

## CR-05 - Goals and Outcomes

### Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

Over the last year, Arlington County has continued to implement programs and activities to achieve the goals and objectives described in its 2016-2021 Consolidated Plan. Arlington’s Consolidated Plan outlines the County’s housing and community development funding priorities, including the Community Development Fund, which is comprised of Community Development Block Grant (CDBG) program as well as other federal, state and local sources such as the Community Services Block Grant (CSBG) and Affordable Housing Investment Fund (AHIF) Housing Services funds. Highlights for the four priority areas are described below.

The FY 2018 CAPER Citizen Summary describes FY 2018 Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Community Services Block Grant (CSBG) and Affordable Housing Investment Fund (AHIF) Housing Services projects, and includes provider names, allocation, outcome measures and actual accomplishments.

### Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Create and sustain affordable housing	Affordable Housing	CDBG: \$	Rental units constructed	Household Housing Unit	250	0	0.00%	50	0	0.00%

Create and sustain affordable housing	Affordable Housing	CDBG: \$	Rental units rehabilitated	Household Housing Unit	1000	384	38.40%	200	150	75.00%
Create and sustain affordable housing	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	140	130	92.86%	25	19	76.00%
Create and sustain affordable housing	Affordable Housing	CDBG: \$	Direct Financial Assistance to Homebuyers	Households Assisted	50	71	142.00%	10	37	370.00%
Foster vibrant and sustainable neighborhoods	Affordable Housing Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	7255	5606	77.27%	1251	2388	190.89%
Foster vibrant and sustainable neighborhoods	Affordable Housing Non-Housing Community Development	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0			0	0	
Foster vibrant and sustainable neighborhoods	Affordable Housing Non-Housing Community Development	CDBG: \$	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	0	565		270	283	104.81%

Promote healthy and self-sufficient families	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	4125	4812	116.65%	860	2463	286.40%
Promote healthy and self-sufficient families	Non-Housing Community Development	CDBG: \$	Facade treatment/business building rehabilitation	Business	0	0		0	0	
Promote healthy and self-sufficient families	Non-Housing Community Development	CDBG: \$	Rental units rehabilitated	Household Housing Unit	0	0		0	0	
Promote healthy and self-sufficient families	Non-Housing Community Development	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	0		0	0	
Promote healthy and self-sufficient families	Non-Housing Community Development	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0				
Promote healthy and self-sufficient families	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	125	55	44.00%	25	24	96.00%
Promote healthy and self-sufficient families	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	150	99	66.00%	18	40	222.22%

Stabilize households at risk of homelessness	Homeless	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	949		0	593	
Stabilize households at risk of homelessness	Homeless	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	500	978	195.60%	237	402	169.62%
Stabilize households at risk of homelessness	Homeless	CDBG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	545	431	79.08%	242	151	62.40%
Stabilize households at risk of homelessness	Homeless	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	1800	1458	81.00%	637	248	38.93%
Stabilize households at risk of homelessness	Homeless	CDBG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0				
Stabilize households at risk of homelessness	Homeless	CDBG: \$	Homelessness Prevention	Persons Assisted	3645	1956	53.66%	2000	640	32.00%

**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

**Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

Goal 1: Create and Sustain Affordable Housing:

- Arlingtonians for a Clean Environment (ACE) provided energy and water efficiency improvements to 75 multifamily units and reduced electricity and gas usage by 6-21%; 29 households were educated in the process.
- Rebuilding Together provided maintenance and repairs to 19 units occupied by low and very low income homeowners, utilizing volunteers valued at \$166,177.
- The Falls Church Housing Corporation replaced asphalt at the Winter Hill apartments, as this was in disrepair and a hazard for the 80 very low income senior households at the property.

Goal 2: Promote Healthy and Self-sufficient Families

- AHC's Project Discovery program served 80 teens with after-school enrichment programs including tutoring, mentoring, college and career readiness programs. There were 20 high school graduates, all of whom are the first members of their families to attend college in the U.S.
- Northern Virginia Dental Clinic provided low cost oral health care to 193 uninsured low income individuals, resulting in improved oral health. The program's success is a result of 2,656 donated hours of professional services and other donated goods valued at \$304,250.
- Arlington Employment Center provided training to 213 individuals across three programs including Computer Training, Individualized Training and Homeless Services Integration. More than 53% of the trainees obtained permanent employment.
- Mt. Daniel Homework Club and adult Education provided English language training and afterschool homework tutoring assistance to 16 families.

Goal 3: Stabilize Households at Risk of Homelessness

- In the second year of operation, the Arlington Landlord Risk Reduction Fund helped 17 individuals with high housing barriers to become permanently housed. The program has 4 existing landlord partners and 5 agency partners.
- Volunteers of America Chesapeake assisted 471 individuals at risk of homelessness, and diverted 89 individuals (18%) from shelter services, allowing them to maintain housing.

- The ASPAN Homeless Services Center served 8 chronically homeless individuals who remained in permanent supportive housing.
- Homestretch Incorporated provided rental assistance and counseling for 5 formerly homeless Falls Church families.

Goal 4: Foster Vibrant and Sustainable Neighborhoods

- County staff conducted 41 educational workshops, educating 596 residents on landlord-tenant rights and responsibilities, fair housing, property maintenance, and homeownership.
- Neighborhood cleanup events took place in Nauck and Arlington Mill neighborhoods, where 473 residents participated.
- County staff inspected 283 committed affordable units for housing standards/code compliance.

## CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	<b>CDBG</b>	<b>HOME</b>
White	520	10
Black or African American	730	8
Asian	123	0
American Indian or American Native	0	0
Native Hawaiian or Other Pacific Islander	0	0
<b>Total</b>	<b>1,373</b>	<b>18</b>
Hispanic	327	2
Not Hispanic	1,046	16

Table 2 – Table of assistance to racial and ethnic populations by source of funds

### Narrative

## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	CDBG	1,598,658	1,428,789
HOME	HOME	858,068	123,685
HOPWA	HOPWA		
ESG	ESG		
Other	Other		

Table 3 - Resources Made Available

### Narrative

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description

Table 4 – Identify the geographic distribution and location of investments

### Narrative

While Arlington continues to have low-mod census tracts and neighborhoods, programs and services are increasingly offered County-wide to eligible residents. 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 encourage and incentivize affordable housing in specific locations throughout the County. For example, in County FY 2018, a new Housing Conservation District was approved in 12 neighborhoods as a new tool to preserve affordability in market affordable rental properties. In FY 2018, the County provided financial support to create or preserve 635 committed affordable rental units and 4 ownership condominium units. These are not reflected in the goals and outcomes Table 1 as they were funded with local funds. The CDBG-funded Clarendon Court project continued its rehabilitation of 103 affordable units in the Metro corridor neighborhood of Ballston. The City of Falls Church is a smaller locality and its housing services are distributed throughout the community.

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 were 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 offered individualized training to eligible residents. Some services were offered on-site at affordable housing developments, such as Arlington Partnership for Affordable Housing (APAH)'s Springs resident services program.

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 are offered in a specific neighborhood or affordable housing development in order to provide easier access to a greater number of income eligible residents; particularly when transportation may be an issue; for example, after-school programs are generally most accessible and effective when they are place-based. For example, the BU-GATA Youth Brigade primarily served youth in the Buckingham neighborhood. Also, outreach and education to low- and moderate-income residents, specifically in tenant issues, homeownership counseling, and home improvement resources, were conducted in the local target areas of Buckingham, Nauck, Arlington Mill , and Pike Village Center. Successful neighborhood cleanups were held in Nauck andArlington Mill.

## Leveraging

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

The Affordable Housing Investment Fund (AHIF) is Arlington's local trust fund for development of affordable housing, established in 1985. It is leveraged with federal HOME funds and or federal Low Income Housing Tax Credits, and comprised of annual general fund appropriations, a portion of recordation tax received by the County, Affordable Dwelling Unit Ordinance contributions from developers, and loan repayments. In County FY2018, \$15.3 million was allocated to AHIF. AHIF funding is typically used for new construction, acquisition and rehabilitation projects to preserve and improve the supply of affordable housing. In FY 2018, the County approved the addition of 635 Committed Affordable Rental Units (CAFs) through AHIF loans and four ownership condominium units affordable up to 80% AMI through a site plan project. A portion of AHIF funds (\$200,000 in County FY2018) are also leveraged with CDBG public service funds to support housing services for low-income residents. No publicly owned land in Arlington was used to address the needs in the plan for FY 2018.

Subrecipients receiving community development funds are encouraged to leverage other sources in the implementation of their programs. In FY 2018, 75 percent of the average total program costs were leveraged through sources other than CDBG or HOME.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	80,956,383
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	80,956,383
4. Match liability for current Federal fiscal year	215,654
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	80,740,729

**Table 5 – Fiscal Year Summary - HOME Match Report**

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match

Table 6 – Match Contribution for the Federal Fiscal Year

**HOME MBE/WBE report**

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
985,318	452,200	211,978	0	1,215,539

Table 7 – Program Income

<b>Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period</b>						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
<b>Contracts</b>						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
<b>Sub-Contracts</b>						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
<b>Contracts</b>						
Dollar Amount	0	0	0			
Number	0	0	0			
<b>Sub-Contracts</b>						
Number	0	0	0			
Dollar Amount	0	0	0			

**Table 8 - Minority Business and Women Business Enterprises**

<b>Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted</b>						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

**Table 9 – Minority Owners of Rental Property**

**Relocation and Real Property Acquisition** – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition

Parcels Acquired		0	0			
Businesses Displaced		0	0			
Nonprofit Organizations Displaced		0	0			
Households Temporarily Relocated, not Displaced		0	0			
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

**Table 10 – Relocation and Real Property Acquisition**

## CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	9	0
Number of Non-Homeless households to be provided affordable housing units	45	0
Number of Special-Needs households to be provided affordable housing units	5	0
<b>Total</b>	<b>59</b>	<b>0</b>

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	9	0
Number of households supported through The Production of New Units	50	0
Number of households supported through Rehab of Existing Units	0	0
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>59</b>	<b>0</b>

Table 12 – Number of Households Supported

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

The number of new committed affordable housing units (CAFs) in any one year relates to opportunities in the market, and the County continues to explore options to use its HOME and CDBG funds to create and preserve CAFs. Two separate projects that were to use CDBG and/or HOME funding fell through in County FY 2018 due to circumstances beyond the County's control. In both cases, the projects were completed with local support. The County has steadily added CAFs to its inventory and the number of CAFs has increased from 3,920 in 2000 to over 8,364 in 2018. Arlington also pursues longer affordability

periods (up to 60 years) for CAF projects, ensuring the long-term affordability of these apartments. As part of the overall housing inventory, CAFs play an important role in ensuring that households of all income levels can live in Arlington.

**Discuss how these outcomes will impact future annual action plans.**

As federal funding has continued to decline over the last several years, Arlington is not able to complete as many federal affordable housing projects as was once feasible. After two planned projects were not able to be funded with CDBG in 2017, County staff analyzed other housing development projects in the pipeline to determine if any were appropriate for Federal funds. Given the complexity and nature of these projects, it was determined that no current projects could satisfy federal requirements and expend CDBG funds in the next 9-12 months, and that an appropriate project needed to be identified separately. In April 2018, Arlington County released a Notice of Funding Availability (NOFA) to solicit proposals for Federal (CDBG and HOME) and local loan funds. Selected proposals will form the pipeline recommendations for CDBG and HOME funds for County FY 2019 and will be included in the Action Plan.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	188	0
Low-income	190	0
Moderate-income	65	0
<b>Total</b>	<b>443</b>	<b>0</b>

**Table 13 – Number of Households Served**

**Narrative Information**

## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

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

Arlington County led the 2018 Point-in-Time (PIT) survey on January 24, 2018 in conjunction with the Metropolitan Washington Council of Governments (COG), local homeless non-profit partners, and members of the community. On that date, 221 people were experiencing homelessness, with 35 persons unsheltered and 186 persons sheltered. Arlington County experienced a 5% decrease in the total number in comparison to 2017. A five-year analysis shows Arlington County has reduced the reported number of persons experiencing homelessness by 54% since 2013, with unsheltered persons declining by 76% and persons sheltered by 44%.

Arlington County continues its commitment to prevent and end homelessness. Through hundreds of Arlingtonians – from local government, non-profit agencies, the business community, faith groups, and individual interested citizens – the community continues to work together to end homelessness. Through its Continuum of Care (CoC), specialized street outreach efforts are operated by the Department of Human Services and a non-profit partner. The County Police Department assists to identify persons experiencing street homelessness and assist those residing in places not meant for human habitation. Through the Treatment on Wheels (TOW) program, a team is deployed into the community offering ongoing case management services for persons living on the streets whomay not engage with traditional shelter services.

Embedded within Arlington County's Homeless Services Center, an Outreach and Day Program is in the heart of the community to engage unsheltered persons experiencing homelessness. In County FY 2018, 110 persons experiencing homelessness received these services. Arlington County plans to serve a similar number of persons in FY 2019. The Outreach and Day program aims to provide; access to basic needs such as shower, laundry, telephones and mail service; specialized homeless case management' connections to DHS Behavioral Healthcare and other treatment services; access to a nurse practitioner who can prescribe medication, a safe space for building relationships and navigation to permanent and/or supportive housing destinations.

Additionally, Arlington coordinates with the Va hospital Center and No. Va Mental Health Institute to ensure persons released from psychiatric settings have immediate access to emergency shelter and services.

The City of Falls church contracts with Fairfax County for services to its homeless population and participates in the regional point in time survey.



## **Addressing the emergency shelter and transitional housing needs of homeless persons**

Arlington County's CoC has spent well over a decade strengthening its crisis response system to prevent homelessness and resolve it by connecting people swiftly to permanent housing opportunities. Persons in need of shelter are assessed through the Centralized Access System (CAS) for programs that will best meet their needs. The CAS design is based on the best practice approach to housing assistance where there are no wrong doors to access assistance. All services for Prevention, Emergency Shelter, Rapid Re-housing, Transitional Housing and dedicated Permanent Supportive Housing can be accessed through Arlington County's CAS portal.

The County's CAS includes:

- Trained clinicians using uniform assessment documentation to determine most appropriate housing intervention;
- 24-hour staffed hotline connecting persons at risk of or experiencing homelessness obtain services;
- Procedures that delineate guidelines for services including priority population, eligibility criteria, expected outcomes and support housing stability;
- Prioritization of assistance based on household need; and
- An integrated referral system that allows for direct client and partner agency referrals.

In County FY2018, the five county sponsored shelters served:

- Two family shelters, which served 71 households, or 190 persons.
- Two shelters for singles, which served 259 persons.
- Medical respite program, which served 18 persons. Hypothermia program, which served 236 persons.
- A domestic violence shelter, which served 32 households, or 58 persons.

The CoC has two transitional housing programs and one Other Permanent Housing (OPH) program. While most transitional housing was converted to Rapid Re-housing in FY 2013, these programs continue to serve three specific sub-populations: young women with children; substance abusers in recovery; and, families with significant needs that require long-term supports. Households are currently identified for these programs through CAS, emergency shelters, the CoC's Detoxification and Early Recovery programs and Drug Court. These programs include:

- Elizabeth's House: A flexible transitional housing program for young mothers, with an education first focus. In County FY 2018, four households were served.

- Independence House: A transitional housing program for singles who are currently active in recovery and have secured employment. Individuals can participate for up to 24 months, but typically participate for six months before moving into permanent housing. In County FY 2018, 10 individuals were served.
- Cameron Commons: Other Permanent Housing (OPH) that provides a rental subsidy, housing-focused case management services, comprehensive family services, and linkages to community resources. In County FY 2018, five households were served.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

Arlington has a successful homelessness prevention/rapid re-housing program, which was created in consultation with a wide body of stakeholders and CoC members. In County FY 2018, 637 persons were provided eviction prevention assistance. The program is widely-advertised and well-known by Arlington property managers, human service organizations, and residents. Arlington’s one-year goal is to prevent 600 persons from becoming homeless through case management, financial assistance, and/or financial counseling, and to prevent 125 persons from becoming homeless through diversion services.

**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, Arlington offers two national best practice interventions:

- Rapid Re-Housing (RRH): RRH reduces shelter stays, and eliminates barriers to housing through the use of progressive engagement, housing-focused case management, and housing location services. In County FY 2018, RRH programs served 151 households.
- Permanent Supportive Housing (PSH): PSH programs provide supportive services and rental subsidies to help chronically homeless households and persons with disabilities obtain and maintain housing. In County FY 2018, federally-funded PSH programs served 125 households, while state- and locally-funded PSH programs served 37 and 240 households, respectively.

Arlington County’s CoC participates in initiatives that aim to end homelessness and fully utilize RRH and

PSH programs, including:

- 100 Homes Campaign: This Campaign was the local initiative affiliated with the national 100,000 Homes Campaign, which surveyed and identified the most vulnerable households living on the streets. Over 100 vulnerable homeless were housed during a two and one-half year period.
- Arlington Landlord Partnership (ALP): In 2014, Arlington County created an Arlington Landlord Partnership (ALP) through a formal agreement between Arlington County DHS, local safety net nonprofit providers, local landlords, and property management companies. The goal of the ALP is to increase the availability of both private and nonprofit rental housing for individuals and families whose leasing barriers prevent them from accessing permanent housing. Under this agreement, landlords apply more flexible tenant screening criterion for referred applicants which expands housing opportunities for those with high housing barriers.
- Built for Zero: Arlington was accepted to participate in the national Zero 2016 Campaign (know as Built for Zero). In December 2016, Arlington was one of three localities to reach functional zero for homeless veterans. Arlington is currently working to end chronic homelessness.
- VASH Vouchers: Over the last several years, the CoC has worked with the VA Medical Center and neighboring jurisdictions to secure vouchers and other resources for veterans experiencing homelessness. In 2018, the Arlington Housing Choice Voucher Program was awarded 15 vouchers to support efforts to maintain functional zero status for Veterans.

**CR-30 - Public Housing 91.220(h); 91.320(j)**

**Actions taken to address the needs of public housing**

N/A, Arlington County does not have public housing.

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

N/A, Arlington County does not have public housing.

**Actions taken to provide assistance to troubled PHAs**

N/A, Arlington County does not have public housing.

## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken 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. 91.220 (j); 91.320 (i)**

### Financial Tools:

- **Transit Oriented Affordable Housing Fund (TOAH):** This fund was designed to promote affordable housing development along Columbia Pike, one of the County's major corridors. TOAH is funded by the Columbia Pike Tax Increment Financing (TIF) Area which dedicates 25 percent of tax revenue generated by new development and property appreciation. In County FY 2018, TOAH funds were utilized to provide free Internet access to an affordable housing development on Columbia Pike.
- **Real Estate Tax Relief Program Review:** The County Board approved changes to the Real Estate Tax Relief Program (RETRP) for the Elderly, upon recommendations of a special Task Force. Approved changes include extending the application timeline; retroactive real estate tax relief for up to two years conditionally; increase in exemption asset limit from \$340,000 to \$400,000 and adjustment to asset limits based on changes to the CPI and other changes. The Task Force recommendations are short-term, mid-term and long term recommendations and will take effect January 2019.

### Land Use and Regulatory Tools:

- **Accessory Dwelling Ordinance:** Revisions to the existing accessory dwelling (AD) unit ordinance were adopted in November 2017. The revisions were intended to encourage greater use and therefore produce more AD units while preserving Arlington's single-family neighborhoods.
- **Affordable Housing Parking Standards:** The County completed a residential parking study that reviewed existing practice and current utilization of parking in site plan projects. A citizen working group advised staff on policy recommendations that included reduced parking ratios for affordable housing. The parking recommendations were adopted by the County Board in November 2017.
- **Simplified Land Use Approvals:** The One-Stop Arlington is a new online permitting system under development to provide easier and more convenient access to permit applications and information. It will be rolled out in two phases; the first phase of the new system is anticipated to be available in the first quarter of 2019.

### Service Tools:

- **Landlord Partnership Agreement and Risk Reduction Fund:** A formal agreement between Arlington County, local safety net providers, local landlords and property owners increases the

availability of rental housing for individuals and families whose housing barriers prevent them from accessing permanent housing. The fund is a contingency for landlords who apply more flexible tenant screening criteria to assist these families and individuals. In its second year, the program served 17 individuals to obtain permanent housing through 4 landlords.

- Assistance for Condominium Associations: In County FY 2018, two condominium workshops were presented, with a real estate attorney reviewing rights and responsibilities with condo owners. The other course included new Affordable Dwelling Unit (ADU) condo owners and first-time buyers. Both courses were done in partnership with the City of Alexandria and with financial support from Virginia Housing Development authority (VHDA).

### **Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

A variety of Arlington County's programs are intended to remove obstacles to meeting the underserved needs of residents. One priority area for CDBG funding is to support programs that remove barriers to obtaining employment. For example, several programs focus on job readiness skills training such as resume preparation and interviewing skills. Others focus on computer training at various levels, and on individualized programs providing training or internships for Arlington residents. More than 208 Arlington residents completed a job training program. 74 residents benefitted from immigration legal services to enable them to access work authorizations or be fairly compensated for work. Another priority area is to support vocational training and educational attainment for youth and adults. 242 low-income students participated in after school programs.

### **Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

All nonprofit developers are required to submit a lead safe screening worksheet and report findings from lead based paint inspections prior to Federally-assisted capital project commencement to determine Federal statute requirements. Rebuilding Together Arlington/Fairfax/Falls Church has EPA-certified staff to work on and train volunteers working on projects where lead-based paint occurs. Rebuilding Together tested for or presumed lead presence on 19 units, all of which had renovations completed in accordance with regulatory guidelines.

### **Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

Arlington County has a variety of "safety net" programs aimed at reducing the number of economically disadvantaged families. The poverty rate is 8.7% , with 19,528 residents living at or below 100% of the poverty level (source: 2012-2016 ACS). A geographic analysis of poverty within the County showed that the largest concentration of persons with incomes between 100-200% of poverty (20.4%) lived in zip code 22204, including the largest concentration of economically disadvantaged kids. Current initiatives include an ongoing countywide Child Care Initiative (CCI), which focuses on the lack of sufficient childcare options throughout the County for children below 5 years. Another current priority is to increase opportunities for developing skills for obtaining employment. Several job training programs utilize state Temporary Assistance for Needy Families (TANF) funding, available to residents whose

income is at or below 200% of poverty, to help clients build soft skills such as resume preparation and interview skills, as well as gain practical work experience. Two of these programs target formerly homeless families and individuals. After school programs served over 242 low-income students to increase civic engagement, provide access to services, develop job skills through internships and introduce youth to the possibility of higher education. The federal Housing Choice Voucher and the local Housing Grants programs serve families, seniors and disabled individuals within the income ranges of \$0-\$55,000. The County has a total of 1521 vouchers, 448 (29%) of which serve clients earning \$10,000-20,000., More than 68% are held by households for 5 or more years. Regular workshops take place with landlords and property managers to encourage their participation in the Housing Voucher and Housing Grants programs.

County staff organizes and conducts informational workshops, housing fairs, and other events to promote affordable housing initiatives that could benefit low-income County residents. Events included the Live-In Arlington Info-Fair, the 11th Annual Home Show and Garden Expo Event, and the Northern Virginia Regional Housing Fair, as well as several educational tenant workshops and neighborhood cleanup events. Two neighborhood cleanups took place in Nauck and Arlington Mill neighborhoods. These workshops and activities are intended to educate low-income County residents about landlord-tenant rights and responsibilities, property maintenance and code enforcement, fair housing, as well as inform residents of County resources available to meet their needs. More than 2,000 Arlington residents benefitted from these programs.

#### **Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

The Arlington Landlord Partnership Risk Reduction Fund completed its second year by providing housing assistance to 18 individuals, with 4 new partner landlords. This is an important tool for building institutional structure because it provides security to landlords who rent to high risk renters, in return for flexibility with application standards. The fund is a partnership between Arlington County, nonprofit service providers, and local landlords. Arlington County continues to partner with the Metropolitan Washington Council of Governments on housing, transportation and other issues. This year, the MWCOG continued to facilitate a partnership between 13 local jurisdictions in DC, Maryland and Virginia to develop a regional Analysis of Impediments to Fair Housing. This will be implemented in County FY 2019 and 2020.

#### **Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

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

the County's housing and community development efforts, from policy development and program design to implementation and evaluation. The Housing Division is responsible for affordable housing development, housing planning, community development, homeownership, tenant-landlord 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, and staffs the County's Ten Year Plan to End Homelessness, including strong coordination between public and private providers. This year, as the Ten Year Plan to End Homelessness neared completion, the County adopted a Three Year Strategic Plan to continue its homelessness efforts. 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. The City of Falls Church provides information on City programs and funding available to the four assisted housing programs. These include Homestretch, a program for formerly homeless persons; Winter Hill apartments, a program of the Falls Church Housing Corporation that serves low-income seniors and persons with disabilities; the Ives House, a group home for formerly homeless households; and the Sunrise program which provides beds for low-income residents. The City contracts with Fairfax County for the provision of social services for City residents.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

The current Analysis of Impediments (AI) for Fair Housing conducted for both Falls Church and Arlington identified several barriers. Long term actions have been identified and specific activities are ongoing to address the barriers:

- To address the barrier of high housing costs to residents earning 60% or below of median income, the County continues to support the preservation, acquisition and construction of housing developments through nonprofit partners, when opportunities arise. Projects nearing completion include Gilliam Place, Clarendon Courts and Columbia Hills. Each project serves residents at income levels ranging from 40% to 60% AMI. The County's Accessory Dwelling regulations were updated in County FY 2018 to facilitate additional flexibility in increasing housing supply in single family neighborhoods.
- Limited supply of affordable housing for residents with disabilities: There are several new and rehabilitated housing projects where dedicated accessible units are planned or already in place. For example, the Columbia Hills development a 229 unit affordable property has 13 fully



accessible units and 10 permanent supportive units; 11 barrier free units are proposed for Gilliam Place and 8 permanent supportive units are currently being managed at Westover in partnership with the County's homeless service provider, ASPAN.

- 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 and retaining housing. The Landlord Partnership Risk Reduction Fund Project was implemented to provide incentives to encourage landlords to lessen housing restrictions and also, reduce their risk of providing housing to individuals and families with high risk housing barriers. The program provides a fund for landlords in the event that any losses occur. In its second year of operation, program has supported a total of 35 individuals with permanent housing through 4 landlord partners.
- Residents have limited knowledge of their rights as tenants and of the complaints process: Ongoing educational workshop and seminars provide information to tenants. In County FY 2018, the County provided two Fair Housing workshops attended by 19 persons. Fair Housing posters were also distributed in 25 apartment complexes. Administrative improvements include the use of a uniform data collection chart that tabulates the number of calls and cases related to housing discrimination taken by the Housing Division and the Human Rights Office. The Office of Human Rights received 20 rental housing complaints during the period; there were no findings.

## **CR-40 - Monitoring 91.220 and 91.230**

**Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

At least once every two years, staff conduct formal onsite monitoring of CDBG and HOME funded projects implemented by subrecipients. These visits are conducted more frequently if the subrecipient is new or is having difficulty meeting program or contract requirements. Program monitoring staff also reviews quarterly reports, analyze program evaluation forms, and make periodic program visits.

Every year several projects are identified for monitoring. This year there were no major performance or compliance issues. Eight projects were monitored by staff and included financial and programmatic reviews. County monitoring usually involves site visits, review of program progress, audits of client files and beneficiary data, staff interviews and follow up letters describing the results. Most of the programs monitored were operating within the program and contract requirements. Staff provided guidance to several organizations related to financial controls, performance measurement, and customer service.

The County conducts periodic monitoring (which includes review of rent rolls and household incomes, and also files reviews of samples of units) of HOME, CDBG or County General fund assisted rental housing projects. In FY 2018, compliance reviews were conducted at 53 properties which totaled 3,391 affordable units. Rent rolls and household incomes were reviewed for all these units; individual file reviews were conducted on 600 of them. 283 of the units were inspected for housing standards and code compliance.

Arlington developed a framework of five-year goals and objectives with related performance measures as part of its FY 2016–2020 Consolidated Plan. The County has three main goals, each of which has multiple objectives. Each activity funded by CDBG, CSBG, AHIF Services and/or HOME meets one or more of the objectives. The Citizen Summary of this Annual Action Plan provides a table identifying the goals, objectives, organization/provider, funding source, funding level, actual expenditures, and accomplishment for each grant-funded activity. The CDBG, CSBG, and HOME, resources provide needed grant funds for many local programs to operate and for the County to make progress towards its Consolidated Plan goals and objectives.

## **Citizen Participation Plan 91.105(d); 91.115(d)**

**Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

The CAPER will be made available in the Central Library for the public to examine and comment. The document will also be posted online for a period of 15 days. A citizen summary which highlights key accomplishments, funding and project stories will also be available for public comment. If recieved, comments will be added before the final document is submitted.

**CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

As federal funds continue to decrease and as projects have become more complicated, more extensive, and more expensive, requiring more gap financing and more time to bring the project from concept to fruition, County staff has found it increasingly difficult to make projects work using Federal CDBG and/or HOME funds. The County is exploring ways to incorporate incentives for using Federal CDBG and HOME funds into the current scoring guidance structure for its Multifamily Notice of Funding Availability (NOFA) process. This will give staff a more realistic pipeline by incorporating a process for intentionally selecting projects to use Federal funds every few years.

In addition, due to reduction in staff capacity, the Home Improvement Program (HIP), which provides low interest loans and construction management to low and moderate-income homeowners seeking to rehabilitate their homes and address code issues, is on hiatus. The County recognizes the importance of providing support to homeowners, and continues to look for ways to meet the repair needs of owner-occupied housing via other means, such as through programs such as Rebuilding Together.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

## **CR-50 - HOME 91.520(d)**

### **Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations**

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

The County conducts periodic monitoring, (which includes review of rent rolls and household incomes) of HOME, CDBG or County General fund assisted rental housing projects. In FY 2018, 3,391 Committed Affordable Units at 53 affordable housing properties were monitored for program compliance; 283 of which were units physically inspected for housing standards and code compliance. The common areas of these complexes were also inspected. Common issues were nonfunctional GFCI receptacles; chirping smoke detectors (low battery), and stove top igniters not working. All issues are corrected within the allotted time period, smoke detector issues are usually corrected the same day.

### **Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)**

All new committed affordable unit (CAF) and CDBG or HOME-funded projects must have an Affirmative Marketing Plan which describes how owner/management will publicize the affordable units to all classes of tenants. Advertisements are placed which state the availability of units and their income limits; one required place to advertise is a local Spanish-language newspaper. Notices must also be sent to a prepared list of local nonprofits and government offices. Units that have accessible features for persons with disabilities are specifically advertised on AccessVa.org, and also via a large email list maintained by the Arlington County Office of Human Rights, EEO and ADA. Furthermore, these new accessible (Section 504 – UFAS compliant) units are held open for 60 days, during the leasing period, unless they are leased by persons needing the accessible features.

Most of the CAF units in Arlington County's affordable housing portfolio have waiting lists, so there are currently no vacancy concerns.

### **Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics**

### **Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)**

