

HUD Narratives

FY 2019 Action Plan - DRAFT

(Federal Fiscal Year 2018)



DEPARTMENT OF COMMUNITY PLANNING, HOUSING &
DEVELOPMENT

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Executive Summary

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

1. Introduction

The Annual Action Plan describes how the County will use Community Development Block Grant (CDBG) and HOME Investment Partnership funds 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 established via a community needs assessment, housing market analysis and input from service providers and the general public. 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.

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 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.

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.

The City of Falls Church is finalizing an update to the Housing Chapter of the City's comprehensive plan. There was considerable community input to the plan.

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 and a certain portion for housing-related services programs, the Housing Grants rental assistance program, and Community Services Block Grant (CSBG) and Temporary Assistance for Needy Families (TANF) 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. 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, administered through DHS.

Consolidated Plan Public Contact Information

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

1. Introduction

Two County agencies have major responsibilities for development and implementation of the Annual Action Plan: the Department of Community Planning, Housing and Development (DCPHD) and Department of Human Services (DHS). 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 Consolidated 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, rental subsidies to qualifying households, 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, asset management, homeownership, tenant services, 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 non-profit 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 and Kensington programs which provide 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 (A-SPAN) operates the street outreach program and drop-in center at the County's 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. and Arlington County operates several prevention and diversion programs 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 (Doorways)
- 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 provides 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 with a combination of state general funds and the federal Emergency Solutions Grant (ESG) to support the following goals: reduce the number of individuals/households who become homeless, shorten the length of time an individual or household is homeless; and reduce the number of individuals/households that return to homelessness. Funding is awarded annually on a competitive basis to local governments. In County FY 2018 Arlington CoC was awarded \$701,798 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.

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.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Community Development Citizens Advisory Committee
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-homeless Services-Health Services-Employment Civic Leaders Business and Civic Leaders Neighborhood Organization Private Sector Banking / Financing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Community Development Citizens Advisory Committee is a group of civic leaders, business leaders, and neighborhood representatives that 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	Agency/Group/Organization	Citizens Advisory Commission on Housing
	Agency/Group/Organization Type	Housing Services - Housing Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Citizens Advisory Commission on Housing is a group of civic leaders and housing advocates that 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	Agency/Group/Organization	Arlington County Department of Human Services
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health Services-Employment Other government - Local
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy Non-Homeless Special Needs Economic Development

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Arlington's Department of Human Services provides direct services to 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	Agency/Group/Organization	Housing Commission
	Agency/Group/Organization Type	Housing Services - Housing Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Falls Church Housing Commission is a group of civic leaders and housing advocates that advise City staff and the City of Falls Church Board on housing policy and strategies. This group has held community forums to determine what residents feel are the most pressing needs.
5	Agency/Group/Organization	Arlington Economic Development
	Agency/Group/Organization Type	Services-Employment Other government - Local Business Leaders
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Arlington Economic Development's BizLaunch is Arlington's agency for supporting small business development. The director was consulted on need and trends in small business development and participated in the proposal review process as a subject-matter expert.

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

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) is the lead group for the Consolidated Plan citizen participation processes. Both CDCAC and the Citizen's Advisory Commission on Housing (Housing Commission) 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 Citizen Participation Plan, as amended in 2017, 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 January 2018, which was an important tool for consulting with residents and service providers on community development needs and priorities. The CDCAC hosted a second public hearing to gather feedback on the draft County FY 2019 Action Plan in March 2018.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
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1	Public Meeting	Non-targeted/broad community	In February 2018, the County held a public needs hearing on the Annual Action Plan. There was one member of the public present, Fikru Abebe representing ECDC Enterprise Development Group.	During the public meeting, Mr. Abebe commented that it is increasingly difficult for Arlington's low-income individuals to access capital to start small businesses and that wages for lower income earners are generally stagnant. He also commented that it would be helpful to have a better understanding of the 7.5% of Arlingtonians that are currently living in poverty. More specifically, where are they and what are their needs. Mr. Abebe noted that EDG is interested in playing a greater		
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
				role in changing the lives of those living in poverty.		

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 2017, 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	350,000	2,800,000	4,348,566	7,450,000	

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	336,000	1,600,000	2,493,945	4,300,000	

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 locally funded 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 FY 2017, over \$13 million in local General Funds and recordation tax was allocated to AHIF. A portion of AHIF funds (\$200,000 in FY 2018) is 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 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, 17 households benefitted from TAF funding across three properties. The program will continue next year.

Arlington County receives approximately \$240,000 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, particularly for programs that serve very low-income residents.

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 remains consistent: in County FY 2018, the program was funded at \$9.2 million.

Arlington's Permanent Supportive Housing program for low-income adults with disabilities was funded at \$2.06 million in County FY 2018. The County also funds a transitional housing program, with 26 individuals served in County FY 2017 and annual budget of \$341,338 in local funds in County FY 2018. Independent and assisted living for low-income seniors, some with intellectual disability or mental illness, served 1,945 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.

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 have been completed and are 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.

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: 152 Household Housing Unit Homeowner Housing Rehabilitated: 15 Household Housing Unit Direct Financial Assistance to Homebuyers: 30 Households Assisted
2	Promote healthy and self-sufficient families	2015	2019	Non-Housing Community Development		Economic self-sufficiency and well-being		Public service activities other than Low/Moderate Income Housing Benefit: 880 Persons Assisted Jobs created/retained: 25 Jobs Businesses assisted: 20 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				Public service activities for Low/Moderate Income Housing Benefit: 206 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 344 Households Assisted Homeless Person Overnight Shelter: 631 Persons Assisted Homelessness Prevention: 2000 Persons Assisted
4	Foster vibrant and sustainable neighborhoods	2015	2019	Affordable Housing Non-Housing Community Development		Sustainable neighborhoods		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	Goal Name	Create and sustain affordable housing
	Goal Description	<p>Goal is to create and sustain affordable housing. This is an Arlington County Board priority, and significant local, state and federal funds are leveraged. Annual Action Plan goal focuses on affordable housing created and sustained through CDBG, HOME and CSBG funds.</p> <ul style="list-style-type: none"> • Increase the supply of Committed Affordable Units, including 10% permanent supportive housing (one year outcome - 50 committed affordable units developed. Of these, 5 will be permanent supportive housing). • Improve owner-occupied housing (one year outcome - 15 owner-occupied homes improved: All in Arlington). • Rehabilitate or repair rental housing, including increased energy efficiency (one year outcome - 152 rental homes rehabilitated or repaired: 120 in Arlington and 32 in Falls Church). • Assist low-income households to become homeowners (one year outcome - 30 households become homeowners).

2	Goal Name	Promote healthy and self-sufficient families
	Goal Description	<p>Improve economic conditions and help to ensure well-being of low and moderate income individuals and families through the following strategies:</p> <ul style="list-style-type: none"> • Provide job training and skills development opportunities that are accessible and affordable (one year outcome - 213 persons will be assisted with job training and placement; of these, 124 will be placed and retain employment for 90+ days). • Foster micro-enterprise development for business owners by providing technical and financial assistance to new or expanding businesses (one year outcome - 20 new or expanding microbusinesses (18 in Arlington, 2 in Falls Church) will be assisted with technical and/or financial assistance and 25 jobs created or retained). • 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). • 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). • 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). • 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).

3	Goal Name	Stabilize households at risk of homelessness
	Goal Description	<p>Over the next five years, Arlington expects to sustain an integrated, community-based support system to help households at risk of homelessness to keep their housing and assist residents that become homeless to regain stable housing. Learning from the successes of Arlington County’s 10 Year Plan to End Homelessness, services will include prevention to households at risk of homelessness, diverting households from shelter, and rapidly rehousing households that enter shelter. From 2009 to 2017, Arlington’s “point in time” (PIT) count of the number of persons who are homeless showed a 56% reduction. Arlington reached "functional zero" for veterans identified as homeless in December 2015. From 2009 to 2017, the number of persons who are homeless veterans showed a 50% reduction. This rate also mirrors the reduction identified among chronically homeless individuals. Arlington will strive to reduce, over five years, the number of days persons experience homelessness to 30 days or less, which is a 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. One year outcomes include the following:</p> <ul style="list-style-type: none"> • Provide permanent supportive housing for homeless persons with disabilities (County FY 2019 locally funded proposed outcome - 206 persons supported in permanent housing). • Rapidly rehouse homeless persons through case management and/or rental subsidies (County FY 2019 proposed outcome - 344 persons rapidly rehoused: 326 in Arlington, 18 in Falls Church). • Prevent households from becoming homeless through case management, financial assistance, financial counseling, and/or diversion services (County FY 2019 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. • Provide emergency housing for persons who are not able to be diverted (County FY 2019 proposed outcome –631 persons supported in emergency shelter).

4	Goal Name	Foster vibrant and sustainable neighborhoods
	Goal Description	<p>Create and maintain safe and well-maintained housing and neighborhoods for residents of all needs and income levels through the following strategies:</p> <ul style="list-style-type: none"> • Inspect committed affordable units to ensure safe and decent housing (one year outcome - 270 units will be inspected, as well as 22 common area inspections). • Provide tenants, landlords, homeowners, and homebuyers with technical assistance (one year outcome - 211 residents will receive technical assistance or referral on housing resources: 200 in Arlington and 11 in Falls Church). • Conduct community events and workshops for landlords, tenants, homeowners and/or homebuyers on housing issues, including fair housing, code enforcement, homeownership, and others (one year outcome - organize and conduct 26 educational events or workshops, with 600 participants). • Coordinate neighborhood clean-ups in eligible areas of Nauck and Columbia Heights West (one year outcome - 440 residents of eligible areas will participate in two neighborhood cleanups). <p>In addition, the following strategies will be undertaken and monitored by Arlington staff:</p> <ul style="list-style-type: none"> • Conduct assessments of Committed Affordable Units prior to acquisition or renovation by development partners to identify deficiencies, replacement schedule for major systems and appliances, physical accessibility issues, and energy efficiency issues (one year outcome - 20% of all CAF complexes will be assessed and monitored). • Conduct inspections of federally-funded rehabilitation projects (one year outcome - 100% of all federally funded rehabilitation projects will be inspected to ensure compliance with federal and state code requirements). • Improve energy efficiency and sustainability at committed affordable units (one year outcome - Track energy and water use at 20% of all CAF complexes annually, show a 15% reduction in energy use and 10% reduction in water use within monitored complexes). • Maintain a uniform reporting system to report fair housing inquiries and complaints.

Projects

AP-35 Projects – 91.220(d)

Introduction

The projects described in the Annual Action Plan 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	Rebuilding Together - Volunteer Home Repair
2	AHOME - Achieve Your Dream
3	ACE - Arlington Energy Masters
4	VoAC - Diversion Homeless Services Program
5	AHC - Eviction Prevention
6	Arlington County - Housing Outreach Program
7	CRI - Mental Health Transitions
8	Arlington County - DHS - Employment Training Programs
9	EDG - Micro-Enterprise Loan Program
10	LEDC - Small Bus. Dev. & Microlending
11	BUGATA - Buckingham Youth Brigade
12	Liberty's Promise - Empowering Immigrant Youth
13	WHDC - Promising Futures - Housing Stability
14	Edu Futuro - Emerging Leaders
15	Arlington County - CDBG Administration
16	Arlington County - CDBG Administration of Falls Church
17	Falls Church - CDBG Administration
18	Falls Church - Small Business Lending
19	Falls Church - Emergency Assistance
20	Falls Church Housing Corporation
21	Falls Church - Transitional Housing Homeless Rental Program
22	Falls Church - Mt. Daniels Family Literacy Program
23	Arlington County - Multifamily Revolving Loan Program
24	ServiceSource - Aspiring. Skills. Determined

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, TANF and AHIF Housing Services), all work towards meeting the goals of the Consolidated Plan and to further Arlington County's community vision. Funding priorities outlined in the Consolidated Plan remain unchanged.

Each year the County issues a Notice of Funding Availability to request proposals for CDBG, CSBG, TANF and AHIF Housing Service-funded activities. Proposals are evaluated based on eligibility, quality of program design and proposal elements, intended outcomes, budget feasibility, leveraging of other resources and organizational capacity and experience. All County FY 2019 projects meet a high priority need, goal and objective as outlined in the Consolidated Plan.

In terms of obstacles to meeting underserved needs, the biggest barrier is lack of available funding, particularly for public services projects. The County continues to explore ways to maintain service delivery as Federal, state and local resources become more scarce.

AP-38 Project Summary
Project Summary Information

1	Project Name	Rebuilding Together - Volunteer Home Repair
	Target Area	
	Goals Supported	
	Needs Addressed	Affordable Housing
	Funding	:
	Description	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.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	15 low and moderate income families will receive home repairs by a team of volunteers. Often these families are elderly or disabled, and this program enables them to remain living in their homes for a longer period of time.
	Location Description	Arlington, VA
	Planned Activities	Recruit and train volunteers to provide general home repairs to 15 income eligible households. This also includes handicapped accessibility modifications to homes and testing for lead-based paint safety during rehabilitation activities.
2	Project Name	AHOME - Achieve Your Dream
	Target Area	
	Goals Supported	
	Needs Addressed	Affordable Housing
	Funding	:
	Description	Conduct outreach, provide workshops and assist eligible homebuyers to purchase homes, to promote homeownership and prevent foreclosure for low and moderate income and minority households.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	30 low or moderate income families will purchase homes in Arlington.
	Location Description	Arlington, VA

	Planned Activities	Homeownership classes, homebuyer counseling and assistance with first-time home purchase.
3	Project Name	ACE - Arlington Energy Masters
	Target Area	
	Goals Supported	
	Needs Addressed	Affordable Housing Economic self-sufficiency and well-being
	Funding	:
	Description	Train volunteers to weatherize apartments occupied by low-income Arlington residents, make energy improvements to 50 units, and educate residents about energy efficiency measures.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	50 low and moderate income households will receive energy improvements in their apartments, and learn energy efficiency strategies.
	Location Description	Affordable housing complexes in Arlington, VA
	Planned Activities	30 volunteers will be trained to do energy improvements in apartment units. 50 households will receive energy and water conservation improvements; and 25 will receive energy and water conservation supplies and educational information through one-on-one sessions and/or workshops.
4	Project Name	VoAC - Diversion Homeless Services Program
	Target Area	
	Goals Supported	
	Needs Addressed	Economic self-sufficiency and well-being
	Funding	:
	Description	Diversion and emergency shelter services for Arlington County residents who are homeless or at risk of homelessness.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	80 Arlington residents at risk of homelessness will receive diversion services.

	Location Description	Arlington, VA
	Planned Activities	Diversion and emergency shelter services to Arlington County residents who are at risk of homelessness or are homeless.
5	Project Name	AHC - Eviction Prevention
	Target Area	
	Goals Supported	
	Needs Addressed	Economic self-sufficiency and well-being
	Funding	:
	Description	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.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	70 families at risk of eviction, and 30 families with long-term financial issues
	Location Description	AHC multifamily housing complexes in Arlington, VA
	Planned Activities	Group classes and one-on-one counseling services to keep 70 families at risk of eviction in their homes and on the path to a more stable financial future.
6	Project Name	Arlington County - Housing Outreach Program
	Target Area	
	Goals Supported	
	Needs Addressed	Sustainable neighborhoods
	Funding	:
	Description	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.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	260 families. Residents in neighborhoods receiving clean up activities, and those who attend community information housing fairs.

	Location Description	Arlington, VA
	Planned Activities	26 tenant workshops held on property maintenance, tenant rights and responsibilities, and fair housing; two neighborhood cleanup events held in Nauck and Arlington Mill neighborhoods; two Countywide events held (Home Show and Expo for homeowners, and the Health and Housing Fair for tenants).
7	Project Name	CRI - Mental Health Transitions
	Target Area	
	Goals Supported	
	Needs Addressed	Affordable Housing
	Funding	:
	Description	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.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	10 low-income residents with serious persistent mental illness.
	Location Description	Permanent supportive housing units in Arlington, VA
	Planned Activities	Community living and technology support for low-income residents with serious persistent mental illness. Individualized support to the residents to help them secure permanent supportive housing.
8	Project Name	Arlington County - DHS - Employment Training Programs
	Target Area	
	Goals Supported	
	Needs Addressed	Economic self-sufficiency and well-being
	Funding	:
	Description	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.

	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	154 low and moderate income persons with job training and experience to acquire or improve their employment.
	Location Description	Arlington, VA
	Planned Activities	Employment training and job skills development programs including Individualized Training program, Computer Training, and the Homeless Services program to provide homeless or at-risk of being homeless residents with work experiences.
9	Project Name	EDG - Micro-Enterprise Loan Program
	Target Area	
	Goals Supported	
	Needs Addressed	Economic self-sufficiency and well-being
	Funding	:
	Description	Microenterprise development services including technical assistance, business loans, and rental assistance loans. Local match funding is necessary for EDG to leverage federal Small Business Administration (SBA) Microloan program funds. EDG also operates a rental assistance revolving loan program funded at \$22,148.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	13 low and moderate income persons to start their own business or expand their existing business.
	Location Description	Arlington, VA
	Planned Activities	Microenterprise development services including technical assistance, business loans, and rental assistance loans. Local match funding is necessary for EDG to leverage federal Small Business Administration (SBA) Microloan program funds.
10	Project Name	LEDC - Small Bus. Dev. & Microlending
	Target Area	
	Goals Supported	
	Needs Addressed	Economic self-sufficiency and well-being

	Funding	:
	Description	Linguistically and culturally competent economic development services such as small business loans, pre- and post- loan technical assistance, and educational workshops for low to moderate income aspiring entrepreneurs and existing small business owners.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	8 low and moderate income individuals to start their own business or expand an existing business.
	Location Description	Arlington, VA
	Planned Activities	Linguistically and culturally competent economic development services such as small business financing assistance, pre- and post- loan technical assistance, and educational workshops for low and moderate income aspiring entrepreneurs and existing small business owners in Arlington County.
11	Project Name	BUGATA - Buckingham Youth Brigade
	Target Area	
	Goals Supported	
	Needs Addressed	Economic self-sufficiency and well-being
	Funding	:
	Description	A program to encourage civic involvement and develop leadership among youth and their families in the Buckingham neighborhood.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	15-20 youths from low and moderate income families.
	Location Description	The Buckingham neighborhood of Arlington, VA
	Planned Activities	A program to encourage civic involvement and develop leadership among youth and their families in the Buckingham neighborhood.
12	Project Name	Liberty's Promise - Empowering Immigrant Youth
	Target Area	
	Goals Supported	

	Needs Addressed	Economic self-sufficiency and well-being
	Funding	:
	Description	Internship and after-school civic engagement programs for low-income immigrant youth at Wakefield High School.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	37 youths from low and moderate income immigrant families.
	Location Description	Wakefield High School in Arlington, VA
	Planned Activities	An internship and after-school civic engagement program for 37 low-income immigrant youth at Wakefield High School.
13	Project Name	WHDC - Promising Futures - Housing Stability
	Target Area	
	Goals Supported	
	Needs Addressed	Economic self-sufficiency and well-being
	Funding	:
	Description	Housing-based program that provides on-site services aimed at promoting self-sufficiency - eviction prevention/intervention, counseling, job training, referrals, food assistance, and other services for low-income adults at Whitefield Commons and Knightsbridge Apartments in Buckingham.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	115 low and moderate income adults who rent apartments in Wesley Housing Development Corporation properties.
	Location Description	Whitefield Commons and Knightsbridge Apartments in the Buckingham neighborhood of Arlington, VA
	Planned Activities	On-site access to services to promote self-sufficiency, including eviction prevention/intervention, counseling, job training, referrals, food assistance, and other services to low and moderate income residents.
14	Project Name	Edu Futuro - Emerging Leaders
	Target Area	

	Goals Supported	
	Needs Addressed	Economic self-sufficiency and well-being
	Funding	:
	Description	CDBG funds will be used to empower immigrant middle and high school youth to achieve academically and enhance their leadership abilities through after-school programming.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	50 immigrant youths
	Location Description	Arlington, VA
	Planned Activities	After-school programming to empower immigrant youth to achieve academically and enhance their leadership abilities and stay on track towards applying for college, and enroll in college.
15	Project Name	Arlington County - CDBG Administration
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	:
	Description	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.
	Target Date	6/30/2019

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	staffing the Community Development Citizens Advisory Committee (CDCAC); b) conduct outreach to low and moderate income and multi-cultural communities; c) manage the CDBG, CSBG, and HOME programs in accordance with the Federal requirements and County priorities detailed in the Consolidated Plan, including City of Falls Church Cooperation Agreement; d) implement CD program planning and development; e) provide financial management and oversight for CD programs; and f) monitor program performance and assess program effectiveness in producing desired outcomes.
16	Project Name	Arlington County - CDBG Administration of Falls Church
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	:
	Description	CDBG funds to Arlington County for oversight of program administration of the CDBG program.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Falls Church,VA
	Planned Activities	Oversight of program administration of the City of Falls Church CDBG program.
17	Project Name	Falls Church - CDBG Administration
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	:

	Description	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 subrecipients.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Falls Church, VA
	Planned Activities	Program administration including program management, monitoring and assessment, environmental review, and technical assistance to subrecipients.
18	Project Name	Falls Church - Small Business Lending
	Target Area	
	Goals Supported	
	Needs Addressed	Economic self-sufficiency and well-being
	Funding	:
	Description	CDBG to ECDC Enterprise Development Group to provide small business technical assistance and loans.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Two low and moderate income entrepreneurs wanting to start a business in Falls Church.
	Location Description	Falls Church, VA
	Planned Activities	Small business technical assistance and loans.
19	Project Name	Falls Church - Emergency Assistance
	Target Area	
	Goals Supported	
	Needs Addressed	Economic self-sufficiency and well-being
	Funding	:

	Description	CDBG Funds to the Falls Church Community Services Council to provide emergency financial rental and utility assistance to low-income residents.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Six low income Falls Church residents.
	Location Description	Falls Church, VA
	Planned Activities	Emergency financial rental and utility assistance.
20	Project Name	Falls Church Housing Corporation
	Target Area	
	Goals Supported	
	Needs Addressed	Affordable Housing Sustainable neighborhoods
	Funding	:
	Description	CDBG to Falls Church Housing Corporation for the removal and replacement of 12 decks at Winter Hill apartments.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	12 low and moderate income senior and/or disabled households.
	Location Description	Winter Hill Apartments in Falls Church, VA
	Planned Activities	The removal and replacement of 12 decks at Winter Hill apartments, including the railing. They will install vinyl sleeves on the deck, cover the fascia with decking boards and the railings with vinyl sleeves.
21	Project Name	Falls Church - Transitional Housing Homeless Rental Program
	Target Area	
	Goals Supported	
	Needs Addressed	Affordable Housing
	Funding	:

	Description	HOME funds to Homestretch to provide rental assistance to low income families in transitional housing.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	5 low income Falls Church households residing in transitional housing.
	Location Description	Falls Church, VA
	Planned Activities	The provision of rental assistance to income eligible households.
22	Project Name	Falls Church - Mt. Daniels Family Literacy Program
	Target Area	
	Goals Supported	
	Needs Addressed	Economic self-sufficiency and well-being
	Funding	:
	Description	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.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	15 low or moderate income Falls Church residents will receive childcare services.
	Location Description	Falls Church Public Schools
	Planned Activities	Provision of childcare so that adults may enroll in the literacy program, and homework tutoring for eligible youth.
23	Project Name	Arlington County - Multifamily Revolving Loan Program
	Target Area	
	Goals Supported	
	Needs Addressed	Affordable Housing
	Funding	:

	Description	CDBG grant funds allocated to the Arlington County Multifamily Loan Program for the purposes of acquiring, rehabilitating and/or building new multifamily affordable housing.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Low and moderate income renters.
	Location Description	Arlington, VA
	Planned Activities	Acquisition, rehabilitation and/or construction of new multifamily affordable housing.
24	Project Name	ServiceSource - Aspiring. Skills. Determined
	Target Area	
	Goals Supported	
	Needs Addressed	Economic self-sufficiency and well-being
	Funding	:
	Description	Service Source to assist youth and young adults with autism spectrum disorder (ASD) in obtaining employment and increasing self-sufficiency.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	20 youth and young adults with autism spectrum disorders.
	Location Description	Arlington County High Schools
	Planned Activities	Students will participate in the ASD Soft Skills Club; receive situational assessments, work experience, or internship opportunities; and some individuals will be placed in jobs.

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 multifamily 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 April 2018 with all 103 units occupied by May 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 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, 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 sustain an integrated, community-based support system which will help households at risk of homelessness keep their housing and residents that become homeless to regain stable housing. Learning from the successes under Arlington County's 10 Year Plan to End Homelessness, services include prevention to households at risk of homelessness, diverting households from shelter, and rapidly rehousing households that enter shelter. From 2009 to 2017, Arlington's "point in time" (PIT) count of the number of persons who are homeless showed a 56% reduction. Arlington reached "functional zero" for veterans identified as homeless in December 2015. From 2009 to 2017, the number of persons who are homeless veterans showed a 50% reduction. This reduction rate also mirrors the reduction identified among chronically homeless individuals. Arlington will strive to reduce, over five years, the number of days persons experience homelessness to 30 days or less, which is also a HUD goal. Achieving this goal will be difficult as homeless households find it difficult to access and then sustain affordable housing in Arlington.

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 2017 Point in Time count, Arlington identified a total of 232 homeless people; 33 of them unsheltered and 199 in a shelter, safe haven, or transitional housing program. Leaning on the successful efforts resulting in Arlington's reduction in homelessness by at least 50% efforts to house vulnerable homeless individuals, including veterans and the chronically homeless living on the street remains forefront.

Arlington County has two programs that provide outreach and engagement services to individuals

currently living on the streets 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.

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 2017 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 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 631 persons who are not able to be diverted, and to rapidly rehouse 326 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 139 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.
- **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.

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, roughly 1% of households in rental units are evicted. 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). Examples of ongoing 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. After a robust community process in 2017, regulations were updated to increase flexibility so that it can become 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 7,729 affordable committed units that house Arlington's low and moderate-wage households. A Notice of Funding Availability (NOFA) process was initiated in County FY 2018; Four development applications were received, one of which was recommended for funding. 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. Another intended advantage 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.
- The Real Estate Tax Relief Program (RETR) provides tax relief to low and moderate income homeowners. In 2016-2017, a staff and citizen advisory body reviewed the current program and submitted a final report of 20 recommendations, which include review of the current application,

increase in outreach and technical assistance to eligible homeowners, enhancement of data collection and a proposed amendment to local code to adjust income and asset levels.

- In County FY 2018, the County Board established a Housing Conservation District in 12 areas with market-rate affordable housing. In 2018, County staff will be engaging with the community to develop a series of zoning and financial tools to incentivize affordable housing in these areas.

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

The following potential tools aim to reduce barriers to affordable housing and could affect those at and below 60% of AMI as well as have benefits for incomes between 80-120% of AMI. Actions for the fiscal year include:

Financial Tools:

- Transit Oriented Affordable Housing (TOAH) Fund: Funded through the Columbia Pike Tax Increment Financing (TIF) Area, the TOAH fund was designed to promote affordable housing development within designated boundaries of the Columbia Pike corridor, one of the County's major transportation corridors, and can be used towards infrastructure and items related to increasing affordable housing. 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: County Board recently approved an update to the AD ordinance, allowing detached accessory buildings to be used to create accessory dwellings, increasing the maximum size, removing limitations on location of the door to an accessory dwelling, and other changes. These updates will simplify the approval process in order to increase opportunities for residents and add more accessory dwellings.
- Affordable housing parking standards: The Residential Parking working group developed recommendations that specified parking reductions for affordable housing development.
- Simplified land use approvals: The County developed and implemented a One-Stop Arlington Permitting Initiatives (OSAPI) which makes it easier for the public to do business with the County by improving the building permit process. It includes a set of projects under the One-Stop Arlington umbrella and will streamline business processes; enhance technology and communication tools; increase transparency and accountability while delivering excellent customer service. This new permitting system and electronic plan review should improve the land use approval process.
- Market Affordable Housing (MARKS) or Housing Conservation Districts (HCD): Many Arlington

households live in apartments with affordable rents without income restrictions, these units known as MARKS have decreased significantly since 2000. Recent County Board action approved the establishment of a Housing Conservation District in 12 neighborhoods throughout the County, intended to prevent the loss of market-rate housing to encourage and incentivize the distribution of affordable housing throughout the County and to preserve and enhance existing apartment neighborhoods.

Services Tools:

- Landlord partnership agreement and risk reduction fund: This fund is to be used as a contingency for landlords who agree to lower their screening criteria to provide permanent housing for homeless families and individuals with high leasing barriers such as poor credit, eviction and criminal history. This will help to increase the availability of both private and non-profit rental housing for hard to house individuals and families. In exchange for reducing screening criteria, landlords receive rapid response to concerns, access to a 24hour call-in line and risk reduction funds.
- Digital inclusion initiative: A recent pilot program extending broadband wireless internet to low-income residents of Arlington Mill was approved in County FY 2018. This proof-of-concept initiative will provide technology literacy educational programming to residents, as well.
- 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 grant funding was awarded for service providers to deliver financial courses including money

management, credit counseling to clients to help them to increase self-sufficiency and reduce barriers to obtaining housing. The Landlord Partnership Risk Reduction Fund Project was approved to provide incentives to encourage landlords to lessen housing restrictions and reduce their risk of providing housing to individuals and families with housing barriers. The second year of services in a two- year grant is underway.

- 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, include development of a uniform data collection tool among partners to better track and analyze trends in housing discrimination, has been developed and implemented in partnership with County Commission.

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), AHC, Inc., 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 County FY 2019.
- Develop technology literacy workshops and classes to enable low-income residents to strengthen their technology skills and bridge the digital divide. Arlington Partnership for Affordable Housing (APAH) will help residents improve basic computer skills, online banking skills, and varied technology skills. A new program at Arlington Mill Residences will offer complimentary high-speed broadband internet to all units, with the potential to serve over 122 households.
- 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 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 County FY 2019.
- Provide services to help low-income seniors age in the community including physical, financial, and social supports. In County FY 2019, the County will fund new programs to connect low-income seniors with services to improve well-being, independence and self-sufficiency. These

programs will serve approximately 350 low-income seniors.

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 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

Most recent census data for poverty (2016) indicates that Arlington has an overall poverty rate of 8.7%.

The County has one high poverty area, characterized as having a rate that is three times greater than the average census tract rate for the DC Metro area (27.0%). The following programs and services assist the most vulnerable residents:

- Tenant Assistance Fund (TAF) is a temporary project-based program that provides financial assistance for tenants who are affected by increased rents resulting from redevelopment, renovation or acquisition of CAF properties. This policy enables eligible households and at least 60% of current CAF residents at any affected property to remain either "onsite or nearby" following a renovation or redevelopment.
- Several programs stabilize households at risk of homelessness, including an eviction prevention program with financial counseling to help families maintain housing; diversion and emergency shelter services and a daily fund program that provides same-day financial assistance for rents, prescription, medical and utility bills. Approximately 1,360 persons will be served across these programs.
- Economic independence is critical to lifting households out of poverty. In addition to multiple nonprofit partners, the County provides services through the Arlington Employment Center, a unit of the Department of Human Services. These services are provided as a continuum and include employment counseling, skills acquisition and job placement. A nonprofit culinary arts job training program is targeted towards limited English proficient participants. Forty-five participants will be trained in culinary arts and job placement is anticipated for 38 of the trainees.
- Other employment training programs for the population at or near poverty level include the VIEW program and Workforce Investment Act, targeted towards low income and low-skilled clients often with limited English proficiency. Generally, the programs have good performance rates that exceed federal and state-mandated goals. Retention rates are good and if continued could result in economic stability and a resulting positive effect towards reducing poverty. The retention rates for WIA have been 80 percent and 70 percent for the VIEW program.
- Other economic development programs focus on assistance to start-up and ongoing small business development. Latino Economic Development Corporation (LEDC) and Enterprise Development Group (EDG) assist clients with funding, technical assistance and business loans for small business start-up to either supplement existing income or become entrepreneurs. These programs will continue to be supported. It is estimated that these programs will serve between 20-30 businesses in this fiscal year with loans and technical assistance.

In addition to multiple nonprofit partners,

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, asset management, 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. In the next year, Arlington is partnering with Metropolitan Washington Council of Governments members to conduct 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, the County has recently implemented a Permanent Supportive Housing Maintenance Reserve Fund for private landlords of permanent supportive housing residents. This will include a maximum lifetime claim amount of \$10,000 per client, and includes needed unit, building or grounds repairs as a result of resident's actions. The program also includes an on-call system in which landlords can reach County staff outside of regular business hours and during weekends in the event of

an emergency.

Arlington County has also 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.

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	820,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	820,000

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%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(l)(2)

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

Arlington County highly leverages federal HOME and CDBG funds. On average, a tax credit housing development project consists of 44% private investment tax credit equity, 24% first trust loan, 22%

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local Affordable Housing Investment Fund, 7% developer contribution 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:

When a MIPAP borrower 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.

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.

