

## 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 to address 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.

The four goals and objectives as outlined in the 2016-2020 Consolidated Plan are as follows:

- 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 performance 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 Report that details the progress towards meeting the County's affordable housing goals as outlined in the Affordable Housing Master Plan, which was approved in September 2015. 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 for the Action Plan involved a public hearing to discuss community needs. Consultation was made with subject matter experts in many areas as well as Arlington residents representing a wide range of populations and interests, including the Community Development Citizens Advisory Committee, 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.

### **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 consistently identified: 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; the need for more permanent supportive housing for residents coming out of transitional housing; increased support for programs that assist the low-income immigrant community; 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 in the development of the Annual Action Plan. The Housing Division of the DCPHD administers the Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) programs. The Annual Action Plans describe proposed projects using these funds, as well as public and private agencies that will administer projects or programs.

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

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 administering 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**

For more information, contact Caitlin Jones at (703) 228-3762 or [cjones1@arlingtonva.us](mailto:cjones1@arlingtonva.us), or Jennifer Daniels at (703) 228-3822 or [jldaniels@arlingtonva.us](mailto:jldaniels@arlingtonva.us).

## **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). Arlington Economic Development (AED) was also consulted in development of the Plan. 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 at risk of losing housing. For homeless households who cannot be diverted from shelter, 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 additional 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 (Borrromeo 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 (B2i)
- 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. Arlington CoC was awarded \$703,776 for Rapid Rehousing, Prevention, and Diversion services.

The Arlington County Consortium (the CoC and 10 Year Planning Committee) has an Executive Committee that is responsible for developing a plan to 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. If there are multiple providers interested, the 10 Year Plan Priorities Committee is responsible for evaluating each project and recommending projects to be put forth in the application to the state.

The CoC has adopted clear performance and evaluation 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. 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 adjusted, as needed.

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	<b>Agency/Group/Organization</b>	Community Development Citizens Advisory Committee
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-homeless Services-Health Services-Employment Civic Leaders Business and Civic Leaders Neighborhood Organization Private Sector Banking / Financing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Community Development Citizens Advisory Committee is a group of civic leaders, business leaders, and neighborhood representatives that advises 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- or moderate-income neighborhoods. The Commission co-sponsored the Action Plan community needs hearing and participated in the proposal review process.

2	<b>Agency/Group/Organization</b>	Citizens Advisory Commission on Housing
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Citizens Advisory Commission on Housing is a group of civic leaders and housing advocates that advises the Arlington County Board on housing policy and strategies. The Commission co-sponsored the Annual Action Plan community needs hearing. The group has identified continuing or increasing need for affordable housing in Arlington.
3	<b>Agency/Group/Organization</b>	Arlington County Department of Human Services
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health Services-Employment Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homelessness Strategy Non-Homeless Special Needs Economic Development

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Arlington's Department of Human Services provides direct services to County residents 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.
4	<b>Agency/Group/Organization</b>	Housing Commission
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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.
5	<b>Agency/Group/Organization</b>	Arlington Economic Development
	<b>Agency/Group/Organization Type</b>	Services-Employment Other government - Local Business Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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.

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.

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 February 2017, 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)
------------	------------------	--------------------	--------------------------------	------------------------------	--	---------------------

1	Public Meeting	Non-targeted /broad community	<p>In February 2017, the County held a public needs hearing on the Annual Action Plan. There were five members of the public present: Eric Loewe, representing Enterprise Development Group; Erin McKenney,</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. Immigrant Legal Services: Recent national events have led to a greater need to properly guide immigrants through the process for obtaining legal documentation. There also a need to properly educate the public about the positive outcomes immigrants can have on an economy. A recent study being conducted by Just Neighbors shows that immigrant wages can up nearly 30% after obtaining legal status. Availability of Affordable Housing It is becoming increasingly difficult to place clients, particularly those with developmental disabilities, who are moving out of transitional housing into permanent supportive housing because of long waitlists and unavailability of affordable housing.</p>		<p><a href="https://arlingtonva.s3.dualstack.us-east-1.amazonaws.com/wp-content/uploads/sites/5/2013/12/FY2018-Action-Plan-Needs-Hearing.pdf">https://arlingtonva.s3.dualstack.us-east-1.amazonaws.com/wp-content/uploads/sites/5/2013/12/FY2018-Action-Plan-Needs-Hearing.pdf</a></p>
---	----------------	-------------------------------	---	--	--	--

			representing Just Neighbors ; Lila Corey, representing Community Residence s, Inc.; and Rita Rutsch, representing the Housing Committee of Coalition of Arlingtonians for Responsible Development.			
2	Public Meeting	Non-targeted /broad	In March 2017, the County			

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)
		community	held a public hearing to receive comments on the Draft Annual Action Plan.			

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.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	1,198,566	400,000	92	1,598,658	32,000,000	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	557,945	300,000	123	858,068	1,600,000	

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**

Arlington leverages private, state and local funds in the implementation of programs funded through federal CDBG and HOME.

The Affordable Housing Investment Fund (AHIF) is the County’s main financing program for the preservation and development of affordable housing. AHIF funding is typically used for new construction, acquisition and rehabilitation projects to preserve and improve the supply of affordable housing. The fund is leveraged with federal CDBG and HOME funds and/or federal Low Income Housing Tax Credits, and comprised of annual General Fund appropriations, a portion of recordation tax received by the County, Affordable Housing Ordinance contributions from developers, and loan repayments. In County FY2017, over \$13 million in local General Funds and recordation tax was approved to AHIF. A portion of AHIF funds (\$200,000 in FY 2017) are also leveraged with CDBG public service funds to support housing services for low-income residents.

In addition to loan funds available through AHIF, Arlington also offers a partial exemption from increase to tax assessments (only improvements, not land value) for developers who do substantial rehabilitation on multifamily rental projects. The Industrial Development Authority (IDA) of

Arlington also can provide below market rate bond 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 as a result of County-funded affordable housing projects. Last year, 19 households benefitted from TAF funding across three properties. The program will continue next year.

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.

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 County FY2017, the program was funded at \$9.7 million, which is an increase from the previous year.

Arlington's Permanent Supportive Housing program for low-income adults with disabilities was funded at \$2.06 million in County FY2017, and will likely receive similar funding in County FY2018. The County also funds a transitional housing program, with 26 individuals served in County FY 2016 and annual budget of \$341,338 in local funds in County FY2017. Last year, Arlington County leveraged an award of \$1.5 million from the Commonwealth of Virginia to open two new group homes serving 25 persons with developmental disabilities. Independent and assisted living for low-income seniors, some with intellectual disability or mental illness, served 424 residents.

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. Assets may not exceed \$340,000 for exemption and \$540,000 for deferral. In County FY2016, there were 929 households who qualified for exemptions or deferrals. The program was funded through local sources at \$4.2 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 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.

The City of Falls Church owns a quadriplex apartment building where rents are kept affordable to partner with the HOME funded program to provide transitional housing for the formerly homeless.

**Discussion**

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

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		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: \$312,130	Public service activities other than Low/Moderate Income Housing Benefit: 860 Persons Assisted Jobs created/retained: 25 Jobs Businesses assisted: 18 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			CDBG: \$43,008	Public service activities for Low/Moderate Income Housing Benefit: 237 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 242 Households Assisted Homeless Person Overnight Shelter: 637 Persons Assisted Homelessness Prevention: 2000 Persons Assisted
4	Foster vibrant and sustainable neighborhoods	2015	2019	Affordable Housing Non-Housing Community Development		Sustainable neighborhoods	CDBG: \$214,235	Public service activities other than Low/Moderate Income Housing Benefit: 1251 Persons Assisted Housing Code Enforcement/Foreclosed Property Care: 270 Household Housing Unit

Table 6 – Goals Summary

## Goal Descriptions

1	<b>Goal Name</b>	Create and sustain affordable housing
	<b>Goal Description</b>	<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"> <li>- 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).</li> <li>- Improve owner-occupied housing (one year outcome - 25 owner-occupied homes improved: All in Arlington).</li> <li>- 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).</li> <li>- Assist low-income households to become homeowners (one year outcome - 10 households become homeowners).</li> </ul>

2	<b>Goal Name</b>	Promote healthy and self-sufficient families
	<b>Goal Description</b>	<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"> <li>• Provide job training and skills development opportunities that are accessible and affordable (one year outcome - 238 persons will be assisted with job training and placement; of these, 124 will be placed and retain employment for 90+ days, and 25 jobs will be created or retained).</li> <li>• Foster micro-enterprise development for business owners by providing technical and financial assistance to new or expanding businesses (one year outcome - 18 new or expanding microbusinesses will be assisted with technical and/or financial assistance).</li> <li>• 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 - 247 persons will reduce barriers to employment: 222 in Arlington and 25 in Falls Church).</li> <li>• Assist families to build assets through education and training, in areas such as financial literacy, credit counseling and homeownership education (one year outcome - 90 persons will build assets).</li> <li>• Support increased educational attainment, including job training and/or civic engagement, among low-income residents, including youth (one year outcome - 72 persons will increase educational attainment).</li> <li>• Increase individual and family well-being through increased access to health, financial, or social resources (one year outcome - 262 persons will increase well-being through increased access to health, financial or social resources).</li> </ul>

3	<b>Goal Name</b>	Stabilize households at risk of homelessness
	<b>Goal Description</b>	<p>Over the next five years, Arlington expects to reduce the annual number of sheltered 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 2017; and for Homeless Families and Youth 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"> <li>• Provide permanent supportive housing for homeless persons with disabilities (FY2018 proposed outcome - 237 persons supported in permanent housing).</li> <li>• Rapidly rehouse homeless persons through case management and/or rental subsidies (FY2018 proposed outcome - 258 persons rapidly rehoused: 224 in Arlington, and 18 in Falls Church).</li> <li>• Prevent households from becoming homeless through case management, financial assistance, financial counseling, and/or diversion services (FY2018 proposed outcome - 2,000 households (duplicated) prevented from becoming homeless: All in Arlington). Efforts use a number of funding sources. Some households need assistance more than once and from more than one source.</li> <li>• Provide emergency housing for persons who are not able to be diverted (proposed FY2018 proposed outcome –637 persons (unduplicated) supported in emergency shelter).</li> </ul>

4	<b>Goal Name</b>	Foster vibrant and sustainable neighborhoods
	<b>Goal Description</b>	<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"> <li>• Inspect committed affordable units to ensure safe and decent housing (one year outcome - 270 units will be inspected, as well as 22 common area inspections).</li> <li>• 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).</li> <li>• 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).</li> <li>• 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).</li> </ul> <p>In addition, the following strategies will be undertaken and monitored by Arlington staff:</p> <ul style="list-style-type: none"> <li>• 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).</li> <li>• 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).</li> <li>• 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).</li> <li>• Develop a uniform reporting method and reporting categories to report fair housing inquiries and complaints.</li> </ul>

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The projects described in the Annual Action Plan all meet the four goals of the Five Year 2016-2020 Consolidated Plan: create and sustain affordable housing, promote healthy and self-sufficient families, stabilize families at risk of homelessness, and foster vibrant and sustainable neighborhoods. These projects are funded through a combination of CDBG, HOME, CSBG and AHIF Housing Services funds.

#### Projects

#	Project Name
1	Multi-Family Program
2	Volunteer Home Repair
3	AHOME- Achieve Your Dream
4	ACE - Arlington Energy Masters
5	Committed Affordable (CAF) Services Program
6	VoAC - Diversion Homeless Services Program
7	AHC Eviction Prevention
8	Arl Co. Housing Outreach Program
9	VoAC Intellectual/Developmental Disabilities Improvements
10	CRI Mental Health Transitions
11	Goodwill- Career Navigation
12	DHS- Employment Training Programs
13	EDG- Micro-Enterprise Loan Program
14	LEDC- Small Bus. Dev. & Microlending
15	NVFS - Training Futures
16	BUGATA - Buckingham Youth Brigade
17	Liberty's Promise - Empowering Immigrant Youth
18	NSA Small Grants
19	WHDC - Promising Futures - Housing Stability
20	Edu Futuro - Emerging Leaders
21	CDBG Administration
22	Arlington County CDBG Admin of Falls Church
23	Falls Church CDBG Administration
24	Falls Church Emergency Assistance
25	Falls Church Housing Corporation
26	Falls Church - Mt. Daniels Family Literacy Program

#	Project Name
27	Falls Church - Transitional Housing Homeless Rental Program
28	HOME Administration
29	Falls Church HOME program
30	HOME Projects
31	MIPAP Homeownership Program

**Table 7 - Project Information**

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

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 implementing this vision and is designed to guide the County’s affordable housing, homelessness, community and economic development policies and programs over the County FY 2016-2020 period. Projects funded through the Community Development Fund, CDBG, HOME, CSBG and AHIF Housing Services funds, all work towards meeting the goals of the Consolidated Plan and to further Arlington County’s community vision.

To overcome the gap of limited housing options 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, which is in its second year of funding, 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.

Arlington County works closely with the U.S Veterans Administration (VA) on ways to decrease the amount of time it takes for veterans to access services. In FY 2016, Arlington County became the second jurisdiction in the country to eliminate chronic veteran homelessness. 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.

AP-38 Project Summary  
Project Summary Information

1	<b>Project Name</b>	Multi-Family Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	Create and sustain affordable housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$86,991
	<b>Description</b>	CDBG grant funds allocated to the Arlington County Multifamily Loan Program for the purposes of acquiring, rehabilitating and/or building new multifamily affordable housing.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This is to be determined, based on which multifamily housing program for which these funds are used.
	<b>Location Description</b>	
	<b>Planned Activities</b>	CDBG funds for the purposes of acquiring, rehabilitating and/or building new multifamily affordable housing.
2	<b>Project Name</b>	Volunteer Home Repair
	<b>Target Area</b>	
	<b>Goals Supported</b>	Foster vibrant and sustainable neighborhoods
	<b>Needs Addressed</b>	Sustainable neighborhoods
	<b>Funding</b>	CDBG: \$70,000
	<b>Description</b>	Staff and related costs to manage a single-family home repair program for seniors and persons with disabilities. Volunteers conduct energy audits and repair houses owned and occupied by low and moderate income persons.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	15 homeowners and/or residents of group homes.
	<b>Location Description</b>	

	<b>Planned Activities</b>	volunteer home repairs to homes of income eligible persons and families to enable them to remain living in their own homes.
<b>3</b>	<b>Project Name</b>	AHOME- Achieve Your Dream
	<b>Target Area</b>	
	<b>Goals Supported</b>	Create and sustain affordable housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$35,000
	<b>Description</b>	CDBG funds for Arlington Home Ownership Made Easier, Inc. (AHOME) to conduct outreach and provide workshops to eligible prospective homebuyers that will promote homeownership and prevent foreclosure for low and moderate income and minority households.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	30 families become first time homebuyers.
	<b>Location Description</b>	
	<b>Planned Activities</b>	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.
<b>4</b>	<b>Project Name</b>	ACE - Arlington Energy Masters
	<b>Target Area</b>	
	<b>Goals Supported</b>	Create and sustain affordable housing
	<b>Needs Addressed</b>	Affordable Housing Economic self-sufficiency and well-being
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	CDBG 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.
	<b>Target Date</b>	6/30/2018

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	75 low-income Arlington residents
	<b>Location Description</b>	Low and moderate income affordable housing complexes.
	<b>Planned Activities</b>	Training volunteers to weatherize apartments occupied by low-income Arlington residents and educating residents about energy efficiency measures. EXPECTED OUTCOME: 30 volunteers trained and improved energy efficiency in 75 Committed Affordable (CAF) units
5	<b>Project Name</b>	Committed Affordable (CAF) Services Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	Foster vibrant and sustainable neighborhoods
	<b>Needs Addressed</b>	Affordable Housing Sustainable neighborhoods
	<b>Funding</b>	CDBG: \$85,323
	<b>Description</b>	CDBG funds for County staff to monitor property conditions and environmental health of CAF units and other eligible properties to ensure compliance with property maintenance standards, applicable 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.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	270 low and moderate income families will have their units reviewed for property maintenance standards
	<b>Location Description</b>	Committed Affordable (CAF) units in Arlington

	<b>Planned Activities</b>	Monitor property conditions and environmental health of CAF units and other eligible properties to ensure compliance with property maintenance standards, applicable 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.
6	<b>Project Name</b>	VoAC - Diversion Homeless Services Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	Stabilize households at risk of homelessness
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	CDBG funds to Volunteers of America Chesapeake (VOAC) to provide diversion and emergency shelter services to Arlington County residents who are at risk of, or are homeless.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	80 persons who are homeless or at risk of being homeless.
	<b>Location Description</b>	
<b>Planned Activities</b>	Diversion and emergency shelter services.	
7	<b>Project Name</b>	AHC Eviction Prevention
	<b>Target Area</b>	
	<b>Goals Supported</b>	Stabilize households at risk of homelessness
	<b>Needs Addressed</b>	Economic self-sufficiency and well-being
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	CDBG funds to AHC, Inc. to provide group classes and one-on-one counseling services to keep families at risk of eviction in their homes and on the path to a more stable financial future.
	<b>Target Date</b>	6/30/2018

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	70 families at risk of eviction and 30 families with long-term problems.
	<b>Location Description</b>	AHC owned apartment complexes
	<b>Planned Activities</b>	Provide group classes and one-on-one counseling services to keep families at risk of eviction in their homes and on the path to a more stable financial future.
<b>8</b>	<b>Project Name</b>	Arl Co. Housing Outreach Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	Promote healthy and self-sufficient families
	<b>Needs Addressed</b>	Sustainable neighborhoods
	<b>Funding</b>	CDBG: \$128,912
	<b>Description</b>	CDBG funds for County staff to 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 cleanups.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	26 workshops will be sponsored to reach out to low and moderate income renters and homeowners.
	<b>Location Description</b>	
	<b>Planned Activities</b>	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 cleanups.
<b>9</b>	<b>Project Name</b>	VoAC Intellectual/Developmental Disabilities Improvements
	<b>Target Area</b>	
	<b>Goals Supported</b>	Promote healthy and self-sufficient families
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$50,000

	<b>Description</b>	One-time CDBG funding to Volunteers of America Chesapeake to provide needed accessibility improvements to an Arlington group home that serves low-income individuals with intellectual disabilities.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Persons with intellectual disabilities.
	<b>Location Description</b>	VoAC owned properties in Arlington, VA
	<b>Planned Activities</b>	The improvements will include providing a new roof, updating the main level bathroom to make it ADA compliant, remodeling 2 bathrooms, making a side entrance ADA compliant, and expanding a hallway to make it ADA compliant.
10	<b>Project Name</b>	CRI Mental Health Transitions
	<b>Target Area</b>	
	<b>Goals Supported</b>	Promote healthy and self-sufficient families
	<b>Needs Addressed</b>	Economic self-sufficiency and well-being
	<b>Funding</b>	CDBG: \$25,000
	<b>Description</b>	CDBG funds to Community Residences, Inc. (CRI) for 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.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	17 low-income residents with serious persistent mental illness living in permanent supportive housing.
	<b>Location Description</b>	CRI owned or subsidized housing.
	<b>Planned Activities</b>	Community living and technology support, including individualized support.
11	<b>Project Name</b>	Goodwill- Career Navigation
	<b>Target Area</b>	

	<b>Goals Supported</b>	Promote healthy and self-sufficient families
	<b>Needs Addressed</b>	Economic self-sufficiency and well-being
	<b>Funding</b>	CDBG: \$35,000
	<b>Description</b>	CDBG funds to Goodwill of Greater Washington to provide 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.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	21 Arlington residents
	<b>Location Description</b>	
	<b>Planned Activities</b>	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.
12	<b>Project Name</b>	DHS- Employment Training Programs
	<b>Target Area</b>	
	<b>Goals Supported</b>	Promote healthy and self-sufficient families
	<b>Needs Addressed</b>	Economic self-sufficiency and well-being
	<b>Funding</b>	CDBG: \$73,465
	<b>Description</b>	CDBG funds to Arlington Employment Center (AEC) in DHS for employment training and job skills development programs including Individualized Training program, Computer Training, and the Homeless Services program, which is a program to provide persons who are homeless or at-risk of being homeless with work experiences.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	154 low and moderate income persons who need education and/or training to obtain employment or improve their current employment.
	<b>Location Description</b>	Arlington Employment Center

	<b>Planned Activities</b>	Career coaching services; provide job training and skills development.
13	<b>Project Name</b>	EDG- Micro-Enterprise Loan Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	Promote healthy and self-sufficient families
	<b>Needs Addressed</b>	Economic self-sufficiency and well-being
	<b>Funding</b>	CDBG: \$67,147
	<b>Description</b>	\$45,000 in CDBG funds to Enterprise Development Group (EDG) for local matching funds to provide micro-enterprise 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. EDG also operates a rental assistance revolving loan program funded at \$22,148.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	33 persons seeking to open or expand a business.
	<b>Location Description</b>	901 S. Highland Street
	<b>Planned Activities</b>	Local matching funds to provide micro-enterprise 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.
14	<b>Project Name</b>	LEDC- Small Bus. Dev. & Microlending
	<b>Target Area</b>	
	<b>Goals Supported</b>	Promote healthy and self-sufficient families
	<b>Needs Addressed</b>	Economic self-sufficiency and well-being
	<b>Funding</b>	CDBG: \$40,000
	<b>Description</b>	CDBG funds to Latino Economic Development Corporation (LEDC) to provide linguistically and culturally competent economic development services such as small business financing assistance, pre- and post- loan technical assistance, and educational workshops for low to moderate income aspiring entrepreneurs and existing small business owners in Arlington County.

	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	8 low to moderate income aspiring entrepreneurs and existing small business owners in Arlington County.
	<b>Location Description</b>	Arlington County
	<b>Planned Activities</b>	Provide linguistically and culturally competent economic development services such as small business financing assistance, pre- and post- loan technical assistance, and educational workshops.
15	<b>Project Name</b>	NVFS - Training Futures
	<b>Target Area</b>	
	<b>Goals Supported</b>	Promote healthy and self-sufficient families
	<b>Needs Addressed</b>	Economic self-sufficiency and well-being
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	CDBG funds to Northern Virginia Family Services for a six-month program that teaches marketable job skills and offers post-secondary education credentials to economically disadvantaged unemployed or underemployed, high-potential adults.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	25 economically disadvantaged unemployed or underemployed, high-potential adults.
	<b>Location Description</b>	
	<b>Planned Activities</b>	Teaching marketable job skills and offering post-secondary education opportunities.
16	<b>Project Name</b>	BUGATA - Buckingham Youth Brigade
	<b>Target Area</b>	
	<b>Goals Supported</b>	Foster vibrant and sustainable neighborhoods
	<b>Needs Addressed</b>	Economic self-sufficiency and well-being
	<b>Funding</b>	CDBG: \$20,000

	<b>Description</b>	A program to encourage civic involvement and develop leadership among youth and their families in the Buckingham neighborhood.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	15-20 youth, including immigrant children, from low and moderate income families.
	<b>Location Description</b>	The Buckingham neighborhood
	<b>Planned Activities</b>	Encourage civic involvement and develop leadership among youth and their families, training to access community services and educational resources, make positive decisions, and develop interpersonal and cultural competencies.
17	<b>Project Name</b>	Liberty's Promise - Empowering Immigrant Youth
	<b>Target Area</b>	
	<b>Goals Supported</b>	Foster vibrant and sustainable neighborhoods
	<b>Needs Addressed</b>	Economic self-sufficiency and well-being
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	CDBG funds to Liberty's Promise to provide internship and after-school civic engagement programs for low-income immigrant youth at Wakefield High School.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	37 immigrant youth
	<b>Location Description</b>	Wakefield High School
	<b>Planned Activities</b>	Job skills training, teaching how to prepare a resume/cover letter, and offering internship or job experience program.
18	<b>Project Name</b>	NSA Small Grants
	<b>Target Area</b>	

	<b>Goals Supported</b>	Foster vibrant and sustainable neighborhoods
	<b>Needs Addressed</b>	Sustainable neighborhoods
	<b>Funding</b>	CDBG: \$5,000
	<b>Description</b>	CDBG for a set-aside fund to respond to neighborhood needs. EXPECTED OUTCOME: five to seven small grants for projects or activities located in Arlington's low- or moderate-income neighborhoods.
	<b>Target Date</b>	6/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The program will serve low and moderate income neighborhoods (Nauck, Buckingham, etc.); Census tract data will be used to document LMI benefit.
	<b>Location Description</b>	Low and moderate income neighborhoods.
	<b>Planned Activities</b>	Classes and community festivals.
19	<b>Project Name</b>	WHDC - Promising Futures - Housing Stability
	<b>Target Area</b>	
	<b>Goals Supported</b>	Promote healthy and self-sufficient families
	<b>Needs Addressed</b>	Economic self-sufficiency and well-being
	<b>Funding</b>	CDBG: \$24,000
	<b>Description</b>	CDBG funds to Wesley Housing Development Corporation (WHDC) to fund a housing-based program that provides on-site access to services aimed at promoting self-sufficiency - eviction prevention/ intervention, counseling, job training, referrals, food assistance, and other services to low-income adults at Whitefield Commons and Knightsbridge Apartments in Buckingham.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	125 low-income adults
	<b>Location Description</b>	Whitefield Commons and Knightsbridge Apartments in the Buckingham neighborhood.

	<b>Planned Activities</b>	On-site access to services aimed at promoting self-sufficiency - eviction prevention/intervention, counseling, job training, referrals, food assistance, and other services.
20	<b>Project Name</b>	Edu Futuro - Emerging Leaders
	<b>Target Area</b>	
	<b>Goals Supported</b>	Promote healthy and self-sufficient families
	<b>Needs Addressed</b>	Economic self-sufficiency and well-being
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	CDBG funds will be used to help empower immigrant middle and high school youth to achieve academically and enhance their leadership abilities through after-school programming.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	40 immigrant youth.
	<b>Location Description</b>	
	<b>Planned Activities</b>	After-school programming.
21	<b>Project Name</b>	CDBG Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	Create and sustain affordable housing Promote healthy and self-sufficient families Stabilize households at risk of homelessness Foster vibrant and sustainable neighborhoods
	<b>Needs Addressed</b>	Affordable Housing Economic self-sufficiency and well-being Sustainable neighborhoods
	<b>Funding</b>	CDBG: \$298,423

	<b>Description</b>	CDBG funds for County Housing Division staff to: 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 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.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	n/a
	<b>Location Description</b>	
	<b>Planned Activities</b>	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 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.
22	<b>Project Name</b>	Arlington County CDBG Admin of Falls Church
	<b>Target Area</b>	
	<b>Goals Supported</b>	Create and sustain affordable housing Promote healthy and self-sufficient families Stabilize households at risk of homelessness Foster vibrant and sustainable neighborhoods
	<b>Needs Addressed</b>	Affordable Housing Economic self-sufficiency and well-being Sustainable neighborhoods

	<b>Funding</b>	CDBG: \$5,645
	<b>Description</b>	CDBG funds to Arlington County for oversight of program administration of the CDBG program.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	n/a
	<b>Location Description</b>	
	<b>Planned Activities</b>	Oversight of program administration of the Falls Church CDBG program
23	<b>Project Name</b>	Falls Church CDBG Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	Create and sustain affordable housing Promote healthy and self-sufficient families Stabilize households at risk of homelessness Foster vibrant and sustainable neighborhoods
	<b>Needs Addressed</b>	Affordable Housing Economic self-sufficiency and well-being Sustainable neighborhoods
	<b>Funding</b>	CDBG: \$5,645
	<b>Description</b>	CDBG funds to the City of Falls Church Housing and Human Services Division for program administration including program management, monitoring and assessment, environmental review, and technical assistance to sub-recipients.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	Falls Church

	<b>Planned Activities</b>	Program administration, including program management, monitoring and assessment, environmental review, and technical assistance to sub-recipients.
24	<b>Project Name</b>	Falls Church Emergency Assistance
	<b>Target Area</b>	
	<b>Goals Supported</b>	Stabilize households at risk of homelessness
	<b>Needs Addressed</b>	Economic self-sufficiency and well-being
	<b>Funding</b>	CDBG: \$3,000
	<b>Description</b>	CDBG Funds to the Falls Church Community Services Council to provide emergency financial rental and utility assistance to low-income residents.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	8 low income families in the City of Falls Church.
	<b>Location Description</b>	
	<b>Planned Activities</b>	Emergency financial rental and utility assistance to low-income residents.
25	<b>Project Name</b>	Falls Church Housing Corporation
	<b>Target Area</b>	
	<b>Goals Supported</b>	Foster vibrant and sustainable neighborhoods
	<b>Needs Addressed</b>	Sustainable neighborhoods
	<b>Funding</b>	CDBG: \$37,308
	<b>Description</b>	CDBG funds to Falls Church Housing Corporation replacement of aging asphalt to make lots more accessible to residents.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	80 Senior citizens LMI households.

	<b>Location Description</b>	
	<b>Planned Activities</b>	Replacement of aging asphalt to make lots more accessible to residents.
26	<b>Project Name</b>	Falls Church - Mt. Daniels Family Literacy Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	Promote healthy and self-sufficient families
	<b>Needs Addressed</b>	Economic self-sufficiency and well-being
	<b>Funding</b>	CDBG: \$4,946
	<b>Description</b>	CDBG funds to the Falls Church Public Schools for childcare provision so that adults may enroll in the literacy program and homework tutoring for eligible youth.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	20 LMI individuals.
	<b>Location Description</b>	Falls Church Public Schools
	<b>Planned Activities</b>	Childcare provision so that adults may enroll in the literacy program and homework tutoring for eligible youths.
27	<b>Project Name</b>	Falls Church - Transitional Housing Homeless Rental Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	Promote healthy and self-sufficient families Stabilize households at risk of homelessness
	<b>Needs Addressed</b>	Affordable Housing Economic self-sufficiency and well-being
	<b>Funding</b>	HOME: \$23,724
	<b>Description</b>	HOME funds to Homestretch to provide rental assistance to transitional low income families.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	10 Low income persons and families in the City of Falls Church.

	<b>Location Description</b>	
	<b>Planned Activities</b>	Rental assistance to transitional low income families.
28	<b>Project Name</b>	HOME Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	Create and sustain affordable housing Stabilize households at risk of homelessness Foster vibrant and sustainable neighborhoods
	<b>Needs Addressed</b>	Affordable Housing Sustainable neighborhoods
	<b>Funding</b>	HOME: \$89,395
	<b>Description</b>	Administration of the Fy18 HOME program; Budget includes \$55,794 in HOME AD and \$33,601 in HOME PI.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	n/a
	<b>Location Description</b>	
	<b>Planned Activities</b>	
	29	<b>Project Name</b>
<b>Target Area</b>		
<b>Goals Supported</b>		Create and sustain affordable housing Promote healthy and self-sufficient families Stabilize households at risk of homelessness
<b>Needs Addressed</b>		Affordable Housing Economic self-sufficiency and well-being
<b>Funding</b>		HOME: \$236,010
<b>Description</b>		HOME funds to the Homestretch to provide rental assistance to transitional low income families.
<b>Target Date</b>		6/30/2018

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	10 low income families
	<b>Location Description</b>	City of Falls Church
	<b>Planned Activities</b>	
30	<b>Project Name</b>	HOME Projects
	<b>Target Area</b>	
	<b>Goals Supported</b>	Create and sustain affordable housing Foster vibrant and sustainable neighborhoods
	<b>Needs Addressed</b>	Affordable Housing Sustainable neighborhoods
	<b>Funding</b>	HOME: \$478,549
	<b>Description</b>	Funds for bricks and mortar HOME projects.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	To be determined after projects have been identified for HOME funding.
	<b>Location Description</b>	
	<b>Planned Activities</b>	
31	<b>Project Name</b>	MIPAP Homeownership Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	Create and sustain affordable housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$1,370,380
	<b>Description</b>	CDBG funds for providing down payment assistance to eligible low and moderate income households to purchase homes in Arlington.
	<b>Target Date</b>	6/30/2018

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	4 eligible LMI households will be assisted to purchase homes in Arlington.
	<b>Location Description</b>	
	<b>Planned Activities</b>	

## 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 BUGATA Youth Brigade primarily serves youth in the Buckingham neighborhood, while Liberty's Promise's clients are youth in the south Arlington neighborhoods that feed into Wakefield High School. 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 8 - 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

## 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). Clarendon Court was acquired in February 2017 by McCormack Baron Salazar and is currently being renovated while tenants are relocated for the renovation period for their unit. Renovations are expected to be completed by February 2018 with all 103 units occupied by March 2018.
- Rapidly rehouse homeless persons through case management and/or rental subsidies (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 9 - 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 10 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

## **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 2017, 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 included 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 2016 Point in Time count, Arlington identified a total of 174 homeless people; 19 of them unsheltered and 155 in a shelter, safe haven, or transitional housing program; 27% less than counted in 2015. Decline resulted from successful efforts to house vulnerable homeless individuals,

including veterans and the chronically homeless living on the street.

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 2017.

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 200 homeless and low income persons in County FY 2016 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. This year, Arlington plans to serve a similar or somewhat lower 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 to determine 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 two transitional housing programs –one for families and one for single households. While the Arlington CoC converted most of its transitional housing to Rapid Re-housing several years ago, it retained these programs in order to provide longer term financial and service support to two special populations: young women with children 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 four households at any time.
- 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.

The County has another housing model, other Permanent Housing with Supports, for family households who have significant needs and requirements that can't be addressed with short or medium term

supports.

- Households are provided long-term rental subsidy, housing focused case management services, comprehensive family services, and linkage to community resources. The program known as Cameron Commons serves five large families at one time.

One year goals are to provide emergency housing to 637 persons who are not able to be diverted, and to rapidly rehouse 224 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 89 families with medium and long support and 51 families with one-time or short-term support at any given time. Families may get short-term support (security deposit) from one program and medium to long-term support from another program.
- **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 ten year 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 2017.
- **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 resources for eligible homeless veterans.

One year goals are to provide permanent supportive housing for 237 persons with disabilities, and to rapidly rehouse 224 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 and rapid rehousing program, which was created in consultation with 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 provide 2,000 instances of case management, financial assistance, and/or financial counseling to prevent households from becoming homeless. Efforts use a number of funding sources and

some households needs assistance more than once and from more than one source.

## Discussion

## 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](http://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 revision planned for 2017, 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. Since the fund was created in 1988 it has helped to create most of the 7,463 affordable committed units that house Arlington's low and moderate-wage households. Beginning this year, a Notice of Funding Availability (NOFA) process is being implemented for AHIF disbursement. This will improve decision making in concurrent review of applications, encourage competitive applications to better leverage AHIF and provide consistency with the County's Affordable Housing Master Plan. An additional intended benefit is to assist in achieving better geographic distribution of affordable housing throughout the County.
- 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

### Financial Tools:

- **Transit Oriented Affordable Housing (TOAH) Fund:** TOAH, funded by the Columbia Pike Tax Increment Financing (TIF) Area, was designed to promote affordable housing development within designated boundaries of the Columbia Pike corridor, one of the County's major transportation corridors. Within these specifically designated commercial and multi-family residential revitalization districts, 25 percent of incremental new tax revenue due to property appreciation and new development will be dedicated to increasing affordable housing. Funds generated through TOAH can be used towards infrastructure and County fee related items such as building permits. 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 is underway to identify ways to amend the ordinance to allow for greater use.
- **Affordable housing parking standards:** Staff is involved in a Working Group that looking at parking requirements in residential site plan developments, including multi-residential site plans, and parking ratios for affordable housing projects.
- **Simplified land use approvals:** The County developed and implemented a One-Stop Arlington Permitting Initiatives (OSAPI) to makes it easier for the public to do business with the County by improving the building permit process and land use approval process. It includes a set of projects under the One-Stop Arlington umbrella and will streamline business processes; enhance technology and communication tools; and increase transparency and accountability.
- **Market Affordable Housing (MARKS):** Many Arlington households live in units with affordable rents without income restrictions, known as MARKS. A key policy of the recently adopted Affordable Housing Master Plan is to make "every reasonable effort to preserve market rate affordable housing (MARKS)". Research is underway to provide an inventory and analysis of this housing in non-planned areas of the County; review existing and potential tools to enhance preservation of these units and also provide recommendations for future actions.

### Services Tools:

- **Landlord partnership agreement and risk reduction fund:** This fund is used as a contingency for landlords who agree to lower screening criteria to provide permanent housing for homeless families and individuals with high leasing barriers including poor credit, eviction and criminal

history. In exchange for reducing screening criteria, landlords receive rapid response to concerns, access to a 24hour help line and risk reduction funds. This helps to increase the availability of both private and non-profit rental housing for hard to house individuals and families. The program will recruit three new landlords yearly and reducing barriers to housing 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.

### 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 and ongoing focus on the following:

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 local 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 awarded local funding 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 proposed to include development of a uniform data collection tool among partners to better track and analyze trends in housing discrimination, has been

developed and will provide additional information.

## 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 FY2018.
- Develop technology literacy workshops and classes to enable low-income residents to strengthen their technology skills. Arlington Partnership for Affordable Housing (APAH) will help 11 residents improve basic computer skills, online banking skills, and varied technology skills.
- Provide technology support services to instill a level of independence for individuals with intellectual disabilities living independently in various buildings across Arlington. Service provider Community Residences, Inc. will provide these services the Springs Apartments supporting 6 individuals and at Dolly Madison apartments, serving 9 individuals.
- 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 roughly 180 individuals in these areas in FY2018.

### Actions planned to foster and maintain affordable housing

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

- Support acquisition or rehabilitation of affordable housing, through a combination of CDBG, HOME and local funds.
- 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.

The Code Enforcement Unit of Inspection Services Division will inspect dwelling 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**

- Economic independence is critical to lifting households out of poverty. One way in which the County provides services is through the Arlington Employment Center, including employment counseling, skills acquisition and job placement. One specific training program which has been designed for individuals at risk of homelessness has been the Culinary Arts program. AEC has completed five 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 contribute to 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 Enterprise Development Group and the Latino Economic Development Corporation assist clients with start-up and continuing businesses to either supplement existing income or become entrepreneurs. It is estimated that these programs will serve between 20-25 businesses in this fiscal year.

- Through a local grant, the County will fund Arlington Thrive's Daily Fund which provides emergency same-day financial assistance to Arlingtonians in crisis for needs such as rental assistance, prescriptions, medical bills, or utility bills.

### **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 Arlington County advisory commissions, Ten Year Plan to End Homelessness steering committee, and frequent consultation with relevant County agencies. Discussions have begun with Metropolitan Washington Council of Governments members about conducting a regional Assessment of Fair Housing, which will enable a regional analysis and strategies to address fair housing issues.

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

Because Arlington County does not have public housing, and uses a public-private partnership model in developing and sustaining affordable housing, strong collaboration exists between public and private agencies in many areas, including housing development, human services, resident services, and policy development. For example, Arlington County joined several nonprofit organizations to apply for a state Vibrant Communities Initiative grant that would focus collaborative homeownership, business development and place making efforts along the Columbia Pike corridor.

Arlington County has partnered with a nonprofit organization, THRIVE, to implement a Landlord Risk Reduction Fund to provide stabilization funds to landlords renting to high-risk clients. This will increase the ability of residents with high housing barriers to find housing. 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. 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 continues 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. Last year, Arlington County became the second county in the nation to reach functional zero for veteran homelessness.

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. Arlington's PIT count shows that unsheltered homelessness has dropped by 69% over the past 8 years.

### **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	685,374
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
<b>Total Program Income:</b>	<b>685,374</b>

#### 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.	90.00%

##### 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. Overall, tax credit housing development project would, on average, consist of 44% of private investment tax credit equity, 24% of a first trust loan, 22% of local Affordable Housing Investment Fund, 7% of a developer contribution

Annual Action Plan 70  
2017

and 3% CDBG or HOME funds.

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.



