

Amended HUD Narratives

FY 2014 Annual Action Plan

Approved by the County Board on April 20, 2013

Amended by the County Board on July 13, 2013



DEPARTMENT OF COMMUNITY PLANNING, HOUSING &
DEVELOPMENT

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Executive Summary

The Executive Summary is optional, but encouraged. If you choose to complete it, please provide a brief overview that includes major initiatives and highlights that are proposed during the next year.

Program Year 4 Action Plan Executive Summary:

The Executive Summary is the Citizen Summary (Attachment 1), as well as “FY 2014 CDBG, HOME, HOPWA, CSBG and AHIF Services Projects” (Attachment 2).

Strategic Plan

Arlington’s vision is to be “a diverse and inclusive world-class urban community with secure, attractive residential and commercial neighborhoods where people unite to form a caring, learning, participating, sustainable community in which each person is important.”

The Five-Year Consolidated Plan provides the framework for implementation of the above vision. It is designed to guide the County’s affordable housing, homeless, community and economic development policies and programs over the FY 2011 – 2015 five-year period. The Plan provides a comprehensive overview of federal, state and local efforts in these program areas and it describes the County’s needs, resources, goals, strategies and objectives.

The Annual Action Plans describe Arlington’s annual funding allocations for the Community Development Block Grant (CDBG), HOME Investment Partnership, Community Services Block Grant (CSBG), Affordable Housing Investment Fund (AHIF) Services, and Housing Opportunities for Persons With AIDS (HOPWA) programs. These allocations fund activities to meet five major goals: Affordable Housing, Homelessness, Community Development, Special Needs and Citizen Participation, as identified in the Five-Year Consolidated Plan for FY 2011 - 2015.

General Questions

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.
2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) during the next year and the rationale for assigning the priorities.
3. Describe actions that will take place during the next year to address obstacles to meeting underserved needs.
4. Identify the federal, state, and local resources expected to be made available to address the needs identified in the plan. Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan.

Program Year 4 Action Plan General Questions response:

Arlington conducts a variety of County-wide and neighborhood-specific housing and community development activities that benefit low and moderate income households, using federal, state and local resources. The County combines its HOME funds annually with local resources to create the Affordable Housing Investment Fund (AHIF). These funds are used County-wide for new construction, acquisition and/or rehabilitation projects to preserve and improve the supply of affordable housing. HOME funds also support homeownership activities. Arlington uses the majority of its CDBG and CSBG funds for housing and community development activities and services that are limited to low and moderate income residents in Neighborhood Strategy Areas (NSAs) and County-wide.

For more than 30 years, the County has concentrated a portion of its CDBG funds in NSAs showing the greatest needs and opportunities for revitalization, as determined by income and other socio-economic criteria and trends. NSA designation is limited to areas where at least 51% of the residents are low and moderate income, making the areas eligible under Federal regulations for “area benefit” CDBG activities. The County uses part of its annual CDBG funds on “area benefit” activities through its NSA program. Additionally, part of the competitive Community Development Fund annual allocation is made to public service activities that serve residents of the NSAs.

For this Consolidated Plan and Action Plan, data from the 2000 Census, the 2010 Census, the American Community Survey (ACS), local data and public input are utilized to allocate resources and assign priorities.

The NSA program utilizes a neighborhood classification system with three tiers. Each tier defines a level of need and establishes the foundation for the type and scope of assistance to be provided. This system utilized the 2000 Census and is described in more detail in the Community Development section.

The map shows the location of the 11 designated areas, which are one or more block groups within the following neighborhoods¹: Arlington View, Barcroft, Buckingham, Columbia Heights West², Douglas Park, Lyon Park, Long Branch Creek, Nauck, Penrose, Radnor/Ft. Myer Heights and Westover.

¹ These block groups are identified on Table I of Appendix 1.

² The Forest Glen neighborhood adjacent to Columbia Heights West is now included in its NSA boundaries.

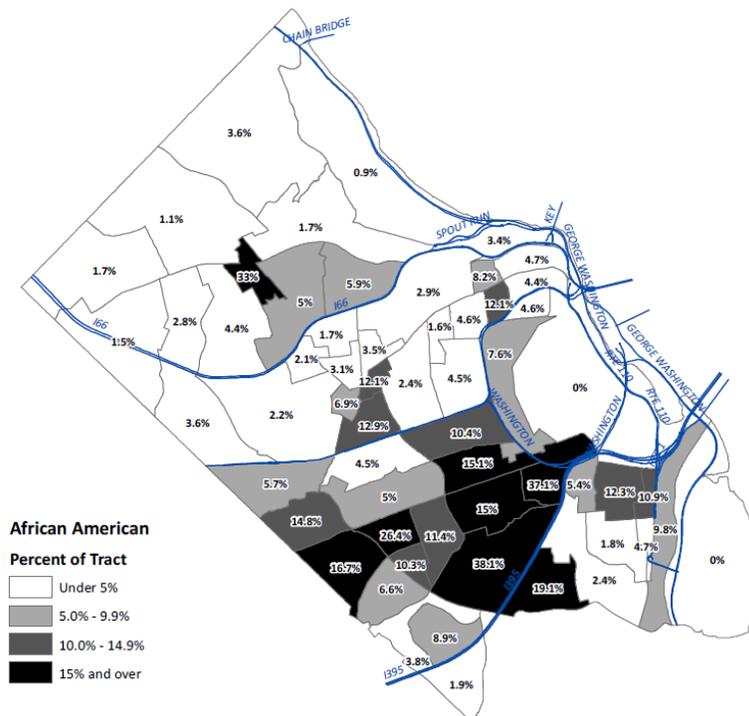
Minority Concentrations

The following maps show the distribution of African-Americans, Hispanics and Asian-Americans in the County. Several areas of minority concentration³ existed in the County in 2010 for the Asian and Hispanic or Latino populations. The Metropolitan Statistical Area (MSA) of the Washington, D.C. region is 25.2% African American, 9.3% Asian, and 13.8% Hispanic or Latino, according to the 2010 Decennial Census.

African-Americans:

Even though there are no minority concentrations of the African-American population according to the HUD guidelines, three areas have particularly higher concentrations of African-Americans: Nauck, Arlington View, and High View Park in which there are 38.1%, 37.1% and 33.0%, respectively. The fact that High View Park, Nauck and Arlington View are historically African-American neighborhoods dates back to the Civil War. The concentrations of African-Americans have decreased in each of these three neighborhoods since 1990. These percentages compare with the County's overall African-American population of 8.2%. Two of these neighborhoods—Nauck and Arlington View—are Neighborhood Strategy Areas.

African American Population by Census Tract, 2010

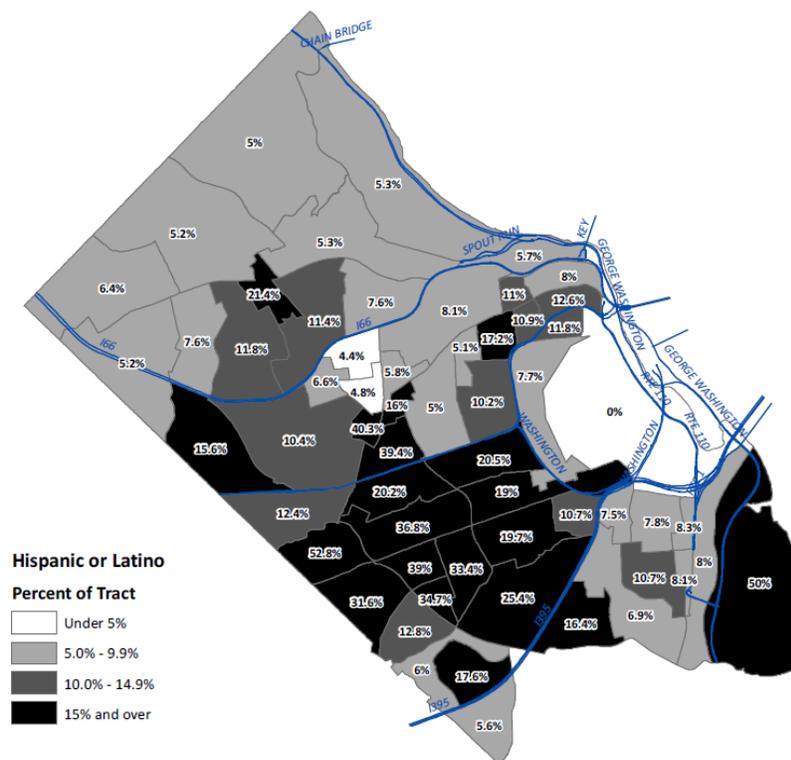


³ Areas of concentration, as defined by HUD guidelines, are those with double the regional average percentage of a particular population. For example, if 10% of the region's population is members of a minority group, an area of concentration of that minority would be an area with more than 20% of that minority.

Hispanic or Latino:

The Hispanic or Latino population represents 15.1% of Arlington's 2010 population. Nine census tracts were considered minority concentrations, with the percentage of Hispanic or Latinos per census tract above twice that of the region's 13.8%. The areas with the highest percentage of Hispanic residents were the areas of: Douglas Park, comprised of two census tracts with Hispanics or Latinos representing 39.0% and 34.7% of the tracts population; Columbia Heights West with 52.8%; and Buckingham with two tracts representing 39.4% and 40.3%. All of these neighborhoods have block groups that are designated NSAs (the block groups designated within Douglas Park are named the Pike Village Center NSA).

Hispanic or Latino Population by Census Tract, 2010



Asian:

Overall, the Asian population represented 9.6% of the County's total population in the 2010 Census. While there were small areas of concentration of Asian-Americans in the County, this population was distributed more evenly throughout the County than other minority groups. Rosslyn (at 21.7%), Pentagon City (at 20.5%), and Glencarlyn (at 17.1%) contained the largest concentrations of Asians. While a block group within Glencarlyn was income-eligible, the neighborhood decided against NSA designation.

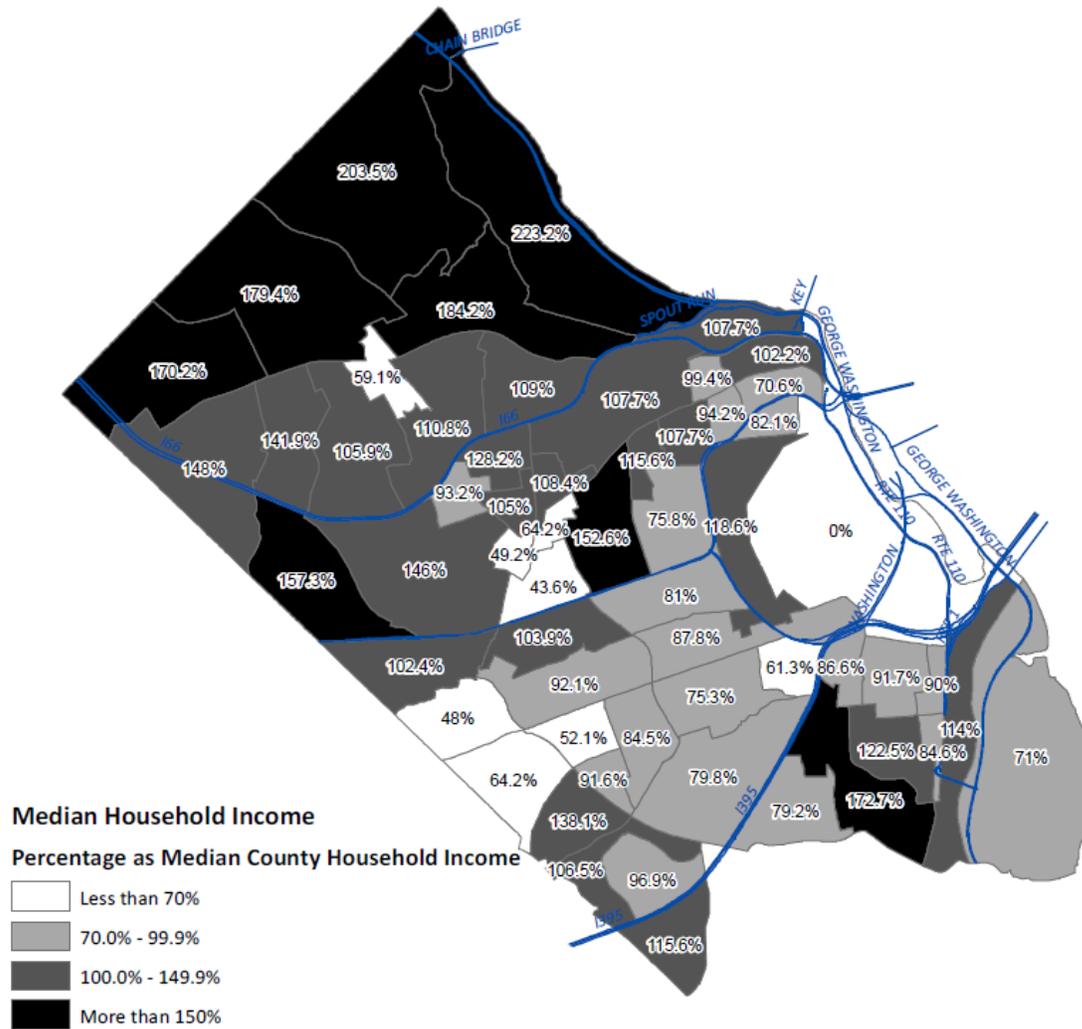
Low-Income Concentrations

Within the County, there continue to be large disparities in income by geographic area. In 2006-2010, the County median household income was \$94,880 and the median family income was \$126,947, according to the 2006-2010 American Community Survey 5-Year Estimates. As seen in the map below, the northernmost census tracts—those located north of Lee Highway—have household incomes 150% and higher than the County’s overall median income. Three other areas in the County also have median incomes in this bracket: Dominion Hills and Boulevard Manor, the eastern part of Ashton Heights, and the southern portions of Arlington Ridge and Aurora Highlands. On the other hand, seven census tracts have median household incomes 70% and less of the County-wide median income. These tracts are located in: Buckingham, Columbia Heights West, Pike Village Center, Columbia Forest, Arlington View, and High View Park.

Consistent with national patterns, the 2006-2010 American Community Survey 5-Year Estimate found that the median incomes of minority households in Arlington were below those of non-minorities, as shown below. There are also significantly higher percentages of minorities in poverty than of white persons. Between 2000 and 2006-2010, the percentages of white persons and Hispanic persons in poverty both increased, while the percentages of African-American and Asian-American decreased.

Minorities, however, are not unrepresented at higher income levels. Over 77% of all Arlington households had incomes above \$50,000 in 2006-2010, including 55% of all African-American, 72.9% of Asian-American and 56.7% of Hispanic households.

Median Household Income of Census Tract as a Percentage of County wide Median Household Income, 2006-2010 ACS



Source: ACS data 2005-2009 and Census 2010

In FY 2014 Arlington will receive \$1,151,014 in CDBG, \$532,435 in HOME, and \$188,633 CSBG. Additionally, \$320,000 in program income will be used to address the needs identified in this Plan. Of Arlington's FY 2014 Federal funds, Falls Church will receive \$54,213 of the CDBG allocation and \$22,522 in HOME.

Obstacles to Meeting Underserved Needs

There are a variety of obstacles to meeting underserved needs in the County. These include limited availability of federal and state funds, limited availability of accessible and affordable housing, cultural and language barriers, lack of technical skills, immigration status that limits employment or training, and distrust of, or lack of familiarity with, government, in general. Indications from Congress point to the likelihood of domestic spending reductions in the coming years. CDBG funds for FY 2014 are less than FY 2013 which, in turn, was substantially less than FY 2012 (24% reduction in CDBG and 50% in HOME). A continuing obstacle to planning programs is uncertainty regarding allocations until late in the process. These obstacles and others will be discussed in more detail in several sections of this Plan.

Managing the Process

1. Identify the lead agency, entity, and agencies responsible for administering programs covered by the consolidated plan.
2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.

Lead Agency

The Housing Division of Arlington's Department of Community Planning, Housing, and Development (CPHD) is the lead agency for the development of the Plan. A significant amount of local funds are also utilized to accomplish the County's housing and community development goals, primarily the Affordable Housing Investment Fund (AHIF) and the Housing Grants rent assistance program.

- The Housing Division administers the CDBG, CSBG, HOME Investment Partnerships, and the County AHIF programs. The Action Plans describe proposed CDBG, CSBG, HOME, AHIF Services Projects and list public and private agencies that will administer the various housing and community development activities each year.
- The County's Department of Human Services (DHS) administers the Section 8 program, ESG, HPRP, and other Continuum of Care programs for the homeless. The County receives ESG funds competitively from the state, and typically funds operating expenses of the Emergency Winter Shelter and the County-owned Residential Program Center (RPC).

- Additionally, the County is the locally-designated Community Action Program, and receives Community Services Block Grant (CSBG) funds from the U.S. Department of Health and Human Services, through the Virginia State Department of Social Services.

The Washington D.C. metropolitan area is an Eligible Metropolitan Statistical Area (EMSA) that receives HOPWA funds. Currently the administering agency is the Northern Virginia Regional Commission. The County's DHS receives a portion of the Suburban Virginia HOPWA award, which is one component of the award for the D.C. area. Arlington County administers funding for the CDBG and HOME programs for the City of Falls Church through a Cooperation Agreement. The Cooperation Agreement between Arlington County and the City of Falls Church will expire in 2015.

Consolidated Plan Development

While the Housing Division serves as the lead agency for the development of the Consolidated Plan, the Department of Human Services plays a major role in planning and administering Consolidated Plan programs. A number of other public and private agencies participated in the Plan development. The Institutional Structure portion of this plan fully describes the various divisions and inter-departmental teams that took part in the development of the Consolidated Plan.

The County held a community forum in September 2009, which was an important tool for consulting with residents as well as housing, homeless, special needs and other service providers. Staff attended community and commission meetings to solicit input, and conducted a housing needs survey, distributed by internet and hard copy. County staff consulted closely with the public/private Implementation Task Force (ITF) that is implementing the 10 Year Plan to End Homelessness and DHS to develop the Plan sections related to supportive housing and emergency assistance for various special needs and homeless populations.

The Community Development staff also conducted a needs survey in the four Neighborhood Focus Areas: Buckingham, Columbia Heights West, Nauck and Pike Village Center. The surveys were distributed to residents at key locations within the NSAs and at regular meetings of various resident and advisory groups within each of these NSAs. The results informed the prioritization of needs for the next five years in the Community Development Needs table.

The development of the Consolidated Plan also included collaboration and consultation with the Metropolitan Washington Council of Governments (COG), Northern Virginia Regional

Commission (NVRC), Virginia Department of Housing and Community Development (DHCD), the Virginia Coalition to End Homelessness (VCEH), Virginia Department of Health and Virginia State Historic Preservation Officer.

3. Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.
 - Housing Division staff members are active on the Ten Year Plan to End Homelessness Implementation Task Force. The County and community collaboration has multiple strategies to implement the Ten Year Plan.
 - Housing Division will continue to work with housing developers/sponsors to create affordable housing. Staff will provide training sessions for subrecipients to discuss compliance with requirements and provide an opportunity for development of coordinated efforts to address needs.
 - County staff from various departments and members of the Community Development Citizens Advisory Committee and the Housing Commission will review proposals submitted for consideration in the Community Development Fund.
 - A capacity-building initiative for nonprofits continues to be implemented in cooperation with several public and private agencies, and assists participating nonprofits to develop collaborative partnerships.
 - Housing Division staff will attend meetings convened by DHS for nonprofit Executive Directors to discuss service delivery and promote collaboration.
 - Health, housing and code enforcement staff will review procedures and collaborate on issues related to lead-based paint.

Citizen Participation

1. Provide a summary of the citizen participation process.
2. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.

Arlington's goal for citizen participation is to ensure broad participation of Arlington residents and service providers in housing and community development planning, program development, program implementation and evaluation. The Community Development Citizens Advisory Committee (CDCAC) and the Citizens Advisory Commission on Housing (Housing Commission) are the lead groups for the Consolidated Plan citizen participation processes. Both groups were involved in the development of the Five-Year Consolidated Plan and this Action Plan. Other County Board Advisory Commissions including the Tenant-Landlord Commission; the Disability Advisory Commission; Partnership for Children, Youth and Families; Community Services Board; Commission on Aging; and the Environment and Energy Conservation Commission were consulted.

Community Participation Plan

The Five-Year Consolidated Plan includes the Community Participation Plan as an attachment. It was amended in April 2009 and reflects outreach mechanisms to ensure broad community involvement. Member organizations are identified to allow representation from interest groups and service providers directly involved in Consolidated Plan activities and programs. The Community Participation Plan also meets the requirements of the CSBG Community Advisory Board membership and procedures.

Community Forums

Around 70 citizens provided input during a public forum held on September 22. The forum's objective was to gain a wide range of feedback on the direction of the Affordable Housing Study. The County is seeking residents' involvement throughout this three-year study that will address one of the most critical issues facing our community – how to create and preserve affordable housing.

The County has an existing framework for its affordable housing efforts, which provides guidance on how best to allocate valuable resources. While we already have an existing framework, it is based on ten-year-old data and surveys. As part of a three-year housing study, the County will update information on housing needs, revisit the elements of the framework – Principles, Goals, and Targets – and update them as appropriate. The study will identify strategies, funding priorities, and policies to form the foundation for the next generation of Affordable Housing Targets. The result will be adopted by the County Board as an element of the County's Comprehensive Plan.

The brainstorming session consisted of small break-out groups coming up with ideas to questions relating to affordable housing needs and priorities, and how to include the community in the Affordable Housing Study going forward.

A community forum was the primary tool for involving residents as well as a variety of housing, homeless, special needs and other service providers in the development of the Five-year Consolidated Plan.

County staff undertook a comprehensive outreach approach for the Community Forum, including bilingual email announcements, fliers, brochures, and notices in local papers, webpages and the Division's electronic newsletter. The email announcement was sent to members and staff liaisons of 18 County Board advisory commissions; the Implementation Task Force of the 10 Year Plan to End Homelessness, presidents of civic associations; a list of nonprofits that work with CPHD and DHS; and other governmental agencies in the region.

Staff circulated fliers in English and Spanish through the County's recreation centers, Outreach Centers, libraries, public schools and English as a Second Language (ESL) classes through the Clarendon Education Center. An announcement of the forum was included in The Arlington Citizen, and the County's Housing Online newsletter. Finally, the Housing Division included a webpage linked through its "news and events" with detailed information about the forum and a "Con Plan Blog" was set up to keep the community informed and to allow communication among interested people.

Housing and Community Development Survey

In the summer and fall of 2009, the Housing Division conducted a Housing and Community Development Survey. The purpose of the survey was to get feedback from the community about current housing and community development needs and services and to use the results to guide strategies for developing the County's 2011-2015 Consolidated Plan. The complete results of the survey can be found in the FY 2011-2015 Five Year Consolidated Plan.

CDCAC and Housing Commission Review of Proposed Projects

A total of 29 proposals/renewals were received in September. The CDCAC, Housing Commission, and staff reviewed the requests and met with applicants. Submissions included agencies delivering housing, economic development and public service programs. The scores/ranks for each Community Development Fund proposal were considered as the recommended FY 2014 Community Development Program and Budget was developed. CDCAC will review the draft Community Development Program and Budget at its meeting on March 6, 2013.

Other Community Participation

Recent efforts to solicit input from low and moderate income residents included a forum on economic development and workforce development held in fall 2012, with over 20 service providers discussing trends and strategies for employment and small business development for low and moderate income residents. The Community Development Citizens Advisory Committee held an informational meeting with the County's Community Outreach Program staff to discuss current priorities and programs. All publicity informed residents about the accessible locations and availability of interpreters at forums and public hearings.

Review of the Revised Draft Plan

The draft Consolidated Plan was distributed in print and online and public comment was solicited at a public hearing held by the Housing Commission and the CDCAC on the draft Annual Action Plan on March 7, 2013. The County Board held a public hearing on the County Manager's FY 2014 Annual Action Plan on March 26, 2013 where residents were encouraged to attend and offer comments. The County Board adopted the plan on April 20, 2013 and then approved the amended plan on July 13, 2013 with final award amounts.

3. Provide a summary of citizen comments or views on the plan.
4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

Comments from the community are summarized in Attachment 3

Institutional Structure

1. Describe actions that will take place during the next year to develop institutional structure.
 - Arlington County is working with the Metropolitan Washington Council of Governments (COG) Housing Directors Advisory Committee to develop an affordable housing database that will identify all affordable housing units in the region.
 - The County continues to support its Nonprofit Assistance Network that includes a resource center at Central Library with a business librarian; a coordinating council of nonprofits; workshops and classes around a nonprofit curriculum; and organizational assessment and coaching for nonprofit executives and boards.
 - The County has established a Leadership Consortium of Arlington's 10-year Plan to End Homelessness. The Leadership Consortium, comprised of public, private, and community representatives, is guiding the implementation of the 10-year Plan. The Implementation Task Force leads and manages the detailed implementation of the Plan, under the guidance of the Leadership Consortium. Guided by the broad goals and strategies of the Leadership Consortium, the Task Force develops detailed annual operational plans with specific actions and timetables. (Refer to Homelessness section for more specifics.)
 - An Affordable Housing Study Working Group comprised of citizens representing a broad spectrum of interests has been established to advise on the development of a housing needs analysis and to reevaluate the County's affordable housing principles, goals and targets. The working group will serve throughout the study process which is anticipated to run through 2015.

Monitoring

1. Describe actions that will take place during the next year to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

Program and financial management staff conduct formal on site monitoring at least once every two years of CDBG and HOME funded projects implemented by subrecipients (more frequently if the subrecipient is new or is having difficulty meeting program or contract requirements). Review of monthly or quarterly reports, program evaluation forms, program visits and phone calls are also part of program monitoring procedures. Program participants are surveyed periodically to determine level of satisfaction with services and areas in need of improvement. Program monitoring ensures that the subrecipient's performance is adequate and in compliance with Federal and local regulations, as determined by the contract agreement and scope of service.

Components of project monitoring include compliance with eligible activities and National Objectives, HUD program rules and administrative requirements; accessibility to all sites where federally-assisted programs are implemented; progress against production goals; needs for technical assistance; composition and activity of a subrecipient's board; statements of non-conflict of interest by board members; compliance with equal employment opportunities and labor practices; reviewing client files where appropriate; reviewing program brochures and printed material to ensure compliance with language accessibility; and evidence of innovative or outstanding performance.

Financial monitoring ensures that subrecipients comply with all Federal regulations governing their financial operations. This includes reviewing original supporting documentation for financial transactions, time sheets, independent audit reports and management letters, tracking expenditures into the general ledgers, check books and bank transactions, internal controls, reviewing financial transactions to ensure that they are within the approved budget, and that expenditures are eligible and reasonable. An overall monitoring schedule is established at the beginning of each program year, as well as an individual monitoring checklist for each activity.

Monitoring of a subrecipient that results in multiple significant findings will require a corrective action plan and repeated interim monitoring visits by County staff. If corrective actions are not taken within a prescribed period or if the findings are egregious in nature, project reimbursement is immediately suspended until the deficiencies are corrected. Any financial malfeasance will be immediately reported to the CPD office of the Washington Field Office of the U.S. Department of Housing and Urban Development, as well as the HUD Inspector General. The County complies with the Federal Funding Accountability and

Transparency Act and checks with the Excluded Parties Listing prior to entering into any contract with a subrecipient.

Long term compliance with property management and disposition requirements are outlined in contracts with subrecipients. County interests in real property acquired with CDBG or HOME funds are required to be recorded as part of the deed.

Federally-assisted housing projects that have HOME or CDBG funds invested are monitored periodically. Some projects have a full code inspection by the Code Enforcement staff and Fire Marshall. An on-site compliance monitoring review examines all aspects regarding the leasing of an affordable unit. It begins with a review of the components of the affordable housing agreement with leasing and management staff to ensure that all parties understand the requirements. Additionally, the lease, the rental amounts and the rent roll, the tenant selection policy and process, the waiting list procedures, property marketing plan and fair housing notices are reviewed. Tenant files of households occupying affordable units are reviewed to ensure required procedures are followed, such as using HUD Handbook 4350.3 to identify and calculate income correctly, obtaining signatures of all adult household members on income certifications and renting at allowable amounts. Occupancy reports submitted by the owners are reviewed while on site to verify that the information being reported concurs with file documentation.

When discrepancies are noted, the owner is required to make corrections. Corrective action ranges from the owners making corrections on their report to providing a replacement affordable unit when the existing household is ineligible for the unit. Other changes might be preparing a more effective marketing plan or repayment of rent to tenants.

Lead-based Paint

1. Describe the actions that will take place during the next year to evaluate and reduce the number of housing units containing lead-based paint hazards in order to increase the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families.

Currently, the NSA community inspector completes the in-house review form to ensure compliance with all Federal statutes concerning lead-based paint in any Federally-assisted capital project. The NSA community inspector is to be certified in Lead Based Paint program administration, and convenes half yearly roundtable discussions with nonprofit housing developers that work with rehabilitation projects. The community inspector also provides technical assistance and refers training opportunities to nonprofit housing developers and assists community development staff in monitoring subrecipient compliance with federal statutes. He has developed a training and informational disc and printed material which he provides to all

subrecipients. He will also follow-up with cases requiring remediation/abatement.

Testing for lead-based paint on all units built prior to 1978 that are being rehabilitated using Federal funds is required per statutes. The nonprofit developers responsible for each project must report findings to the County. Costs associated with lead based paint testing and mitigation are eligible to be charged to federal entitlement grants.

The Code Enforcement Unit of Inspection Services Division inspects units and notifies owners of the need to take corrective action regarding encapsulation or abatement of lead-based paint in a dwelling unit. This could include testing by a licensed contractor and laboratory.

Public education includes informing the public of the dangers of lead-based paint through pamphlets distributed to targeted population sectors and awareness campaigns by the Virginia Department of Public Health and Arlington County Public Schools.

The Arlington County DHS Health Division screens all child clients at ages 9 or 12 months and two years, and any child new to the clinic over the age of two. Cases of elevated blood level are provided counseling and are monitored until the case is resolved. The DHS also requires that private physicians and laboratories notify it in cases of elevated blood levels.

If the elevated blood lead level is greater than 15 µg/dL for any DHS child client, the case is referred to Environmental Health Bureau for environmental history. An Environmental Health Specialist visits the dwelling with a Public Health Nurse to determine the source of the lead by completing a questionnaire and conducts sampling of paint, dust, water, soil or other likely lead sources. A written report including the sampling results and any recommendations is given to the tenant and if relevant, to the owner of the property.

Arlington County DHS, Housing Assistance Bureau inspectors are trained in visual assessment. Annual inspections are conducted at properties receiving Housing Choice Voucher (formerly Section 8) rent subsidies to ensure that paint conditions are stable. Section 8 staff compares subsidized unit addresses with Environmental Health to ensure that no units identified with lead hazards are in the Section 8 program. In 2011 there were no “hits” matching a Housing Choice Voucher subsidized unit with an incident of elevated lead in the blood.

As part of Arlington County’s five-year goal to protect public health and safety from environmental hazards, including lead-based paint hazards, it will address the issue through a four-pronged strategy that includes: collaboration; assessment and testing; public education; and enforcement of public health laws. The community inspector in the Housing Division is key to the implementation of monitoring, evaluation, and compliance of all federally-assisted housing projects within the County. This staff has received and will

continue to receive training and monitor changes in statutory regulations, and will evaluate all federally-assisted projects to determine applicability and compliance with the most recent lead-based paint rule. This staff also serves as a resource to the County's subrecipient affordable housing development partners.

Collaboration: Enhance communication between County agencies, as well as State agencies, to ensure identification and reduction in lead-based paint hazards.

Assessment/ Testing: Improve ability to test for lead-based paint in units where there is a risk or probable cause, such as a child with elevated blood levels. Continue testing children in all DHS public health clinics.

Public Education: Take steps to inform the public of the dangers of lead-based paint, methods for identifying it and behavior strategies for reducing contact (especially children) with lead dust and chips.

Enforcement/Correction: Inspect units and notify owners of the need to take corrective action regarding covering or abatement of lead-based paint in a dwelling unit. Refer to resources for correction and/or enforcement.

HOUSING

Specific Housing Objectives

*Please also refer to the Housing Needs Table in the Needs.xls workbook.

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Arlington's goals and targets, approved by the County Board in December 2003 and updated in 2011, established the County's overall objectives and outcome measures for affordable housing. The goals and targets were developed to plan for the needs of families; older residents; persons with disabilities; entry level professionals; teachers, police, firefighters and other public employees; and employees in the many jobs that support the County's strong economic development. The Five-Year Consolidated Plan lists the goals and targets and attached Arlington's Goals and Targets for Affordable Housing, which displays baseline data, stretch and aggressive targets with graphs and short narrative accompanying each target.

The purpose of the targets is to establish a long term vision of where the County would ideally like to be and to provide a quantitative way to measure its progress. The targets guide

implementation activities and track Arlington’s progress in achieving its Affordable Housing Goals. Many of the targets are interrelated and may even be in conflict in certain situations. This will require the County to set priorities among targets. For example, creating more family-sized housing units may result in a lower overall number of units created. Due to the costs, creating committed units in the Metrorail corridors will likely result in fewer units than outside the corridors. Ultimately, Arlington must exercise judgment and creativity to strike the appropriate balance across a range of different affordable housing goals, which, together, result in a community that is economically diverse and economically sustainable.

An Annual Targets Report is issued each year to update the County Board and community on progress in meeting the targets. For each target, baseline performance has been determined. The overall objective is to improve on the baseline performance each year. All of the targets will not be met. Thus, the “baseline” is at least equally as important as the target.

The Goals and Targets originally established the County’s objectives and outcome measures for affordable housing until FY 2010. In March 2011, the County Board voted to revise the County’s goals and targets which extended most of the targets to 2015 and added the prevention/ending of homelessness and sustainable development as goals and adopting targets to meet those goals.

Revisions to the Goals and Targets for 2015 adopted by the Board include:

- Preventing, ending homelessness:
 - Reduce the number of unsheltered homeless by half
 - Create a comprehensive homeless service center, including up to 50 year—round shelter beds
 - Increase the number of homeless individuals and families moving into permanent housing, increasing supply of permanent supportive housing units to 425
 - Permanent housing for at least 95% of sheltered homeless elder and families with children and for 65% of sheltered homeless persons with disabilities
- Sustainability in producing, converting and renovating committed affordable units (CAFs)
 - Reduce total energy use by an average of 15% in total supply of CAF multi-family properties
 - Track electric, gas and water utilities in 50% of all CAF rental properties
 - Reduce total water use by average of 10% in total supply of CAF multi-family properties
- Minimize involuntary displacement of low- and moderate-income households in complexes being renovated, converted or redeveloped with County assistance. For

committed affordable units (CAFs), strive to house 60% of households onsite or nearby.

- Link at least 50% of persons in shelters, transitional or supportive housing to training, employment or enrollment in public assistance benefits.
- Strive to provide rental assistance (including Housing Grants) to 100% of the eligible households requesting rental assistance.

The County Board endorsed a charge for an affordable housing study in December 2012. The purpose of the study is to create a shared community vision of Arlington's affordable housing as a key component of community sustainability. The study, which will be completed in 2015, will include a housing needs survey and analysis, and will establish priorities in addressing housing need through updated principles, goals and targets. Citizen participation will be an important component throughout the study; a citizen Working Group has been established to advise and provide input into the study.

Section 215 Goals

While the Annual Targets Report will report on progress towards the County's comprehensive housing goals and targets, the CAPER will report on the Section 215 housing goals shown in the Housing Needs Table. For Fiscal Year 2014, the Section 215 renter goal is 11 and the 215 owner goal is 71. These goals are based upon the CDBG, HOME-funded, and HOPWA programs/units that meet the 215 definition.

Resources

Attachment 2 is a chart that details the Revised FY 2014 CDBG, HOME, HOPWA, CSBG and activities and expected outcomes. In addition, there will be a number of other financial resources available this year to help address the identified affordable housing needs of the County. Below is a listing of these resources and estimated funding levels; detailed descriptions of each are in the Five-Year Consolidated Plan.

Affordable Housing Investment Fund: In FY 2014, the Affordable Housing Investment Fund (AHIF) will receive \$467,492 of the Federal HOME allocation, to be leveraged with an estimated \$9,013,131 of local funds to equal more than \$9.4 million. A separate \$51,944 from the County's HOME fund allocation will be used for program administration. Additional funds from loan repayments will also be received during FY 2014.

Homeownership Assistance:

The CDBG and HOME-funded Moderate Income Purchase Assistance Program (MIPAP) offers down payment and closing cost assistance to low and moderate income first time homebuyers. The MIPAP Program was recently changed to a shared appreciation program that provides more substantial down payment assistance to eligible homebuyers. CDBG and HOME program income from loan repayments and other HOME funds are sources of support

for this activity in FY 2014, in addition to \$500,000 in CDBG and \$500,000 in County general funds. The County has a target to assist 35 homebuyers per year, of which 10 will receive MIPAP funding.

Housing Grants Rental Assistance Program: This County funded rent assistance program serves low-income working families with minor children, residents aged 62 or older, and persons with disabilities and those not receiving housing Choice Vouchers (Section 8). Rent subsidies allow households to pay about 40% of income in rent. As of January 2013, there were 1,196 households receiving subsidies. The County Board allocated \$8,640,216 in General Fund money for Housing Grants in FY 2013.

Real Estate Tax Relief Program for the Elderly and Disabled: This program provides an exemption, partial exemption, and/or deferral of real estate taxes to eligible homeowners based on the household income and assets. Eligible persons must be at least age 65 or permanently and totally disabled and not be engaged in substantial gainful employment. The maximum income level for this program is \$99,472. Assets may not exceed \$340,000 for exemption and \$540,000 for deferral. It is anticipated that \$5,150,000 General Fund will be available for Real Estate Tax Relief in FY 2014, and is foregone revenue. Approximately 1,130 households will benefit in FY 2014.

Homelessness Program Resources

Additional programs and resources are described in the section on Homelessness.

Live Near Your Work Program: This local schools program provides a forgivable loan in the amount of 1% of the purchase price up to a maximum of \$5,000. The program is targeted to serve approximately 20 qualified school employees to purchase a home in Arlington.

Needs of Public Housing

1. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.
2. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.

Program Year Action Plan Public Housing Strategy response:

While Arlington County does not have public housing, it does manage a Housing Choice Voucher program. The Voucher program provides rent subsidies for low income households. In FY 2014, the Department of Human Services plans to administer 1,450 housing choice vouchers and will serve fifty additional families with fifty vouchers from the Family Unification Program.

Barriers to Affordable Housing

1. Describe the actions that will take place during the next year to remove barriers to affordable housing.

Program Year Action Plan Barriers to Affordable Housing response:

As part of the Five Year Consolidated Plan, a Draft Analysis of Impediments and Fair Housing Report has been developed. This report discusses potential barriers to affordable housing and recommends certain strategies.

The County does **not** have HUD-defined barriers such as:

- zoning ordinance minimum building size requirements that exceed the local housing or health code or is otherwise not based upon explicit health standards
- impact fees on development
- lack of use of a recent version of one of the nationally recognized model building codes
- land use regulations prohibiting the use of manufactured housing
- lack of a single, consolidated permit application process for housing development that includes building, zoning, engineering, environmental, and related permits
- lack of concurrent, not sequential, reviews for all required permits and approvals

In the last five years, the County has produced new policies to overcome some HUD-defined regulatory barriers.

- *Accessory Dwelling Units:* In 2008, the County approved changes in the Zoning Ordinance that will allow for accessory dwellings (AD). An AD is a second legal living space with kitchen, bathroom, and a separate entrance. In Arlington, ADs are permitted inside single-family detached houses, e.g. in a basement, on the second floor, or in an addition to the home.
- *Affordable Housing Ordinance:* In 2005, the County approved a new Affordable Housing Ordinance. The developer chooses whether to provide a cash contribution or to provide units using a percent of the increased gross floor area (GFA) above 1.0 Floor Area Ratio (FAR).
- *Affordable Housing Goals and Targets:* Even though there is not a housing element for the comprehensive plan, the Affordable Housing Goals and Targets perform a similar function. The Goals and Targets calculate current and anticipated housing needs, taking into account the anticipated growth of the region, for existing and future residents, including low, moderate and middle income families, for at least the next five years.

- Additionally, the County has requirements for public review of affordable housing projects that are in full compliance with the zoning ordinance and other development regulations, and the County has bonus provisions for affordable housing and will continue refining and expanding these provisions for increased density in return for affordable housing.

The County identified that it did have HUD-defined regulatory barriers in the following areas:

- *Fast Track Permitting:* The County does not have expedited or fast track permitting and approvals for affordable housing projects.
- *By-Right Density Bonuses:* HUD recommends by-right density bonuses that provide for a fixed percentage or number of additional market rate dwelling units in exchange for the provision of a fixed number or percentage of affordable dwelling units and without the use of discretion in determining the number of additional market rate units.
- *Time Limits for Government Review:* HUD recommends that jurisdictions establish time limits for government review and approval or disapproval of development permits. If, after the application is deemed complete, the government fails to act within the designated time period, the application will be automatically approved.
- *Waiver of Parking Requirements:* HUD recommends that localities have an explicit policy that adjusts or waives existing parking requirements for all affordable housing developments.
- *Infrastructure:* HUD recommends that localities modify infrastructure standards and/or authorize the use of new infrastructure technologies (for example, water, sewer, street width) to significantly reduce the cost of housing.

County Actions: Some strategies that the County might consider to eliminate regulatory barriers identified are:

- *Fast Track Permitting:* Creation of fast track permitting for affordable housing projects could lessen construction costs by mitigating inflationary costs associated with a lengthy construction phase. Project budgets would also trend toward a smaller variance. Affordable housing projects are queued with market projects to receive building permits and obtain inspections during the construction phase. Cost overruns resulting from construction delays for any reason can have adverse financial effects on

the development for both developer and the lenders. Significant delays can risk the loss of low-income housing tax credits, which have a two-year clock in which to complete construction and place a project in service.

▪ *Fair Housing Plan Strategies:*

1. Work with Nonprofit Housing Developers/CAF Property Managers to ensure that the application process is equitable at all properties and income source calculations are not disparate and correctly calculated (especially for sporadic income earners).
2. Continue to work with stakeholders and County staff on addressing land use policies, exclusionary zoning and displacement.
3. Revamp single family housing rehabilitation loan HIP/MIHOP programs and ensure that the new program is effectively marketed to all eligible participants.
4. Include in FY 2015 NOFA for CDBG/CSBG/AHIF Housing Services that there are programs that target minority populations (beside the Hispanic Community which has received substantial outreach for decades in Arlington) to ensure that they have parity in program accessibility and advocacy for services.
5. Ensure that the development and funding for ICFs and other special needs housing continues to meet the need and expectations of the DOJ's order against the Commonwealth of Virginia and that suitable and sufficient housing is made available.

HOME/ American Dream Down payment Initiative (ADDI)

1. Describe other forms of investment not described in § 92.205(b).
2. If the participating jurisdiction (PJ) will use HOME or ADDI funds for homebuyers, it must state the guidelines for resale or recapture, as required in § 92.254 of the HOME rule.
3. If the PJ will use HOME funds to refinance existing debt secured by multifamily housing that is that is being rehabilitated with HOME funds, it must state its refinancing guidelines required under § 92.206(b). The guidelines shall describe the conditions under which the PJ will refinance existing debt. At a minimum these guidelines must:
 - a. Demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing.
 - b. Require a review of management practices to demonstrate that disinvestments in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated.
 - c. State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.
 - d. Specify the required period of affordability, whether it is the minimum 15 years or longer.
 - e. Specify whether the investment of HOME funds may be jurisdiction-wide or limited to a specific geographic area, such as a neighborhood identified in a neighborhood revitalization strategy under 24 CFR 91.215(e)(2) or a Federally designated Empowerment Zone or Enterprise Community.

- f. State that HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.
4. If the PJ is going to receive American Dream Down payment Initiative (ADDI) funds, please complete the following narratives:
 - a. Describe the planned use of the ADDI funds.
 - b. Describe the PJ's plan for conducting targeted outreach to residents and tenants of public housing and manufactured housing and to other families assisted by public housing agencies, for the purposes of ensuring that the ADDI funds are used to provide down payment assistance for such residents, tenants, and families.
 - c. Describe the actions to be taken to ensure the suitability of families receiving ADDI funds to undertake and maintain homeownership, such as provision of housing counseling to homebuyers.

HOME and CDBG Funds for Homebuyers

The American Dream Downpayment Initiative (ADDI) funding is no longer awarded separately from HOME funding.

MIPAP

CDBG and HOME funds have been used to provide down payment and closing cost assistance to low and moderate income first time homebuyers, through a program called Moderate Income Purchase Assistance Program (MIPAP). For the past two years, MIPAP has been a shared appreciation program, utilizing a combination of CDBG, HOME and local funds. These subsidies help leverage affordable mortgages for eligible purchasers. As of the beginning of FY 2013, the MIPAP shared appreciation model exclusively uses CDBG Program Income Single Family Revolving Loan funds and County general funds. The amount of assistance provided is calculated up to 25% of the purchase price of the home. The current maximum purchase price and loan amount (indexed to the HUD HOME Program guidelines at 249% high cost area) are \$347,000 and \$86,750 respectively. At the time of sale or refinance of the property, the participating homeowner repays the MIPAP loan amount plus a proportionate share of the net appreciation of the property from the initial purchase date and the recaptured funds are placed in the County's Single Family Revolving Loan Fund.

It is expected that a total of 10 households will benefit from this program in FY 2014. Outreach is targeted to qualified low and moderate income first time homebuyers. Home ownership education classes and Virginia Housing and Development Authority certification are required for clients to ensure their ability to undertake and maintain homeownership.

Resale/Recapture Guidelines

MIPAP properties must remain owner-occupied as long as the loan is outstanding. At the time of sale or refinance of the property, the homeowner repays the MIPAP loan amount plus a proportionate share of the net appreciation of the property. Repaid MIPAP loans become program income in the County's Single Family Revolving Loan Fund and will be lent

to subsequent qualified households. This policy also applies to owner Committed Affordable Units (CAFs) that are developed through the site plan process.

Homeownership Counseling

CDBG funds are also used for first time home-buyer counseling programs. Programs are certified to be compliant with Virginia Housing Development Authority (VHDA) guidelines, and are a requisite part of applying and being eligible for low-interest loans made by VHDA. The following program enables this process:

- **Achieve Your Dream:** \$36,000 CDBG for Arlington Home Ownership Made Easier, Inc. (AHOME) to conduct outreach and provide workshops to eligible prospective homebuyers to promote homeownership for low and moderate income and minority households. **Expected Outcome:** One-on-one counseling and educational workshops resulting in 40 families becoming first-time Arlington homebuyers.

HOMELESS

Specific Homeless Prevention Elements

*Please also refer to the Homeless Needs Table in the Needs.xls workbook.

1. **Sources of Funds**—Identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and to prevent homelessness. These include the McKinney-Vento Homeless Assistance Act programs, other special federal, state and local and private funds targeted to homeless individuals and families with children, especially the chronically homeless, the HUD formula programs, and any publicly-owned land or property. Please describe, briefly, the jurisdiction’s plan for the investment and use of funds directed toward homelessness.
2. **Homelessness**—In a narrative, describe how the action plan will address the specific objectives of the Strategic Plan and, ultimately, the priority needs identified. Please also identify potential obstacles to completing these action steps.

Funding Priorities for FY 2014

Committee Priorities	By When	Measurable Outcome
Ensure continued access to emergency shelter for single individuals and families.	FY 2014 and ongoing	-Expand the existing emergency winter shelter program into a new 50 bed year round comprehensive homeless service center for single individuals. -Create a five (5) bed medical respite program as part of the

		<p>comprehensive services center.</p> <p>-Continue to operate the 73 bed emergency winter shelter with 15 beds of overflow for singles until the opening of the new homeless services center.</p> <p>-Continue to operate a 44 bed shelter for singles.</p> <p>-Continue to operate 71 beds of emergency shelter for single individuals and families.</p> <p>-Continue to operate an 11 bed emergency shelter for victims of domestic violence.</p>
Increase the number of affordable housing units to meet the needs of persons at or below 40% of AMI.	FY 2014 and ongoing	Working with Housing Division and housing organizations, develop 35 new units/per year over a five year period to serve individuals and family households with incomes at 40% of the AMI.
Increase the number of permanent supportive housing units (PSH).	FY2014 and ongoing	20 units/per year over five years (100 units)
Increase the supply of rental assistance by: 1) continuing to fund the Housing Grants program to meet the growing demand as budget constraints permit 2) consider broadening eligibility to include working singles staying in shelters 3) apply for federal rental	FY2014 and ongoing	<p>-Fund program to accommodate growth in FYs 2014, 2015, 2016 and 2017.</p> <p>-Submit an application yearly on behalf of the Continuum of Care to HUD for federal funding.</p>

assistance program Notices of Funding Availability from the US Department of Housing and Urban Development (HUD).		
Begin occupying a small efficiency apartment program.	2014	-Affordable Efficiency that contains up to 20 units is occupied
Continue administration of the Homeless Prevention & Rapid Re-Housing Program (HPRP) with federal and state and local funds. Seek additional resources to continue HPRP upon expenditure of existing funding.	FY 2014 and ongoing	-Expend 100% of housing funds and provide stabilization services to 68 households. Seek additional resources to continue HPRP.
Develop an “Early Warning” system that links households at risk of losing housing with appropriate stabilization services.	FY2014 & ongoing	-Develop program with Community Assistance Bureau utilizing the Coordinated Intake Process. -Continue to establish links with community partners and landlords about existing prevention services. -Market program throughout the community
Develop a range of programs that addresses income and financial literacy needs for households that are homeless or at risk of homelessness.	FY2014 & ongoing	- Evaluate program outcomes of existing financial literacy programs. -Continue SOAR program to increase receipt of SSI/SSDI benefits for disabled individuals referred by their case managers. -Identify funding to continue successful Culinary Arts training program and develop other training and employment opportunities for the homeless
Establish a flexible pool of funding for supportive services.	FY 2014 and ongoing	Utilize existing resources (DHS, CSBG, and CDBG) and identify other sources of funding.

Enhance the medical care for homeless individuals and families.	FY 2014 and ongoing	<ul style="list-style-type: none"> - Develop a medical discharge planning system with Virginia Hospital Center. -Continue to provide nursing/wellness services/programs at the existing Emergency Winter Shelter
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Transitional housing services are provided through County contracts with non-profit providers. In FY 2014, the programs will provide 65 to 70 families monthly with a rental subsidy and case management services to help families develop the life skills needed to maintain independent living on leaving the program.

Arlington County operates a variety of **Permanent Supportive Housing programs** that are funded at the federal and local levels. In FY 2014, the Department of Human Services (DHS), through local funding, will provide an average of 183 permanent supportive housing clients each month with a rental subsidy and case management services.

New Hope Housing and ASPAN, the Arlington Street People’s Network (ASPAN), will provide 33 chronically homeless clients with supportive housing through funding from HUD.

Arlington County’s Department of Human Services will operate the Milestones Permanent Supportive Housing program which will serve up to 21-24 chronically homeless adults with a serious mental illness (SMI). Clients receive a rental subsidy administered by the Section 8 office, along with supportive services to address their daily needs, e.g. medication management, money skills, etc. These services are provided by case managers from the Department of Human Services (DHS).

Emergency Services Grant (ESG) and Homeless Prevention Program (HPP): In FY 2013, Arlington County received \$31,050 from the Commonwealth of Virginia to operate the Emergency Winter Shelter. The program has 73 overnight beds and 15 overflow spaces. In FY 2014, the County will again seek this funding.

SuperNOFA Resources:

Arlington received funding from the U.S. Department of Housing and Urban Development (HUD) to operate nine programs:

- **Permanent Supportive Housing Programs:** In-Roads, Homebound I, Homebound II, Just Home, Milestones, and Open Doors.
- **Transitional Housing Program:** Adopt-a Family

- **Safe Haven Program:** Susan's Place
- **Homeless Street Outreach Program:** Opportunity Place

It is expected that these programs will continue if funded and/or additional opportunities for funding will be explored.

CDBG Allocations:

In FY 2014, the following programs will receive CDBG allocations:

- **Volunteer Coordinator:** \$31,000 CDBG for Arlington Street People's Assistance Network (A-SPAN) for a volunteer coordinator to manage and recruit volunteers. Expected outcome: 5 volunteer liaisons trained; 10 volunteer mentors assist in employment training; and 5 volunteers assist with grant writing.

Other Funding: In FY 2014, additional funding will be used for the following:

Homestart Supportive Housing Track #2: \$34,500 AHIF Housing Services to Doorways for Women and Families to provide supportive services for formerly homeless families to remain stable in their homes after they have successfully completed the initial Track #1 portion of this comprehensive transitional housing program. Expected outcome: 18-20 households comprised of 60 adults and children stabilized.

- **Friends of Guest House:** \$11,250 AHIF Services for the second year of a pilot pre-release mentoring program that will provide support to 20 women before they reenter the community and up to 12 months afterwards.
- **PRS, Inc. Project Hope:** \$10,000 AHIF Housing Services to provide community support services for four to eight Arlington County residents with mental illness in temporary residences to teach them independent living skills necessary to move to/retain permanent housing.
- **CRI, Inc. Living Independently for Tomorrow:** \$26,700 Community Services Block Grant (CSBG) to expand support services and the number of apartments for youth with mental health diagnoses who are aging out of foster care. 21 Arlington youth (age 17-21) will develop skills to live independently after foster care.
- **APAH Resident Services Program for North Arlington:** \$10,000 AHIF Services to APAH for launching a fulltime bilingual adult-oriented resident services program for APAH's North Arlington properties. Expected Outcome: 846 low-income residents in 381 households will benefit from this program.

3. Chronic homelessness—The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2012. Again, please identify barriers to achieving this.

Chronic Homelessness

Arlington's 10 Year Plan addresses the issues of chronically homeless individuals. Outreach services provided by ASPAN and DHS will continue to engage homeless individuals who are living on the streets and have a diagnosis of serious mental illness, chronic substance abuse, or dual diagnosis. Engagement services include a bagged meal food program, a drop in center, and mobile mental and substance abuse services. The drop in center provides additional services that include, but are not limited to, shower services, access to toiletries, laundry services, access to medical services, and mail and phone services.

Arlington County utilizes an Emergency Winter Shelter⁴ which is primarily accessed by persons who are chronically homeless. In FY 2013, the County purchased a building that will provide year-round homeless services, beginning in FY 2015. The County and A-SPAN have made a commitment to provide comprehensive services for homeless individuals, including case management services⁵ that are housing-focused in nature, mobile mental health and substance abuse services, and a weekly interdisciplinary meeting.

The County's ultimate goal of serving the chronically homeless is to place them in permanent housing. The 10 Year Plan does focus on the development of permanent supportive housing programs that include "housing first" models. Most of the programs include a combination of a rental subsidy combined with supportive services. The 10 Year planning goals include the continued development of housing stock and the need to expand local rental subsidies and apply for other federal and state funding sources that support the development of permanent housing solutions.

Specific steps to be taken during FY 2014 are described in the previous section on Funding Priorities.

4. Homelessness Prevention—The jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.

Homelessness Prevention

Households that require immediate rental assistance to prevent an impending eviction are referred for prevention funding once an assessment is completed. Households can receive

⁴ The Emergency Winter Shelter is operated November 1st through March 31st of each winter year.

⁵ Housing focused case management services were added as part of the 2009-2010 winter season. These services will continue to be utilized each winter year until the development of the Comprehensive Services Center.

financial assistance from one of three organizations: (1) the County Bureau of Crisis Assistance which utilizes local funding, (2) the NVFS Homeless Prevention Program that utilizes state funding, and (3) Arlingtonians Meeting Emergency Needs (AMEN). There are also several community groups and religious organizations that provide rental assistance to families and individuals on the verge of eviction, including the Hispanic Committee and Catholic Charities. One of the goals of the 10 Year Plan is to develop a universal assessment that can be used by various agencies providing rental assistance, in order to streamline the process for households.

In addition to the above mentioned services, Arlington County operates Homeless Prevention Rapid Re-Housing Program (HPRP) that is funded with state and local funding. A major aspect of this program is to provide rental assistance coupled with housing-focused case management services. Implementation of the program began on October 1, 2009 and will continue through FY 2014. A Housing Locator funded with local net tax support has played a key role in helping households find and retain housing. In FY 2014, \$54,468 General Fund will support A-SPAN's Housing Locator position.

In FY 2014, it is anticipated that 660 households will receive funds to avoid eviction through the County's Emergency Needs, Carter- Jenkinson Fund, with another 150 receiving rental help through the Emergency Needs Daily Fund. This assistance is delivered by Arlingtonians Ministering to Emergency Needs, with a small portion coming from the Hispanic Committee of Northern Virginia.

In FY 2014, about 550 clients will receive shelter and utility assistance through the General Relief Emergency Assistance Program. This assistance is available through DHS social workers as a resource to prevent homelessness.

5. Discharge Coordination Policy—Explain planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how, in the coming year, the community will move toward such a policy.

Discharge Coordination Policy

As part of Arlington County's 10 Year Plan to End Homelessness, a primary prevention goal is the need to develop discharge planning protocols with: (1) Arlington County jail, (2) local emergency hospitals, (3) DHS/Child and Family Services, and (4) Virginia state mental health institutions. Memorandums of agreement (MOA) have been established with the Arlington County jail and with DHS/Child and Family Services. Additional MOAs will be established with the mental health institutions, and an enhanced MOA is currently being worked on with the Virginia Hospital Center.

The Implementation Task Force has developed action steps to develop a medical and mental health jail discharge policy that will result in improved outcomes for homeless patients and ex-offenders.

COMMUNITY DEVELOPMENT

Community Development

*Please also refer to the Community Development Table in the Needs.xls workbook.

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), public facilities, public improvements, public services and economic development.
2. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.
*Note: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

Program Year Action Plan Community Development response:

The Community Development Needs Table 2A displays the priority non-housing community development needs for the next five years and annual goals, for which CDBG funds will be used. This includes County-wide economic development and neighborhood-specific needs. These priority needs are based on data gathered through neighborhood needs analysis and community input through meetings and submission of CD proposals. The assignment of priority to each category was based on:

- the degree that the need would not be met by a County-funded program or service;
- the ranking of needs through survey tools and community meetings in the neighborhoods; and
- the evidence of need in proposals submitted for Community Development Fund consideration.

The following lists the County's Five-year objectives and annual outcome measures for community development through the NSA program and economic development for low income persons countywide.

- Improve physical conditions in NSAs.
 - ✓ Identify and prevent code violations and provide ways to resolve them.
 - ✓ Develop and implement physical improvements related to housing, energy conservation and public infrastructure.

The following programs mitigate code violations and ameliorate physical deterioration of housing owned by low- and moderate income families:

- Volunteer Home Repair Program: \$71,000 CDBG to Rebuilding Together for staff and related costs to manage two home repair programs. Volunteers conduct energy audits and repair houses occupied by low and moderate income persons who are elderly or have disabilities. Expected Outcome: 15 properties rehabilitated.

Single Family Program Delivery: \$168,000 CDBG to AHC, Inc. to administer single family programs, including the Home Improvement Program (HIP) to assist low and moderate income homeowners rehabilitate their homes, and the Barrier Removal Program to provide persons with disabilities loans and grants for accessibility. Expected Outcome: 8 deteriorated owned-occupied homes make repairs or address code violations; 5 families provided default counseling services; 10 properties adapted to meet needs of occupants with physical disabilities.

- Increase access to human services through the provision of information and service delivery.
 - ✓ Plan and deliver community events to inform residents of services.
 - ✓ Facilitate partnerships that expand and improve services.
 - ✓ Fund priority projects.
 - ✓ Provide technical assistance to increase access to human services.
- Increase participation in community affairs.
 - ✓ Develop community leaders through the Neighborhood College.
- Improve economic conditions of low and moderate income persons in the NSAs and county wide.
 - ✓ Provide job training and skills development opportunities that are accessible and affordable.
 - ✓ Provide services to remove barriers to employment.
 - ✓ Provide financial literacy training opportunities for clients at-risk of homelessness.
 - ✓ Provide technical and financial assistance to reduce energy costs for low and moderate income persons.
- Foster microenterprise development for low and moderate income business owners.
 - ✓ Provide technical and financial assistance to new or expanding businesses in appropriate language and format.

The following program is tailored to foster microenterprise development:

- Enhancing Stability Through Micro-Business: \$48,900 CDBG to Arlington-Alexandria Coalition for the Homeless (AACH) to help families with limited resources augment their income through microenterprise. Expected Outcome: 27 families will participate in the program, and 5 families will establish micro-businesses and the micro-loan fund will be capitalized through loan repayments.

Housing Services outreach staff will continue activities to increase resident participation in available services, improve property maintenance and improve the appearance of physical structures in the NSAs. Promotion of Neighborhood College activities to residents County-wide, including those from low and moderate income neighborhoods, will ensure that residents become involved in and stay informed of County activities and systems. The following programs are tailored to the needs of neighborhood youth:

- Buckingham Youth Brigade: \$16,000 CDBG to BU-GATA to continue a program to promote civic involvement, and develop leadership skills among youth and their families in the Buckingham NSA. Expected Outcome: 15-20 youth will participate in the program.
- Greenbrier Learning Rocks! Program: \$13,500 CSBG to Greenbrier Learning Center for a pilot program to provide after school and summer leadership training for elementary youth in NSAs. Expected Outcome: 20 youth will improve their academic skills.
- Building Communities of Promise: \$25,000 CDBG to Wesley Housing's Whitefield Commons Community Resource Center for programs designed to foster economic self-sufficiency and academic achievement. Expected outcome: 75 Buckingham residents will be linked to supportive and employment services; 10 elementary-age children will maintain or improve academic performance; 15 students will participate in summer camp program; 35 residents will participate in resident council meetings.
- Project Discovery: \$30,000 CSBG to DHS/AEC as a match for State Project Discovery funds, providing academic support, mentoring and college visits for low-income high school students. Expected Outcome: 52 youth successfully complete program; 15 enroll in post-secondary education.

Improve Economic Conditions

Small, Minority and Women-owned Business Enterprises and Section 3

The County encourages small, minority and women-owned businesses to participate in all aspects of procurement. This is facilitated through education and outreach in several ways including, one-on-one counseling, business workshops and networking events in Spanish and English. MBEs and WBEs are encouraged to promote their services through registration with the County's Purchasing Agent and market their services to other County agencies and service providers.

The County has implemented a revised Section 3 Policy that covers all federally-assisted construction projects. In collaboration with the Arlington Employment Center and partner developers, opportunities to learn construction trades is made available to eligible residents. The County maintains a list of Section 3 certified contractors and the Arlington Employment Center maintains a list of certified Section 3 trainees and tracks their progress.

Employment Training and Microenterprise Activities

The County provides training opportunities for very-low and low income individuals at the Arlington Employment Center. It also partners with two non-profits that respectively administer a micro-loan program/incubator and provide technical assistance to new small businesses. The County also serves day laborers in the County by partnering with the Shirlington Employment and Education Center which is a non-profit organization wholly dedicated to this issue. Other programs include:

- **Small Business Assistance:** \$44,500 CDBG to Business Development Assistance Group (BDAG) for counseling on business creation, retention and expansion County-wide, with special emphasis in Nauck, Buckingham, Pike Village Center and Columbia Heights West NSAs. Expected Outcome: Five businesses will be assisted with start-up, five retained and five businesses expanded.
- **Shirlington Employment and Education Center (SEEC):** \$204,275 County General Funds to SEEC for staff and program support to continue employment services to day laborers congregating on South Four Mile Run Drive. Expected Outcome: Employment services for 100 workers per month.
- **Employment and Training Program:** \$172,379 CDBG and \$20,463 CSBG to the Arlington Employment Center (AEC)/County Department of Human Services to continue employment and support services to low income residents County-wide. Expected Outcome: 64 residents receive training and full-time employment in various

fields; 90 residents trained in computer skills, secure full-time employment or improve current employment.

- Enhancing Stability through Micro-Business: \$48,900 CDBG to Arlington-Alexandria Coalition for the Homeless (AACH) to help families with limited resources augment their income through microenterprise. Expected Outcome: 5 families will establish micro-business and the micro-loan fund will be capitalized through loan repayments.
- Career Navigation and Security & Protective Services Training: \$25,000 Community Services Block Grant to Goodwill of Greater Washington for job training and placement services for low-income unemployed residents. Expected Outcome: 27 low-income Arlington residents employed with an average wage of \$12/hour.
- Recovery and Independence Through Employment (RITE): \$34,250 AHIF Housing Services to PRS, Inc. for employment services for residents with mental disabilities. Expected Outcome: 25-30 residents with mental disabilities receive counseling and support that result in increased income and productivity, independence and stabilized housing situations.

Antipoverty Strategy

1. Describe the actions that will take place during the next year to reduce the number of poverty level families.

Program Year Action Plan Antipoverty Strategy response:

According to ACS data (2005-2009) 7.1% of Arlington residents live below poverty levels. The population in poverty is 55.6 percent female, 22% is under age 18, and 12% is 65 and over; therefore, the majority is between the ages 18 to 64. The geographic areas with noticeable concentrations of persons living below poverty level are census tracts in Rosslyn, tracts to the north and south of Columbia Pike and the Buckingham area south of Ballston.

In FY 2014 the County's Anti-Poverty Strategy is to continue to support State and County efforts to move low income persons and families towards economic self-sufficiency or to enable clients to achieve the maximum level of independence for which they are capable. The Arlington County Department of Human Services (DHS) spearheads several 'anti-poverty' programs aimed at stabilizing families in crisis. In FY 2014, DHS will continue to administer the following programs that help low income households:

Public Assistance/Emergency Crisis

- Food Stamps/SNAP
- Medicaid/FAMIS
- Temporary Assistance for Needy Families(TANF)
- General Relief

- Energy Assistance

Housing Assistance Programs

- Housing Grants and Housing Choice Voucher program
- Homeless and Shelter Services
- Supportive Housing
- Transitional Housing
- Homeless Prevention and Rapid Rehousing

Employment Services

- Job training and placement
- One-stop-shop for career development
- Virginia Initiative for Employment (not) Welfare (VIEW)

Community Services Bureau

Eviction Prevention services

Emergency services

The Safety Net programs include Housing Grants, Permanent Supportive Housing General Relief, and Emergency Food. In 2014, funding for these programs is recommended to increase, as demand for these services for the neediest residents continues to grow. Another important strategy undertaken by the County is implementation of the Homeless Prevention and Rapid Re-Housing Program (HPRP). This model for intervention and collaboration among service providers is intended to prevent homelessness and address issues related to poverty. This strategy will be continued.

The 10 Year Plan Implementation Consortium to the Arlington County Board plans to ensure maintenance of the safety net as follows:

- Housing Grants:
 - ✓ Maintain level funding of housing grant funds
- Permanent Supportive Housing
 - ✓ Additional funds are needed to support persons with disabilities in scattered site apartments; the program consistently maintains a waiting list of 26 households
- Additional year-round shelter
 - ✓ The County has purchased a property to provide year-round comprehensive services to meet the needs of 50 homeless individuals and 75 in the winter; services are intended to begin in FY 2015.

An important action implemented by DHS, in the effort to reduce poverty, was co-locating many of the client services in one location and developing a team concept in providing services. This has several benefits, including streamlining services and being able to identify the need for comprehensive or wraparound services to serve families in need. On-site

services available to help families move toward achieving economic self sufficiency include assessments (career, disability, mental health, substance abuse etc.); therapy/treatment; job/career guidance; job readiness training; skills training; high school/GED/secondary education; job placement; transportation assistance; parenting training; child care and before/after school care; clothing assistance; housing assistance; emergency services transition assistance; and client incentives.

In response to the current challenging economic conditions, the County has provided increased levels of support for key assistance programs such as employment services, food and shelter. It is anticipated that this “safety net” initiative will continue in FY 2014.

In addition to these ongoing programs and initiatives, the County’s five-year plan to address poverty includes three major goals based on priority needs. The following strategies will continue to be pursued in FY 2014:

Workforce Training: Staff will continue working closely with area employers to facilitate employment placement. 100 clients will complete training and a minimum of 70 workers will retain employment beyond ninety days.

Energy Conservation: Increase awareness of energy conservation measures through educational workshops for residents and strengthen partnerships with various organizations to identify affordable programs that would benefit low and moderate income residents. It is expected that several multifamily and single family homes will receive energy audits and/or improvements that will lower heating and cooling costs. The County’s Energy Assistance Program provides low-income households with fuel assistance and cooling assistance and is expected to serve 1,560 households. In addition, the following programs are provided by partner agencies:

- Arlington Group Home Energy Retrofit: \$44,500 CDBG funds to Community Residences Inc. (CR) to improve energy efficiency for six group homes throughout the County, housing 32 homeless individuals with mental health challenges. Expected Outcome: Energy costs reduced for six group homes.
- Energy Efficiency Education: \$18,000 CDBG funds for Arlingtonians for a Clean Environment (ACE) to train volunteers to weatherize apartments in NSAs and educate residents about energy efficiency measures. Expected Outcome: 50 volunteers trained; 40 educational workshops provided; improved energy efficiency in 100 CAF units.

Community Services Block Grant (CSBG)

The Community Services Block Grant Program is aimed at the population in poverty. Household eligibility for the grant is based on federal poverty guidelines. The federal poverty threshold for a four person household in FY 2013 is \$23,550. According to 2010 US Census and 2009 ACS data, approximately 7.2 percent of Arlington families live in poverty, or approximately 14,545 residents. The following programs will be funded in FY 2014 through CSBG, and are aimed at the very low income population in the County:

- Immigration Legal Services: \$18,000 to Just Neighbors Ministry for on-site legal clinics to help immigrants receive work authorizations, family unifications and to resolve domestic violence cases. Expected Outcome: 10 low income residents of NSAs secure work authorization; 36 immigrant women and their families become free from domestic violence and increase self-sufficiency and 25 families are unified.
- Immigrant Advocacy Program: \$18,000 to Legal Aid justice Center to provide legal assistance and information concerning fair treatment for immigrant workers. Expected Outcome: 40 Arlington County residents receive legal representation; and 100 receive information on workers' rights; 150 receive bilingual referrals.
- Dental Link: \$31,000 CSBG to NVFS for case management services to secure dental services for low income persons who are unable to access dental care. Expected Outcome: 200 persons will receive dental care and improve oral health.

NON-HOMELESS SPECIAL NEEDS HOUSING

Non-homeless Special Needs (91.220 (c) and (e))

*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve for the period covered by the Action Plan.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Program Year Action Plan Specific Objectives response:

Arlington County estimates that there are approximately 371 individuals and families who have a housing and supportive service need. The breakdown of subpopulations such as persons with mental illness, persons with physical disabilities, families experiencing homelessness and youth aging out of foster care can be found in the Non-Homeless Special Needs Table.

It should be noted that the FY 2006-2010 Consolidated Plan stated that the number of individuals who needed supportive housing was 400. Since then, the County has established its Permanent Supportive Housing (PSH) program. PSH serves individuals and families with disabilities and youth aging out of foster care who need a subsidy and supportive services in order to obtain and maintain an apartment. To date, there are 151 households that are served through PSH. 96% of PSH households stay in their housing for at least one year. The goal for the Permanent Supportive Housing program is to serve 425 households.

Arlington's Five-Year Supportive Housing Plan, adopted in 2005, has produced 286 apartments to date, and another 48 units are in development. Arlington's five year goal is to produce the additional units required to achieve the County's overall goal of 425 supportive housing units. The chart below depicts the current inventory.

Units in Available Inventory, February 1, 2013:

Supportive Housing Sponsor	# Units
AHC, Inc.	56
Arlington Partnership for Affordable Housing (APAH) (rental assistance)	24
Wesley Housing Development Corporation (WHDC)	25
Paradigm	23
Kettler Management	8
Robert Pierre Johnson Housing Development Corporation	6
Bozutto	12
A-SPAN	24
Community Residences	7
Dittmar	6
New Hope Housing (rental assistance)	3
Equity Residential	5
Community Preservation Development Corp	4
Telesis	10
Volunteers of America (assisted living)	52
Milestones (rental assistance)	21
Total	286

Supportive Housing Units under Development or Predevelopment, February 2013

Sponsor	Project & Type	# Units
APAH	Arlington Mill Marbella	19

AHC, Inc.	Arbor Heights Harvey Shell	12
Telesis	Buckingham Village III, Parcel B	5
Wesley Housing	Pierce Queen	8
Community Preservation	Howard Manor	4
Total		48

Actions will be undertaken in FY 2014 to develop the additional supportive housing units required to meet the Supportive Housing goal of 425 units. DHS will continue to use the three basic housing strategies recommended in the Supportive Housing Plan and described in detail in the Five Year Consolidated Plan:

- Encourage **small-scale supportive housing project** development for various subpopulations, including youth aging out of foster care, young adults with serious emotional disturbance, homeless adults with serious mental illness or substance abuse, and formerly incarcerated persons, persons with intellectual disabilities;
- Develop and implement an action plan for the development of supportive studio apartments (efficiency apartments with on-site services.)
- Continue to provide technical assistance to Community Services Board, Aging and Disabilities Division, and their private nonprofit partners in the development of supportive housing for persons with Intellectual Disabilities (i.e., group homes, Intermediate Care Facilities, and Microboards (Family held corporations).
- Dedicate a **portion of Committed Affordable Rental Units** supported by County funds that would be designated as supportive housing and linked to rental assistance subsidies.
- Commit a **portion of affordable rental units negotiated through the County’s Site Plan** process that would be set aside as supportive housing and linked with Section 8 project-based rental assistance or the County’s Housing Grants Program.

Resources Available

A variety of Federal, State, and local public and private resources are potentially available to fund Arlington’s supportive housing initiative. These are described in detail in the Five Year Consolidated Plan and FY 2014 allocations are described in the Citizen Summary.

Housing Opportunities for People with AIDS

*Please also refer to the HOPWA Table in the Needs.xls workbook.

1. Provide a Brief description of the organization, the area of service, the name of the program contacts, and a broad overview of the range/ type of housing activities to be done during the next year.
2. Report on the actions taken during the year that addressed the special needs of persons who are not homeless but require supportive housing, and assistance for persons who are homeless.
3. Evaluate the progress in meeting its specific objective of providing affordable housing, including a comparison of actual outputs and outcomes to proposed goals and progress made on the other planned actions indicated in the strategic and action plans. The evaluation can address any related program adjustments or future plans.
4. Report on the accomplishments under the annual HOPWA output goals for the number of households assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. Include any assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.
5. Report on the use of committed leveraging from other public and private resources that helped to address needs identified in the plan.
6. Provide an analysis of the extent to which HOPWA funds were distributed among different categories of housing needs consistent with the geographic distribution plans identified in its approved Consolidated Plan.
7. Describe any barriers (including non-regulatory) encountered, actions in response to barriers, and recommendations for program improvement.
8. Please describe the expected trends facing the community in meeting the needs of persons living with HIV/AIDS and provide additional information regarding the administration of services to people with HIV/AIDS.
9. Please note any evaluations, studies or other assessments that will be conducted on the local HOPWA program during the next year.

Program Year Action Plan HOPWA response:

HOPWA funds are awarded to metropolitan areas with populations of 500,000 or more that have at least 1,500 AIDS cases, based on data from the Centers for Disease Control and Prevention (CDC). These funds can be used for housing assistance and related supportive services for persons with HIV/AIDS. In the DC metropolitan area, the administering agency is the Northern Virginia Regional Commission. The administering agency submits the application for annual funds.

It is projected that 6 individuals will receive this rental assistance in FY 2014.