

HUD Narratives

FY 2017 Action Plan

(Federal Fiscal Year 2016)

Approved by the Arlington County Board on April 16, 2016



DEPARTMENT OF COMMUNITY PLANNING, HOUSING &
DEVELOPMENT

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Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Annual Action Plan describes how the County will use Community Development Block Grant (CDBG) and HOME Investment Partnership funds in addressing affordable housing, homelessness, community and economic development during the fiscal year. The Plan describes the County's needs in these areas and the resources and goals to address those needs.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

Create and sustain affordable housing

- Increase the supply of committed affordable units, including 10% permanent supportive housing
- Improve owner-occupied housing
- Rehabilitate or repair rental housing
- Assist households to become homeowners

Promote healthy and self-sufficient families

- Provide job training and skills
- Foster microenterprise development
- Reduce barriers to unemployment
- Assist families to build assets
- Support increased educational attainment
- Increase individual and family well-being

Stabilize families at risk of homelessness

- Provide permanent supportive housing for homeless persons with disabilities
- Rapidly rehouse homeless persons
- Prevent households from becoming homeless
- Provide emergency housing

Foster vibrant and sustainable neighborhoods

- Inspect committed affordable units
- Provide technical assistance and referrals
- Conduct community events and workshops
- Conduct neighborhood cleanups

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Future goals and projects are largely determined from the community needs assessment, housing market analysis and input from service providers and the general public. However, review of past performances allows the County to determine progress towards achieving goals, what is left to be done and what adjustments are needed. Each year the County reports on accomplishments and progress toward Consolidated Plan goals in the Consolidated Annual Performance and Evaluation Report (CAPER) as well as completing an Annual Affordable Housing Targets Report that details the progress towards meeting the County's affordable housing goals. These evaluations were used as part of the process towards choosing the County's goals and projects.

For the City of Falls Church, the Housing and Human Services Team reviewed goals and actual outcomes for the past several years. As a result of this evaluation of several programs, it was determined that some are no longer necessary. In addition, the amount of funding for programs has changed. This internal evaluation was added to feedback gained from the affordable housing policy process, affordable housing survey and public forums to give this department a clear picture of goals to be accomplished in the next five years.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The planning process was kicked off in Arlington with a community meeting to discuss needs. Consultation was then made with subject matter experts in many areas, including the 10 Year Plan to End Homelessness, the Housing Commission, the Department of Human Services, and Arlington Economic Development. A hearing was held to receive input on the draft Annual Action Plan. The process has been guided by the Community Development Citizens Advisory Committee, comprised of Arlington residents representing a wide variety of populations and interests.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Through two community Action Plan meetings and consultation with stakeholders several priorities were raised consistently: the need for affordable housing among many income-eligible populations, including special needs residents and seniors; the need for economic self-sufficiency programs such as financial literacy and eviction prevention; aging in place strategies; and programs to support community wellbeing.

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

There were no comments not accepted.

7. Summary

Arlington County created a Citizen Summary that provides a snapshot of Arlington's community development needs and describes strategies that the County will undertake over the next year to meet intended goals.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role		Name	Department/Agency
CDBG Administrator	ARLINGTON COUNTY	Community Planning, Housing and Development	
HOME Administrator	ARLINGTON COUNTY	Community Planning, Housing and Development	

Table 1 – Responsible Agencies

Narrative (optional)

Arlington's Department of Community Planning, Housing and Development (DCPHD) is the lead agency for the development of the plan. Arlington highly leverages its federal funds with local and state funds to accomplish the County's housing and community development goals, primarily the Affordable Housing Investment Fund (AHIF) for development of affordable rental housing and the Housing Grants rental assistance program. Arlington also serves as the County's Community Action Agency (CAA) and receives Community Services Block Grant (CSBG) funds from the U.S. Department of Health and Human Services, through the Virginia Department of Social Services.

The Housing Division of the DCPHD administers the CDBG, HOME, CSBG and AHIF programs. Annual Action Plans describe proposed projects using these funds, as well as public and private agencies that will administer projects or programs.

Arlington's Department of Human Services (DHS) coordinates the local Continuum of Care, and administers Emergency Solutions Grants (ESG), Homeless Prevention and Rapid Rehousing (HPRP) and other related programs. The County receives ESG funds directly from the state of Virginia.

Arlington has a cooperation agreement with the neighboring City of Falls Church; its goals are incorporated into this plan. The City of Falls Church collaborated with Arlington County staff on preparation of the Consolidated Plan. The CDBG/HOME grant coordinator for the City is responsible

for the administering of annual agreements with subrecipients who serve City residents. This staff is also responsible for administering the Falls Church portion of the Consolidated Plan.

The Washington, DC metropolitan area receives HOPWA funds as a region, administered in Virginia through the Northern Virginia Regional Commission. Arlington County receives a portion of this award.

Consolidated Plan Public Contact Information

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AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

Two County agencies have major responsibilities for development and implementation of the Annual Action Plan: the Department of Community Planning, Housing and Development (DCPHD) and Department of Human Services (DHS). Other County departments that were consulted in development of the Plan include Arlington Economic Development (AED) and the Department of Environmental Services (DES). Subject matter experts from all areas of the County were consulted in the development of the County's priorities for FY 2017. Extensive consultation was also made with local housing and community development providers, citizen advisory commissions, and local and regional government and nonprofit partners in the development of the Five Year Consolidated Plan.

Arlington County also consults with the Metropolitan Washington Council of Governments, and neighboring jurisdictions of Fairfax, Prince William and Loudoun Counties, and the Cities of Alexandria and Falls Church, in the development and implementation of its Annual Action Plan.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

Instead of public housing, Arlington develops and maintains affordable housing through nonprofit and for-profit partners, through direct financing, technical assistance, through rental subsidies to qualifying households, and through a range of innovative tools and incentives for the provision of affordable housing. Two nonprofit partners qualify as Community Housing Development Organizations (CHDOs). Falls Church also does not have public housing, and uses a similar model for the development and maintenance of affordable housing.

The Director of the Department of Community Planning, Housing and Development's Housing Division leads the County's housing and community development efforts, from policy development and program design to implementation and evaluation. The Housing Division is responsible for affordable housing development, housing planning, community development, homeownership, tenant-landlord mediation, and neighborhood outreach. Division staff also serve as liaison to other federal, regional, state and local organizations, including the Metropolitan Washington Council of Governments, the Housing Association of Nonprofit Developers, and the National Association of County Community and Economic Development. The Housing Division ensures coordination of the implementation of housing programs and ensures broad civic engagement in housing and community development planning. Staff serve as liaison to three County Board advisory committees - the Community Development Citizens Advisory Committee, the Housing Commission, and the Tenant Landlord Commission.

The Department of Human Services also plays a key role in implementing many Consolidated Plan strategies. The Economic Independence Division includes the Arlington Employment Center, Workforce Investment Board, Community Assistance Bureau, Housing Assistance Bureau and Public Assistance Bureau. Housing-related services include administration of the Housing Choice Voucher program, local housing grants program, permanent supportive housing, homeless prevention, diversion, and rapid re-housing, and shelter and transitional programs. DHS also oversees implementation of the Ten Year Plan to End Homelessness, and, as the centralized intake agency for the local Continuum of Care (CoC), ensures coordination among all homeless providers.

The City of Falls Church provides information on City programs and funding available to the four assisted housing programs. These include Homestretch, a program for formerly homeless persons; Winter Hill apartments, a program of the Falls Church Housing Corporation that serves low-income seniors and persons with disabilities; the Ives House, a group home for formerly homeless households; and the Sunrise program which provides beds for low-income residents. The City contracts with Fairfax County for the provision of social services for City residents.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

Arlington County and the City of Falls Church have core networks of interconnected programs and services to assist people who are homeless or at risk of becoming homeless. In Arlington, service workers connect with persons living on the streets, in parks, under bridges and in encampments to help put individuals on the path to stability. The Arlington Street People's Assistance Network (ASPAN) operates the street outreach program and drop-in center at the new Homeless Services Center. Efforts to prevent homelessness before it occurs are anchored in two programs: the nonprofit Arlington Thrive provides same-day emergency financial assistance to Arlington residents in crisis. Arlington County DHS Comprehensive Assessment Center (CAS) operates several Prevention Services and a Diversion Services program collaboratively with Thrive, A-SPAN and Volunteers of America-Chesapeake (VOAC). The programs provide short-term housing stabilization services (financial assistance and case management) to households that are homeless or at risk of losing housing. Five homeless shelters provide a safe, structured environment for Arlington singles and families experiencing homelessness.

- Sullivan House Family Shelter (B2I)
- Freddie Mac Foundation Family Home and Domestic Violence Program Safehouse (Doorways)
- Homeless Services Center year-round shelter for individuals (A-SPAN)
- Residential Program Center year-round shelter for individuals (VOAC)

The Homeless Services Center has capacity to provide hypothermia beds for 25 individuals during extreme weather. Two transitional housing programs provide housing and services to help Arlington families and individuals get ready for permanent housing. These programs are site-based.

- Residential Program for single mothers and children (Borromeo Housing)
- Independence House for individuals recovering from substance abuse (Phoenix House)

Three rapid rehousing programs provide housing and services to help Arlington families and individuals gain housing stability for the long term. In these programs, households carry a lease in their own name.

- Adopt-A-Family Rapid Rehousing (AACH)
- HomeStart Rapid Rehousing (Doorways)
- Rapid Rehousing for Individuals (A-SPAN)

Permanent supportive housing programs provide rental assistance and case management for households that are homeless and have members with a disabling condition.

- A-SPAN
- County DHS (also serves youth transitioning out of foster care)
- New Hope Housing

Safe Haven serves hard-to-reach homeless persons with severe mental illness who are on the street and have been unable or unwilling to participate in supportive services. Arlington's Safe Haven is operated by New Hope Housing.

The City of Falls Church contracts are with neighboring Fairfax County for homeless services. All emergency shelter and transitional housing available to Fairfax County residents, with the exception of three transitional housing units, are available to City residents. The City also employs a full time Human Services Specialist who is able to provide services to homeless residents. There are three nonprofit organizations in the City that provide homeless services:

- Friends of Falls Church Homeless Shelter provides emergency housing from November 15 through March 31.
- Homestretch provides transitional housing to homeless families. Services include intensive case management, employment services, job training and other services.
- Ives House is a group home that provides housing for three formerly homeless families. The house is located on church land and is provided at an affordable rent to program participants of the nonprofit Shelter House, Inc.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The Virginia Department of Housing and Community Development administers the Homeless Solutions Program (VHSP), funded by the State General Fund and the federal Emergency Solutions Grant (ESG) to support homeless service and prevention programs that align with the following goals: to reduce the number of individuals/households who become homeless, to shorten the length of time an individual or household is homeless; and to reduce the number of individuals/households that return to homelessness. Funding is awarded annually on a competitive basis to local governments, with approximately \$15.4 million available statewide in FY 2014.

The Arlington County Consortium (the CoC and 10 Year Planning Committee) has an Executive Committee that is responsible for developing a plan on how to best apply for and utilize VHSP funds. Upon release of the state Request for Proposals, stakeholders determine how the funding can be used and gaps to be addressed with the funds. If there are multiple providers interested in the limited funds available, the 10 Year Plan Priorities Committee is responsible for evaluating each project and making a final decision about which projects will be put forth in the application to the state.

The CoC has adopted clear performance and evaluative outcomes based upon the Federal Strategic Homeless Plan and HUD performance standards as well as measurable objectives for the emergency shelter, safe haven, transitional housing, rapid re-housing, and permanent supportive housing programs. The outcomes are reviewed by the CoC on a quarterly basis and reported to the community as part of the annual report. On an annual basis, the outcome measures are evaluated and changed upon recommendations made by the Data and Evaluation Committee, a sub-committee of the 10 Year Plan, to the 10 Year Plan Executive Committee.

The CoC has an HMIS Policy and Procedures Manual for all end users that serves as the guide for using the system. The Data & Evaluation Committee is responsible for writing, amending, and annually updating the manual. Final policy decisions are made by the Executive Committee.

The City of Falls Church is a member of the Fairfax County Continuum of Care, and works with them to determine client needs, standards and outcomes.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Citizens Advisory Commission on Housing
	Agency/Group/Organization Type	Housing Services - Housing Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Citizens Advisory Commission on Housing is a group of civic leaders and housing advocates that advise the Arlington County Board on housing policy and strategies. The Commission co-sponsored the Annual Action Plan needs hearing. The group has identified continuing or increasing need for affordable housing in Arlington.
2	Agency/Group/Organization	Community Development Citizens Advisory Committee
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-homeless Services-Health Services-Employment Civic Leaders Business and Civic Leaders Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Community Development Citizens Advisory Committee is a group of civic leaders, business leaders, and neighborhood representatives that advise the Arlington County Board on community development policy and strategies. Representatives are from a wide range of community interests including aging, tenant-landlord, community services, businesses, and low-income neighborhoods, for example. The Commission co-sponsored the Action Plan Community Needs Forum and participated in the proposal review process.
3	Agency/Group/Organization	Arlington Economic Development
	Agency/Group/Organization Type	Services-Employment Other government - Local Business Leaders
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Arlington Economic Development's BizLaunch is Arlington's agency for supporting small business development. The director was consulted on need and trends in small business development and participated in the proposal review process as a subject-matter expert.
4	Agency/Group/Organization	Ten Year Plan to End Homelessness Steering Committee
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless Services-Health Services-Education Services-Employment Publicly Funded Institution/System of Care Civic Leaders

	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Ten Year Plan to End Homelessness Steering Committee is comprised of community leaders, elected officials, service providers, and County staff, and serves as the coordinating and planning body for Arlington's Continuum of Care and associated homelessness programs. Steering committee members were consulted during the proposal review process as subject-matter experts.
5	Agency/Group/Organization	Arlington County Department of Human Services
	Agency/Group/Organization Type	Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health Services-Employment Other government - Local
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Arlington's Department of Human Services provides direct services to residents of Arlington County including services related to public health, aging & disability, child & family, economic independence, and behavioral healthcare. Representatives of DHS were consulted during the proposal review process as subject-matter experts in the areas of economic development, job training, workforce and skills development, immigration services, and youth programs.

6	Agency/Group/Organization	Housing Commission
	Agency/Group/Organization Type	Housing Services - Housing Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Falls Church Housing Commission is a group of civic leaders and housing advocates that advise City staff and the City of Falls Church Board on housing policy and strategies. This group has held community forums to determine what residents feel are the most pressing needs.

Identify any Agency Types not consulted and provide rationale for not consulting

None

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care		

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

Arlington's goal for citizen participation is to ensure broad participation of Arlington stakeholders in housing and community development planning, program development, 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, as well as the annual Action Plan. Development of the Five-Year Plan also included an ad-hoc Affordable Housing Study Working Group, a community survey of 638 residents, two community meetings, and outreach at multiple commission and community events.

The Five Year Consolidated Plan includes the Citizen Participation Plan. The Plan, amended in April 2015, reflects strategies to ensure broad community involvement in Arlington's housing and community development programs. Member organizations are identified to encourage representation from related advisory commissions (housing, tenant landlord, community services, disability, aging, etc.); low and moderate income neighborhoods; and broad community interests (businesses, minorities, etc.). The Citizen Participation Plan also meets the regulatory requirements of the CSBG community advisory board through a "tripartite" structure that is comprised of low-income community members, elected official representatives, and at-large members.

For preparation of the annual Action Plan, the County held a community needs hearing in November 2015, which was an important tool for consulting with residents and service providers on community development needs and priorities.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
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1	Public Meeting	Non-targeted/broad community	<p>In November 2015, the County held a needs hearing on the Annual Action Plan. There were seven members of the public present: Kevin Kelly, representing Enterprise Development Group; Isela Melendez, representing Libertys Promise; Aziza Hasen, representing Libertys Promise; Shamikh Elmustafa, representing Libertys Promise; Theresa Piccolo, representing Service Source; Cheryl Ramp, representing Arlington Partnership for Affordable Housing; Katherine Novello, representing Neighborhood College.</p>	<p>During the public hearing, presenters made comments on what they see as the most pressing needs of low-income individuals and families in Arlington County. The major themes that were discussed regarding the needs of low-income Arlington County residents included: Microenterprise Development: It is hard for many lower-income residents to gain access to capital to start small business in Arlington County. Wages for lower income earners in Arlington County are generally stagnant; investing in micro-enterprise activity is a good way to stimulate economic activity for these lower-income populations. After-School Programs: After-school programs have helped immigrant students at Washington Lee better integrate into the school and community. Students that participate in afterschool programs geared towards immigrant populations benefit by meeting and interacting with other students who have similar backgrounds. Services for Adults on the Autism Spectrum: Children with autism generally benefit from a range of services provided to them through the school system but after they graduate, services for adults with autism spectrum disorder (ASD) are few and far between.</p>		
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
				<p>Increasing job training and behavioral skills services for young adults with ASD is a way to ensure that these individuals can obtain jobs and become more integrated into the community. Resident Services: Resources provided directly at affordable apartment complexes help low-income residents with accessing services that help them become more financially stable and in turn remain in their housing.</p>		

2	Public Meeting	Non-targeted/broad community	In March 2016, the County held a public hearing to receive comments on the Draft Annual Action Plan.	<p>Comments from Doris Ray, representing the Independence Center of Northern Virginia. Ms. Ray is pleased that Arlington has placed high priority on affordable, accessible, integrated housing for people with disabilities, particularly in the Affordable Housing Master Plan, which recommends that 10% of the entire stock of affordable housing be accessible for persons with disabilities. As it relates to the Consolidated Plan and CDBG funding, Ms. Ray would like the County to give preference to projects that support needs of people with disabilities. Ms. Ray also contends that there also appears to be an infrequency and lack of affirmative testing on the basis of disability discrimination and that Arlington County should make it a priority to ensure that compliance with ADA and other disability accessibility requirements are met within the first two years of an affordable housing project opening. In addition, there should be more rigorous outreach done to ensure that once a unit that is specifically set-aside for persons with disabilities becomes available, that it next be made available to a disabled person. Comments from Lauren Goldschmidt, representing Service Source. Ms. Goldschmidt, represents the organization</p>		
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
				<p>Service Source, which provides soft skills and job readiness training for young adults on the autism spectrum. The Arlington Service Source program operates out of the Arlington Career center. Ms. Goldschmidt attended the meeting to thank CDCAC for continuing to support the organization and the funding recommendation in the next fiscal year 2017.</p>		

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

Arlington County strongly supports affordable housing and community development; in FY 2016, 5% of its overall budget was allocated to affordable housing development, direct housing subsidies (including both federal Housing Choice Vouchers and locally-funded Housing Grants), and related programs.

Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,166,896	525,000	866,507	2,558,403	4,529,414	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	538,936	275,000	409,630	1,223,566	2,092,124	

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The Affordable Housing Investment Fund (AHIF) is Arlington's local trust fund for development of affordable housing, established in 1985. It is leveraged with federal HOME funds and/or federal Low Income Housing Tax Credits, and comprised of annual general fund appropriations, 1% of recordation tax received by the County, Affordable Dwelling Unit Ordinance contributions from developers, and loan repayments. In FY 2016, nearly \$12 million in local general funds was allocated to AHIF. AHIF funding is typically used for new construction, acquisition and rehabilitation projects to preserve and improve the supply of affordable housing. A portion of AHIF funds (\$200,000 in FY 2016) are also leveraged with CDBG public service funds to support housing services for low-income residents.

Arlington County receives approximately \$200,000 in Community Services Block Grant (CSBG) funds annually from the State of Virginia Department of Social Services. Arlington uses CSBG funds to supplement its community development-related activities and other CDBG-funded programs.

The Real Estate Tax Relief Program provides an exemption, partial exemption and/or deferral of real estate taxes to eligible homeowners based on household income and assets. Eligible homeowners must be at least 65, or permanently and totally disabled, and not engaged in substantial gainful employment. Program is income-restricted; for example, in 2016, income for a one or two person household must be below \$55,953 for full exemption. Assets may not exceed \$340,000 for exemption and \$540,000 for deferral. In FY 2015, there were 940 households who qualified for exemptions or deferrals. The program was funded through local sources at \$4.2 million in FY 2016.

Arlington has a locally-funded equivalent to the Housing Choice Voucher program, known as the Housing Grants program. It provides rent assistance to low-income working families, elderly persons, and persons with disabilities, allowing households to pay about 40% of income in rent. Need for this program continues to increase: in FY2016, the program was funded at \$8.9 million, which is level funding from the previous year.

Arlington has a partial exemption from increase to tax assessments (only improvements, not land value) available for developers who do substantial rehabilitation on multifamily rental projects. The County offers developers various bond financing options. The Industrial Development Authority (IDA) of Arlington can provide below market rate financing for the acquisition and new construction or rehabilitation of affordable housing projects. The Virginia Housing Development Authority (VHDA) provides tax-exempt and taxable bond financing to developers. VHDA has over \$100 million in annual tax-exempt bond authority.

A locally-funded Tenant Assistance Fund supports income-eligible households that are displaced by redevelopment. In FY 2015, 40 households were assisted in five properties. This program will continue in FY 2017.

Arlington's Permanent Supportive Housing program for low-income adults with disabilities was funded at \$2.06 million in FY 2016, and is expected to receive similar funding in FY 2017. The County also funds a transitional housing program, with 26 individuals served in FY 2015 and annual budget of \$341,338 in local funds in FY 2016. A group home program for the mentally ill served 79 individuals, with an annual budget of \$1.7 million. Independent and assisted living for low-income seniors, some with intellectual disability or mental illness, served 392 residents, with an annual budget of \$3.0 million.

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

In January 2015, the Arlington County Board and the Arlington School Board launched a broad-based, year-long community facilities planning effort. The Boards jointly appointed a 24-member citizen Study Committee to lead a long-range collaborative planning effort to build a consensus

framework regarding the community's future funding and facility needs.. The recommendations will be used to inform decision-making on the community's growing needs for additional school, fire station, vehicle storage sites and other public facilities in the context of the County's and region's projected economic and demographic growth.

The County and School Boards voted on November 10, 2015 to approve next steps for the facilities planning process. The Study Committee identified several key community challenges and strategies for addressing these challenges, and made recommendations to better align County, Arlington Public School and community efforts. Recommendations include incentivizing a variety of housing types for different ages, income levels and demographics in order to meet housing needs of the future.

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

No Goals Found

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Create and sustain affordable housing	2015	2019	Affordable Housing		Affordable Housing	CDBG: \$413,280	Rental units constructed: 50 Household Housing Unit Rental units rehabilitated: 200 Household Housing Unit Homeowner Housing Rehabilitated: 25 Household Housing Unit Direct Financial Assistance to Homebuyers: 10 Households Assisted
2	Promote healthy and self-sufficient families	2015	2019	Non-Housing Community Development		Economic self-sufficiency and well-being	CDBG: \$391,500	Public service activities other than Low/Moderate Income Housing Benefit: 836 Persons Assisted Jobs created/retained: 25 Jobs Businesses assisted: 30 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Stabilize households at risk of homelessness	2015	2019	Homeless		Affordable Housing Economic self-sufficiency and well-being	CDBG: \$25,000	Public service activities for Low/Moderate Income Housing Benefit: 215 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 131 Households Assisted Homeless Person Overnight Shelter: 743 Persons Assisted Homelessness Prevention: 853 Persons Assisted
4	Foster vibrant and sustainable neighborhoods	2015	2019	Affordable Housing Non-Housing Community Development		Sustainable neighborhoods	CDBG: \$212,091	Public service activities other than Low/Moderate Income Housing Benefit: 1251 Persons Assisted Housing Code Enforcement/Foreclosed Property Care: 220 Household Housing Unit

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Create and sustain affordable housing
	Goal Description	<p>Goal is to create and sustain affordable housing. This is an Arlington County Board priority, and significant local, state and federal funds are leveraged. Annual Action Plan goal focuses on affordable housing created and sustained through CDBG, HOME and CSBG funds.</p> <ul style="list-style-type: none"> - Increase the supply of Committed Affordable Units, including 10% permanent supportive housing (one year outcome - 50 committed affordable units developed. Of these, 5 will be permanent supportive housing). - Improve owner-occupied housing (one year outcome - 25 owner-occupied homes improved: All in Arlington). - Rehabilitate or repair rental housing, including increased energy efficiency (one year outcome - 200 rental homes rehabilitated or repaired: 120 in Arlington and 80 in Falls Church). - Assist low-income households to become homeowners (one year outcome - 10 households become homeowners).

2	Goal Name	Promote healthy and self-sufficient families
	Goal Description	<p>Improve economic conditions and help to ensure well-being of low and moderate income individuals and families through the following strategies:</p> <ul style="list-style-type: none"> • Provide job training and skills development opportunities that are accessible and affordable (one year outcome - 210 persons will be assisted with job training and placement; of these, 155 will be placed and retain employment for 90+ days, and 25 jobs will be created or retained). • Foster micro-enterprise development for business owners by providing technical and financial assistance to new or expanding businesses (one year outcome - 30 new or expanding microbusinesses will be assisted with technical and/or financial assistance). • Reduce barriers to employment such as lack of English or literacy skills, legal issues such as work authorizations, lack of transportation, or lack of affordable childcare (one year outcome - 281 persons will reduce barriers to employment: 250 in Arlington and 31 in Falls Church). • Assist families to build assets through education and training, in areas such as financial literacy, credit counseling and homeownership education (one year outcome - 70 persons will build assets). • Support increased educational attainment, including job training and/or civic engagement, among low-income residents, including youth (one year outcome - 80 persons will increase educational attainment). • Increase individual and family well-being through increased access to health, financial, or social resources (one year outcome - 300 persons will increase well-being through increased access to health, financial or social resources).

3	Goal Name	Stabilize households at risk of homelessness
	Goal Description	<p>Over the next five years, Arlington expects to reduce the annual number of homeless persons by 25 percent, by providing prevention services to households at risk of homelessness, diverting households from shelter, and rapidly rehousing households that enter shelter. In alignment with goals in the Federal Strategic Plan to Prevent and End Homelessness, Arlington County reached functional zero for Homeless Veterans in December 2015; is on target to reach functional zero for Chronically Homeless in December 2016; and for Homeless Families by 2020. Arlington will strive to reduce, over five years, the number of days persons experience homelessness to 30 days, which is the HUD goal. Achieving this goal will be difficult as homeless households find it difficult to access and then sustain affordable housing in Arlington. Over the next five years, Arlington plans to dedicate 10% of its committed affordable housing as permanent supportive housing.</p> <p>One year outcomes include the following:</p> <ul style="list-style-type: none"> • Provide permanent supportive housing for homeless persons with disabilities (one year outcome - 215 persons supported in permanent housing). • Rapidly rehouse homeless persons through case management and/or rental subsidies (one year outcome - 131 households rapidly rehoused: 122 in Arlington, and 9 in Falls Church). • Prevent households from becoming homeless through case management, financial assistance, financial counseling, and/or diversion services (one year outcome - 853 households prevented from becoming homeless: All in Arlington). • Provide emergency housing for persons who are not able to be diverted (one year outcome - 743 persons (unduplicated) supported in emergency shelter).

4	Goal Name	Foster vibrant and sustainable neighborhoods
	Goal Description	<p>Create and maintain safe and well-maintained housing and neighborhoods for residents of all needs and income levels through the following strategies:</p> <ul style="list-style-type: none"> • Inspect committed affordable units to ensure safe and decent housing (one year outcome - 220 units will be inspected, as well as 22 common area inspections). • Provide tenants, landlords, homeowners, and homebuyers with technical assistance (one year outcome - 211 residents will receive technical assistance or referral on housing resources: 200 in Arlington and 11 in Falls Church). • Conduct community events and workshops for landlords, tenants, homeowners and/or homebuyers on housing issues, including fair housing, code enforcement, homeownership, and others (one year outcome - organize and conduct 26 educational events or workshops, with 600 participants). • Coordinate neighborhood clean-ups in eligible areas of Nauck and Columbia Heights West (one year outcome - 440 residents of eligible areas will participate in two neighborhood cleanups). <p>In addition, the following strategies will be undertaken and monitored by Arlington staff:</p> <ul style="list-style-type: none"> • Conduct assessments of Committed Affordable Units prior to acquisition or renovation by development partners to identify deficiencies, replacement schedule for major systems and appliances, physical accessibility issues, and energy efficiency issues (one year outcome - 20% of all CAF complexes will be assessed and monitored). • Conduct inspections of federally-funded rehabilitation projects (one year outcome - 100% of all federally funded rehabilitation projects will be inspected to ensure compliance with federal and state code requirements). • Improve energy efficiency and sustainability at committed affordable units (one year outcome - Track energy and water use at 20% of all CAF complexes annually, show a 15% reduction in energy use and 10% reduction in water use within monitored complexes). • Develop a uniform reporting method and reporting categories to report fair housing inquiries and complaints.

Table 7 – Goal Descriptions

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):

The rental housing development assistance program provides financing and technical assistance to support the construction, acquisition, and rehabilitation (“creation and/or preservation”) of committed affordable housing (CAF) units within Arlington County. These units are designed to accommodate renter households earning up to 80% of the Area Median Income (AMI); the majority of units developed under this program are occupied by households earning below 60% AMI, primarily in the 41-60% AMI range. The County also provides financial assistance aimed at helping low to moderate income (below 80% AMI) households purchase homes in the county.

In the past five years (2012-2016) the County has added 1,218 (average of 244 per year) CAF rental units. The number of new CAFs in any one year relates to opportunities in the market but it is anticipated that the County will produce similar numbers in the next few years.

AP-35 Projects – 91.220(d)

Introduction

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 this vision. It is designed to guide the County’s affordable housing, homelessness, community and economic development policies and programs over the FY 2016-2020 period, particularly those funded with federal CDBG, HOME and CSBG funds.

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), and Affordable Housing Investment Fund (AHIF) Services. These allocations fund activities to meet four goals: create and sustain affordable housing, promote healthy and self-sufficient families, stabilize families at risk of homelessness, and foster vibrant and sustainable neighborhoods.

#	Project Name
1	CDBG Administration
2	Rebuilding Together - Volunteer Home Repair Program
3	AHOME - Achieve Your Dream
4	Single Family Program Delivery
5	Housing Outreach Program
6	Committed Affordable Units (CAF) Services Program
7	Single Family Homeownership Program
8	ACE - Energy Efficiency Education
9	A-SPAN Volunteer Coordinator
10	BDAG- Small Business Assistance
11	EDG - Micro-Enterprise Loan Program
12	AEC - Employment and Training Programs
13	Goodwill - Career Navigation
14	ServiceSource - Aspiring. Skills. Determined
15	OAR - Job Placement and Support
16	NVFS - Training Futures
17	NSA Small Grants
18	BUGATA - Buckingham Youth Brigade
19	WHDC - Building Communities of Promise
20	Admin of Falls Church CDBG Program
21	Falls Church CDBG Administration
22	FC- Mt. Daniels Family Literacy Program
23	FC - Homestretch Transitional Housing

#	Project Name
24	FC- CASA de Maryland
25	FC Retaining Wall Restoration
26	CRI - Mental Health Transitions
27	Liberty's Promise - Empowering Immigrant Youth
28	Single Family Program Delivery

Table 8 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

To overcome the gap of not finding housing for individuals with high housing barriers, the 10 Year Plan to End Homelessness has formed a Landlord Partnership Task Force. The purpose of this task force is for landlords and service providers to identify ways to house individuals with high housing barriers. It is anticipated that landlords will be more willing to relax their application standards for individuals who are in certain programs that receive case management and rental assistance.

To overcome the gap of services for veterans, Arlington County plans to work closely with the U.S Veterans Administration (VA) on ways to decrease the amount of time it takes for veterans to access services. The Arlington County Continuum of Care includes active participation from the VA.

To overcome the gap of difficulty in identifying unaccompanied youth, Arlington County will continue to partner with the Arlington County Public School system; especially on how to identify unaccompanied youth during the Point In Time count. Arlington County’s Continuum of Care has representation from the Public School system.

To overcome the gap of insufficient staffing for PSH programs, Arlington County PSH has recently re-organized its staffing patterns so that designated staff are responsible for designated functions in the PSH unit. There is now a dedicated staff person to respond to tenancy issues.

Projects

AP-38 Projects Summary

Project Summary Information

Table 9 – Project Summary

1	Project Name	CDBG Administration
	Target Area	
	Goals Supported	Create and sustain affordable housing Promote healthy and self-sufficient families Stabilize households at risk of homelessness Foster vibrant and sustainable neighborhoods
	Needs Addressed	Affordable Housing Economic self-sufficiency and well-being Sustainable neighborhoods
	Funding	:
	Description	: a) administer the Community Participation Plan for the CDBG/CSBG Program, including staffing the Community Development Citizens Advisory Committee (CDCAC); b) conduct outreach to low and moderate income and multi-cultural communities; c) manage the CDBG, CSBG, and HOME programs in accordance with the Federal requirements and County priorities detailed in the Consolidated Plan, including City of Falls Church Cooperation Agreement; d) implement CD program planning and development; e) provide financial management and oversight for CD programs; and f) monitor program performance and assess program effectiveness in producing desired outcomes.
	Target Date	6/30/2017

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
2	Project Name	Rebuilding Together - Volunteer Home Repair Program
	Target Area	
	Goals Supported	Promote healthy and self-sufficient families
	Needs Addressed	Sustainable neighborhoods
	Funding	:
	Description	Staff and related costs to manage two home repair programs.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	<ul style="list-style-type: none"> Senior citizens and persons with disabilities who are low and moderate income. EXPECTED OUTCOME: 15 properties rehabilitated.
	Location Description	county wide for income eligible families.
	Planned Activities	Volunteers conduct energy audits and repair houses for single-family homes occupied by seniors.
3	Project Name	AHOME - Achieve Your Dream
	Target Area	
	Goals Supported	Create and sustain affordable housing
	Needs Addressed	Affordable Housing

	Funding	:
	Description	Outreach and workshops to eligible prospective home buyers that will promote homeownership for low and moderate income and minority households.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	<ul style="list-style-type: none"> One-on-one counseling and educational workshops resulting in 35 families becoming first-time Arlington home buyers.
	Location Description	
	Planned Activities	AHOME will conduct outreach and provide workshops to eligible prospective home buyers that will promote homeownership and prevent foreclosure for low and moderate income and minority households.
4	Project Name	Single Family Program Delivery
	Target Area	
	Goals Supported	Create and sustain affordable housing Foster vibrant and sustainable neighborhoods
	Needs Addressed	Affordable Housing
	Funding	:
	Description	Administration and program delivery for single family rehabilitation programs, including the Home Improvement Program (HIP) to assist low and moderate income homeowners rehabilitate their homes, and the Barrier Removal Program.
	Target Date	6/30/2017

	Estimate the number and type of families that will benefit from the proposed activities	<p>low and moderate income homeowners and persons with disabilities.</p> <ul style="list-style-type: none"> 8 deteriorated owned-occupied homes make repairs or address code violations; 10 properties adapted to meet needs of occupants with physical disabilities.
	Location Description	
	Planned Activities	Housing rehabilitation and barrier removal activities.
5	Project Name	Housing Outreach Program
	Target Area	
	Goals Supported	<p>Create and sustain affordable housing</p> <p>Promote healthy and self-sufficient families</p>
	Needs Addressed	<p>Economic self-sufficiency and well-being</p> <p>Sustainable neighborhoods</p>
	Funding	:
	Description	<p>Technical assistance and referrals to tenants, landlords, homeowners, and homebuyers on housing issues; community events and workshops for landlords, tenants, homeowners, and/or homebuyers on housing issues, including fair housing, code enforcement, homeownership, and others.</p>
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Landlords, tenants, and homeowners. 24 workshops; two clean-up events
	Location Description	

	Planned Activities	provide housing counseling, education, clean-up events, and technical assistance to residents of the HUD designated areas, to improve their homes and neighborhood conditions, including two neighborhood cleanup events; organization of the annual Home Show and Expo for homeowners, and the Live-In Arlington Info-Fair for tenants.
6	Project Name	Committed Affordable Units (CAF) Services Program
	Target Area	
	Goals Supported	Create and sustain affordable housing
	Needs Addressed	Affordable Housing
	Funding	:
	Description	Inspections at committed affordable unit complexes throughout the County to ensure safe, decent and energy efficient housing.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	<ul style="list-style-type: none"> 220 CAF units inspected for property conditions, 4 pre-acquisition/pre-renovation assessments, 15 projects examined for compliance with lead-based paint standards, 12 CAF unit availability reports reviewed for accessibility compliance, educate four managers and/or maintenance staff and 60 CAF households.
	Location Description	
	Planned Activities	Funding for County staff to monitor property conditions and environmental health of CAF units and other eligible properties to ensure compliance with energy efficiency performance standards, applicable accessibility standards, and HUD and EPA Lead Safe Housing requirements. Provide technical assistance and education to property managers, maintenance staff, and households about energy efficiency improvements and other code compliance issues. Conduct all pre-acquisition/pre-renovation assessments at new CAF complexes.

7	Project Name	Single Family Homeownership Program
	Target Area	
	Goals Supported	Create and sustain affordable housing
	Needs Addressed	Affordable Housing
	Funding	:
	Description	Administration and program delivery for Moderate Income Purchase Assistance Program (MIPAP), including down payment and closing cost assistance, and buyback programs to acquire and rehabilitate deteriorated houses and sell them to low and moderate income families.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	9 income-eligible households become first-time homebuyers; 2 homes purchased as buybacks and resold to eligible families through the MIPAP program
	Location Description	
	Planned Activities	Administration and program delivery for Moderate Income Purchase Assistance Program (MIPAP), including down payment and closing cost assistance, and buyback programs to acquire and rehabilitate deteriorated houses and sell them to low and moderate income families.
8	Project Name	ACE - Energy Efficiency Education
	Target Area	
	Goals Supported	Promote healthy and self-sufficient families
	Needs Addressed	Affordable Housing Economic self-sufficiency and well-being
	Funding	:

	Description	Arlingtonians for a Clean Environment (ACE) to train volunteers to weatherize low and moderate income apartment units, and educate residents about energy efficiency measures.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	70 low-income Arlington households.
	Location Description	
	Planned Activities	<ul style="list-style-type: none"> Funds for Arlingtonians for a Clean Environment (ACE) to train volunteers to weatherize apartments occupied by low-income Arlington residents and educate residents about energy efficiency measures. EXPECTED OUTCOME: 28 volunteers trained and improved energy efficiency in Committed Affordable (CAF) units, 46 of those units receiving energy and water conservation improvements and 24 receiving energy and water conservation supplies and educational information through one-on-one sessions and/or workshops.
9	Project Name	A-SPAN Volunteer Coordinator
	Target Area	
	Goals Supported	Stabilize households at risk of homelessness
	Needs Addressed	Economic self-sufficiency and well-being
	Funding	:
	Description	Support for nonprofit homeless service provider Arlington Street People's Assistance Network (A-SPAN) for Volunteer Coordinator to manage and recruit volunteer leaders.
	Target Date	6/30/2017

	Estimate the number and type of families that will benefit from the proposed activities	140 homeless persons served weekly.
	Location Description	
	Planned Activities	Partial salary support for a Volunteer Coordinator to manage and recruit volunteer leaders who directly service A-SPAN's homeless clients. EXPECTED OUTCOME: 120 new volunteers recruited.
10	Project Name	BDAG- Small Business Assistance
	Target Area	
	Goals Supported	Promote healthy and self-sufficient families
	Needs Addressed	Economic self-sufficiency and well-being
	Funding	:
	Description	Nonprofit Business Development Assistance Group to provide counseling and technical assistance on small business creation, retention and expansion
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	6 new businesses assisted, 4 existing businesses expanded, and 6 businesses retained
	Location Description	
	Planned Activities	Counseling to assist low- and moderate-income people with business creation, retention, and expansion County-wide.
11	Project Name	EDG - Micro-Enterprise Loan Program
	Target Area	

	Goals Supported	Promote healthy and self-sufficient families
	Needs Addressed	Economic self-sufficiency and well-being
	Funding	:
	Description	Matching funds to operate a micro-loan program and assist eligible clients in the Ethiopian Community Development Council's (ECDC) small business incubator.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	10 loans made to micro-enterprises; \$270,000 in microbusiness loans made, three rental assistance loans; 18 businesses receive technical assistance.
	Location Description	
	Planned Activities	Local matching funds to Enterprise Development Group (EDG) to provide microenterprise development services including technical assistance, business loans, and rental assistance loans. Local match funding is necessary for EDG to leverage federal Small Business Administration (SBA) Microloan program funds.
12	Project Name	AEC - Employment and Training Programs
	Target Area	
	Goals Supported	Promote healthy and self-sufficient families
	Needs Addressed	Economic self-sufficiency and well-being
	Funding	:
	Description	Arlington Employment Center will provide employment training and support services to low income residents County-wide.
	Target Date	6/30/2017

	Estimate the number and type of families that will benefit from the proposed activities	<ul style="list-style-type: none"> 64 LMI residents will receive training and full-time employment in various fields and 90 LMI residents will be trained in computer skills attain or improve employment.
	Location Description	
	Planned Activities	Employment training and job skills development programs including Individualized Training program, Computer Training, Culinary Skills program, and the Homeless Services program, which is a pilot program to provide persons who are homeless or at-risk of being homeless with work experiences / “internships.”
13	Project Name	Goodwill - Career Navigation
	Target Area	
	Goals Supported	Promote healthy and self-sufficient families
	Needs Addressed	Economic self-sufficiency and well-being
	Funding	:
	Description	Goodwill of Greater Washington for its Career Navigation program to help low and moderate income resident to develop a career path, and for Security & Protective Services programs to train low and moderate income residents in the security and protective services fields.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	25 Arlington residents
	Location Description	
Planned Activities	Job training and skills development through the Career Navigation and Security & Protective Services programs in order for Arlington County residents to attain and retain employment in high potential fields.	

14	Project Name	ServiceSource - Aspiring. Skills. Determined
	Target Area	
	Goals Supported	Promote healthy and self-sufficient families
	Needs Addressed	Economic self-sufficiency and well-being
	Funding	:
	Description	Service Source to assist individuals with autism spectrum disorder (ASD) in obtaining employment and increasing self-sufficiency.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	25 individuals with Autism Spectrum Disorder.
	Location Description	
	Planned Activities	Funds to assist individuals with autism spectrum disorder (ASD) achieve improved self-sufficiency, quality of life and community integration through employment opportunities.
15	Project Name	OAR - Job Placement and Support
	Target Area	
	Goals Supported	Promote healthy and self-sufficient families
	Needs Addressed	Economic self-sufficiency and well-being
	Funding	:
	Description	Offender Aid and Restoration to establish a job placement and support program for ex-offenders.
	Target Date	6/30/2017

	Estimate the number and type of families that will benefit from the proposed activities	40 incarcerated Arlington clients will enroll pre-release.
	Location Description	
	Planned Activities	Employment support to individuals pre-release (while they are still incarcerated) and post-release (within the first year after incarceration).
16	Project Name	NVFS - Training Futures
	Target Area	
	Goals Supported	Promote healthy and self-sufficient families
	Needs Addressed	Economic self-sufficiency and well-being
	Funding	:
	Description	Northern Virginia Family Service 6-month Training Futures program and employment readiness activities for unemployed or underemployed residents.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	16 economically disadvantaged unemployed or underemployed, high-potential adults.
	Location Description	
	Planned Activities	6-month program that teaches marketable job skills and offers post-secondary education credentials.
17	Project Name	NSA Small Grants
	Target Area	
	Goals Supported	Foster vibrant and sustainable neighborhoods

	Needs Addressed	Sustainable neighborhoods
	Funding	:
	Description	Grants of less than \$1,000 to neighborhood organizations to provide educational and cultural opportunities to residents to build communities.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	5 to 7 projects in Arlington's low-income neighborhoods.
	Location Description	LMI neighborhoods.
	Planned Activities	A set-aside fund to respond to neighborhood needs.
18	Project Name	BUGATA - Buckingham Youth Brigade
	Target Area	
	Goals Supported	Foster vibrant and sustainable neighborhoods
	Needs Addressed	Sustainable neighborhoods
	Funding	:
	Description	BUGATA to provide after-school program to encourage educational attainment, civic involvement, and leadership development among youth and their families in the Buckingham neighborhood.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	15-20 youths
	Location Description	Buckingham neighborhood

	Planned Activities	A program to encourage civic involvement and develop leadership among youth and their families in the Buckingham NSA.
19	Project Name	WHDC - Building Communities of Promise
	Target Area	
	Goals Supported	Promote healthy and self-sufficient families
	Needs Addressed	Economic self-sufficiency and well-being
	Funding	:
	Description	Wesley Housing Development Corporation's resident services programs designed to foster economic self-sufficiency and academic achievement at Whitefield Commons Community Resource Center.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	<ul style="list-style-type: none"> 17 LMI adult Buckingham residents to participate in job training program with 10 participants assisted in obtaining employment; 10 adult individuals to participate in financial literacy/money management courses; 17 elementary-age children maintain or improve academic performance through participation in summer and/or after-school activities.
	Location Description	Whitefield Commons Apartment Complex
Planned Activities	On-site enrichment programming at Whitefield Commons Community Resource Center designed to foster economic self-sufficiency and academic achievement for low-income adults and youth.	
20	Project Name	Admin of Falls Church CDBG Program
	Target Area	
	Goals Supported	<p>Create and sustain affordable housing</p> <p>Promote healthy and self-sufficient families</p> <p>Stabilize households at risk of homelessness</p>

	Needs Addressed	Affordable Housing Economic self-sufficiency and well-being
	Funding	:
	Description	Funds to Arlington County for oversight of program administration of the CDBG program.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
21	Project Name	Falls Church CDBG Administration
	Target Area	
	Goals Supported	Create and sustain affordable housing Promote healthy and self-sufficient families Stabilize households at risk of homelessness
	Needs Addressed	Affordable Housing Economic self-sufficiency and well-being
	Funding	:
	Description	Program administration including program management, monitoring and assessment, environmental review, and technical assistance to subrecipients.
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
22	Project Name	FC- Mt. Daniels Family Literacy Program
	Target Area	
	Goals Supported	Promote healthy and self-sufficient families
	Needs Addressed	Economic self-sufficiency and well-being
	Funding	:
	Description	Falls Church Public Schools for childcare provision so that adults may enroll in the literacy program. Funds also pay for school staff time to run and afterschool homework tutoring program.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	City of Falls Church
	Planned Activities	<ul style="list-style-type: none"> Funds to the Falls Church Public Schools for childcare provision so that adults may enroll in the literacy program.
23	Project Name	FC - Homestretch Transitional Housing
	Target Area	

	Goals Supported	Promote healthy and self-sufficient families
	Needs Addressed	Affordable Housing
	Funding	:
	Description	HOME funds to Homestretch Incorporated provide rental assistance to transitional low income families.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Transitional low income families.
	Location Description	City of Falls Church
	Planned Activities	HOME funds to Homestretch to provide rental assistance to transitional low income families.
24	Project Name	FC- CASA de Maryland
	Target Area	
	Goals Supported	Promote healthy and self-sufficient families
	Needs Addressed	Economic self-sufficiency and well-being
	Funding	:
	Description	CASA de Maryland for tenant counseling and education, legal clinics, and community engagement.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	<ul style="list-style-type: none"> Tenant counseling and education, legal clinics, and community engagement.
25	Project Name	FC Retaining Wall Restoration
	Target Area	
	Goals Supported	Create and sustain affordable housing
	Needs Addressed	Affordable Housing
	Funding	:
	Description	CDBG funds to Falls Church Housing Corporation to repair and replace 4 decaying retaining walls in aging infrastructure at Winter Hill Apartments.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	80 low-income families will benefit from the proposed activity.
	Location Description	The activity will be undertaken at Winter Hill Apartments, at 330B South Virginia Avenue, Falls Church. These are aging apartments for seniors and persons with disabilities.
	Planned Activities	Four decaying retaining walls will be repaired or replaced to ensure safety for aging and disabled low-income residents.
26	Project Name	CRI - Mental Health Transitions
	Target Area	
	Goals Supported	Promote healthy and self-sufficient families Stabilize households at risk of homelessness
	Needs Addressed	Economic self-sufficiency and well-being

	Funding	:
	Description	CDBG funds to Community Residences, Inc. (CRI) for community living and technology support for low-income residents with serious persistent mental illness.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	17 low-income residents with serious persistent mental illness living in permanent supportive housing to receive individualized support
	Location Description	
	Planned Activities	Community living and technology support for low-income residents with serious persistent mental illness transitioning from at-risk or homeless living situations into permanent supportive housing.
27	Project Name	Liberty's Promise - Empowering Immigrant Youth
	Target Area	
	Goals Supported	Promote healthy and self-sufficient families
	Needs Addressed	Economic self-sufficiency and well-being
	Funding	:
	Description	CDBG funds to Liberty's Promise to provide an internship and after-school civic engagement program.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	33 immigrant high school students.
	Location Description	Wakefield High School
	Planned Activities	Internship and after-school civic engagement program.

28	Project Name	Single Family Program Delivery
	Target Area	
	Goals Supported	Create and sustain affordable housing Promote healthy and self-sufficient families Foster vibrant and sustainable neighborhoods
	Needs Addressed	Affordable Housing Sustainable neighborhoods
	Funding	:
	Description	CDBG funds to vendor to be solicited for administration and program delivery for single family rehabilitation programs.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	8 LMI households living in owner occupied homes.
	Location Description	
Planned Activities	Single family rehabilitation 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 grants for accessibility. EXPECTED OUTCOME: 8 deteriorated owned-occupied homes make repairs or address code violations; 10 properties adapted to meet needs of occupants with physical disabilities.	

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Over the past decades, Arlington has concentrated its CDBG resources, particularly economic development and public service dollars, into target areas, known locally as Neighborhood Strategy Areas. In past years, the majority of low and moderate income residents were clustered in a few neighborhoods. This pattern is changing: using its exception criteria of 35.77%, Arlington County now has 72 block groups within 37 census tracts that are eligible low-moderate income areas. These areas are located throughout the County, although the largest proportion is in the primarily multi-family southwest neighborhoods along Columbia Pike and Four Mile Run, and the northeast neighborhoods around Rosslyn and Fort Myer Heights. As a geographically small location in an urban setting, many residents are able to benefit from community assets, regardless of their economic status or physical location. For example, an estimated 90% of County residents live within 1 mile of public transit and Arlington County schools are consistently ranked as among the best in the country.

Housing. The County combines its HOME and CDBG funds with state and local resources, including the local Affordable Housing Investment Fund (AHIF), for new construction, acquisition, and/or rehabilitation projects to preserve and improve the supply of affordable housing throughout the County. The County uses planning and zoning tools, such as its General Land Use Plan and area plans, to determine feasibility of affordable housing in specific locations throughout the County. For example, the award-winning Columbia Pike Area Neighborhoods Plan has set a goal of preserving all market-rate affordable housing over 30 years along this economically and ethnically diverse, but rapidly revitalizing, corridor.

Economic self-sufficiency and well-being. Priority self-sufficiency and well-being areas include financial literacy, workforce training and development, small business development, and programs that reduce barriers to employment. Programs in these areas are offered County-wide to income-eligible residents, and care is taken to provide programming that is accessible to residents regardless of their neighborhood. For example, the County's Employment Center is centrally located, accessible via bus, and offers individualized training to eligible residents. Some services are offered on-site at affordable housing developments, such as Arlington Partnership for Affordable Housing (APAH)'s financial literacy project or AHC, Inc.'s eviction prevention project.

Public services. Public service needs range from after-school programs for low and moderate income youth, to housing counseling for potential homebuyers, to job training for County residents. In general, public services are offered County-wide to income-eligible residents. Some programs may be offered in a specific neighborhood or affordable housing development, particularly when transportation may be an issue; for example, after-school programs are generally most accessible and effective when they are place-based. For example, the BU-GATA Youth Brigade primarily serves youth in the Buckingham neighborhood, while Greenbrier Learning Center's clients are primarily youth in the Columbia Heights

West neighborhood. Also, outreach and education to low- and moderate-income residents, particularly those with primary languages other than English, has been identified as a continuing priority, specifically in tenant issues, homeownership counseling, and home improvement resources. These activities will be conducted in the local target areas of Buckingham, Nauck, Columbia Heights West, and Pike Village Center.

Geographic Distribution

Target Area	Percentage of Funds

Table 10 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

There is no specific priority for allocating investments geographically, as low and moderate income residents are located throughout the County. As described above, neighborhood-based projects such as after-school programs, and neighborhood outreach programs such as the County Housing Outreach Program will be targeted to neighborhoods with concentrations of low and moderate income populations. Most other programs will be available to income-eligible Arlington residents.

Discussion

Programs in the City of Falls Church will also be available city-wide.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Annual Action Plan goals focus on affordable housing created and sustained through CDBG, HOME and CSBG funds.

- Increase the supply of Committed Affordable Units, including 10% permanent supportive housing (one year outcome - 50 committed affordable units developed. Of these, 5 will be permanent supportive housing).
- Improve owner-occupied housing (one year outcome - 28 owner-occupied homes improved: 25 in Arlington and 3 in Falls Church).
- Rehabilitate or repair rental housing, including increased energy efficiency (one year outcome - 200 rental homes rehabilitated or repaired: 120 in Arlington and 80 in Falls Church).
- Assist low-income households in becoming homeowners (one year outcome - 10 households become homeowners).
- Rapidly rehouse homeless persons through case management and/or rental subsidies (one year outcome - 109 households rapidly rehoused: 100 in Arlington, and 9 in Falls Church).

One Year Goals for the Number of Households to be Supported	
Homeless	9
Non-Homeless	45
Special-Needs	5
Total	59

Table 11 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	9
The Production of New Units	50
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	59

Table 12 - One Year Goals for Affordable Housing by Support Type

Discussion

Not Applicable

AP-60 Public Housing – 91.220(h)

Introduction

Arlington County and the City of Falls Church do not have public housing.

Actions planned during the next year to address the needs to public housing

Not Applicable

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Not Applicable

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not Applicable

Discussion

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Since the 2006 adoption of its Ten Year Plan to End Homelessness, Arlington County has been able to address homelessness through a variety of comprehensive and proactive programs, funded locally and through federal and state grants. The spectrum of assistance starts with a street outreach program and continues through emergency shelter, a safe haven, rapid rehousing programs, federally and locally funded permanent supportive housing programs, local eviction prevention assistance and housing subsidies.

Although these robust programs have housed a substantial number of homeless households, 100 “street” individuals were housed in less than three years, another 20 homeless veterans were housed in 2015, and the eviction of many more was prevented, County residents still struggle to find and maintain housing in Arlington’s exceptionally expensive and competitive housing market. Arlington is a densely populated county. There is no rural homelessness.

Over the next five years, Arlington expects to reduce the annual number of homeless persons by 25 percent, by providing prevention services to households at risk of homelessness, diverting households from shelter, and rapidly rehousing households that enter shelter. In alignment with goals in the Federal Strategic Plan to Prevent and End Homelessness, Arlington reached functional Zero for Homeless Veterans in December 2015, is on target to reach functional zero for Chronically Homeless in December 2016, and Homeless Families by 2020. Arlington will strive to reduce, over five years, the number of days persons experience homelessness to 30 days, which is the HUD goal. Achieving this goal will be difficult as homeless households find it difficult to access and then sustain affordable housing in Arlington.

The City of Falls Church participates with neighboring Fairfax County in its Ten Year Plan to End Homelessness, and its homeless estimates and goals are included in the Fairfax Consolidated Plan. The City conducts an annual Point in Time survey as part of the Continuum of Care. The City also helps to support a 12 bed winter shelter. The needs of veterans are taken into account along with the general homeless population.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Reaching out to and engaging unsheltered homeless persons is the first step toward housing those individuals. In the January 2014 Point in Time count, Arlington identified a total of 291 homeless people; 51 of them unsheltered and 240 in a shelter, safe haven, or transitional housing program; 39% less than counted in 2013. In the January 2015 Point in Time count, Arlington identified 239 homeless people, 39 of

them unsheltered. Decline resulted from successful efforts to house vulnerable homeless individuals and the re-categorization of transitional housing to Rapid Rehousing.

Arlington County has two programs that provide outreach and engagement services to individuals currently living on the streets of Arlington County or places not meant for human habitation. The Homeless Services Center (HSC) has outreach workers who engage and assess the needs of homeless persons on streets, in parks, and under bridges within the County. The program covers all of Arlington County. Outreach workers have geotagged the key areas of the County in which homeless households are known to live and congregate. Outreach staff use creative engagement strategies to develop relationships and move unsheltered clients to “housing first” permanent housing solutions.

A second program is the Treatment on Wheels (TOW) program that coordinates mental health and substance abuse services for persons living on the streets. Services can include addiction screening, counseling, referrals for treatment to include inpatient and outpatient services, and advocacy to ensure households access the necessary programs to address their mental health and substance abuse needs.

The HSC and TOW outreach programs assist persons with 1) applying for identification cards and birth certificates, 2) accessing mainstream benefits, and 3) applying for employment services and opportunities. Staff of both programs were active participants in the Arlington 100 Homes Campaign which focused on housing individuals most likely to die on the streets. Over 100 vulnerable homeless were housed during a two and one-half year period.

As part of the campaign, outreach workers, shelter case managers, housing providers and mental health and substance abuse workers diligently tracked homeless individuals, assigned them a leader worker and brought them off the street. This same method of collaboration helped Arlington achieve functional zero for homeless veterans in December 2015 and will be used to achieve functional zero for the chronically homeless in December 2016.

The Homeless Services Center also serves as a drop in center for unsheltered homeless individuals. Services include access to showers, telephone, and storage lockers. Individuals may use the program’s physical address to receive mail. This program addresses clients’ basic needs while engaging them to address medical, housing, and other concerns.

In total, about 750 homeless and low income persons in FY 2015 received these “core” outreach and drop in services. This number includes homeless individuals from jurisdictions outside Arlington. About 50% of the total served are engaged with outreach staff for a minimum of three months and the remainder receive services on a sporadic basis. In FY 2017, Arlington plans to serve a similar number of homeless and low-income persons.

Addressing the emergency shelter and transitional housing needs of homeless persons

Persons who are homeless and require shelter are seen by the CoC’s Centralized Access System

(CAS). CAS screens and assesses households using the short version of a nationally recognized screening tool called the Service Prioritization Decision Assistance Tool (SPDAT) which recommends households for the best housing program that meets their needs. When diversion from emergency shelter is not plausible, the individuals or family are placed into one of the following programs:

- One of two family shelter programs containing 71 beds for families.
- One of two emergency shelters for single adults, one with 44 beds and the other with 50 beds, which can expand to an additional 25 beds in cold weather and has an additional 5 medical respite bed.
- One emergency shelter with 11 beds for families and single adults that experience domestic violence.

To assist households in emergency shelter to end their homelessness, all shelter programs utilize proven best practice strategies that include:

- Completion of the full SPDAT with households to get a comprehensive picture of the households and the challenges that may prevent them from securing housing.
- Case management that focuses on ending the housing crisis and securing the resources that can quickly move the household out of shelter.
- Using progressive engagement which focuses on identifying the right amount of case management or financial services needed to end a person's housing crisis, and changing the approach as needed.
- Case management services focused on eliminating barriers that keep households in emergency shelter. This could be criminal history, poor rental history, or poor credit.

The County also has three transitional housing programs – two for families and one for single households. While the Arlington CoC converted most of its transitional housing to Rapid Re-housing in FY 13-14, it retained these programs in order to provide longer term financial and service support to three special populations: young women with children, family households who have significant needs and requirements that can't be addressed with short or medium term supports; and substance abusers in recovery. Families for these programs are currently identified through CAS, the shelters, and the CoC's Detoxification and Early Recovery programs.

- Elizabeth's House: A one year transitional housing program for young mothers with one child. The program has a primary focus on helping mothers complete their secondary education. The program can serve 4 households at any time.
- Households are provided rental subsidy, housing focused case management services, comprehensive family services, and linkage to community resources. Cameron Commons: A maximum two year program that can serve five (5) households.
- Independence House: A transitional housing program for single households who are currently active in recovery and have secured at least part-time employment. Persons can reside in the

program up to 24 months but typically stay in the program about six months before moving into permanent housing. This program can serve 17 individuals at a time.

One year goals are to provide emergency housing to 743 persons who are not able to be diverted, and to rapidly rehouse 122 persons through case management and/or rental subsidies.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

As part of the 10 Year Plan to End Homelessness, the CoC has established two national best practice models:

- **Rapid Re-Housing (RRH):** Designed to serve homeless families and individuals, the program reduces the amount of time households are in shelter and eliminates barriers to securing housing. Programs utilize progressive engagement and housing focused case management. Often the program will make use of housing location services for households with severe housing barriers like criminal history or poor rental history. The County also has a RRH program to serve homeless individuals. The CoC has the capacity to serve about 54 families in RR at any given time.
- **Permanent Supportive Housing (PSH):** Arlington CoC PSH programs provide supportive services and a rental subsidy to help households who are chronically homeless and persons with disabilities who have a critical housing need obtain and maintain housing in the community. The goal of the Arlington County PSH program is to develop 425 units of Permanent Supportive Housing (PSH) and develop sufficient small scale supportive housing to meet the housing needs of special needs sub-populations. Over the next three to five years, the County plans to develop another 174 PSH units. Two nonprofit organizations also provide PSH to homeless individuals

In addition, Arlington CoC has a safe haven program that serves 6 hard-to-reach homeless persons with severe mental illness who come primarily from the street and have been unable or unwilling to participate in housing or supportive services.

Arlington CoC implements initiatives aimed at ending homelessness that assist in the full utilization of RRH and PSH programs:

- **100 Homes Campaign:** The 100 Homes Campaign was the local initiative affiliated with the national 100,000 homes campaign established by Community Solutions. The 100 Homes campaign surveyed and identified the most vulnerable homeless households living on the streets

of Arlington. (Vulnerable individuals are those most likely to die if they remained on the streets.) Arlington achieved its goal of placing 100 vulnerable homeless individuals in housing six months ahead of its three year goal.

- **Zero: 2016:** In line with the federal Strategic Plan to end chronic and veteran homelessness, Arlington County applied and was accepted to participate in the national Zero: 2016 Campaign, also sponsored by Community Solutions. Arlington County reached functional zero for veteran homelessness in December 2015 and is on target to end chronic homelessness (individuals & families) by December 2016.
- **VASH Vouchers:** The CoC advocated with the Veteran Affairs office to secure Housing and Urban Development-Veterans Administration Supportive Housing (HUD/VASH). Over the past two years, Arlington County has been able to secure 17 HUD/VASH vouchers for formerly homeless veterans. The CoC will continue to work to secure additional vouchers and will reach out to community organizations to secure other VA resources for eligible homeless Veterans.

One year goals are to provide permanent supportive housing for 215 persons with disabilities, and to rapidly rehouse 122 persons through case management and/or rental subsidies.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

In Arlington, only about 1% of households in rental units are evicted (388 households in FY 2014.) It is not known how many of these households become literally homeless as a result. Arlington has a very aggressive and successful homeless prevention program. This homeless prevention/rapid rehousing program was created in consultation with a wide body of stakeholders and Continuum of Care (CoC) members. The program is widely advertised and known by property managers, the staff of all human service organizations, public and private, and residents. Since it has been in existence the ability to prevent evictions has continued to broaden. One year goal is to prevent about 844 persons from becoming homeless through case management, financial assistance, and/or financial counseling.

Discussion

Arlington County has about 241 beds in group homes, transitional, assisted living, intermediate care facilities, intensive residential living, and supervised apartments for the County Community Services Board (CSB) populations, including SMI, SA and IDD. In 2015 Arlington County added 8 beds in group homes for Arlingtonians with Intellectual Disabilities still living in VA training centers, as part of the Department of Justice(DOJ)/Commonwealth of VA Consent Decree and another four individuals, part of

the DOJ target group, received Housing Choice Vouchers to live in Arlington.

There are more than 1,000 apartments in HUD financed senior buildings. All of these buildings have waiting lists. Arlington County provides mental health, home health assistance, and nursing case management to over 200 frail elderly persons in these buildings.

One year goals for the number of households to be provided housing through the use of HOPWA for:
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family
Tenant-based rental assistance
Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds
Total

AP-75 Barriers to affordable housing – 91.220(j)

Introduction

Arlington County makes efforts to ensure that public policies do not have a negative impact on affordable housing and residential investment. The Affordable Housing Master Plan, an element of the County's Comprehensive Plan, was adopted in 2015, and outlines a 25-year vision of affordable housing in the community. Consolidated Plan goals have been developed in conjunction with the Affordable Housing Master Plan, as federal CDBG and HOME funds contribute to Arlington's affordable housing efforts. In addition to the Affordable Housing Master Plan, an implementation framework has been developed that identifies financial, land use and regulatory, and services strategies that will have a significant impact on increasing the supply of affordable housing (available at www.arlingtonva.us/housing). Examples of proposed implementation strategies include the following:

- Enable increased flexibility in housing types outside the urban corridors through zoning and land use policies. For example, Arlington has an Accessory Dwelling Ordinance that allows homeowners to create self-contained apartments in owner occupied single family homes or lots. This ordinance is highly restrictive, but, with review and possible revision, could be an effective tool to increase the supply of rental housing for older adults, or provide supplemental income and or allow them to remain in a home that may otherwise be too big for their needs.
- Through the County's Affordable Housing Ordinance, continue to use bonus densities to encourage developers to provide additional affordable units without negatively impacting the community. Bonus density has proven to be an effective tool for producing affordable housing.
- The locally-funded Affordable Housing Investment Fund (AHIF) is a revolving fund that provides gap financing for developers to preserve or build Committed Affordable Housing units throughout the County. A key strength of this highly effective tool is its ability to use public funds to leverage private investment for affordable housing.
- Other financial tools in place and being reviewed for wider application throughout the County include creation of Tax Increment Financing (TIF) Districts and Transit Oriented Affordable Housing (TOAH) Fund used for infrastructure development costs.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The following list of potential tools collectively aim to reduce barriers to affordable housing and could affect those at and below 60% of AMI as well as have benefits for incomes between 80-120% of AMI.

Actions for the fiscal year include:

Financial Tools:

Transit Oriented Affordable Housing (TOAH) Fund:

This fund was designed to promote affordable housing development within designated boundaries of the Columbia Pike corridor, one of the County's major transportation corridors, and can be used towards infrastructure related items. In this corridor, the TOAH is funded by the Columbia Pike Tax Increment Financing (TIF) Area. Within specifically designated commercial and multi-family residential revitalization districts, 25 percent of tax revenue generated by new development and property appreciation will be dedicated to increasing affordable housing along the Pike.

Since the creation of this fund, Gilliam Place, a 173-unit affordable development approved in December 2015, was the first TOAH request that has been approved by the County Board. Nonprofit developer APAH will receive up to \$745,298 to use towards infrastructure related items and County fees. Further research is taking place to see how this tool can be applied to other corridors and areas within the County to enable more affordable housing.

Land Use and Regulatory Tools:

Accessory Dwelling Ordinance: A review will take place to identify ways to amend the ordinance to allow for greater use.

Affordable housing parking standards: The County plans to begin a parking study to determine whether reduced parking ratios for affordable housing would increase financial feasibility of affordable housing development.

Simplified land use approvals: The County is planning to undertake a review of the permitting process and also moving towards electronic plan review.

Services Tools:

Landlord partnership agreement and risk reduction fund: This fund is to be used as a contingency for landlords who agree to lower their screening criteria to provide permanent housing for homeless families and individuals with high leasing barriers. These barriers often include poor credit, eviction and criminal history. This will help to increase the availability of both private and non-profit rental housing for hard to house individuals and families. In exchange for reducing screening criteria, landlords receive rapid response to concerns, access to a 24 hour call-in line and risk reduction funds. The program intends to

recruit 3 new landlords yearly and house 44 homeless individuals and 54 households.

Assistance for condominium associations: The Condominium Initiative provides workshops and resources to prospective and current condominium property owners, condominium boards and associated management companies. For example, a workshop geared towards owners and buyers on responsibilities of condo owners and the role of condominium association is conducted yearly. Topics include pet restriction, leasing rights, parking, insurance, special assessments, the rights of the association to place restriction on use of the units, user fees, and owners' rights (such as voting). In this fiscal year, a survey will be conducted to determine needs of condominium associations related to deferred maintenance, energy retrofits and other potential areas.

Discussion

In 2015, Arlington and the City of Falls Church conducted Analyses of Impediments to Fair Housing and developed a Fair Housing Plan. Barriers to fair housing and action steps for the fiscal year are:

- High housing cost affecting affordability of housing to residents earning 60% or below of area median income: The approval of the County's Affordable Housing Master Plan sets the stage for implementation of several tools to assist in making housing more affordable to residents earning 60% and below of the area median income.
- Limited supply of affordable housing for residents with disabilities: As opportunities arise to increase the supply of affordable units in proposed developments either through new construction, rehabilitation or preservation, the County will determine the specific need for accessible units for persons with disabilities.
- Residents face individual barriers, such as poor credit history and criminal background: Two year grant funding was awarded for service providers to deliver financial courses including money management, credit counseling to clients to help them to increase self-sufficiency and reduce barriers to obtaining housing. The Landlord Partnership Risk Reduction Fund Project was approved to provide incentives to encourage landlords to lessen housing restrictions and reduce their risk of providing housing to individuals and families with housing barriers.
- Residents face language barriers when seeking services: Arlington County's Language Policy makes accommodation for limited English speaking clients by accessing translation resources and utilizing staff who are familiar with and proficient in several languages.
- Residents have limited knowledge of rights and of the complaints process: The County's Housing Outreach Program will include a minimum of two Fair Housing workshops that will educate residents on their rights, the fair housing complaint process and other information to increase awareness of fair housing laws. Administrative improvements will include development of a uniform data collection tool among county department to better track and analyze trends in housing discrimination.

AP-85 Other Actions – 91.220(k)

Introduction

Arlington County has identified a number of actions that will address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure, and enhance coordination between public and private housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs

- Language barriers – ensure that marketing materials for County-funded programs are available in languages specific to the populations seeking information.
- Ensure availability and access to programs aimed at increasing financial literacy and money management skills to address the obstacle of individuals with poor credit and limited housing history. Service providers such as the Virginia Cooperative Extension, and resident service programs at the Arlington Partnership for Affordable Housing (APAH) and Wesley Housing Development Corporation, are funded to provide intensive one-on-one counseling to residents in affordable housing units to help them manage their finances and budgeting to reduce risk of homelessness. It is expected that these programs will serve between 150-175 individuals in FY 2017.
- Continue to provide access to services such as English language training and legal services to reduce obstacles to obtaining employment. Service providers such as Legal Aid Justice Center and Just Neighbors Ministry will serve between 90-100 individuals in these areas in FY 2017.

Actions planned to foster and maintain affordable housing

Arlington County plans to foster and maintain affordable housing through the following actions:

- Support a portion of the development costs of nonprofit housing developers to acquire or construct affordable housing.
- Offer affordable rehabilitation and repair programs for low and moderate income homeowners, particularly focused on helping seniors to age in place.
- Assist low and moderate income households to become homeowners by offering technical and financial assistance to eligible first time homebuyers.
- Support energy conservation and efficiency efforts in rental and owner-occupied housing.

Actions planned to reduce lead-based paint hazards

The County will complete an in-house review form to ensure compliance with all Federal statutes concerning lead-based paint in any Federally-assisted capital project. Testing will be done for lead-based paint on all units built prior to 1978 that are being rehabilitated using Federal funds as required per

statutes. The nonprofit developers responsible for each project will 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 will inspect units and notify 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 taking steps to inform the public of the dangers of lead-based paint which include providing pamphlets to targeted population sectors and awareness campaigns by the Virginia Department of Public Health and Arlington County Public Schools. First time homebuyers assisted with CDBG and HOME down payment assistance programs will be provided materials on lead hazards; volunteers working with home repair programs will be instructed in lead safe work practices; DHS Family Health Bureau will distribute lead hazard information at health clinics; and the Housing Division will distribute information about lead safety at tenant education workshops conducted at affordable housing developments and neighborhood meetings.

Arlington Housing Assistance Bureau inspectors are trained in visual assessment. Annual inspections will be conducted at properties receiving Housing Choice Voucher rent subsidies to ensure that paint conditions are stable. Staff will compare subsidized unit addresses with Environmental Health to ensure that no units identified with lead hazards are in the Section 8 program.

Actions planned to reduce the number of poverty-level families

- Tenant Assistance Fund (TAF) is a temporary project-based program that provides financial assistance for tenants who are affected by increased rents resulting from redevelopment, renovation or acquisition of CAF properties. This policy enables eligible households and at least 60% of current CAF residents at any affected property to remain either "onsite or nearby" following a renovation or redevelopment.
- Economic independence is critical to lifting households out of poverty and the County provides services through the Arlington Employment Center. These services are provided as a continuum and include employment counseling, skills acquisition and job placement. One specific training program which has been targeted specifically at individuals at risk of homelessness has been the Culinary Arts program. AEC has run 5 cohorts of the program and the participation rate averages 90 percent. The participants have been successful in obtaining well- paying jobs prior to graduating the program.
- Other employment training programs for the population at or near poverty level include the VIEW program and WIA, targeted towards low income and low-skilled clients often with limited English proficiency. Generally the programs have good performance rates that exceed federal and State mandated goals. Retention rates are good and if continued could result in economic stability and a resulting positive effect towards reducing poverty. The retention rates for WIA have been 80 percent and 70 percent for the VIEW program.
- Other economic development programs such as Business Development Assistance Group and

ECDC assists clients with start-up and continuing businesses to either supplement existing income or become entrepreneurs. These programs will continue to be supported. It is estimated that these programs will serve between 20-25 businesses in this fiscal year.

Actions planned to develop institutional structure

Instead of public housing, Arlington develops and maintains affordable housing through nonprofit and for-profit partners, through direct financing, technical assistance, and a range of innovative tools and incentives for the provision of affordable housing. Two nonprofit partners qualify as Community Housing Development Organizations (CHDOs). Falls Church also does not have public housing, and uses a similar model for the development and maintenance of affordable housing.

The Director of the Department of Community Planning, Housing and Development's Housing Division leads the County's housing and community development efforts, from policy development and program design to implementation and evaluation. The Housing Division is responsible for affordable housing development, housing planning, community development, homeownership, and neighborhood outreach. Division staff also serve as liaison to other federal, regional, state and local organizations, including the Metropolitan Washington Council of Governments, the Housing Association of Nonprofit Developers, and the National Association of County Community and Economic Development. The Housing Division ensures coordination of the implementation of housing programs and ensures broad civic engagement in housing and community development planning. Staff serve as liaison to three County Board advisory committees - the Community Development Citizens Advisory Committee, the Housing Commission, and the Tenant Landlord Commission.

The Department of Human Services also plays a key role in implementing many Consolidated Plan strategies. The Economic Independence Division includes the Arlington Employment Center, Workforce Investment Board, Crisis Assistance Bureau, Housing Assistance Bureau and Public Assistance Bureau. Housing-related services include administration of the Housing Choice Voucher program, local housing grants program, permanent supportive housing, homeless prevention and rapid re-housing, and shelter and transitional programs. DHS also oversees implementation of the Ten Year Plan to End Homelessness, and, as the centralized intake agency for the local CoC, ensures coordination among all homeless providers.

Continued institutional structure will be developed in this fiscal year through coordination with regional and County agencies, service providers, and citizens, including Metropolitan Washington Council of Governments, Arlington County advisory commissions, Ten Year Plan to End Homelessness steering

committee, and frequent consultation with relevant County agencies.

Actions planned to enhance coordination between public and private housing and social service agencies

To overcome the gap of not finding housing for individuals with high housing barriers, the 10 Year Plan to End Homelessness has formed a Landlord Partnership Task Force. The purpose of this task force is for landlords and service providers to identify ways to house individuals with high housing barriers. It is anticipated that landlords will be more willing to relax their application standards for individuals who are in certain programs that receive case management and rental assistance. Support has been recommended through the Community Development Fund for a Risk Reduction Fund to provide stabilization funds to landlords participating in the program. It is estimated that over 150 households will obtain permanent supportive housing or will be housed through rapid rehousing with the assistance of the Risk Reduction Fund.

To overcome the gap of services for veterans, Arlington County plans to work closely with the U.S Veterans Administration (VA) on ways to decrease the amount of time it takes for veterans to access services. The Arlington County Continuum of Care includes active participation from the VA.

To overcome the gap of difficulty in identifying unaccompanied youth, Arlington County will continue to partner with the Arlington County Public School system; especially on how to identify unaccompanied youth during the Point In Time count. Arlington County's Continuum of Care has representation from the Public School system.

To overcome the gap of insufficient staffing for PSH programs, Arlington County PSH has recently re-organized its staffing patterns so that designated staff are responsible for designated functions in the PSH unit. There is now a dedicated staff person to respond to tenancy issues.

Discussion

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	1,504,500
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	1,504,500

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	96.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

Arlington County highly leverages federal HOME and CDBG funds. For a typical tax credit housing development project, these CDBG or HOME funds make up 3% of the total cost, while private

investment tax credit equity makes up 44%, first trust loan is 24%, local Affordable Housing Investment Fund is 22%, and developer contribution is 7%.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

HOME Program funds are utilized for down payment and closing cost assistance through the Moderate Income Purchase Assistance Program (MIPAP).

MIPAP provides a second trust loan calculated as up to 25% of the purchase price. When eligible households receive MIPAP assistance for home purchases in the open marketplace, a deed covenant is included that adds a 30-year affordability requirement on re-sales.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

Arlington County has the first right of refusal to repurchase the property at its current market value, as calculated at the time of repurchase. During the affordability period, when a current household chooses to sell or refinance the property, Arlington County will receive as repayment the original MIPAP loan amount borrowed, plus 25% of the net appreciation of the property, if any. If the option to repurchase is exercised, then the property subsequently will be made available to a new low/moderate income first time home buyer via the Notification List of Affordable Properties.

When MIPAP funds are utilized to purchase an Affordable Dwelling Unit (ADU), the affordability period is in perpetuity. In these cases, the appreciation that the household will receive is calculated based on annual increases in the Area Median Income (AMI). When the County exercises its right to repurchase the property, the property is made available for resale via to a subsequent low/moderate income eligible household via the Notification List for Affordable Properties.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Arlington does not use HOME funds to refinance existing debt.

Discussion

Attachments

Citizen Participation Comments

Public Hearing Comments – March 29 and 31:

Arlington Free Clinic, need for service exceeds our capacity. Thank Board for funding and for space for services.

Community Services Board substance abuse provides much needed services, essential to recovery. Approve the four mental peer specialists in the budget.

Alliance for Housing Solutions, thank the Board for its support of affordable housing. First concern is level of AHIF funding, is essential to Housing Master Plan, ask for \$15.5 million, this amount should be part of the base budget. Concerned about planning efforts such as Lee Highway, we need to invest in these planning efforts for more affordable housing.

VOICE, strongly supported the Housing Master Plan. Grateful for increase in Housing Grant program however the AHIF fund remains the same and doesn't meet the need. Urge you to increase the AHIF and provide dedicated funding rather than year by year.

Enterprise Development Group would like to thank CDCAC for recommending the \$45,000 and encourage the Board to approve that recommendation. Thank Board for past support and hope to count on the Board again this year.

ECDC – clients receiving immigration service, family unification services and employment services. Encourage the Board to continue to support ECDC, helps low income residents with language and technology issues and assists with filling out applications and finding employment.

My Voice Counts, rejoiced when the Board approved the Housing Master Plan, but the budget proposed doesn't support the Plan's commitment. Ask the Board if they are truly committed to housing affordability, encourage the Board to increase the level of AHIF funding.

Resident, through the help of BUGATA able to avoid eviction and remain in stable housing. Change is not easy, BUGATA has worked with residents with housing issues and is an asset to the Arlington community. Encourage you to support the funding for the program.

NOVA Catholic Communities and Trinity Church, call on the County to help those below 30% of area median income. There is a need for more housing grants and need to find a way in the budget to support those at the margins.

Shirlington Employment and Education Center – thank you for your support for immigrants in the Shirlington area, they feel welcome and are provided services and help with employment through your support.

Community Services Board – ask you to protect and preserve our peer specialists and ask for one additional peer specialist for young adults.

BUGATA – asking for continued funding for Promotora program, which builds leadership in the community and provides information on services to residents.

Green party – ask the County Board to double the amount of housing grants.

OAR, expressed support for the FY 2017 budget and Community Development Fund proposals.

Alliance for Housing Solutions, expressed support for additional funding for housing grants, live where you work and minimum wage increase. In addition, praised County for commitment to supporting safety net programs.

