

# Table of Contents

<b>Executive Summary .....</b>	<b>i</b>
Consultation and Citizen Participation .....	iii
Community Profile.....	iv
Housing Market Analysis .....	v
Housing and Homeless Needs Assessment.....	vi
Non-Housing Community Development .....	vi
Strategic Plan .....	vii
Annual Action Plan.....	xii
<b>Housing Market Analysis.....</b>	<b>1</b>
Homeownership .....	11
Rental Housing.....	21
Income.....	32
Public and Assisted Housing .....	36
Fair Housing.....	40
Homeless Facilities .....	41
Special Need Facilities and Services .....	42
<b>Housing and Homeless Needs Assessment.....</b>	<b>44</b>
Housing Needs Assessment .....	44
Overcrowding .....	45
Cost Burden .....	48
Physical Housing Problems .....	48
Housing Data – Family Needs .....	52
Housing Needs of Low, Moderate and Middle Income Households.....	52
Very Low-Income Households .....	53
Other Low-Income.....	57
Moderate-Income .....	60
Housing Assistance.....	69
Subsidized Housing .....	70
Nature of Homelessness.....	70
Cost of Homelessness .....	71
Extent of Homelessness .....	73
Characteristics and Needs of the Homeless .....	75
Elderly Households.....	81
Current Chronic Homeless Strategy .....	83
Discharge Management Plan .....	86
Lead Based Paint.....	86
<b>Strategic Plan .....</b>	<b>89</b>
Affordable Housing .....	96
Homelessness.....	105
Other Special Needs.....	111

Non-housing Community Development Plan.....	116
Barriers to Affordable Housing .....	119
Lead-based Paint Hazards.....	121
Anti-Poverty Strategy .....	121
Institutional Structure.....	123
Coordination .....	125
Public Housing Resident Initiatives.....	126
<b>Consolidated Plan Citizen Participation Plan.....</b>	<b>127</b>

<b>Annual Action Plan.....</b>	<b>135</b>
Introduction.....	136
Funding Sources.....	137
Year One-Goals, Objectives, Strategies, and Project Activities.....	142
Performance Measurement System.....	168
Program Specific Requirements .....	174
Monitoring .....	184
Geographic Distribution.....	185

## **Appendices**

- A – Form 424 for application of CDBG, HOME and ESG funding
- B – Standard certifications for CDBG, HOME, ESG as well as Drug Free Workplace
- C – Anti-Displacement and Relocation Assistance
- D – FY05 Income Levels
- E – Continuum of Care
- F – Housing Rehabilitation Program Procedures
- G – Homeownership Assistance Program (HAP) Policy and Procedures
- H – FY06 CDBG Competitive Application Guidelines/Score/Comments/Award
- I – FY06 Project Activity Maps
- J – Analysis of Impediments to Fair Housing Choice
- K – 2004 Home Sales in Prince William County
- L – Draft Revisions During Comment Period
- M – HUD Requested Information

# MAPS

## Housing Market Analysis

Map 1 – Percent Hispanic, 2000 U.S. Census .....	6
Map 2 – Percent African-American, 2000 U.S. Census .....	7
Map 3 – Percent Rental in Single-Family Housing, 2000 U.S. Census.....	8
Map 4 – Percent Vacant, 2000 U.S. Census .....	9
Map 5 – Percent Pre-1960 Housing Stock, 2000 U.S. Census .....	10
Map 6 – Percent Hispanic Households in Owner-Occupied Units, 2000 U.S. Census .....	16
Map 7 – Percent African American Households in Owner-Occupied Units .....	17
Map 8 – Median Home Value for Owner-Occupied Units, 2000 U.S. Census .	18
Map 9 – Percent Owner-Occupied Housing, All Races, 2000 U.S. Census.....	19
Map 10 – Percent Owners Paying More Than 30% of Household Income on Housing Expenses, 2000 U.S. Census .....	20
Map 11 – Median Contract Rent, 2000 U.S. Census .....	28
Map 12 – Percent Renter Occupied, 2000 U.S. Census.....	29
Map 13 – Percent of Renters Paying More Than 30% of Household Income on Housing Expenses, 2000 U.S. Census .....	30
Map 14 – Median Household Income, 2000 U.S. Census .....	34
Map 15 – CDBG Eligible Census Block Groups, 2000 U.S. Census.....	35
Map 16 – Percent Living in Poverty, 2000 U.S. Census .....	38
Map 17 – Percent of Households on Public Assistance, 2000 U.S. Census .....	39

## Housing and Homeless Needs Assessment

Map 1: Overcrowding by Tract, 2000 Census .....	47
Map 2: Percentage of Owners Paying More than 30% Household Income, 2000 Census .....	49
Map3: Percentage of Renters Paying More than 30% of Household Income On Housing Expenses, 2000 U.S. Census .....	50
Map 4: Percentage of Households having Plumbing and Household Problems .....	51
Map 5: Percentage of Households, which Might Contain Lead-Based Paint, 2000 Census .....	88

## Strategic Plan

Map 1: CDBG Eligible Block Groups .....	92
---	----

## Appendices

FY06 Project Activity Maps	
----------------------------	--