



# PRINCE WILLIAM COUNTY

## HOME-American Rescue Plan (HOME-ARP) Allocation Plan



## Consultation

**Describe the consultation process including methods used and dates of consultation:**

After HUD's issuance of HOME ARP CPD Notice 21-10 on September 13, 2021, Prince William County began the consultation process with external partners and current and possible future stakeholders throughout the County for additional feedback informed by HUD's program guidance. The County provided several opportunities for consultation regarding the HOME ARP plan.

Specifically, in January 2023, the County reached out to the County's Continuum of Care (CoC) as well as various non-profit organizations that serve homeless individuals, individuals at-risk for homelessness, veteran's service providers, domestic violence service providers and service providers serving low-income households throughout the County, to participate in a survey. This survey measured the need for various activities, as well as asking participants how the County could better collaborate with outside agencies. These results are shown in the Appendix.

The County also invited all these participants to join the County for a virtual meeting to collect additional comments on the draft Plan.

These emails are also attached to this document.

**List the organizations consulted:**

	Type of Agency/Org	Method Consultation	of	Feedback
<b>Continuum of Care</b>	County Homeless Collaborative	Survey Email Correspondence		Need for funding supportive services and rental assistance.
<b>Action in Community Through Services</b>	Non-Profit Homeless Provider	Survey		No response to survey or anonymous response
<b>Catholic Charities-St. Margaret of Cortona</b>	Non-Profit Homeless Provider, Domestic Violence	Survey		No response to survey or anonymous response
<b>Cardinal Resources</b>	Non-Profit Homeless Provider	Survey		No response to survey or anonymous response
<b>CFH Inc.</b>	Non-Profit Homeless Provider	Survey		Need for production of new affordable housing units, increased collaboration with funding
<b>Cooperative Council of Ministries</b>	Coordinated Entry Agency	Survey		No response to survey or anonymous response

<b>Easter seals Homeless Veteran Reintegration Program</b>	Non-Profit Homeless Provider, Veterans	Survey	No response to survey or anonymous response
<b>Elect Ladies Transition Home</b>	Non-Profit Homeless Provider	Survey	Need for new affordable housing units
<b>Feeding Friends-Gainesville United Methodist Church</b>	Non-Profit Homeless Provider	Survey	Need for supportive services and navigation center
<b>Friendship Place</b>	Non-Profit Homeless Provider, Veterans	Survey	No response to survey or anonymous response
<b>Good Shepherd Housing Foundation</b>	Non-Profit Homeless Provider, Mental Illness	Survey	No response to survey or anonymous response
<b>Helping Neighbors-in-Need Outreach Center</b>	Non-Profit Homeless Provider	Survey	No response to survey or anonymous response
<b>Home Buddies Inc.</b>	Non-Profit Homeless Provider	Survey	Need for supportive services and assistance for currently homeless households
<b>Independence Empowerment Center</b>	Disability services	Survey	No response to survey or anonymous response
<b>Manassas City Department of Social Services</b>	Community service provider	Survey	No response to survey or anonymous response
<b>Manassas Church of Brethren</b>	Non-Profit Homeless Provider	Survey	No response to survey or anonymous response
<b>Manassas Park City</b>	Non-Profit Homeless Provider	Survey	Need for TBRA and additional funding for service providers
<b>Manassas Park Department of Social Services</b>	Community service provider	Survey	Need for TBRA, the production of new affordable housing, swiftly releasing funds, and increased staffing
<b>New Creatures-in-Christ Ministries</b>	Non-Profit Homeless Provider	Survey	No response to survey or anonymous response
<b>Northern Virginia Family Service</b>	Non-Profit Homeless Provider	Survey	No response to survey or anonymous response
<b>Operation Renewed Hope Foundation</b>	Non-Profit Homeless Provider, Veterans	Survey	No response to survey or anonymous response
<b>Pathway Homes, Inc.</b>	Non-Profit Homeless Provider, Mental Illness	Survey	No response to survey or anonymous response
<b>People Inc.</b>	Community Action Agency	Survey	No response to survey or anonymous response
<b>Prince William County Community Service</b>	Community service provider	Survey	Need for TBRA, Allocate financial assistance and personnel to help unsheltered homeless individuals to obtain support documents necessary for employment and housing (DMV ID cards, Social Security cards, birth certificates, Permanent Residency cards, etc.). Open a year-round

			Homeless shelter and Drop-In Center for single adults, street homeless in Western Prince William County.
<b>Prince William County Public Schools - McKinney Vento Office</b>	Education	Survey	No response to survey or anonymous response
<b>Prince William County Department of Social Services</b>	Community service provider	Survey	Need for TBRA, production of new units, more streamlined process, Single-Room Occupancies, and expiated funds
<b>PWC-OCJS</b>	County	Survey	No response to survey or anonymous response
<b>PWC-OHCD</b>	County	Survey	No response to survey or anonymous response
<b>Saved Hands Foundation</b>	Non-Profit Homeless Provider, Workforce development	Survey	No response to survey or anonymous response
<b>Sentara</b>	Non-Profit Homeless Provider, Healthcare	Survey	No response to survey or anonymous response
<b>Serving Our Neighbors</b>	Non-Profit Homeless Provider	Survey	Need for supportive services and navigation center
<b>Serving Together, a program of Every Mind</b>	Non-Profit Homeless Provider, Veterans	Survey	No response to survey or anonymous response
<b>StreetLight Community Outreach Ministries</b>	Non-Profit Homeless Provider	Survey	No response to survey or anonymous response
<b>The Church - God's Assembly</b>	Non-Profit Homeless Provider	Survey	No response to survey or anonymous response
<b>The Litaker Foundation</b>	Non-Profit Homeless Provider, Veterans	Survey	No response to survey or anonymous response
<b>Virginia Cooperative Extension</b>	Education Services	Survey	No response to survey or anonymous response
<b>Virginia Department of Veteran Services</b>	Veteran Services	Survey	No response to survey or anonymous response
<b>Virginia Employment Commission</b>	Employment Services	Survey	No response to survey or anonymous response
<b>Virginia Premier Health Plan</b>	Health Services	Survey	No response to survey or anonymous response
<b>Prince William Human Rights</b>	Civil Rights Fair Housing	Survey & Email outreach	No comments. Outreach included in initial survey outreach and through Directors and Leadership and County Agency outreach before Plan development.

**Summarize feedback received and results of upfront consultation with these entities:**

Consultation with Homelessness Service Providers

Outreach for this consultation was targeted to providers of homeless services; feedback came from 23 providers. The summary below includes several comments received from providers in writing and also during the virtual session.

The highest-rated need for eligible activities includes supportive services and Tenant-Based Rental Assistance (TBRA). The most at-need eligible populations include households experiencing homelessness. Overall, feedback provided illuminated the need for additional housing options for households and the lack of available housing throughout the County.

Several commenters also noted that there is a need for community outreach and education about households experiencing homelessness, a lack of resources overall, and a need for increased flexibility with spending.

Providers echoed the strong need for more resources and access to rental assistance.

Consultation with Veterans Services Providers

Outreach for this consultation was targeted to veteran homeless service providers.

“The veteran homeless population often overlooked and really in need homeless services. I hope they really provide real homeless services to assist the Vet and other in need of these service so they can assist with contributing to this community.”

Consultation with Public Housing Authorities (PHAs)

There are no public housing authorities in Prince William County.

Consultation with Continuums of Care (CoCs)

Members of the CoC were included in the consultation process.

The CoC was able to provide data including the most recent gap analysis and point-in-time count.

Consultation with Domestic Violence (DV) Providers

Outreach consisted of domestic violence providers as listed above.

Responses focused on the need for supportive service programs in conjunction with additional housing.

### Consultation with Developers of Affordable Rental Housing

All developers who are currently on the contact list were consulted with.

Commenters felt strongly that there was a large need for more affordable housing.

### Consultation with Civil Rights and Fair Housing

Consulted with Prince William Civil Rights. No comments received.

### Consultation with Public Housing Agency

No PHA in Prince William County.

## Public Participation

**Describe the public participation process, including information about and the dates of the public comment period and public hearing(s) held during the development of the plan:**

- **Date(s) of public notice: 2/9/2023**
- **Public comment period: start date – 2/9/2023 end date – 2/25/2023**
- **Date(s) of public hearing: 2/22/2023**

**Describe the public participation process:**

Prince William County consulted with a variety of key community stakeholders in the preparation of the HOME- ARP Allocation Plan to receive input related to homelessness and homelessness prevention. Individuals representing government and policymakers, nonprofit organizations, healthcare providers, affordable housing developers, housing advocates, and other interested parties were invited to participate to ensure a diverse array of stakeholder feedback.

In addition to the outreach and engagement efforts described above, the County made the draft plan available for review and public comment. A public meeting was held on **February 22, 2023**. Anyone wishing to comment on the best use of the HOME ARP funds was invited to do so. The meeting was held virtually which allowed the public to listen to the meeting and provide feedback.

See appendix for the posting of the forum and the notice of publication, as well as received comments.

**Describe efforts to broaden public participation:**

Efforts were made to promote and encourage citizen and agency participation in the HOME ARP Allocation Plan preparation process. Outreach efforts took place virtually and included actively locating and contacting a wide range of nonprofits, existing external partners, and a variety of agencies in addition to the standard legal notices.

Documents and plan drafts were made available for review by the public through Prince William County's website. The HOME ARP Allocation Plan was also circulated to a wide range of housing and homelessness partners as well as to organizations serving the qualifying population. Notifications about the Plan and meeting were sent to government buildings, libraries, and the CoC, as well as email lists, and the newspaper notice.

**Summarize the comments and recommendations received through the public participation process either in writing, or orally at a public hearing:**

Comments, as described above, echoed the need for additional rental assistance, as well as the need for central information centers and additional shelters. Comments also suggested the need for on-going support for service providers and navigation centers to direct clients to services in the County.

**Summarize any comments or recommendations not accepted and state the reasons why:**

No Comments were rejected.

## **Needs Assessment and Gaps Analysis**

**Describe the size and demographic composition of qualifying populations within the PJ's boundaries:**

**Homeless as defined in 24 CFR 91.5**

For HOME ARP, two of the qualifying populations are persons/households experiencing homelessness, and households who have previously been qualified as "homeless" as defined in 24 CFR §91.5 who are housed due to temporary or emergency assistance and need additional housing assistance or supportive services to avoid a return to homelessness. According to the 2022 Point-in-Time (PIT) count for the Prince William County CoC, there were approximately 241 homeless persons. Although this is a decrease from the 326 homeless persons reported in the 2020 PIT count, this is mainly due to a decrease in the number of unsheltered persons counted. The methods of counting and the impacts of COVID-19 are attributed to this decline and not a decline in the homeless population overall.

In 2022, an estimated 37% of the counted homeless population in Prince William County identified as White and 53% identified as Black or African American. Five people



identified as Asian, two identified as American Indian or Alaska Native, two identified as Native Hawaiian or Other Pacific Islander and 14 identified as being of multiple races.

Individuals who are identified as chronically homeless make up 14% of the County's homeless population. There were an estimated 11 veterans counted in 2022, and there were six unaccompanied youth.

Homeless counts have remained relatively steady in the County with numbers shifting slightly in recent years, according to the Point in Time counts. However, much of the homeless population may remain uncounted due to the unsheltered numbers that are more difficult to capture. The impacts of the COVID-19 Pandemic has not been fully quantified in its impacts on the homeless population and service providers expect to see these impacts in upcoming years.

Homeless households are in need of additional housing opportunities, including rapid re-housing, transitional housing, and permanent supportive housing. These needs are demonstrated by the relatively steady number of homeless households in the County. In addition, shelters operate at nearly 100% capacity year-round.

### ***At Risk of Homelessness as defined in 24 CFR 91.5***

Households at risk of homelessness include households that are very low-income, and cost burdened. These households are most likely to lack stable housing options due to the lack of financial resources. According to the most recent CHAS data (2015-2019), there are 4,745 owner households below 30 percent of the HUD Area Median Family Income (HAMFI) in Prince William County that are severely cost burdened or spend more than 50 percent of their household income on housing. There were also 6,365 renter households below 30 percent HAMFI that are severely cost burdened. This represents 16.8 percent of all renter households in Prince William County and 4.6 percent of owner households.

These households at risk of homelessness have grown slightly in recent years, increasing from 15.3 percent for renters and 3.3 percent for owners in 2015. Housing costs have increased in Prince William County, as seen in the Prince William Area 2020-2024 Consolidated Plan. Households at risk of homelessness continue to need housing options or options to stabilize their current housing situations. Households in the Prince William Area that are facing housing instability and are at-risk of homelessness were identified as a high priority, along with other priority groups for offering assistance.

### ***Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice***

It is recognized that domestic violence is one factor contributing to homelessness or risk of homelessness for individuals and households.

According to the Virginia Department of Health, more than 30% of Virginia's homicides are domestic violence related. Statewide, more than 22,000 adults and 5,300 children

receive domestic violence advocacy services, and 20% of the people who received services had to relocate or were homeless as a result of domestic violence.<sup>1</sup>

According to the 2022 PIT count, 45 people counted were victims of domestic violence, accounting for 19% of the total homeless population counted.

Households at risk of becoming homeless that are also fleeing domestic violence are in need of additional housing options. Consultation suggested that these households have faced additional needs since the COVID-19 Pandemic with more limited access to services and housing options. Households fleeing domestic violence are also more vulnerable since the economic impact of COVID-19 on many households in the area.

***Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability, as defined by HUD in the Notice***

Other qualified populations in need of housing assistance include veterans and their families or other groups in need of services as identified in section 212(a) of the Act (42 U.S.C. 12742(a)). Veterans accounted for 11 people in 2022 Point-in-time homeless count. In addition, it is expected that veterans are a proportion of the at-risk of homelessness population, although data is not available on the total numbers.

Consultation efforts found that these groups were in need of housing and service options, but not at higher levels than other qualified populations.

***Identify and consider the current resources available to assist qualifying populations, including congregate and non-congregate shelter units, supportive services, TBRA, and affordable and permanent supportive rental housing (Optional):***

Current resources available include a number of shelter options and supportive services, including shelters for families, victims of domestic violence, and veterans. These shelters provide emergency shelter options, permanent supportive housing, transitional housing and rapid re-housing for various populations. In addition, a variety of services are provided within the network of care including employment services, health services, mental health services, addiction treatment, and a variety of other necessary services to contribute to a complete network of care.

***Describe the unmet housing and service needs of qualifying populations:***

***Homeless as defined in 24 CFR 91.5***

According to the 2021 Housing Inventory Chart (HIC) there are currently 211 emergency shelter beds in Prince William County. Many emergency shelters are operating at 100% utilization rate. The County also has 33 transitional housing beds, 174 rapid-rehousing beds, and 75 permanent supportive housing beds.

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<sup>1</sup> <https://onlinesocialwork.vcu.edu/blog/domestic-violence-virginia/>

The data collected confirms the comments and suggestions encouraged by homeless service providers. There is a strong need for additional housing, as well as the importance of the availability of supportive services to complement housing.

The need for additional housing options for homeless households is demonstrated by the near full capacity of shelters throughout the County. Consultation efforts also echoed this need, with community members and service providers stating the need for additional housing options and services, such as navigation centers. Veterans were not rated especially highly on the survey as compared to other in-need groups. However, all homeless households were seen to have a need for housing options. The length of housing assistance is also a need for homeless households, with more extensive need over longer periods of time to encourage self-sufficiency.

### ***At Risk of Homelessness as defined in 24 CFR 91.5***

Persons at-risk of homelessness demonstrate housing instability, such as living in the home of another because of economic hardship or living in a hotel/motel. This population also has extremely low incomes at 30% AMI and lack of resources and supports. Availability of affordable rental housing so that they will pay no more than 30% of their income toward rent may assist in decreasing housing instability for this population.

TBRA would assist households with services such as security deposit and rental assistance such as to serve as a bridge to until the household is able to access a permanent voucher.

Households at risk of homelessness are in need of stabilization in order to not increase the number of homeless households in the County, and to improve access to services, such as navigation centers.

### ***Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice***

A service needed for survivors of domestic violence may be specific case management and support focused on safety. Additionally, having domestic violence service providers possessing TBRA vouchers would make it easier to temporarily house victims and provide financial support in the form of a security deposit and rental assistance. These services were identified in consultation with service providers and outside agencies. This subpopulation continues to be rated as having a high level of need, but not significantly higher than other subpopulations in the County.

### ***Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability as defined by HUD in the Notice***

The needs of these other populations, including veterans and families with unmet housing needs not included in the groups above, are the need for support to identify services options available in the County. This includes utilizing the established network of care to match in-need households with services and additional support. The current network of

care offers a variety of services that can assist households in need of supportive services to help encourage self-sufficiency.

**Identify any gaps within the current shelter and housing inventory as well as the service delivery system:**

The largest gap in the current shelter and housing inventory is a lack of funds to subsidize households with insufficient incomes to afford housing. This is noted by the proportion of the lowest income households that are experiencing severe cost burdens, as well as the 100% utilization rate of most homeless shelters within the County. The lack of access, coupled with a lack of affordable inventory, leaves many households without options for safe, decent housing.

A similar theme is present in the service delivery system, with a lack of resources available to meet the needs of all eligible households. The current CoC has a variety of services to meet the needs of homeless and at-risk households and has robust collaboration across service providers.

**Under Section IV.4.2.ii.G of the HOME ARP Notice, a PJ may provide additional characteristics associated with instability and increased risk of homelessness in their HOME ARP allocation plan. These characteristics will further refine the definition of “other populations” that are “At Greatest Risk of Housing Instability,” as established in the HOME ARP Notice. If including these characteristics, identify them here:**

Prince William County is not suggesting expanding the program eligibility beyond the populations noted above and those at greatest risk of housing instability (under 30% AMI and severely cost-burdened) as provided by HUD in CPD Notice 21-10.

**Identify priority needs for qualifying populations:**

There are very few resources available for diversion and current efforts are strained by lack of financial resources.

Qualifying populations require affordable housing and effective support services readily available and easily accessible. The key missing links for most qualifying populations are lack of affordable, reliable and widely available transportation, available permanent housing opportunities for very low- and extremely low-income families and individuals, and lack of direct service provider staff to sustainably support the growing needs of qualifying population households. Qualifying populations, as described in the sections above, have a sustained level of need, but the County has not identified one group that needs additional assistance.

Specifically, there is a critical need for rental assistance vouchers for qualifying populations to access safe and permanent housing. Allocating HOME ARP funds to TBRA will address the needs outlined by the data review and consultation process.

**Explain how the PJ determined the level of need and gaps in the PJ's shelter and housing inventory and service delivery systems based on the data presented in the plan:**

Prince William County relied heavily on data analysis and the consultation process and outreach to agencies and non-profits to determine the level of need in the County in comparison to the opportunities currently available.

Quantitative data analysis allowed for a more complete picture of the number of households currently at risk of homelessness or experiencing homelessness. This was coupled with the consultation efforts to describe the level of need more wholly for qualified services for HOME ARP. Data and consultation support the most effective use of funds be directed to TBRA to support households at-risk or experiencing homelessness. Directing funds to TBRA will have the most impact on households for a longer period of time, allowing for households to receive continued support throughout the duration of the HOME ARP timeline.

## **HOME ARP Activities**

***Describe the method(s) that will be used for soliciting applications for funding and/or selecting developers, service providers, subrecipients and/or contractors:***

The Prince William County Office of Housing and Community Development will directly administer TBRA activities by funding TBRA for twenty-two households over the course of five years.

Partnering service providers will support individuals and families in completing applications and obtaining necessary supporting documentation to support referrals and applications for assistance, while aiding households in addressing barriers.

1. Partnering service providers will support PHA in ensuring appointment notifications to eligible individuals and families and will assist eligible households in getting to meetings with the PHA
2. PHA will establish windows of time for HOME ARP applicants to complete intake interviews for HOME ARP
3. Partnering service providers will provide housing search assistance for eligible individuals and families
4. Partnering service providers will provide counseling on compliance with rental lease requirements
5. Partnering service providers will assist individuals and families who may require referrals for assistance on security deposits
6. Partnering service providers will assist and refer individuals and families to benefits and supportive services, where applicable

## **PHA Roles and Responsibilities**

1. Coordinate and consult with the CoC in developing the services and assistance to be offered under the HOME ARP service fee. Service fees will provide security deposits for eligible households
2. Accept direct referrals for eligible individuals and families through the CoC Coordinated Entry System.
3. Commit a sufficient number of staff and necessary resources to ensure that the application, certification, and voucher issuance processes are completed in a timely manner
4. Commit a sufficient number of staff and resources to ensure that inspections units are completed in a timely manner
5. Designate a staff to serve as the lead HOME ARP liaison.
6. Comply with the provisions of a Memorandum of Understanding and the PWC Administrative Plan

### **CoC Roles and Responsibilities**

1. Designate and maintain a lead HOME -ARP liaison to communicate with the PHA
2. Refer eligible individuals and families to PHA using the community's coordinated entry system

### **Program Evaluation**

The PHA, and CoC or designated CoC recipient agree to cooperate with HUD, provide requested data to HUD or HUD-approved contractor delegated the responsibility of program evaluation protocols established by HUD or HUD-approved contractor, including possible random assignment procedures.

### ***Describe whether the PJ will administer eligible activities directly:***

Prince William County will administer TBRA activities directly.

***If any portion of the PJ's HOME ARP administrative funds are provided to a subrecipient or contractor prior to HUD's acceptance of the HOME ARP allocation plan because the subrecipient or contractor is responsible for the administration of the PJ's entire HOME ARP grant, identify the subrecipient or contractor and describe its role and responsibilities in administering all of the PJ's HOME ARP program:***

N/A

## Use of HOME ARP Funding

	Funding Amount	Percent of the Grant	Statutory Limit
Supportive Services			
Acquisition and Development of Non-Congregate Shelters			
Tenant Based Rental Assistance (TBRA)	\$ 2,847,988		
Non-Profit Operating			5%
Non-Profit Capacity Building		#	5%
Administration and Planning	\$502,586	15 %	15%
<b>Total HOME ARP Allocation</b>	<b>\$3,350,574</b>		

### **Describe how the PJ will distribute HOME ARP funds in accordance with its priority needs identified in its needs assessment and gap analysis:**

The requested amounts are based on input from the consultation meetings and the public hearing as well as data regarding the need and analysis of amounts and activities that other funding sources are or will likely be dedicated to. For example, Prince William County receives HOME, ESG, and CDBG funds annually that are dedicated to a variety of homeless prevention and sheltering options. The greatest need was seen in households accessing safe and affordable housing over a longer period of time. Funds will be directed to help households access housing and receive continued support. Prince William County's Office of Housing and Community Development will administer these funds. HOME ARP funds will be used to fund TBRA activities over 60 months. In addition, these households will be offered support through the Family Self-Sufficiency Program to support these households in applicable services to help achieve self-sufficiency. This longer-term TBRA support will help households gain self-sufficiency through continued support rather than recycling through assistance programs.

### **Describe how the characteristics of the shelter and housing inventory, service delivery system, and the needs identified in the gap analysis provided a rationale for the plan to fund eligible activities:**

In the Prince William CoC, there are 528 year-round beds. These include 310 family beds and 218 adult-only beds. The CoC also included 166 beds for chronically homeless persons and 145 beds for veterans. Permanent supportive housing accounts for 166 of these beds, emergency shelters account for 180, transitional housing accounts for 41, and rapid re-housing accounts for 132 beds.

There are numerous homeless service providers throughout the CoC that make up the service delivery system. These include Action in Community Through Service (ACTS), Manassas Hope for the Homeless (MHH), Northern Virginia Family Services (NVFS), Prince William County DSS (PWC DSS), Streetlight Community Outreach Ministries, Good Shepherd Housing Foundation, Pathway Homes Incorporated (PHI), VA Medical Center (VA), Friendship Place (FP), Operation Renewed Hope Foundation, and Volunteers of America Chesapeake. These service providers provide housing and services for veterans,

survivors of domestic violence, and families, as well as other subpopulations within the area. Through the use of coordinated entry, homeless households are able to access housing and services throughout the CoC.

The primary gap in the service delivery system is a lack of funding and the ability to provide long-term assistance to households experiencing homelessness. With shelters operating at nearly 100% capacity year-round, the greatest need is to provide homeless households and at-risk households with opportunities for stable housing over longer periods of time.

The data collected during the consultation process demonstrates the great need for more TBRA for lower-income households in Prince William County. The highest priority needs that were consistently identified through outreach efforts and exhibited by the data gathered were increasing the availability of rental assistance to the most vulnerable populations. Funding these activities will help qualifying populations access housing and remain stably housed.

### **HOME ARP Production Housing Goals**

***Estimate the number of affordable rental housing units for qualifying populations that the PJ will produce or support with its HOME ARP allocation:***

Based on rental assistance averages from County averages, it is estimated that about 22 households will be able to receive rental assistance through TBRA over five years. This effort will provide stable housing for 22 households that will allow them to achieve self-sufficiency over a longer period of time instead of recycling through assistance programs.

***Describe the specific affordable rental housing production goal that the PJ hopes to achieve and describe how the production goal will address the PJ's priority needs:***

Prince William County does not intend to allocate HOME ARP funds for the construction of new affordable rental housing units, but rather funds will be made available for Tenant Based Rental Assistance. Eligible households will be able to use TBRA assistance for 60 months. These funds could be used for security deposits and/or rental assistance. Our estimate is that we could assist upwards of 25 families if we were to allocate all the funding designated in this category.

### **Preferences**

***Identify whether the PJ intends to give preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project:***

Prince William County does not intend to give preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project, although Prince William County Coordinated Entry will utilize the VI-SPDAT method which gives points to determine those households with greatest need from all qualifying populations. The Vulnerability Index has shown success in identifying the



most in-need households in the CoC service without targeting one specific population or subpopulation. Prince William County will use a Qualifying population ranking score in lieu of preferences, as described in the following sections.

***If a preference was identified, explain how the use of a preference or method of prioritization will address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or subpopulation of qualifying population, consistent with the PJ's needs assessment and gap analysis:***

No preferences have been identified. Instead, Prince William Area CoC will use a vulnerability index to help score applicants. This vulnerability index has been utilized and shown to be successful in identifying the most at-risk populations in the CoC service area. Prince William Area CoC will use the VI-SPDAT score in combination with the qualifying population ranking score to determine a priority listing not a preference listing for households to be referred for the HOME ARP Tenant-Based Voucher Program. The VI-SPDAT (Vulnerability Index - Service Prioritization Decision Assistance Tool) is a survey administered both to individuals and families to determine risk and prioritization when providing assistance to homeless and at-risk of homelessness persons. The following list outlines the total possible VI-SPDAT score:

VI-SPDAT (Single)

- 0-4 –low
- 5-9 medium
- 10-17 high

VI-SPDAT (Family)

- 0-3 low
- 4-8 medium
- 9-above high

The Prince William Area CoC has established the following priority populations and ranking score to be used for all referrals for HOME ARP Program. Households that fall into the following categories rank highest in priority for this housing strategy:

- Families with children with greatest service need (4pts.)
- Aging households over 62 with medical need or disability (3 pts.)
- Veterans (regardless of discharge status 3pts.)
- Youth- aged 18-24 (2 pts.)
- Currently Fleeing Domestic Violence (additional 2 pts.)
- Households without income (1 pt.)

The following list outlines the total combined VI-SPDAT and priority population ranking score which is being considered as used in determining placement and household need for the HOME ARP by-names list.

- 1-7- low need
- 8-14 -medium need

- 15-above- high need

The PWA CoC has established the following priority group populations and ranking score for all households to be referred to the HOME ARP program. When completing the referral application, applicants will be asked to please choose from one of the following that best describes the household:

- a. What about persons who are currently living on the streets (3 points);
  - b. Persons come out of jails incarnation/institution in the last 90 days and was homeless prior to entering the institution (2 points);
  - c. Transitioned Aged Youth 18-24 years of age (2 points);
  - d. Veterans (3 points);
  - e. DV Hx (2 points); and
  - f. Families with Children (2 points)
3. Support eligible individuals and households in completing and applying for supportive documentation to accompany admissions application to the PHA (i.e., self-certifications, birth certificate, social security card, etc.).
  4. Attend HOME ARP participant briefings as needed
  5. Assess all households referred for HOME ARP for mainstream benefits and supportive services that are available to support eligible individuals and families through their transition
  6. Identify and provide supportive services that may be available to HOME ARP families. (While HOME ARP participants are not required to participate in services, the CoC will make available those services to which the family can participate in)

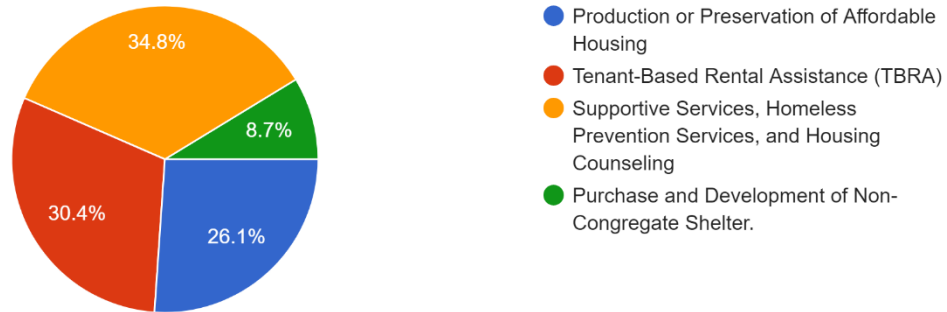
### **HOME ARP Refinancing Guidelines**

Prince William County does not intend to use HOME ARP funds to refinance existing debt secured by multifamily rental housing that is being rehabilitated with HOME ARP funds.

## Attachments – Consultation and Public Input

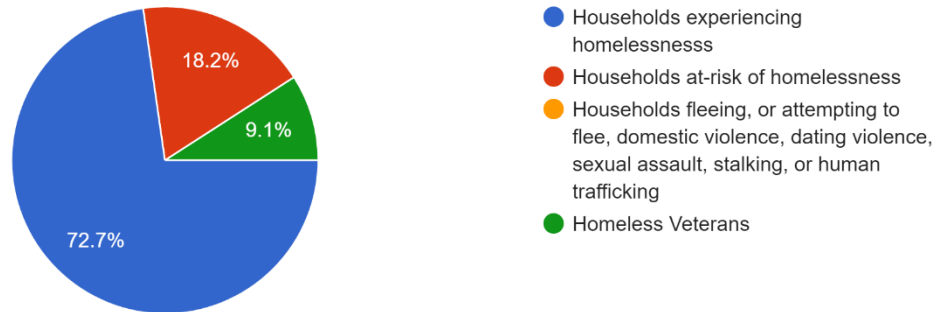
Which of these eligible activities are most needed in Prince William County?

23 responses



Which of these eligible populations are most in need in Prince William County?

22 responses



### How can Prince William County increase public participation in the planning process?

23 responses

Include the CoC

Citizens need information, about the homeless, I continue to hear the same old litany of accusations - Substance abusers, drop-outs, lazy. The economic slide into homeless is just a paycheck, car accident, a sick child, or unaffordable day care that breaks the camel's back.

Hold public input sessions.

Several local public forums including in all the cities.

Sending out a survey to all residents

Town Hall meetings

Direct outreach to homeless populations and outreach / support groups working the homeless population.

Pay attention & DO SOMETHING when issues and concerns about homelessness are raised.

Send it through the CoC email list. Have DSS send it to the advocate groups that work with those at risk and experiencing homelessness. Send it to those that volunteer and participate in annual PIT count. It is important to reach out to organizations that work with the street homeless as they are most in need and have little access to services only accessible through the shelter system.

To engage the Continuum of Care in all communication when related to housing and ask that it be sent to partner organizations. There are many other organizations and churches working with the unhoused population that are not on an email list and miss this type of information. Also include the people that participate in the annual PIT count as those advocates have vital information of street outreach. The "system" of services can sometimes only engage those in the shelter system and moving toward housing. There are many individuals that are served through street outreach.

Put the topic before the BOCS so the public can voice their concerns and have input

Notifications in the surrounding DSS offices and notifications to landlords

Daytime and nighttime meetings in each district

It's best to have the community participate in the early discussion before the plan is developed. It will allow for early buy in and long-term engagement as the plan moves forward.

Publicize at all PWC Facilities when meetings will occur

Surveys, inquiring what the community and public is looking for

Establish a mailing list that includes everyone in the county and send quarterly newsletters out. Advertise county goals, achievements, and how to get involved in helping others that are less fortunate than others. This includes low-income residents, homeless individuals, residents that are at risk in becoming homeless, and veterans.

By getting the public to know, i.e., flyers, newsletters, etc. Possibly holding public forums as well.

Conduct outreach to landlords and property management.

Citizens need to be aware that homelessness is not an issue that can be pushed to other areas. There needs to be spaces for those experiencing homelessness to have adequate access to services in the neighborhoods where they live.

Virtual or in-person interactive presentation to encourage feedback.

Prince William County could possibly increase public participation in the planning process by utilizing a digitized community engagement tool/platform. A digitized platform to

engage the community adds structure, increases participation, provides equal access for participants to offer community-wide feedback. Results in concrete, valuable knowledge and input. Using targeted messaging through the PWC free TV channel, scrolling boards in hospital waiting rooms, health clinics, county facilities, on PRTC buses, and social media platforms. Additionally, initiate a strategic effort to engage county stakeholders, i.e., nonprofits and homeless advocate organizations who are boots on the ground. Their input is invaluable.

Build a Sudley corridor navigation center

Provide accurate and timely data regarding the unhoused and the housing insecure population. Provide town halls with county supervisors and/or county staff to elicit feedback.

## **How can Prince William County support service and housing providers in the community?**

### **21 responses**

Have summits morning, noon, nights, weekdays, and weekends in every district.

From a grass roots continuum of care, where providers sat at the same table and looked to one and other to assess what services could best help the family or individual. Now, Homeless Services is a monolithic government component of Social Services, whose sole purpose is to garner federal funds to maintain a status quo.

Communicating often via email or newsletter as well as holding monthly meetings is helpful.

Provide them with funding to allow them to carry out their mission

Making sure people are doing their jobs and returning phone calls. Not having to be put on hold for hours just to speak with someone.

1- Allocate financial assistance and personnel to help unsheltered homeless individuals to obtain support documents necessary for employment and housing (DMV ID cards, Social Security cards, birth certificates, Permanent Residency cards, etc.). 2- Open a year-round Homeless shelter and Drop-In Center for single adults, street homeless in Western Prince William County.

MORE MONEY...and hypothermia shelter needs to be open during the day!!

Making sure they get to the Homeless people that need shelter whether short-term or long-terms

A more efficient intake process for clients than what is currently occurring through Coordinated Entry Services

\$\$\$ with flexible requirement

I believe through ongoing education and engagement.

Give them incentives (tax break, other benefits), have a fund that will help if the family destroys anything in the house.

Increase funding for rental assistance

Give them more funding to provide the needed services.

By continuing to hold group meetings & by continuing the open line of communication.

Provide competitive funding to support homeless providers, that support the CoC's gaps in service.

By providing West side residents and citizens a brick and mortar drop-in center that houses services for homeless neighbors in the community. The West Side population of homeless persons has grown to a number that is equal to those on the East side of the county.

Providing housing providers with direct funding to continue to serve PWC residents as the impact of COVID had affected services and giving during the Pandemic. I know rental assistance had been an issue and it still is; however, many persons are back to work and those who are not may be in need of increased job search and training assistance. We have also seen a heightened need for security deposit and first month's rent as rents rise after eviction restrictions have been lifted. This is also a targeted area of funding that is needed in the community.

Be open and listen to various recommendations for effective change to end homelessness. Streamline any process to get this funding where it is most effective.

Build a Sudley corridor navigation center

Money and a homeless navigation center in Western Prince William County

### **Do you have any other comments?**

#### **18 responses**

Subsidized housing is greatly needed. Funds to provide hotel rooms for those evicted while trying to find permanent housing is essential.

Ask the homeless what works to get them back on their feet. Paying for 3 mos. of rent under the assumption the person(s) will be self-supporting by month 4, probably not. Only a very small group of previously self-sufficient people can make it work. A key to an apartment will not fix, generations of poverty, inequity, trauma, foster care, inadequate education and aspirations that exceed ability.

I am very interested in helping with those at risk for homelessness with transitional housing. We will be opening a men's transitional house in Woodbridge in January 2023. We welcome any county employees to visit our new facility by contacting Kathy Talman at 703-731-7178 or [kathy@homebuddies.info](mailto:kathy@homebuddies.info).

I would add production of affordable housing to my first answer also, but I could only pick one.

1) PWC needs to allocate more funds to HOMELESS SERVICES.

2) Coordinated Entry needs to be open evenings and weekends, and their people on phones need more training & need to be kinder, and more compassionate to folks asking for help.

3) CPS....response is that they have to file a neglect/abuse report when families reach out for help. THIS IS JUST PLAIN **\*\*WRONG\*\***

The options listed as uses for this funding did not address the specific solution most needed. The county needs a homeless navigation center in the Sudley Corridor/Western PW County. This navigation center would be a location that could service those that are homeless, risk of homelessness, homeless veterans, domestic violence victims and other populations listed above by providing referrals and services that are not currently available in the West of the county. The numbers and data of homeless persons are equal county-wide, but the services are disproportionately lacking.

I selected supportive services, Homeless prevention and counseling at the top because it was the best selection to be all inclusive. In our work with Street Outreach, it is evident that we need to enhance the services on the Sudley Corridor/Western PWC Area. We are in need of a homeless Navigation Center/Drop-In Center to be the hub for those that are struggling on the street and cannot access shelter services. PWC worked very hard for this to happen last summer, and the location was not successful through the public interest meeting. We feel that some of these funds can be best used to lease a space to offer us a beginning in this vulnerable population on the Sudley corridor. This would provide a service to those in their community instead of requiring them to go to the other end of the county to seek services. If you would like more information about our street outreach work, please connect with us. We would love to share some of our successes and some obstacles.

The Veteran homeless population often overlooked and really in need homeless services. I hope they really provide real homeless services to assist the Vet and other in need of these service so they can assist with contributing to this community.

We need to provide these funds swiftly as we are receiving on-going request for assistance due to evictions. We anticipate the rate of these requests to steadily increase.

Single Room Occupancy program model is a great housing option for single adults experiencing homelessness.

The at-risk, homeless and mental disabled are not being helped which will bring other consequences to the area. Also, there are not enough programs for children which may help is deterring crime and violence.

A brick-and-mortar center needs to be a top priority for those experiencing homelessness on the West side of the county. If a purchase cannot be made, then a lease must be signed. All is the areas listed above, i.e., mental health, veterans, those fleeing domestic violence, human trafficking etc.... are all in need of services that can and must be housed under one roof.

Let's put this money to work and get it out to community partners to increase services and/or to provide for operating funds to complete our recovery also. I think many

organizations are almost there. This last bit of funding will help us to finish all our opportunities to pivot.

This is great for Prince William County's homeless community.

We need a Sudley corridor navigation center now

This is a bipartisan issue and should be treated like one.





## Prince William County HOME-ARP Survey

Good Afternoon! Prince William County is receiving \$3.3 million in HOME-American Rescue Plan (HOME-ARP) funds. The County is currently developing the required Allocation Plan and would like to ask for your input. Please take a few minutes to complete a brief survey (click the button below).

If you have questions, you can contact me at this email, or **Ms. Joan Duckett, Director of Housing & Community Development** for Prince William County, at [JDuckett@pwcgov.org](mailto:JDuckett@pwcgov.org).

Thank you for your time!



Megan Brace, Senior Advisor  
Community & Policy Advisors  
[www.candpadvisors.com](http://www.candpadvisors.com)

[Survey](#)

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## Prince William County HOME-ARP Survey

Good Morning! Thank you to those that have already submitted the survey. If you haven't yet, please take a few minutes to do so. The survey will be open until next Wednesday, January 18.

Prince William County is receiving \$3.3 million in HOME- American Rescue Plan (HOME-ARP) funds. The County is currently developing the required Allocation Plan and would like to ask for your input. Please take a few minutes to complete a brief survey (click the button below).

If you have questions, you can contact me at this email, or **Ms. Joan Duckett, Director of Housing & Community Development** for Prince William County, at [JDuckett@pwcgov.org](mailto:JDuckett@pwcgov.org).

Thank you for your time!



**Prince William County Office of Housing and Community  
Development HARP Distribution Projection**

<b>PHA Name</b>		<b>Prince William County</b>	
<b>PHA Number</b>		<b>VA046</b>	
<b>Total HAP Budgeted</b>			
Total Award Amount			<b>\$ 3,350,574.00</b>
Total Admin Budgeted			<b>\$ 502,586.00</b>
Total HAP Budgeted			<b>\$ 2,847,988.00</b>
Projected Number of Households Served		22	
Projected Price Per Unit			\$ 1,800.00
<b>Projected HAP Disbursements</b>			
Projected HAP FY23			\$ 475,200.00
Projected HAP FY24			\$ 475,200.00
Projected HAP FY25			\$ 475,200.00
Projected HAP FY26			\$ 475,200.00
Projected HAP FY27			\$ 475,200.00
<b>Total</b>			<b>\$ 2,376,000.00</b>
<b>Projected Admin Costs</b>			
Projected Admin Costs FY23			\$ 100,517.00
Projected Admin Costs FY24			\$ 100,517.00
Projected Admin Costs FY25			\$ 100,517.00
Projected Admin Costs FY26			\$ 100,517.00
Projected Admin Costs FY27			\$ 100,517.00
<b>Total</b>			<b>\$ 502,585.00</b>
<b>Reserves</b>			

Projected Program Reserves												\$ 471,989.00	
Projected 3% Rent increase Annually												\$ 15,000.00	
<b>Comments</b>													
Reserves would be used to cover rent increases as well as security deposits for program participants.													

Greetings Everyone:

Thank you all so much for taking the time out of your busy schedules and attending the Public Comment Meeting concerning the use of the HOME ARP funds provided by the Home Investment Partnerships Program to the Prince William County Office of Housing & Community Development (PWC OHCD). The comment period is now closed, and OHCD will not be able to accept any further comments or questions.

I have included all the written comments/questions as required that were submitted to the attention of [dblount@pwcgov.org](mailto:dblount@pwcgov.org) and provided below are the responses:

**Question #1 Serving Our Neighbors – Ann Rychlik Received February 23, 2023:**

Thank you for the informative meeting last night. I learned a lot and appreciate all you and your staff do for PWC and our homeless community.

While I appreciate the 22-voucher plan, I feel the \$3+M funding would be better spent on a navigation/drop-in center on the Sudley corridor. This center would serve hundreds of homeless families, homeless veterans, those fleeing domestic violence and human trafficking, the low-income aging population, and others by connecting them to existing non-profits and county services. PWC would utilize existing outreach workers and CSB workers to meet in person at the center. Food would be served by non-profits and the county could use this funding while a more permanent site could be secured during the 5-year timeframe. This center is desperately needed on the West, and I feel using this valuable funding for 22 families when hundreds of families could be served is the wrong decision.

The HOME ARP Notice: CPD-21-10 provided the requirements for the Use of Funds in the HOME American Rescue Plan Program (HOME ARP). The HOME ARP Draft Plan was written by the PWC OHCD to use the funds for Tenant Based Rent Assistance (TBRA) for the Qualifying Population (QP); homeless, risk of homelessness, domestic violence, human trafficking, and veterans and families that include a Veteran Family member all meeting one of the criteria of the QP with HAP assistance with an end date of the estimated expenditure of the funds by 2027 or until the program expiration by 2030.

**Answer #1 Question OHCD:**

While it is recognized that there is the necessity for a Navigation/Drop-In Center for the western Sudley Road corridor, the guidelines of the HOME-ARP Program are specific concerning the use of the funds and identifies one of the funds uses for “Acquisition and Development of Non-Congregate Shelter”. The HOME ARP Program guidelines further provide the definition and stipulations for such a project as follows:

A non-congregate shelter (NCS) is one or more buildings that provide private units or rooms as temporary shelter to individuals and families and does not require occupants to sign a lease or occupancy agreement. HOME-ARP funds may be used to acquire and develop HOME-ARP NCS for individuals and families in qualifying populations. This activity may include but is not limited to the acquisition of land and construction of HOME-ARP NCS or acquisition and/or rehabilitation of existing structures such as motels, hotels, or other facilities to be used for HOME-ARP NCS. HOME-ARP funds

may not be used to pay the operating costs of HOME-ARP NCS. Consequently, PJs must consider the availability of ongoing operating funds for the HOME-ARP NCS so that the HOME-ARP NCS can remain viable through the restricted use period specified in this Notice, which is for a minimum of ten (10) years.

Based on your request for a navigation/drop-in center the HOME-ARP funds could not be used for this purpose.

**Question#2 Prince William County Community Service – Lynn Fritts Received February 23, 2023:**

For households on the NEDS and Mainstream wait lists (from April 2022 application day), if they receive this HOME-ARP HAP assistance, can the household remain on the NEDS or Mainstream wait list?

**Answer #2 Question OHCD:**

In response to your question the answer is yes: the Applicant would remain on the NED or Mainstream wait list and if called in from a waitlist for the HOME ARP Tenant-Based Rental Assistance Program and leased up and then received notification from the NEDS or Mainstream waitlist they would be eligible to relinquish the HOME ARP assistance and use the NEDS or Mainstream voucher to lease up in place. Thank you for the great question.

**Question#2 (1) Prince William County Community Service – Lynn Fritts Received February 23, 2023:**

I strongly advocate for the allocation of funds and personnel to help the unsheltered homeless individuals to obtain supporting documents necessary for employment and housing (DMV ID cards, Social Security cards, birth certificates, Permanent Residency cards and other immigration documents.

**Answer #2 (1) Question OHCD:**

Based on the statement provided above it appears that you are requesting the HOME ARP funds help the unsheltered homeless individuals to obtain assistance in providing pertinent documents necessary to assist in employment and housing (DMV ID cards, Social Security Cards, Birth Certificates, Permanent Residency cards and other immigration documents). The HOME ARP program would be providing this service to the Qualifying Population as identified within the Notice CPD-21-10 which

Based on your request for a navigation/drop-in center the HOME-ARP funds could not be used for the purpose of a Navigation/Drop-In Center based on the HUD guidelines and definitions as follows:

- Homeless, as defined in 24 CFR 91.5 Homeless (1), (2), or (3)
- At risk of Homelessness, as defined in 24 CFR 91.5 At risk of homelessness
- Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD
- Other Populations
  - Other Families Requiring Services or Housing Assistance to Prevent Homelessness is defined as households (i.e., individuals and families) who have previously been qualified as “homeless” as defined in 24 CFR 91.5
  - At Greatest Risk of Housing Instability is defined as household who meets either paragraph (i) or (ii) below:
    - (i) has annual income that is less than or equal to 30% of the area median income, as determined by HUD and is experiencing severe cost burden

- (i.e., is paying more than 50% of monthly household income toward housing costs);
- (ii) has annual income that is less than or equal to 50% of the area median income, as determined by HUD, AND meets one of the following conditions from paragraph (iii) of the “At risk of homelessness” definition established at 24 CFR 91.5
- Veterans and Families that include a Veteran Family Member that meet the criteria for one of the qualifying populations described above are eligible to receive HOME-ARP assistance

OHCD will be entering into a Memorandum of Understanding with the Prince William County Continuum of Care (CoC) to assist in the process of referrals. The guidelines for the HOME ARP program indicate that a Participating Jurisdiction (OHCD) may use the coordinated entry or Coordinated Entry process (CE) of a continuum of care (CoC) for referrals for projects and activities as described below. Under 24 CFR 578.3, a CE is a centralized or coordinated process designed to coordinate program participant intake assessment and provision of referrals within a defined area. HUD requires each CoC to establish and operate a CE with the goal of increasing the efficiency of local crisis response systems and improving fairness and ease of access to resources, including mainstream resources. OHCD will be allowing the PWC CoC CE to collect information and documentation required to determine whether an individual or family meets the criteria of a HOME-ARP qualifying population at any point in the coordinated entry process, (i.e., after, or concurrently with the assessment and intake processes). This information will not be used to rank a person for HOME-ARP assistance other than as specified by the preferences or method of prioritization established by OHD, in accordance with HOME-ARP requirements. OHCD will not require HOME-ARP victim service providers to use the CE but may permit them to do so.

**Question#2 (2) Prince William County Community Service – Lynn Fritts Received February 23, 2023:**

Open a year-round homeless shelter / Drop-In Center / Homeless Navigation Center in Western Prince William County

Answer #2 (2) Question OHCD:

While it is recognized that there is the necessity for a Navigation/Drop-In Center for the western Sudley Road corridor, the guidelines of the HOME-ARP Program are specific concerning the use of the funds and identifies one of the fund uses is for “Acquisition and Development of Non-Congregate Shelter”. The guidelines further provide the definition and stipulations for such a project as follows:

A non-congregate shelter (NCS) is one or more buildings that provide private units or rooms as temporary shelter to individuals and families and does not require occupants to sign a lease or occupancy agreement. HOME-ARP funds may be used to acquire and develop HOME-ARP NCS for individuals and families in qualifying populations. This activity may include but is not limited to the acquisition of land and construction of HOME-ARP NCS or acquisition and/or rehabilitation of existing structures such as motels, hotels, or other facilities to be used for HOME-ARP NCS. HOME-ARP funds may not be used to pay the operating costs of HOME-ARP NCS. Consequently, PJs must consider the availability of ongoing operating funds for the HOME-ARP NCS so that the HOME-ARP NCS can remain viable through the restricted use period specified in this Notice, which is for a minimum of ten (10) years.

Based on your request for a navigation/drop-in center the HOME-ARP funds could not be used for this purpose.

**Question #3 (1) Catholics for Housing - George Davies Received February 23, 2023:**

In PWC are you finding that there is a lack of available affordable units that are within the TBRA rent limits? I ask this to get an understanding if, by adding more voucher holders searching for units that just are not available, are we creating even more of an affordable housing demand where there is not enough supply to fulfill that demand?

**Answer #3 (1) Question OHCD:**

The U.S. Department of Housing and Urban Development (HUD) published a final rule in the Federal Register establishing the Small Area Fair Market Rent (SAFMR) selection parameters and naming 24 metropolitan areas that met the selection criteria and were designated for mandatory use of SAFMRs commencing on October 1, 2017. The final rule became effective on January 17, 2017. On August 10, 2017, HUD exercised the authority to suspend the SAFMR for 23 of the 24 designated areas that would have gone into effect on October 1, 2017, until October 1, 2019 (The start of 2020). On December 23, 2017, the U.S. District Court for the District of Columbia entered a preliminary injunction, voiding that suspension due to a lawsuit. This means that the mandatory use of SAFMRs is now in effect to all 24 metropolitan areas.

All Housing Choice Voucher programs in the Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area will use Small Area FMRs as defined by ZIP codes. Prince William County is part of the Washington-Arlington-Alexandria, DC-VA-MD HUD Metro Area. Using ZIP Codes as the basis for FMRs provides tenants with greater ability to move into “Opportunity Neighborhoods” with jobs, public transportation, and good schools. They also provide for multiple payment standards within a metropolitan area, and they are likely to reduce need for extensive market area rent reasonableness studies. Lastly, HUD hopes that setting FMRs for each ZIP Code will reduce overpayment in low-rent areas.

As in the case for any FMR Area, the payment standard amount for the ZIP code Area must be between the basic ranges (90 to 110 percent) of the SAFMR for the ZIP code Area. The PHA is required to revise its payment standard amounts and schedule if the payment standard amounts for the ZIP code area is outside of these basic ranges. (see attached Payment Standards for Prince William County ZIP Code Area(s)).

**Question #3 (2) Catholics for Housing – George Davies Received February 23, 2023:**

Also, this money allows for production of units, and given this is a short-lived opportunity wouldn't it be wise to invest in the acquisition of additional affordable units by nonprofits who in turn can rent to TBRA recipients? This approach would provide more units, I have heard in many meetings that additional affordable units are needed in PWC, but the local funding sources do not seem to be promoting production. This is evident in the CDBG application and COC applications, and most grant recipients end up funded for services, rental assistance, etc. but no additional units get produced.



**Answer #3 (2) Question OHCD:**

The County provides a portion of its Community Development Block Grant (CDBG) funds on a competitive basis to eligible outside agencies for specific eligible activities that meet the CDBG National Objective and will further the Prince William Area's goals and objectives, as stated in the 5-Year Consolidated Plan. Eligible applicants include:

- Non-Profit Organization with 501 (c) status determined by IRS
- Faith-Based Organization
- For-Profit Organization
- Governmental Entity - including incorporated Towns, County/City, and regional governmental entities only when all activities occur in the County/City

Because this is a competitive application process all submitted applications are ranked competitively and are considered for funding based on the final score. OHCD does take into consideration the number of applications for specific projects only those that meet the application requirements for funding. The scoring process is outlined within the Application document and is very specific for the requirements and how they are scored. OHCD then presents the applications that ranked high enough to be considered for funding to the Housing Board for endorsement.

OHCD cannot provide a response on the CoC Applications for grant funds.

**Question #3 (3) Catholics for Housing – George Davies Received February 23, 2023:**

On Page 13 under preferences, there is the following list.

Families with children...  
Aging Households over 62...  
Veterans...  
Youth aged 18-24.....  
Fleeing Domestic Violence....  
Households without income....

Then on page 14 there are criteria or questions asked at the time of application to determine which category a person or family may fall under. This list is as follows:

Are you currently living on the streets?  
Have you come out of jail or incarceration?  
Transitional Aged Youth (18-24)  
Veterans  
Domestic Violence  
Families with children

There is no question about the aged or disabled, so they get left out of the questions on eligibility/priority but are listed as a priority population. It appears they get lost in this process and cannot be properly prioritized.

**Answer #3 (3) Question OHCD:**

It is not the intention for Prince William County to give preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project. The Prince William County Coordinated Entry will utilize the Vulnerability Index - Service Prioritization Decision Assistance Tool (VI-SPDAT) method which will provide points to determine those households with the greatest need from all the qualifying populations.

As you have noted OHD will review the omission of the following two categories; however any recipient of the HOME ARP Tenant-Based Rental Vouchers must meet the definitions of the Qualified Population as defined within the Notice: CPD-21-20 regardless of the ranking system established

- Aging households over 62 with medical need or disability
- Youth- aged 18-24

**Question #4 Serving Our Neighbors – Teresa Belcher Received February 24, 2023:**

Thank you for holding the public comment time to clarify some of the information in the HOME ARP draft plan.

Being part of a non-profit that serves the homeless, I understand the need for services is greater than the resources available in Prince William County. Given that information, I would like to see this funding be put toward the establishment of a Sudley Corridor Homeless Navigation Center. A centralized location on the Sudley Corridor, providing access to services and support, would benefit hundreds of individuals and families that are experiencing homelessness or are at risk of being unhoused. This would include households with veterans, victims of domestic violence and human trafficking, the low-income aging population and others. I recognize the need, and appreciate the proposal, for the Tenant Based Rental Assistance for the next five years. It will be beneficial for those 22 households that enter into the program, but the navigation center would be a resource for many more in need. The community non-profits and volunteers would be working alongside the county staff to provide the needed support for the center.

**Answer #4 Question OHCD:**

While it is recognized that there is the necessity for a Navigation/Drop-In Center for the western Sudley Road corridor, the guidelines of the HOME-ARP Program are specific concerning the use of the funds and identifies one of the fund uses is for “Acquisition and Development of Non-Congregate Shelter”. The guidelines further provide the definition and stipulations for such a project as follows:

A non-congregate shelter (NCS) is one or more buildings that provide private units or rooms as temporary shelter to individuals and families and does not require occupants to sign a lease or occupancy agreement. HOME-ARP funds may be used to acquire and develop HOME-ARP NCS for individuals and families in qualifying populations. This activity may include but is not limited to the acquisition of land and construction of HOME-ARP NCS or acquisition and/or rehabilitation of existing structures such as motels, hotels, or other facilities to be used for HOME-ARP NCS. HOME-ARP funds may not be used to pay the operating costs of HOME-ARP NCS. Consequently, PJs must consider the availability of ongoing operating funds for the HOME-ARP NCS so that the HOME-ARP NCS can remain

viable through the restricted use period specified in this Notice, which is for a minimum of ten (10) years.

Based on your request for a navigation/drop-in center the HOME-ARP funds could not be used for this purpose.

**Question #5 Tenants and Workers – Mia Taylor – February 23, 2023**

Do households have to be documented citizens to receive assistance through the HOME ARP Tenant-Based Rental Program.

**Answer #5 Question OHCD:**

*Prorated Assistance for Mixed Families:*

HUD regulations prohibit assistance to ineligible family members. A mixed family is one that includes at least one U.S. citizen or eligible immigrant and any number of ineligible family members. OHCD must prorate the assistance provided to a mixed family. OHCD will first determine assistance as if all family members were eligible and then prorate the assistance based upon the percentage of family members that are eligible. For example, if the HOME ARP housing voucher assistance for a family is calculated at \$2,500 for rent and two of four family members are ineligible, the subsidy would be reduced to \$1,250.

Thank you again for your participation and interest in the community.

Joan S. Duckett

Director of Housing & Community Development

Office: 703.792-7539 Mobile: 703-398-5129 FAX: 703.492.0499

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

Prince William County Government

Office of Housing and Community Development

15941 Donald Curtis Drive, Suite #112

Woodbridge, VA 22191

**Attachments – 424s and Certifications**