Neighborhood Housing Rehabilitation Program

The mission of the Neighborhood Housing Rehabilitation Program (NHRP) is to provide financial assistance for repairs for low and moderate income homeowners in the Prince William Area (Prince William County, and Cities of Manassas and Manassas Park) that otherwise would not be able to maintain safe, sanitary, energy efficient and accessible housing. An applicant must be the owner of the property and use the property as their primary residence. All rehabilitation items as identified on the NHRP Checklist as "Required Items", and determined to be a critical part of the NHRP project, will be treated as a grant and the remaining balance of the total approved project will be secured by a 30-year deferred Deed of Trust and Promissory Note.

Combined gross household income must be at or below 80% of the area median income (AMI), adjusted for family size per the following table:
Effective 10.1.2026

1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
$93,050	$106,350	$119,650	$132,900	$143,550	$154,200	$164,800	$175,450

Household with incomes at or below 50% of area median income will receive priority in being assisted.

Eligible Activities

- Repair substandard housing
- Installation of complete indoor plumbing
- Make accessibility improvements (wheelchair ramps, kitchen/bath adaptations, door widening)
- Repairs to failed and failing water delivery and/or waste water treatment systems
- Energy improvements (heating system replacement, insulation, skirting open foundations)
- Repair and/or replacement of windows and doors
- Repair and/or replacement of roof
- Repair of foundation and site corrections
- Reduction & abatement of lead-based paint
- Remediation of Radon Gas Violations
- Installation of Carbon Monoxide Detectors
- Remediation of Toxic mold(s)
- Reduction & Abatement of Asbestos

Payment to Contractor

The property owner (Applicant) and the Contractor, will enter into a Construction Contract Agreement contract for the approved rehabilitation work to be completed. The Office of Housing & Community Development (OHCD) will oversee the project and The County, with funds provided by the CDBG program and with the property owners written consent, shall pay the contractor for performance of work.

Assistance to the Homeowner

The amount of assistance provided for rehabilitation will be secured by a 30-year deferred Deed of Trust on the property minus a grant of items identified on the NHRP Checklist as "Required Items", and determined to be a critical part of the NHRP project. The trust will not be due and payable until the property ceases to be the principal residence, or is sold, or the borrower fails or neglects to pay the taxes, assessments, or premiums for hazard, flood (if required) or mortgage insurance, or terms of the Deed of Trust are violated.

Role of OHCD

Office of Housing & Community Development (OHCD) staff will assess eligibility of the property owner and property, complete work write-up, assist property owner with contractor selection, inspect work, make disbursements on behalf of the property owner, and serve as a liaison between contractor and property owner.

How to Apply

If you're interested in applying for the Neighborhood Housing Rehabilitation Program please visit the Housing website at ***www.pwcva.gov/housing*** or you may contact a Community Development Analyst listed below:

Call or email OHCD: **Amira Gonzalez 703-492-2301 | agonzalez@pwcgov.org** *or*

Jerica Johnston 703-492-2302 | jjohnston3@pwcgov.org

To apply for the NHRP via our online application portal, please visit:

https://portal.neighborlysoftware.com/PRINCEWILLIAMCOUNTYVA/Participant

Applications will be screened for NHRP Program eligibility requirements. Approval of NHRP Projects and Construction Contract Agreements will be established based on final approval of both the Applicant(s), the final Scope of Work and availability of CDBG Funds.

10.2026

PRINCE WILLIAM Housing