

## 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.

#### Goal 1: Create and Sustain Affordable Housing:

- Arlingtonians for a Clean Environment (ACE) provided energy and water efficiency improvements to 60 multifamily units and reduced electricity and gas usage by approximately 10%.
- Rebuilding Together provided maintenance and repairs to 11 units occupied by low and very low income homeowners, utilizing volunteers valued at \$36,190.
- Twenty-two families became firsttime home owners through utilization of the MIPAP program and SPARC mortgage loan programs

#### Goal 2: Promote Healthy and Self-sufficient Families

- AHC's Project Discovery program served 119 teens with after-school enrichment programs including tutoring, mentoring, college and career readiness programs. There were 31 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 107 uninsured low income individuals, resulting in improved oral health. The program's success is a result of 2,103 donated hours of professional services and other donated goods valued at \$235,275.
- Arlington Employment Center provided training to 97 individuals across three programs including computer training, and individualized training and Child Development. 35% of the trainees obtained permanent employment.
- La Cocina Career and Job Placement Program trained 21 participant in culinary arts. 17 were employed with living wage incomes.

### Goal 3: Stabilize Households at Risk of Homelessness

- The Arlington Landlord Risk Reduction Fund helped 13 individuals with high housing barriers to become permanently housed. Since the program's inception in 2016, 83 persons have received permanent housing. The program provides incentives to local landlords to lower their screening criteria to accommodate homeless individuals and families. The program has 4 landlord partners and 7 agency partners.
- AHC, Inc. Eviction prevention program prevented 377 families from being evicted, 64% of whom were directly affected by the COVID-19 pandemic.

### Goal 4: Foster Vibrant and Sustainable Neighborhoods

- County staff conducted 25 educational workshops, providing education for over 495 residents on landlord-tenant rights and responsibilities, fair housing, property maintenance, and homeownership.
- Neighborhood cleanup events took place in Green Valley and Arlington Mill neighborhoods, where 400 residents participated.
- County staff inspected 288 committed affordable units for housing standards/code compliance.

The FY 2020 CAPER Citizen Summary describes outcome measures and actual accomplishments utilizing funding from FY 2020 Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Community Services Block Grant (CSBG) and Affordable Housing Investment Fund (AHIF) funding sources.

### **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	267	106.80%	50	103	206.00%
Create and sustain affordable housing	Affordable Housing	CDBG: \$	Rental units rehabilitated	Household Housing Unit	1000	60	6.00%	82	60	73.17%
Create and sustain affordable housing	Affordable Housing	CDBG: \$	Homeowner Housing Added	Household Housing Unit	0	0				
Create and sustain affordable housing	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	140	40	28.57%	15	11	73.33%
Create and sustain affordable housing	Affordable Housing	CDBG: \$	Direct Financial Assistance to Homebuyers	Households Assisted	50	88	176.00%	30	22	73.33%
Create and sustain affordable housing	Affordable Housing	CDBG: \$	Housing for Homeless added	Household Housing Unit	0	0				

Create and sustain affordable housing	Affordable Housing	CDBG: \$	Housing for People with HIV/AIDS added	Household Housing Unit	0	0				
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	16677	229.87%	1811	3076	169.85%
Foster vibrant and sustainable neighborhoods	Affordable Housing Non-Housing Community Development	CDBG: \$	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	1100	1106	100.55%			
Promote healthy and self-sufficient families	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	4125	6904	167.37%	951	3828	402.52%
Promote healthy and self-sufficient families	Non-Housing Community Development	CDBG: \$	Facade treatment/business building rehabilitation	Business	0	0				
Promote healthy and self-sufficient families	Non-Housing Community Development	CDBG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	0	738		0	0	
Promote healthy and self-sufficient families	Non-Housing Community Development	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0		0	0	

Promote healthy and self-sufficient families	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	125	124	99.20%	54	43	79.63%
Promote healthy and self-sufficient families	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	150	181	120.67%	18	53	294.44%
Stabilize households at risk of homelessness	Homeless	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	8195		0	0	
Stabilize households at risk of homelessness	Homeless	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	500	1432	286.40%	567	454	80.07%
Stabilize households at risk of homelessness	Homeless	CDBG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	545	738	135.41%	330	169	51.21%
Stabilize households at risk of homelessness	Homeless	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	1800	2798	155.44%	613	473	77.16%
Stabilize households at risk of homelessness	Homeless	CDBG: \$	Homelessness Prevention	Persons Assisted	3645	4087	112.13%	1800	1567	87.06%

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

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**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:

- Rebuilding Together provided maintenance and repairs to 11 units occupied by low and very low-income homeowners, utilizing volunteers valued at \$36,190.
- Eco Action, Energy Masters Program provided energy and water efficiency improvements to 60 multifamily units and reduced electricity and gas usage by approximately 10%.

Goal 2: Promote Healthy and Self-sufficient Families

- Virginia Cooperative Extension (VCE) served 764 clients through its MoneySmarts Pays, Reality Store, and Kids Marketplace programs. These programs help families build assets, increase well-being and prevent households from becoming homeless, and provide money management skills and financial simulations for youth.
- LEDC helped businesses in Arlington preserve 13 new jobs by providing 9 business technical assistance and 12 business loans totaling \$258,521.
- Service Source provided a total of 22 individuals with autism spectrum disorder (ASD) with employment and job readiness skills training, with 4 of these individuals being placed in community employment alongside individuals without disabilities, receiving wages contributing to financial independence.
- Goal 3: Stabilize Households at Risk of Homelessness
- A-SPAN permanent supportive housing program served 8 residents
- The Falls Church Homeless Rental Assistance program for families provided assistance to 13 Falls Church families.
- Goal 4: Foster Vibrant and Sustainable Neighborhoods
- County staff conducted 25 educational workshops, educating 459 residents on landlord-tenant rights and responsibilities, fair housing, property maintenance, and homeownership.
- Neighborhood cleanup events took place in Arlington View and Arlington Mill neighborhoods, where 400 residents participated, and 1,000 persons were assisted through area benefit.

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## 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)

	CDBG	HOME
White	564	36
Black or African American	822	24
Asian	153	14
American Indian or American Native	6	1
Native Hawaiian or Other Pacific Islander	3	0
<b>Total</b>	<b>1,548</b>	<b>75</b>
Hispanic	416	0
Not Hispanic	1,132	75

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

### Narrative

Race and ethnicity of households served reflect the diversity of Arlington as a whole.

## 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	public - federal	4,697,779	3,223,665
HOME	public - federal	5696,006	2,508,084
Other	public - federal	830,027	391,902

**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 2019, Arlington’s accessory dwelling regulations were updated to encourage greater flexibility for homeowners to create accessory dwellings that may provide additional housing options. In FY 2020, the County provided financial support to create or preserve 275 committed affordable rental units, both through federal CDBG and HOME funds, and through local investment. 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. Many programs quickly pivoted to provide services virtually due to the COVID-19 pandemic.

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, Green Valley, Arlington Mill, and Pike Village Center. Successful neighborhood cleanups were held in Arlington View and Arlington Mill. Again, many programs adapted to the COVID-19 pandemic by offering online or phone versions of services. For example, more than 10 virtual workshops were offered by staff and partners for tenants, providing information on accessing resources, eviction prevention, and rights and responsibilities.

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## 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, CDBG 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 FY 2020, \$14.1 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 2020, the County approved the addition of 275 Committed Affordable Rental Units (CAFs) through AHIF loans. A portion of AHIF funds (\$200,000 in County FY 2020) 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 2020

Subrecipients receiving Community Development grant funds are encouraged to leverage other sources in the implementation of their programs. In FY 2020, subrecipients leveraged more than \$7 million in sources other than CDBG or HOME, with a leverage ratio of \$8 for every \$1 of grant funds. Volunteers provided nearly \$1 million in donated time.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	80,740,729
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	80,740,729
4. Match liability for current Federal fiscal year	6,159
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	80,734,570

**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 \$
3,385,743	41,146	736,584	0	2,690,306

Table 7 – Program Income

**Minority Business Enterprises and Women Business Enterprises** – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period

	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**

**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

	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**

<b>Relocation and Real Property Acquisition</b> – 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**

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## 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	263	974
Number of Special-Needs households to be provided affordable housing units	5	0
<b>Total</b>	<b>277</b>	<b>974</b>

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	227	721
Number of households supported through The Production of New Units	50	0
Number of households supported through Rehab of Existing Units	0	89
Number of households supported through Acquisition of Existing Units	0	164
<b>Total</b>	<b>277</b>	<b>974</b>

Table 12 – Number of Households Supported

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

While the number of new Committed Affordable Housing units (CAFs) in any one year relates to opportunities in the market, the County continues to explore options to use its HOME and CDBG funds to create new CAFs. The County has steadily added CAFs to its inventory and the number of CAFs has increased from 3,920 in 2000 to 8,652 in 2020. Arlington also pursues longer affordability restrictions (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.

Because of the complexities of financing affordable housing, CDBG and HOME funds are not utilized each year for this purpose, or may not be reported in the year in which projects are financed. For example, 154 new units were financed in FY 2020 through CDBG and HOME, but will likely not be reported until FY 2022, once units are occupied. However, the Carlin project, financed with CDBG in FY 2019, has been completed and occupied in this fiscal year, resulting in the rehab of 164 affordable units.

Because of the COVID-19 pandemic, some programs were not able to meet their targets, particularly housing rehab projects. However, organizations pivoted to meet emergency needs instead. For example, while Rebuilding Together was not able to implement all of its volunteer-based maintenance and repair projects for low-income homeowners, staff reached out to check in, connect to resources, and even run errands for its low-income, often elderly, clients.

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

As federal funding has continued to decline over the last several years and housing becomes more expensive, Arlington is not able to complete as many federal affordable housing projects as was once feasible. In April 2019, Arlington County released a Notice of Funding Availability (NOFA) to solicit proposals for Federal (CDBG and HOME) and local loan funds. Selected proposals informed the pipeline recommendations for CDBG and HOME funds for future fiscal years. CDBG and HOME funds were disbursed for two affordable housing projects this year, including Trenton Street (94 units) and American Legion (160 units). Both projects closed on project financing in December 2019. The Carlin, which was funded in FY 2019 (164 units) was completed and occupied in FY 2020.

Subrecipient service organizations continue to evolve and reflect on how to meet the needs of beneficiaries in the pandemic environment. While some have been able to meet or exceed goals via virtual programming, others have either shifted program focus or put certain activities on hold. This will continue to evolve into FY 2021.

### **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.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	0
Low-income	159	0
Moderate-income	5	3
<b>Total</b>	<b>164</b>	<b>3</b>

Table 13 – Number of Households Served

### Narrative Information

In Arlington, 709 people received emergency rental assistance, and 12 people in Falls Church received emergency rental assistance. 89 rental units were rehabbed (60 received energy efficiency improvements through EcoAction Arlington, and 29 Winter Hill apartments were rehabbed in Falls Church). 164 units at the Carlin senior apartment complex were refinanced and rehabbed.

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## **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 2020 Point-in-Time (PIT) survey on January 22, 2020 in conjunction with the Metropolitan Washington Council of Governments (COG), local homeless non-profit partners, and members of the community. On that date, 199 people were experiencing homelessness; 34 persons unsheltered and 165 persons sheltered. Arlington County experienced a 7% decrease in the number of people experiencing homelessness since the 2019 PIT. The Count has reached its Affordable Housing Master Plan goal of reducing the number of homeless persons to at or below 200 by 2020. A seven-year analysis shows Arlington County has reduced the reported number of persons experiencing homelessness by a total of 58% since 2013, with unsheltered persons declining by 77% and persons sheltered by 50%.

Arlington County's Continuum of Care (CoC) has a clear mission to sustain an integrated, community-based support system which helps households at risk of homelessness keep their housing and assist any household that does become homeless in regaining stable housing. The CoC's mission includes collaborative planning, an alignment of stakeholders and resources essential to Arlington County's Action Plan on Ending Homelessness. Through the CoC, specialized street outreach efforts are operated by the Department of Human Services and a non-profit partner. The County Police Department also assists to identify persons experiencing street homelessness and 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 behavioral health and case management services for persons living on the streets who may not engage with traditional shelter services.

Within Arlington County's Homeless Services Center, is an Outreach and Day Program to engage unsheltered persons experiencing homelessness. In County FY 2020, 181 persons experiencing homelessness received TOW, Outreach and Day program services. These services include 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. Arlington can attribute its successes in the reduction of homelessness to the following:

- Best practice approach of housing first, which places people experiencing homelessness into housing as rapidly as possible and provides wrap around services to help them maintain their housing.
- Provide permanent supportive housing for persons with disabilities who are homeless or at risk

of homelessness.

Prevent homelessness through safety net supports and social services to enable residents to maintain their housing. While Arlington continues to celebrate its successes in further reducing the number of homeless individuals and families, we would be remiss if we did not address the future of homelessness as a result of COVID-19. COVID-19 has hit the County's most vulnerable residents, particularly the unsheltered/ street-homeless sub population. Arlington has stepped up to provide non-congregate shelters and services for COVID-19 positive, presumed positive or high-risk individuals to help minimize the spread of the virus in the community. Given the future unknowns of COVID-19, Arlington must be vigilant moving forward with regards to safety, pathways to affordable housing solutions, and explicitly centering racial equity in the center of our work.

### **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 the most appropriate housing intervention;
- 24-hour staffed hotline connecting persons at risk of or experiencing homelessness with 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 FY2020, the five county sponsored shelters served:
  - Two family shelters, which served 57 households, or 146 persons.
  - Two shelters for singles, which served 257 persons.
  - Medical respite program, which served 22 persons.
  - Hypothermia program, which served 300 total guests; 58% of whom were from other jurisdictions.
  - A domestic violence shelter, which served 42 households, or 70 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:

- Borromeo Housing: A flexible transitional housing program for young mothers, with an education first focus. In County FY 2020, 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 2020, 27 individuals identified as homeless individuals according to HUD's definition. were served through Independence House.
- 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 2020, seven 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 program, which was created in consultation with a wide body of stakeholders and CoC members. Arlington County continues to have creative problem-solving conversations at each point of entry that help people experiencing a housing crisis quickly identify and access safe alternatives, connect with community resources and family supports, and housing search. The Arlington County's CoC maintains a robust menu of targeted prevention services to assist households faced with eviction. Without these services, the Arlington CoC would have an increased number of individuals and families requesting and receiving emergency shelter services. In County FY 2020, 846 persons were provided eviction prevention assistance and another 709 Arlington residents utilized emergency rental assistance funding for needs such as rent arrearages and utilities. The program is widely-advertised and well-known by Arlington property managers, human service organizations, and residents.

The COVID-19 pandemic has driven the growing demand for eviction prevention and other forms of financial assistance funding as households continue to struggle with unemployment or underemployment. While eviction moratoriums are unknown for the long-term stability of households suffering from the effects of the pandemic, emergency prevention funding and resources will continue

to be needed to avoid displacement of Arlington residents.

The County also continues to grow and deploy rental assistance programs targeted to low-income households, seniors and persons with disabilities. Arlington's locally funded housing grant program serves roughly 1,200 households a year for working families, disabled individuals or households active in the Department of Human Services' behavioral healthcare division and seniors. Housing grants are often a pathway for homeless households and individuals exiting shelter. Additionally, permanent supportive housing resources are deployed through the County with a focus to prioritize housing placements for homeless individuals/households with disabilities, including those exiting public institutions or health care facilities. Arlington County, in coordination with its CoC partners, has supported 454 PSH households in FY 2020.

**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**

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

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

Arlington County does not have public housing.

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

Arlington County has no public housing.

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

Arlington County has no public housing.

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## **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)**

### Land Use and Regulatory Tools:

- Accessory Dwelling Ordinance: On May 18, 2019, the County Board adopted new standards that permitted the construction of new detached accessory dwellings and increased flexibility for homeowners to convert their existing accessory building into a detached accessory dwelling. Based on these changes and updates made in November 2017, a total of 60 accessory dwellings have been approved through FY 2020. These units can help to provide an adequate supply of housing, help older adults age in place, provide a typically lower-priced housing alternative, and enable homeowners to receive additional income.
- Housing Conservation District – in FY2020, the County continued to explore how to best achieve the goals of maintaining and preserving housing affordability through land use tools in the Housing Conservation District.
- Elder Care: These amendments permit the establishment of assisted living facilities, independent living facilities, nursing homes and continuing care retirement communities in an additional 15 zoning districts. The amendments created new definitions for undefined terms in the Zoning Ordinance, updated the parking requirements for elder care uses, added site plan criteria and findings for use during the site plan review process, and updated the terminology used in Article 12's household living and group living residential use categories.

### Service Tools:

- Landlord Partnership Agreement and Risk Reduction Fund: The fund is a contingency for landlords who apply more flexible tenant screening criteria to assist families and individuals with high housing barriers. It is a formal agreement between Arlington County, local safety net providers, local landlords and property owners to assist these families to access permanent housing. The program served 13 individuals in FY20 to obtain permanent housing; most of whom have maintained housing for more than 60 days. Since 2016 the program has served 83 clients.
- Assistance for Condominium Associations: In County FY 2020, three condominium workshops for condo owners covered topics including the legal structure of condominiums, property management and maintenance, financial management and taxes; condominium insurance. All courses were done in partnership with the City of Alexandria and with financial support from Virginia Housing Development Authority (VHDA).
- Homeownership MIPAP: In FY20, four first-time buyers received down payment assistance through the Moderate Income Purchase Assistance Program (MIPAP). Of the four households,



three were female heads-of-household and included three children. Two borrowers purchased condominiums, one purchased a duplex and one borrower purchased a single family home. All households completed the VHDA first-time homebuyer course and received financial counseling to help manage the financial impact of homeownership.

- CHRP: In FY20, the County received an allocation of \$5M from VHDA for the Community Housing Revitalization Program (CHRP) to be expended through January 2021. Year-to-Date, the County assisted 3 households to become Arlington homeowners. The program provides a 1% interest rate reduction on homes purchased in Arlington County. Home buyer incomes ranged from 65%-120% of AMI.

### **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 including soft skills 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. In FY 2020 244 Arlington residents completed a job training program. Skilled training included computer training, culinary arts training and general soft skills training. 278 residents benefitted from immigration legal services to enable them to access work authorizations or be fairly compensated for work. Another priority area is support of vocational training and educational attainment for youth and adults. Wesley Housing served 90 adults with finding employment. Several organizations served a combined 381 low-income students in after school programs.

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

The County completes an in-house review form to ensure compliance with all Federal statutes concerning lead-based paint in any Federally-assisted capital project. All units are inspected by a third party, and these inspections include lead-based paint assessment. Sellers are federally mandated to disclose lead paint and required to give buyers 10 days to conduct an inspection. Buyers are provided the "Protect Your Family from Lead in the Home" pamphlet by their agent, which is also required by law.

Volunteers working with home repair programs supported with CDBG funds are instructed in lead safe work practices.

The County also engages in public education, which includes taking steps to inform the public of the dangers of lead-based paint and providing pamphlets to targeted population sectors:

- The County's website links to awareness campaigns by the Virginia Department of Public Health
- County staff distributes information about lead safety at tenant education workshops conducted at affordable housing developments and neighborhood meetings
- Staff in the School Health Bureau can assist families or individual students with seeking testing and medical follow-up
- The Public Health Division 's Environmental Health Program in the County's Department of Human Services will perform lead risk assessments at homes of children with confirmed elevated blood lead levels following the Virginia Department of Health Environmental Elevated Blood Lead Level Investigation Manual.
- 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.
- 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 worked on 11 (9) owner-occupied houses in FY 2020, ... of these residences 7 were exempt from lead based paint requirements because no paint was disturbed and 3 residences were exempt because the structures were built after 1978. Finally, Rebuilding Together disturbed less than the de minimis of lead paint in one home which was constructed before 1978 where the hard cost of the project did not exceed \$5,000.

### **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 under 5. The Bridges Out of Poverty Community Initiative focuses on making the existing safety net more effective for people to become economically mobile by streamlining the intake and consent process across agencies. This is achieved through the use of a Common Release of Information form and building other platforms to reduce burdensome navigation of services.

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. A bilingual culinary training and job placement program has resulted in training for 21 individuals, many of whom have improved or obtained employment and earn salaries well above minimum wage rate. Bridges to Work has worked with 51 (formerly homeless ) individuals, 17 of whom became employed.

After school programs served more than 381 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. The County's Housing Grant program served 1,196 households, 43% of whom qualified as disabled. 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 benefit low-income County residents. Events in recent years have included the Live-In Arlington Info-Fair, the 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. However, due to the onset of COVID-19 in March, many of these events had to be cancelled or replaced with online workshops. Two neighborhood cleanups took place, in the Green Valley and Arlington Mill neighborhoods. These activities and programs raise awareness; educate low-income County residents about landlord-tenant rights and responsibilities, general property maintenance and code enforcement, and fair housing; and inform residents of County resources available to meet their needs.

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

The Departments of Community Planning, Housing and Development (DCPHD) and Human Services (DHS) collaborated to create a Housing Matters Forum for tenants and landlords to learn about and discuss different issues, and strengthen channels of communication between local government, landlords and tenants. In FY 2020, topics included County housing resources and tenant rights and responsibilities. Two forums were cancelled because of the COVID-19 virus.

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 9 local jurisdictions in DC, Maryland and Virginia to develop a regional Analysis of Impediments

to Fair Housing. Virtual online meetings continue to develop this regional level plan, which will be completed and submitted as part of the County's FY 2021-2026 Consolidated Plan.

**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 Continuum of Care coordination, including strong coordination between public and private providers. 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 in the pipeline include Trenton Sreet and American Legion. The County's Accessory Dwelling regulations were updated in County FY 2019 to facilitate additional flexibility in increasing housing supply in single family neighborhoods.
- To address 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, Columbia Hills, 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 one of the County's homeless service providers, ASPAN.
- To address 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 occurred as a result of tenants actions, can be claimed for reimbursement. The program served has served 83 individuals, since it began in 2016. In FY20 13 individuals found permanent housing through 4 participating 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 2020, the County provided three Fair Housing seminars attended by 65 persons. Fair Housing posters were also distributed in 11 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 11 rental housing complaints during the period; the majority of which were on the basis of retaliation from landlords and disability; six open cases exist with 4 dismissals.

## **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**

Every two or three 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,. At least seven projects were scheduled for monitoring. County monitoring involves site visits, review of program progress, audits of client files and beneficiary data; staff interviews and sends follow up letters describing the results. This year COVID-19 affected the monitoring schedule and staff was unable to conduct this function.

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 2020, compliance reviews were conducted at 56 properties which totaled 4,105 affordable units. Rent rolls and household incomes were reviewed for all these units; individual file reviews were conducted on 705 of them. 288 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 2016–2021 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. Comments will be incorporated before the final document is submitted.

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**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 has incorporated 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.

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

No

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

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## **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 July 2019 through January 2020, 288 Committed Affordable Units throughout 27 properties were physically inspected for housing standards and code compliance. Inspections which were scheduled for March and after have been postponed due to the COVID pandemic; these will be conducted when state and local government guidance clears inspectors to visit apartments for routine inspections.

The common areas of these complexes were also inspected. Any violations must be repaired or corrected, and the work is verified by a re-inspection visit. Owner/management is typically given 30 days to make the correction, although serious health and safety violations, such as non-functioning smoke detectors, must be corrected in 24 hours and are often done on the spot. A full report of all issues identified is sent to management and also maintained on file. Typical violations included missing light bulbs, missing light fixture covers, chipping paint, inoperable fans, poor tenant upkeep of unit, and evidence of pests.

A list of properties inspected and the inspection dates is as follows: July 2019- Ashton House (4), The Jordan (9) August 2019 - Ballston Park (24), Larkspur (7), Park Shirlington (29); September - Union on Queen (8), Cameron Commons (2), The Grove at Arl. Square (1) Sedona Slate (5), Parc Rosslyn (10); October- Marbella Apts (12), Lenox Club (7), Monterey (10), The Macedonia (3), Avalon at Arl Sq (6), 2201 S. Pershing (4); November - Buckingham Gdns (18), Harvey Hall(12), Serrano (19), The Spectrum(8); December - Culpper Gdns III (11), The Shelton (10), The Madison(10), Leckey Gdns (7); January - Virginia Gdns (12), Gates of Ballston (20), Taylor Sq/Key Gdns (20).

### **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. Notices must also be sent to a prepared list of local nonprofits and government offices; these include social services offices within County Government, a local nonprofit which serves persons with

disabilities such as The Endependence Center) and the gosection8.com listing service for holders of Housing Choice Vouchers. 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. These measures are effective in attracting enough income-qualified applicants such that most properties have wait lists and vacancy is not a concern. One future action is the addition of a housing locator within A-SPAN, a local nonprofit which works with the homeless population, as a person to contact when new affordable units are available.

**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**

HOME program income was utilized for administrative costs, the Falls Church Transitional Housing Homeless Relief Program, and American Legion Apartments this fiscal year. Settlement occurred for the American Legion Apartments, also known as Terwilliger Place. When completed in 2022, the project will provide 160 affordable apartments in Arlington as well as a new, modern 6,000-square-foot facility for American Legion Post 139. Veterans will be given priority placement in 80 of the building units including 14 one-bedroom, 49 two-bedroom, and 17 three-bedroom units serving a range of households from 30% to 80% AMI.

**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)**

N/A