Supportive Housing Program and Community Development Block Grants from the U.S. Housing and Urban Development Department may be used as match sources. Match resources must be documented and may include:

- 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 \$5 per hour. [Note: Volunteers providing professional services such as medical or legal services are valued at the reasonable and customary rate in the community.]

Environmental Review

ESG projects are subject to meeting the environmental review requirements as set for under HUD 24 CFR Part 58.

Financial Management & Documentation

1. *Financial Management*

The financial management system used by the applicant is to provide for an annual audit, if required, in accordance with 2 CFR 200 Sub-part F 200.507 for Local Governments and private, nonprofit organizations are subject to the audit requirements, as applicable, which states that,

“Subrecipient’s that expend \$750,000 or more in a year of Federal funds shall have a single or program specific audit for that year. Entities that expend less than \$750,000 are exempt from federal requirements for that year, but all [financial and program] records are to be available for the grant period under audit for review by appropriate officials of the federal agency and the pass-thru entity [OHCD] 2 CFR 200.503.”

The Subrecipient agrees to ensure the grant is administered in accordance with the requirements of this part and the guidelines and requirements for Local Governments outlined in 2 CFR 200.327-329 Financial

Monitoring and Reporting as they relate to the acceptance and use of ESG funds, and all other applicable federal and state requirements in effect for the period for which it receives grant funding;

The Subrecipient agrees to comply with 2 CFR 200 Subpart D §302 - §303 and agrees to adhere to the accounting principles and procedures required therein, utilize adequate internal controls, and maintain necessary source documentation for all cost incurred.

2. *Cost Principles*

The non-profit Subrecipient shall administer its program in conformance with 2 CFR, Part 200 subpart E, as applicable and agrees to adhere to the accounting principles and procedures required therein, utilize adequate internal controls, and maintain necessary source documentation for all costs incurred. These principles shall be applied for all costs incurred whether charged on a direct or indirect basis.

If the Subrecipient is a governmental or quasi-governmental agency, the applicable sections of 2 CFR 200 via 2CFR 2400.101, "Uniform Administrative Requirements for Grants and Cooperative Agreements to State and Local Governments," and OMB Circular A-87 which has been relocated to 2 CFR, Part 225 would apply.

An organization must include its most recent complete audit report and if applicable, management letters as part of the financial documentation before contracts are executed. If organization is not required to have a single audit performed, end-of-the-year financial statements (balance sheet, income statement, and statement of cash flow) are required.

Contracts and Reporting

Projections of outputs and outcomes will be incorporated into contracts as performance measures. Applicant organizations must have a computer and access to the Internet. ESG monthly reporting will be electronic via the Internet. Organizations must have a computer on-site with the capability to transmit monthly financial and programmatic reports and receive electronic transmissions. Specific information on the format and due dates of required reports will be provided within contracts to Subrecipient's. Subrecipients must submit reports monthly, by the due date specified in the contract.

Subrecipient's are also required to report client-level data in a Homeless Management Information Systems (HMIS) and must have an agreement with the local HMIS Administrator for reporting. Domestic Violence providers must report in a comparable database. The Office of Housing and Community Development (OHCD) reserves the right to enter into direct agreement with the HMIS Administrators to provide OHCD with required data. OHCD may terminate the contract with a Subrecipient if any Subrecipient, including partners in a collaborative effort, is not complying with the requirements of the contract and HUD requirements related to ESG.

ESG Housing Habitability Standards Inspection Checklist

The standards for housing unit inspections under Emergency Solutions Grant (ESG) are the housing habitability standards. These standards apply only when a program participant is receiving financial assistance and moving into a new (different) unit. Inspections must be conducted upon initial occupancy and then on an annual basis for the term of the ESG assistance.

The habitability standards are from the Housing Quality Standards (HQS) used for other HUD programs. HQS inspections standards do not require a certified inspector complete the inspection. As such, ESG program staff can conduct the inspections, using a form such as this one to document compliance.

Element

1. **Structure and materials:** The structures must be structurally sound so as not to pose any threat to the health and safety of the occupants and to protect the residents from hazards.
2. **Access:** The housing must be accessible and capable of being utilized without unauthorized use of other private properties. Structures must provide alternate means of egress in case of fire.
3. **Space and security:** Each resident must be afforded adequate space and security for themselves and their belongings. Each resident must be provided with an acceptable place to sleep.
4. **Interior air quality:** Every room or space must be provided with natural or mechanical ventilation. Structures must be free of pollutants in the air at levels that threaten the health of residents.
5. **Water Supply:** The water supply must be free from contamination.
6. **Sanitary Facilities:** Residents must have access to sufficient sanitary facilities that are in proper operating condition, may be used in privacy, and are adequate for personal cleanliness and the disposal of human waste.
7. **Thermal environment:** The housing must have adequate heating and/or cooling facilities in

proper operating condition.

8. **Illumination and electricity:** The housing must have adequate natural or artificial illumination to permit normal indoor activities and to support the health and safety of residents. Sufficient electrical sources must be provided to permit use of essential electrical appliances while assuring safety from fire.
9. **Food preparation and refuse disposal:** All food preparation areas must contain suitable space and equipment to store, prepare, and serve food in a sanitary manner.
10. **Sanitary condition:** The housing and any equipment must be maintained in sanitary condition.
11. **Fire safety:** Each unit must include at least one battery-operated or hard-wired smoke detector, in proper working condition, on each occupied level of the unit. Smoke detectors must be located, to the extent practicable, in a hallway adjacent to a bedroom. If the unit is occupied by hearing-impaired persons, smoke detectors must have an alarm system designed for hearing-impaired persons in each bedroom occupied by a hearing-impaired person.

CERTIFICATION STATEMENT

I certify that I have evaluated the property located at the address and find the following:

- Property meets all of the above standards and is approved.
- Property does not meet all of the above standards and is no approved.

Case Name: _____ Addre



Department of Community Development

Date: March 23, 2020

To: Billy J. Lake, Director of Housing
Joan S. Duckett, Assistant Director of Housing & Community Development

Thru: W. Patrick Pate, City Manager

From: Elizabeth S. Via-Gossman, FAICP, Director Community Development

Re: Manassas Comments on Five-Year Consolidated FFY2020-2024 (FY2021 – 2025) and Annual Action Plan FFY2020 (FY2021)

The City of Manassas offers the following comments on the plan referenced above:

1. The City continues to object to the method by which Prince William County involves the City of Manassas in the process of developing both the consolidated plan and the action plan. The County administers the City's CDBG allocation and we are much more than "stakeholders", we are partners. The City's should be involved in the development and approval of the plans. Therefore the City does not concur with the County's statement on Page 11 that the County works closely with the cities of Manassas and Manassas Park in the development of programs to address housing, homeless, and community development needs and other local issues covered by the Consolidated Plan.
2. The City generally concurs with the priority needs and goals identified on page 3. Please confirm that Public Facilities would also include critical infrastructure such as sidewalks within eligible and targeted neighborhoods.
3. On page 12 the County notes that no comments were received for stakeholder focus groups however the City was relegated to the status of stakeholder and did provide comments as well as a copy of the City's most recent housing analysis.
4. On page 136, the City notes that the County has included the statement requested by the City regarding targeting certain residential neighborhoods though notes it is limited to the NHRP program.


Please do not hesitate to contact me at (703) 257-8224 if you have any questions.

9027 Center Street Room 202 | Manassas, VA | 20110 | 703-257-8223 | www.manassascity.org



DATE: MARCH 26, 2020

TO: ELIZABETH S. VIA-GOSSMAN, FAICP, DIRECTOR COMMUNITY DEVELOPMENT

FROM: Billy J. Lake, Director Housing 

THRU:  Joan S. Duckett, Assistant Director of Housing & Community Development

RE: Written Response to Comments submitted concerning Five-Year Consolidated FY2020-2024 (FY2021-2025) and Annual Action Plan FFY2020 (FY2021)

1. The City continues to object to the method by which Prince William County involves the City of Manassas in the process of developing both the consolidated plan and the action plan. The County administers the City's CDBG allocation and we are much more than "stakeholders", we are partners. The City's should be involved in the development and approval of the plans. Therefore, the City does not concur with the County's statement on Page 11 that the County works closely with the cities of Manassas and Manassas Park in the development of programs to address housing, homeless, and community development needs and other local issues covered by the Consolidated Plan.

Response:

The Office of Housing & Community Development (OHCD) as an Urban Entitlement, has been administering the federally funded Community Planning & Development (CPD) programs since 1993 and under the most current Cooperation Agreement dated June 19, 2018 (see attached) between the Board of County Supervisors of Prince William County, Virginia ("County") and City of Manassas, Virginia the Agreement stipulates the following:

- d. The County and City of Manassas hereby agree to cooperate to undertake, or assist in undertaking, community renewal and lower income housing assistance activities.
- e. The City of Manassas shall work with the County to establish administrative procedures and program design. The County has final responsibility for selecting CDBG, HOME, ESG and other activities, submitting the Consolidated Plan to HUD and annually filing the required Final Statement with HUD.

In addition to the responsibilities noted above, OHCD as the entitlement jurisdiction must also perform and bear the costs associated with the environmental reviews, providing the newspaper advertisements, providing public comment periods, initiating and submitting HUD required forms and agreements in order to receive federal funds, and submitting all required documents to include the Five-Year Consolidated Plans, Annual Action Plans and the Consolidated Annual Performance Evaluation Report (CAPER) for all CPD activities.

OHCD has identified the greatest needs and project(s) to be funded with CDBG and HOME funds, with the majority of the CDBG allocation for the Neighborhood Housing Rehabilitation Program (NHRP) and all the HOME funding for the First-Time Homebuyer Program (FTHB). These activities were determined and identified based on the needs of the community, Needs

Assessment(s), Market Analysis Survey(s), and analyst of the data derived based on race, ethnicity, household income, housing cost burdens, non-homeless special needs, elderly and homelessness.

During the June 2019 meeting between the City and the County, there was discussion around different activities for consideration using the City's allocation of CDBG and HOME funds. It was discussed that a couple of the activities that the City was considering were CDBG eligible and would be categorized as an area benefit activity. Mr. Lake informed both you and the City Manager that when undertaking an "Area Benefit" project like street improvements the activity must take place either within a census tract area with at least 51% LMI or a survey conducted to determine that the beneficiaries would meet the 51% LMI which is very complicated and time consuming. The methodology must be submitted to HUD in advance of the funding allocation and must be approved by HUD.

Attached is the worksheet which has been updated and was provided at the June meeting to reflect the City's allocation of funding for both CDBG and HOME for fiscal years 2015 thru 2019, to include actual funds spent on City projects, along with the number of beneficiaries based on households and persons served. As we discussed the programs have been beneficial to the City's community through being afforded additional funds to enable the program successes. At this meeting we also discussed that activities identified by the City using both CDBG and HOME funds outside of the NHRP and FTHB Program would be limited to the actual funding allocation(s) for the City and additional County funds would not be available for those projects.

Concerning the Emergency Solutions Grant (ESG) OHCD staff is an active member of the Prince William Area Continuum of Care (CoC) and participates regularly in the scheduled meetings of which the City of Manassas is also an active member. OHCD is responsible for administrative duties for the ESG funding allocation for the County and determines the ESG allocations to local shelters for operational costs and Rapid Re-Housing. Currently SERVE, the shelter located in the City of Manassas, received an ESG Grant for FY20 from Prince William in the amount of \$84,218 for Operational and Rapid Re-Housing activities.

The County will continue to work collaboratively with the City to ensure that all activities funded through both CDBG and HOME result in the most beneficial manner for all citizens. While the City does have input and the County is open to its needs, the City does not have the authority to designate funding levels, activities or approval of the Consolidated Plan which is the sole responsibility of the County as the legal entity. Only the Prince William County Board of County Supervisors can approve or amend the Consolidated Plan.

See response to question #3 regarding input into the final Consolidated Plan.

2. The City generally concurs with the priority needs and goals identified on page 3. Please confirm that Public Facilities would also include critical infrastructure such as sidewalks within eligible and targeted neighborhoods.

Response:

HUD provides examples of Public Facilities to include facilities buildings not owned by a governmental entity. These building could include centers for seniors, persons with disabilities, youth and childcare centers, community centers, homeless shelters, housing for people with special needs, libraries, health clinics, and neighborhood fire stations. Parks and recreational facilities are also Public Facilities if they are buildings owned by non-profit organizations that serve the public.

HUD also provides examples of "Improvements" in the phrase Public Facilities and Improvements which are often referred to as infrastructure which can include streets and sidewalks, water and sewer improvements, utility lines, flood and drainage systems, and tree planting.

However; beginning on page 3 and ending on page 4 the Priority Needs are addressed with the identified Goals which on page 4 of the DRAFT Five-Year Consolidated Plan for FFY2020 – FFY2024 states the following concerning "Enhance Access to Public Facilities";

"Improve living conditions in by addressing non-housing community development for special needs and low to moderate income households over a five-year period".

Therefore, for any infrastructure improvement such as sidewalks to be considered for funding with CDBG funds, the project would be required to meet to meet ADA accessibility guidelines. We will modify the final document to incorporate this requirement.

3. On page 12 the County notes that no comments were received for stakeholder focus groups however the City was relegated to the status of stakeholder and did provide comments as well as a copy of the City's most recent housing analysis.

Response:

The County does view the City of Manassas as both a partner and a stakeholder, especially given that the definition of a stakeholder is "any person or organization that has a legitimate interest in a specific project or policy decision".

This definition only validates the necessity of the City's participation with the County in executing and supporting the programs and services provided through the federal dollars allocated for activities.

Thank you for bringing to my attention that the comments brought to the table from the City during the Public Input meeting that you attended were not noted as such within the Executive Summary and the Citizen Participation sections and will be incorporated in the Final Consolidated Plan.

During this Public Input Meeting you shared that the City wanted to have rehabilitation funds designated to targeted neighborhoods based upon the City's recent Housing Analyst that you provided. We concurred that OHCD would designate the rehabilitation funds annually based upon the neighborhoods identified by the City and that we would continue to provide additional financial assistance if the rehabilitation exceeded the City's designated CDBG allocation. In addition, it was determined that the City would be responsible to market the program with flyers provide by OHCD that could be used as a mass mailing and put on the City's website. We also discussed that the HOME funds would continue to be used throughout the City for the FTHB Program.

4. On page 136, the City notes that the County has included the statement requested by the City regarding targeting certain residential neighborhoods though notes it is limited to the NHRP program.

Response:

Yes, you are correct in that the City's allocated CDBG funds would be designated to LMI owner occupied household within the targeted neighborhoods identified by the City. From the City's CDBG allocation OHCD sets-a-side \$8,055 for Cooperative Extension to provide LMI persons Budget and Housing Counseling. In addition, before the actual activities and dollar amounts are identified \$50,000 is set-a-side for Competitive City activities. If there are no awarded eligible activities that dollar amount is put in the NHRP activity for the City.

Conclusion:

The County and the City of Manassas have had a long and productive relationship working together to collaboratively provide programs and services which most efficiently meet the needs of both communities. It appears from your memo that the City wants to administer and have more control over the federal funds awarded to the County. In an effort to address your concerns going forward, I would like to offer quarterly meetings either through conference calls or here in our office.

If the City of Manassas does not wish to participate through the Cooperation Agreement with Prince William County for the upcoming renewal of the three-year qualification period you must provide in writing to both our office and HUD notification no later than April 1, 2021 that the City elects not to participate for the next three-year qualification period. As you are aware for the City to qualify to receive direct CDBG funds the population would have to be at least 50,000. If the City is not under a Cooperation Agreement the City can make application to the state for funding of projects and activities, they wish to administer.



Citizen Input and Focus Group(s) Public Information Meetings

**Prince William Area
Comments Consolidated Annual Plan Performance Report
(CAPER) FFY18 (FY19)
Citizen Input 5-Year Consolidated Plan FFY20–24 (FY21-25)
and Annual Action Plan (AAP) FFY20 (FY21)**

<p>September 24, 2019 City of Manassas City Hall First Floor Conference Room 9027 Center Street Manassas, VA</p>	<p>September 25, 2019 Dr. A.J. Ferlazzo Building Locust Shade Conference Room 15941 Donald Curtis Drive Woodbridge, VA</p>
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CAPER **9:15 am**
5-Year Plan & AAP **9:30 am to 11:00 am**
Focus Group – Homelessness & Public Service **11:30 am to 1:00 pm**
Focus Group – Affordable Housing & Special Needs Housing
2:30 pm to 4:00 pm

Public Information Meetings will be held to receive comments on the Prince William Area **FY19 CAPER**, and to solicit input from citizens and provide focus groups on the development of the **5-Year Consolidated Plan FFY20–24 (FY21-25) and the Annual Action Plan FFY20 (FY21)**.

Copies of the **CAPER** will be made available for review on or about **September 4, 2019** at the Prince William County Library branches (Central, Potomac, Chinn, Bull Run, Montclair and Haymarket/Gainesville), Manassas City (Community Development), Manassas Park (Office of Planning), Sudley North Government Center (Dept. of Social Services), McCoart Complex (Information Desk) and Dr. A. J. Ferlazzo Building (Office of Housing and Community Development). Written comments on the **CAPER** may be submitted for the record **until 5:00 pm September 25, 2019**. Written comments on input into the **Five-Year Plan & AAP** may be submitted for the record **until 5:00pm October 4, 2019**. Written or e-mailed comments must include the name and address of person submitting the comment.

All written comments should be addressed to the attention of: Joan S. Duckett, Community Planning & Development Division Chief, 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 jduckett@pwccgov.org.

Non-English-speaking residents and citizens with speech, sight, or hearing impairments who wish to review documents or comment at the public meetings contact the Prince William County Office of Housing & Community Development 5 days in advance at 703-792-7531 or TDD 703-792-6444. Each request will be considered individually according to the type of assistance required, availability of resources, and financial ability of the County to provide accommodations.





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 PLAN FEDERAL FISCAL YEARS 2020 - 2024 AND ANNUAL ACTION PLAN FEDERAL FISCAL YEAR 2020

All citizens and interested parties of the Prince William Area are hereby notified that effective on or before February 19, 2020, the draft 5-Year Plan will be available for public review and comments. Copies of the Plan are available for public viewing at regional libraries and County/City government centers. To request a copy of the Draft Consolidated Housing and Community Development Plan for Federal Fiscal Years 2020-2024 (FY2021-2025) and Draft Annual Action Plan Federal Fiscal Year 2020 (FY2021), call 703-792-7531 or visit our website at www.pwcgov.org/housing

Informational briefing of the plan will take place on:

Monday, March 16, 2020 at 9:30AM	Monday, March 16, 2020, 2:00PM
Dr. A.J. Ferlazzo Building	Sudley North Government Center
Locust Shade Conference Room	Jean McCoy Conference Room
15941 Donald Curtis Drive, Suite 112	7987 Ashton Avenue, Suite 200
Woodbridge, VA 22191	Manassas, Virginia 20109

The Draft Plan, documents housing and non-housing needs, outlines available resources and presents a one-year plan for using federal funds for federal fiscal year 2020 (FY2021). 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) by May 15, 2020.

Citizens and other interested parties are urged to attend the informational meetings and/or submit written comments, by no later than **midnight, March 23, 2020**.

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 Kim Lawson at (703) 792-7531. Written comments should be directed to:

Prince William County Office of Housing and Community Development
Attn: Joan S. Duckett, Assistant Director of Housing & Community Development
15941 Donald Curtis Drive, Suite 112
Woodbridge, Virginia 22191-4291
jduckett@pwcgov.org

