

# HUD Narratives

## FY 2021 - 2026 Consolidated Plan

(Federal Fiscal Years 2020 – 2025)

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Approved by the Arlington County Board on April 20, 2021

ARLINGTON  
VIRGINIA

DEPARTMENT OF COMMUNITY PLANNING, HOUSING & DEVELOPMENT

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Substantial amendment to...

## Executive Summary

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

#### 1. Introduction

The Consolidated Plan is a five-year planning document describing the goals for Arlington’s housing and community development efforts. It is designed to guide the County’s use of Community Development Block Grant (CDBG) and HOME Investment Partnerships funds in addressing affordable housing, homeless, community and economic development over the federal FY 2021-2025 (County FY 2022–2026) five-year period. The Plan describes the County’s needs in these areas, and the resources and goals to address those needs.

#### 2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

Goal – Create and sustain affordable rental and homeownership housing

- Increase the supply of committed affordable units (CAFs), including acquisition of existing rental housing and new construction, of which 10% are permanent supportive housing units.
- Rehabilitate or repair existing CAFs, including improving energy efficiency.
- Improve owner-occupied housing.
- Assist households to become first-time homeowners, including direct assistance and housing counseling.

Goal - Promote healthy and self-sufficient families

- Support job training and skills development programs that are accessible and affordable.
- Foster microenterprise development for existing and potential low- and moderate-income business owners by providing technical and financial assistance.
- Reduce barriers to unemployment (lack of transportation, childcare, English proficiency, digital literacy) by supporting high performing service providers.
- Assist families to build assets through financial education, credit counseling and homeownership education.
- Reduce barriers to equitable access and connectivity to digital technology.

## Demo

- Support increased educational attainment for youth and families.
- Increase individual and family health and well-being through increased access to community resources, such as healthcare providers and healthy food options.

### Goal – Stabilize households at risk of homelessness

- Provide permanent supportive housing for homeless persons with disabilities.
- Rapidly rehouse homeless persons through case management and/or rental subsidies.
- Prevent households from becoming homeless.
- Provide emergency housing for persons who are not able to be diverted.

### Goal – Foster vibrant and sustainable neighborhoods

- Provide technical assistance and referrals to tenants, landlords, homeowners and homebuyers on housing issues.
- Educate residents on housing issues, including fair housing, code enforcement, homeownership and other topics through community events and workshops for landlords, tenants, homeowners and/or homebuyers.
- Support public infrastructure development that improves access to broadband.
- Physically improve neighborhoods through cleanup events.
- Foster community engagement in neighborhoods.

## **3. Evaluation of past performance**

For the development of this Consolidated Plan, the County created a FY 2016-2020 Summary Report (attached) that highlights the accomplishments of the County towards achieving its goals and activities laid out in the last planning period. This report, along with the community needs assessment, housing market analysis and input from service providers and the general public, determined our future goals and activities.

## **4. Summary of citizen participation process and consultation process**

The planning process was kicked off with a public hearing on housing and community development needs hosted by the Community Development Citizens Advisory Committee. Through the process, a variety of methods was used to ensure citizen participation: a resident survey; participation in multiple citizen advisory commission meetings, including the Community Development Citizens Advisory Committee, Housing Commission, Human Rights Commission, Disability Advisory Commission, and Tenant Landlord Commission; and a community meeting on the Consolidated Plan, including a Spanish language meeting hosted by a tenant organization.

Consultation was made with subject matter experts in many areas, including the homelessness Continuum of Care, the Workforce Investment Board, and the regional Council of Governments.

**5. Summary of public comments**

A comment matrix of input or questions received is attached.

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

There were no comments not accepted.

**7. Summary**

Arlington County created a Citizen Summary (attached) that provides a snapshot of Arlington's demographic profile and describes the goals and strategies of the Consolidated Plan.

## The Process

### PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

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

**Table 1 – Responsible Agencies**

### Narrative

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

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

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

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

### Consolidated Plan Public Contact Information

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## **PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)**

### **1. Introduction**

Two County agencies have major responsibilities for development and implementation of the Consolidated Plan: the Department of Community Planning, Housing and Development (DCPHD) and Department of Human Services (DHS). Other County departments that were consulted in development of the Plan include Arlington Economic Development (AED) and Department of Environmental Services (DES). Consultation was also made with local housing and community development providers, citizen advisory commissions, and local and regional government and nonprofit partners. .

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

The Arlington County Continuum of Care (CoC) has a well-developed and efficient crisis response system with an unchanged 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. Our CoC mission is supported by a shared community responsibility, that includes collaborative planning and an alignment of stakeholders and resources essential to Arlington County’s Action Plan for Ending Homelessness.

A Centralized Access System (CAS) is core to Arlington’s system of care by providing access to services across the entire Arlington CoC, matching households, as quickly as possible, with the interventions that will most effectively and efficiently prevent or end their homelessness and lead to stability. As part of Arlington’s CoC intervention tools, targeted prevention and diversion services occur at each entry point to help people experiencing a housing crisis. These tools include creative problem-solving conversations to quickly identify and access safe housing alternatives, connections to community resources and family supports, housing placements or search.

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

All efforts to prevent homelessness before it occurs are anchored in two programs: nonprofit Arlington Thrive provides same-day emergency financial assistance to Arlington residents in crisis; in addition, Arlington County operates several targeted prevention programs collaboratively with CoC nonprofit organizations. These programs provide short-term housing stabilization services (financial assistance, eviction prevention and case management) to households that are at risk of losing housing.

## Demo

For homeless households that cannot be diverted from shelter, Arlington County's CoC utilizes a housing first approach to help individuals and/or families experiencing homelessness access a safe emergency shelter environment.

There are five County owned or sponsored family and single-adult shelters:

- Sullivan House Family Shelter (Bridges to Independence); Bed capacity 44
- Freddie Mac Foundation Family Home (Doorways for Women and Families); Bed capacity 21
- Domestic Violence Program Safehouse (Doorways for Women and Families); Bed capacity 17
- Homeless Services Center\* for individuals (A-SPAN); Bed capacity 50; and Medical Respite bed capacity 5
- Residential Program Center\* for individuals (New Hope Housing); Bed capacity 44

\*Both the Homeless Services Center and Residential Program Center has capacity to provide 25 additional hypothermia beds for individuals during extreme weather and year-round drop-in day programming services.

Two transitional housing programs provide housing and services to help families and individuals get ready for permanent housing. These programs are site-based.

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

Four rapid rehousing programs provide housing and services to help families and individuals gain housing stability for the long term. Households carry a lease in their own name.

- Rapid Rehousing - Families (Bridges to Independence)
- HomeStart Rapid Rehousing - Families (Doorways for Women and Families)
- Rapid Rehousing - Individuals (A-SPAN)
- Home Rapid Re-housing - Individuals (New Hope Housing)

Five permanent supportive housing programs provide rental assistance and case management for households that are chronically homeless, homeless, persons existing institutions or have members with a disabling condition.

- A-SPAN (Turning Keys, Westover, Homebound)
- A-SPAN/Doorways for Women and Families (Homeward)
- County DHS: Permanent Supportive Housing (also serves youth transitioning out of foster care)
- County DHS: Veteran Affairs Supportive Housing (VASH)
- New Hope Housing (Just Homes, Susan's Place and Arlington Master Lease Project)

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

Virginia's Department of Housing and Community Development (DHCD) is the ESG recipient, and the Arlington County Continuum of Care (CoC) competitively applies to support the following goals: reduce and prevent the number of individuals/households who become homeless, shorten the length of time an individual or household is homeless through mainstream housing resources, and reduce the number of individuals/households that return to homelessness. The Arlington County Department of Human Services (DHS) serves as the CoC Lead Agency and meets with DHCD quarterly to obtain updates and provide input on ESG plans and funding allocations.

The Arlington County CoC has an established Executive Committee that is responsible for developing a plan to apply for and utilize DHCD funding. Upon release of DHCD's request for proposals, stakeholders determine how the funding can be used and how gaps can be addressed. At monthly meetings, DHS reports on ESG monitoring activities, services and outcomes, and seeks CoC member input into ESG planning and funding allocations. A formal Leadership Board, comprised of community based private and public sector leaders and citizens, is established within Arlington's CoC governance structure to review CoC priorities and make final funding decisions.

The Arlington County CoC routinely performs an analysis of community needs using a combination of: (a) the Housing Inventory Count, (b) the annual Point in Time (PIT) count, (c) HMIS System Performance Measures, and (d) the Arlington County CoC Annual Report Card, which measures HUD Standards, National Performance Benchmarks and program standards, and local standards. Based upon this information, the CoC establishes priorities in concert with goals developed by DHCD and HUD. Outcomes are reviewed by the CoC Executive Committee on a quarterly basis and reported to the community as part of its annual report.

The Arlington CoC has a mandated Homeless Management Information System (HMIS) Policy and Procedures Manual for all end users that serves as the guide for using the system. All Arlington County CoC partners actively utilize HMIS for data collection and case management. Arlington County's DHS supports nearly 200 HMIS user accounts for its CoC providers. Through the support of the County's HMIS administrator, providers undergo routine annual HMIS trainings and compliance reviews to ensure data accuracy and completeness for all program participants that access County services. Arlington County's CoC is responsible for annually updating the HMIS manual where final policy decisions are approved by its Executive Committee and/or Leadership Board.

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



**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	Community Development Citizens Advisory Committee
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-homeless Services-Health Services-Employment Civic Leaders Business and Civic Leaders Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Community Development Citizens Advisory Committee is a group of civic leaders, business leaders, and neighborhood representatives that advise the Arlington County Board on community development policy and strategies. Representatives are from a wide range of community interests - aging, tenant- landlord, community services, businesses, and low-income neighborhoods, for example. Commission hosted the Consolidated Plan kickoff meeting and is the main reviewer of the Consolidated Plan.
2	<b>Agency/Group/Organization</b>	Citizens Advisory Commission on Housing
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Citizens Advisory Commission on Housing is a group of civic leaders and housing advocates that advise the Arlington County Board on housing policy and strategies. Commission reviewed the draft recommendations in the Consolidated Plan and provided input.

3	<b>Agency/Group/Organization</b>	Disability Advisory Committee
	<b>Agency/Group/Organization Type</b>	Housing Services-Persons with Disabilities Service-Fair Housing Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Disability Advisory Commission is a group of civic leaders that advises the Arlington County Board on disability issues, including fair housing for people with disabilities. Provided input on the draft Consolidated Plan recommendations and Analysis of Impediments to Fair Housing.
4	<b>Agency/Group/Organization</b>	Department of Technology Services
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Broadband Needs of Housing
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Arlington County Department of Technology Services was consulted in understanding the broadband needs of housing and determining the extent of intervention that the County should consider.
5	<b>Agency/Group/Organization</b>	Department of Environmental Services
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Arlington County Department of Environmental Services was consulted in an effort to review elements of the County's Comprehensive Plan, including the extent of impact of flood prone areas, public land and water resources have on the development of multifamily housing. These elements of the Comprehensive Plan include the Stormwater Master Plan, Chesapeake Bay Preservation Plan, Community Energy Plan, and the Public Spaces Master Plan.

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

Arlington does not have a public housing agency, so this group was not consulted.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Arlington County	Arlington County's Five Year Consolidated Plan goals are designed in coordination with the Action Plan to End Homelessness and the goals of the Continuum of Care.

**Table 3 – Other local / regional / federal planning efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))**

Regional efforts are coordinated through the Metropolitan Washington Council of Governments (MWCOG) and its member agencies. A key initiative that Arlington worked with MWCOG on includes participating in the Regional Housing Initiative. As part of the initiative, local housing and planning directors determined what it would take to increase housing beyond what is currently forecast to provide enough housing for the region’s growing workforce. Part of this effort included setting regional housing targets. This was a year-long effort by local planning and housing director staff and COG to determine 1) how much housing is needed to address the area’s current shortage and whether the region could produce more, 2) the ideal location for new housing to optimize and balance its proximity to jobs, and 3) the appropriate cost of new housing to ensure it is priced for those who need it. Arlington is also working with MWCOG to develop a regional Analysis of Impediments to Fair Housing.

**Narrative (optional):**

**Street Outreach:** Through Arlington County’s CoC, specialized street outreach efforts are operated by the County's Behavioral Healthcare Division (BHD), the County’s Police Department's homeless outreach staff, and a nonprofit partner. This coalition connects with persons living on the streets, in parks, under bridges and in encampments to help guide individuals on a path to safe housing and stability. The Treatment on Wheels (TOW) program deploys a team of mental health professionals into the community offering ongoing case management services for persons living on the streets who may or may not engage with traditional shelter services. TOW services also include clinical assessments, inpatient and outpatient treatment, and connections to housing resources.

**Veterans:** Although Arlington continues to maintain functional zero for veterans since 2015, the CoC continues to prioritize veterans at risk for or experiencing homelessness. The CoC continues to engage

## Demo

Supportive Services for Veteran families (SSVF) providers, the local Veterans Affairs outreach team and military installation within the CoC's geographic jurisdiction, Joint Base Myer-Henderson, to ensure that veterans are connected to services. Partnering with the Department of Housing and Urban Development Veterans Affairs Supportive Housing (HUD-VASH), Arlington County's local Housing Choice Voucher program has maintained 15 HUD-VASH Vouchers since April 2018.

**Youth Homeless:** Arlington County's CoC was able to build on methodology used in its 2018 youth PIT count to better target and assess the needs of youth homeless in the community. These strategies include best practices leveraged from Chapin Hall's Voices of Youth Count Toolkit. The County organized a Youth Homelessness Task Force leadership team comprised of the DHS Child and Family Services Division, Argus House, Aurora House, the Arlington Partnership for Children, Youth and Families, Arlington Public Schools, Second Chance, and other CoC partners to lead efforts around youth homelessness. Youth who participated in the County's 2018 youth PIT count returned to participate on the leadership team to help inform Arlington County's planning efforts to combat youth homelessness. The Youth Homelessness Task Force solicited input on where youth experiencing homelessness were most likely to be identified and begin the implementation of a drop-in center as a safe place for youth access to program services and other CoC resources.

## **PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)**

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

Arlington's goal is to ensure broad participation of Arlington stakeholders in housing and community development planning, program development, implementation and evaluation. The Community Development Citizens Advisory Committee (CDCAC) is the lead group for the Consolidated Plan citizen participation process and was involved in the development of the Consolidated Plan.

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

The housing portion of the Consolidated Plan was developed concurrently with the review of the County's Affordable Housing Master Plan. An independent needs analysis analyzed current population and existing housing stock, and projected housing need over the next 20 years. Another component of the review is the Five Year Report, which summarized progress made toward affordable housing goals over County FY 2016-2020. This review is being conducted under the guidance of the Housing Commission, and includes representation from housing developers, advocates and community members.

The County held three community meetings: a kick-off in September 2020 and two community meetings in November 2020 (one in English and one in Spanish), in order to consult with residents and service providers on housing and community development needs and priorities. Beginning in fall 2019, several community meetings were held to solicit feedback on the draft Analysis of Impediments to Fair Housing Choice and Fair Housing Plan. Staff also attended community and commission meetings, including the Housing Commission, Human Rights Commission, Disability Advisory Commission, and Continuum of Care Homelessness Committee. Beginning in March 2020, all community and commission meetings were held virtually.

## Demo

In addition, there have been many community-wide efforts to assess needs and develop solutions for issues that affect low-income or vulnerable residents over the past several years. Some of these efforts include the following:

- The Community Progress Network, a series of community meetings held in 2018-2019 with low income residents and community partners focused on health and housing;
- The Shared Prosperity Initiative, a partnership of local government, nonprofit and business leaders to identify strategies to mitigate displacement of low-income residents;
- Bridges Out of Poverty, a pilot program that identified institutional barriers that impact the efficient delivery of assistance to vulnerable families.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Meeting	Non-English Speaking - Specify other language: Spanish  Non-targeted/broad community	The County held three Consolidated Plan community meetings - a kickoff hosted by the Community Development Citizens Advisory Committee on September 23, 2020, and two virtual community meetings (one in English on November 19, 2020 and one in Spanish on December 16, 2020).	Summary of comments received at these meetings is attached.	None	

Demo

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Newspaper Ad	Non-targeted/broad community	Arlington County placed a newspaper ad in the Washington Times on February 26, 2021.	The ad invited the public to participate in a public comment period (February 26 - March 28) and attend and comment on the draft Consolidated Plan at upcoming community meetings, where the draft of the Consolidated Plan was being reviewed. This includes the March 3 Community Development Citizens Advisory Committee meeting as well as the April 6 County Board budget hearing.	None	



Demo

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Internet Outreach	<p>Non-English Speaking - Specify other language: Spanish</p> <p>Non-targeted/broad community</p>	<p>The County created a Consolidated Plan webpage that posted updates on the draft and upcoming meetings. The County's Housing News and Notes newsletter further advertised the draft Consolidated Plan and upcoming meetings. In fall 2020, a resident survey was developed to gather feedback on the County's housing and community development needs, as well as barriers to fair housing. Surveys were available online in English and Spanish.</p>	<p>40 residents responded to the survey, with a majority identifying affordability of rental and homeownership housing as a priority.</p>	<p>None</p>	

**Table 4 – Citizen Participation Outreach**

Demo

## Needs Assessment

### NA-05 Overview

#### Needs Assessment Overview

As of 2018, Arlington County, VA had a population of 225,200.1 Between 2012 and 2018, the County's population increased by 13,500 people (+6.4%). The key changes by select demographic group are below.

- Fast growth in 65+ year olds: The number of adults aged 65 and older increased 25.1%, reflecting the aging of the Baby Boomer population.
- Fast growth in children under 18 years old: The number of children increased 18.7%, even though the number of families with children changed little during this period. Instead, this reflects an increase in the number of families with two or more children.
- Losses in young adults aged 25-34 years old: The number of young adults, including older Millennials decreased 11.6% and suggests that the County has not attracted or retained this age group at the same rate as in prior years.
- Fast growth in the Hispanic population: The number of Hispanic residents in the County increased 9.2% from 2012 and was the most significant source of population growth by race and ethnicity.
- Relatively fast growth in the Black or African American population: The number of Black or African American residents in the County increased 5.0% from 2012.
- Slow growth in the white, non-Hispanic population: The number of white and not Hispanic residents in the County increased 2.0% and was the slowest growing of all race and ethnic groups.

In 2018, Arlington County was home to 109,940 households, 15.3% (14,571 households) more than in 2012. The key changes by select household group are below.

- Uneven growth in single-person households: The number of single-person households increased 8.1%, reflecting slower growth in adults younger than 65 living alone (+3.1%) and higher growth rates for adults 65 and older living alone (+34.9%).
- Fast growth in married couples without children: These households increased 31.2% between 2012 and 2018 and one-half (49.1%) of these households were headed by someone aged 55 years old or older in 2018. The fast growth in this household type primarily reflects the increase of Baby Boomers that became empty nesters during this period.
- Increasing concentration of high-income households: Households earning more than \$200,000 increased 31.5% since 2012, while those earning less than \$120,000 increased by 1.7%. As a result of the fast growth of high-income households and slow growth in lower-income

## Demo

households, the share of high-income households earning more than \$200,000 increased from 21.5% in 2012 to 24.5% in 2018.

## NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

As a result of the fast growth in high-income households, the rate of housing cost burden, the share of households paying more than 30 percent of their household income on housing cost (housing cost burdened households), decreased from 32.2 percent in 2012 to 30.0 percent in 2018. However, many household types continued to experience high rates of housing cost burden in 2018.

Nearly two-fifths (38.6%) of all renters paid more than 30 percent of their monthly income on rent and were housing cost burdened, including

- 83.1% of all renter households earning less than 80% of Area Median Income,
- 74.7% of single-person households aged 65 or older,
- 58.1% of householders with a disability,
- 57.6% of single-parent households,
- 52.4% of Black or African American households, and
- 50.2% Hispanic households.

Nearly one-fifth (19.1%) of owner households were housing cost burdened, including:

- 68.8% of all owner households earning less than 80% of Area Median Income,
- 37.1% of Black or African American households,
- 35.2% of single-person households aged 65 or older,
- 34.8% of single-person households younger than 65 or older, and
- 34.1% of single-parent households.

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	207,627	237,255	14%
Households	90,303	103,605	15%
Median Income	\$93,806.00	\$105,763.00	13%

**Table 5 - Housing Needs Assessment Demographics**

**Data Source:** 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

### Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	10,915	7,530	6,085	6,565	72,515

Demo

	<b>0-30% HAMFI</b>	<b>&gt;30-50% HAMFI</b>	<b>&gt;50-80% HAMFI</b>	<b>&gt;80-100% HAMFI</b>	<b>&gt;100% HAMFI</b>
Small Family Households	3,220	2,510	2,020	1,600	27,860
Large Family Households	575	350	345	240	2,865
Household contains at least one person 62-74 years of age	1,780	1,170	875	949	9,695
Household contains at least one person age 75 or older	1,365	925	620	580	2,635
Households with one or more children 6 years old or younger	1,770	1,085	844	510	5,380

**Table 6 - Total Households Table**

**Data** 2011-2015 CHAS  
**Source:**

**Housing Needs Summary Tables**

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	210	20	160	30	420	0	4	0	0	4
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	165	100	145	90	500	0	0	10	15	25
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	355	244	155	55	809	35	4	0	70	109
Housing cost burden greater than 50% of income (and none of the above problems)	5,795	2,745	660	285	9,485	1,395	845	400	160	2,800

Demo

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	495	2,085	2,005	1,905	6,490	335	455	540	745	2,075
Zero/negative Income (and none of the above problems)	960	0	0	0	960	210	0	0	0	210

**Table 7 – Housing Problems Table**

Data 2011-2015 CHAS  
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	6,525	3,110	1,125	460	11,220	1,430	850	410	250	2,940
Having none of four housing problems	1,375	2,540	3,300	3,885	11,100	420	1,030	1,245	1,965	4,660
Household has negative income, but none of the other housing problems	960	0	0	0	960	210	0	0	0	210

**Table 8 – Housing Problems 2**

Data 2011-2015 CHAS  
Source:



3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	2,280	1,819	940	5,039	430	410	239	1,079
Large Related	505	235	150	890	50	25	35	110
Elderly	1,200	698	220	2,118	850	584	364	1,798
Other	2,925	2,325	1,680	6,930	430	275	305	1,010
Total need by income	6,910	5,077	2,990	14,977	1,760	1,294	943	3,997

Table 9 – Cost Burden > 30%

Data 2011-2015 CHAS  
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	2,110	670	280	3,060	385	305	84	774
Large Related	475	40	0	515	50	0	15	65
Elderly	995	374	140	1,509	670	360	190	1,220
Other	2,805	1,705	375	4,885	320	180	115	615
Total need by income	6,385	2,789	795	9,969	1,425	845	404	2,674

Table 10 – Cost Burden > 50%

Data 2011-2015 CHAS  
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	470	234	265	95	1,064	35	0	10	34	79

Demo

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Multiple, unrelated family households	0	80	35	45	160	0	4	0	50	54
Other, non-family households	45	35	0	4	84	0	0	0	0	0
Total need by income	515	349	300	144	1,308	35	4	10	84	133

Table 11 – Crowding Information – 1/2

Data 2011-2015 CHAS  
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source  
Comments:

**Describe the number and type of single person households in need of housing assistance.**

In 2018, Arlington County was home to 109,940 households, 15.3 percent (14,571 households) more than in 2012. Single-person households were the most common household type in 2018; 30.7 percent of all households were single adults under the age of 65 and 7.5 percent were single adults aged 65 and older. Compared to 2012, the number of adults aged 65 and older that were living alone increased 34.9 percent and was the second fastest growing household type, behind families that did not consist of married couples or single parents (other family). The number of single-person households increased 8.1% from 2012 to 2018, reflecting slower growth in adults younger than 65 living alone (+3.1%) and higher growth rates for adults 65 and older living alone (+34.9%). The median income of a single-person household, as estimated using AMI, was \$82,040 for the Washington region in 2018. Nearly two-fifths (38.6%) of all renters paid more than 30 percent of their monthly income on rent and were housing cost burdened, including 74.7% of single-person households aged 65 or older and 57.6% of single-parent households. Nearly one-fifth (19.1%) of owner households were housing cost burdened, including 35.2% of single-person households aged 65 or older, 34.8% of single-person households younger than 65 or older, and 34.1% of single-parent households.

**Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

The Violence Intervention Program (VIP) serves victims of domestic violence, sexual assault and stalking. Over the past several years, the program has served 233- 250 annually.

Arlington County victims are increasingly reaching out for help to end violence in their lives. From July 1 through September 30, 2014, the number of clients served by VIP has increased 33%. In addition, the severity of violence has increased with more victims reporting sexual assault, serious physical injuries such as blows to the head and strangulation and physical or sexual abuse of a child in the home. VIP counselors offer clients advocacy, case management and counseling services to aid them in leaving an abusive partner, but without affordable housing, an estimated 150 clients will be unable to do so as they have nowhere else to go.

It is likely that the need for affordable housing will increase even further over the next three years as Arlington's Project PEACE implements a high-risk domestic violence team approach to reduce severe physical reassaults and homicides. This new national best practice has resulted in a 38% increase in victims seeking out services to end violence in their lives, a huge first step for many victims. The effectiveness of this approach requires a coordinated response across law enforcement, justice and service provider systems so that those in most danger receive services quickly and the most dangerous offenders are identified and held accountable. Successful implementation will require expedited access to emergency shelter and provide additional supports to reduce violence and stabilize the victim and children in safe and affordable housing.

**What are the most common housing problems?**

Having a cost burden is the most prevalent housing problem for residents in Arlington. Housing costs are considered affordable when they account for less than 30 percent of a household's income. Households spending more than this are considered housing cost burdened. In 2018, 30 percent of all households in the County spent more than 30 percent of their household income on housing costs and were considered housing cost burdened, including 36.9 percent of all renters and 20.7 percent of all owners. As a result of the fast growth in high-income households, a smaller share of households in the County was housing cost burdened in 2018 compared to 2012; the County also had a smaller share of housing cost burdened households in both years compared to the region after adjusting for home ownership rates.

Even though a smaller share of households was housing cost burdened in 2018 compared to 2012, the total number of burdened renters increased 12.6 percent (+2,600 households) and the total number of burdened owners increased 1.3 percent (+130 households). The most significant increases were in the number of renters spending between 40 and 49.9 percent of household income on rent (+70.2%, +1,965 households) and in owners spending between 30 and 34.9 percent of household income on owner costs (+53.8%, +1,150 households). The increase in renters spending 40-49.9 percent of their income on rent

was predominantly driven by younger renters earning \$30,000-\$59,999; the increase in owners spending 30-34.9 percent of their income on housing costs was also driven primarily by younger owners with varying incomes, suggesting that these households may be newer owners. The number of severely housing cost burdened households, those spending more than 50 percent of their household income on rent, also increased modestly in absolute terms, rising from 13,435 households in 2012 to 14,190 households in 2018.

### **Are any populations/household types more affected than others by these problems?**

Several key household types were more likely to be housing cost burdened, including lower income households, older adults and younger homeowners, single parent households and single-person households, minority households, and households where the householder has a disability. Low income households, both renter and owner, were more likely to be housing cost burdened in 2018. Renters earning less than \$80,000 had higher rates of burden than the average renter household and owners earning less than \$120,000 had higher rates of burden than the average owner household. Homeowners earning more than \$80,000 were also more likely than renters to be housing cost burdened.

Housing cost burden rates varied significantly by the age of the householder. For renters, the most burdened age group was adults aged 65 and older, 64.8 percent of whom were burdened. The second most burdened age group for renters was younger adults aged younger than 25 years old. Housing cost burden rates for working-aged adults were more consistent, with adults between 35 and 64 years old experiencing somewhat elevated rates of burden compared to those aged 25-34 years old. For owners, the highest rates of burden were younger adults (<25 years old), 26.8 percent of whom were burdened. The rates of burden declined on average until the householder was about 54 years old and then were similar for the households that were most likely to have retirees (55+ years old)

Similar to the burden rates by age, these rates vary by household type, with the largest rates of burden occurring for adults aged 65 and older that live alone; 75.7 percent of older renters and 35.2 percent of older owners were paying more than 30 percent of their household income on housing costs. Single parent households also had higher than average rates of burden, with 57.6 percent of single parent renters and 34.1 percent of single parent owners paying more than recommended on housing costs. Married couples without children and households consisting of unrelated roommates had the lowest rates of burden, both for renters and owners.

Black or African American and non-Hispanic householders had the highest housing cost burden rates for all major race and ethnic groups. More than one-half (52.4%) of Black or African American, non-Hispanic renter households and 37.1 percent of owners paid more than 30 percent of their income on rent or owner costs, respectively. Hispanic householders of any race had the second largest rates of burden, with 50.2 percent of renters and 24.1 percent of owners spending more than 30 percent of their household income on housing costs. White, non-Hispanic householders were the least likely renters to be housing cost burdened, while non-Hispanic Asian or Pacific Islander households had the smallest

share of cost burdened owners; the number of owners that were multiracial or of another race was small and the estimates of housing cost burden are subject to a larger margin of error.

Households where the householder had a disability were also more likely to pay more than 30 percent of their incomes on housing costs and 58.1% of renters and 27.5 percent of owners with a disabled householder did so. These households were more likely to be older, live in a single-family detached home, and receive Social Security or public assistance than households headed by someone without a disability. For owners, households headed by someone with a disability were more than twice as likely to own their home free and clear as those without a disability, suggesting that a combination of lower income levels or higher maintenance, taxes or other costs were contributing to the higher rates of cost burden rates for owners more than mortgage costs.

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

Roughly 51% of families entering shelter do so with no earned income and almost 60% are food insecure, as evidenced by the percentage of families receiving SNAP benefits. Families with children at risk of homelessness have the following characteristics and needs:

- Limited support from family and/or friends: network impoverishment
- Poor credit history
- Low income: insufficient income for a high cost area like Arlington
- Poor work history: chronic unemployment
- History of mental health or substance abuse
- Criminal history which impacts ability to get a job or housing
- Immigration status: lack of legal presence impacts ability to obtain employment and housing
- Large household size: hard to find affordable housing with 3+ bedrooms

Individuals at risk of homelessness have the following needs and characteristics:

- History of homelessness and living on the street or in shelter
- Mental health and substance abuse issues
- Little to no income
- Limited positive social relations and networks
- Poor physical health
- Poor self-care

## Demo

- Poor work history
- Criminal history

Formerly homeless families and individuals who are receiving rapid rehousing assistance and are nearing the termination of that assistance have the following needs:

- Money management counseling
- Affordable housing
- Greater income: more work hours; living wage employment
- Job skills training which could lead to living wage employment
- Families often need assistance with securing childcare and health care
- Individuals often need assistance with health care and managing substance abuse and mental health issues.

Families spend a median length of 9.6 months receiving rapid rehousing assistance and only exit with an average employment rate of 68%, relying more on other forms of income such as TANF, general relief, child support or Social Security. Individuals exiting rapid rehousing have even lower employment rates at exit, averaging 36.5% and an even greater reliance on Social Security income.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

At-risk clients are identified through the County's Centralized Assessment, and includes clients in rent or utility arrears, or with other issues that put them at risk of homelessness. Arlington County does not estimate this population but serves clients on an as needed basis. The number of clients in various programs has remained relatively consistent over the past several years; however, due to the COVID-19 pandemic beginning in spring 2020, the County has experienced a substantial growth of households at risk of homelessness. Approximately 1,550 households were assisted in County FY 2020 (federal FY 2019) to avoid eviction or have received emergency rental assistance funding. This previous year increase is largely due to the COVID-19 pandemic and impact on working families with children due to closed schools and childcare, underemployment and unemployment. Arlington County's typical volume of assistance target services to 800 households at-risk of homelessness annually.

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

In Arlington, housing characteristics linked with instability and an increased risk of homelessness are:

- **Rent burdened:** a household paying more than 30% of income on housing is at increased risk of homelessness.

## Demo

- **Overcrowding:** a household living in a doubled-up situation is at high risk of homelessness. If the household is not on the lease or a welcome guest, the household could be asked to leave at any time.
- **Under housed:** Living in a unit not properly sized due to affordability. Being under housed creates stress on a household and is unhealthy for children, can result in instability and put a household at increased risk of homelessness.
- **High cost housing market:** High rents in Arlington make it difficult to serve low income households.

## Discussion

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

Housing problems are defined as a household having any one of the following: a cost burden greater than 30% of income, more than one person per room, and/or housing without complete kitchen or plumbing facilities. Disproportionately greater need exists when the percentage of persons in a category of need, who are members of a particular racial or ethnic group, is at least ten percentage points higher than the percentage of persons in the category as a whole.

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,780	955	1,170
White	3,450	315	550
Black / African American	1,850	170	260
Asian	940	315	225
American Indian, Alaska Native	90	0	0
Pacific Islander	4	0	0
Hispanic	2,280	145	110

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2011-2015 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

### 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,495	1,035	0
White	2,975	510	0
Black / African American	795	175	0



Demo

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Asian	1,060	170	0
American Indian, Alaska Native	20	15	0
Pacific Islander	0	0	0
Hispanic	1,535	140	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data 2011-2015 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

**50%-80% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,085	2,000	0
White	2,390	834	0
Black / African American	360	305	0
Asian	445	235	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	814	579	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data 2011-2015 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

**80%-100% of Area Median Income**

<b>Housing Problems</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	3,360	3,195	0
White	2,305	1,800	0
Black / African American	340	350	0
Asian	325	330	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	354	675	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data 2011-2015 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

**Discussion**

There is not a disproportionately greater need in any racial or ethnic group for housing problems. The percentage of the jurisdiction as a whole that has a housing problem is high (around 80%+ in the income categories from 0%-50% of area median), largely because of cost burden.

**NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)**

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

**Introduction**

Severe housing problems are defined as a household having any one of the following: a cost burden greater than 50% of income, more than 1.5 persons per room, and/or housing without complete kitchen or plumbing facilities.

**0%-30% of Area Median Income**

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,955	1,795	1,170
White	3,095	665	550
Black / African American	1,610	400	260
Asian	820	430	225
American Indian, Alaska Native	90	0	0
Pacific Islander	4	0	0
Hispanic	2,165	260	110

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Data 2011-2015 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

**30%-50% of Area Median Income**

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,960	3,570	0
White	2,060	1,420	0
Black / African American	380	590	0
Asian	475	750	0

Demo

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
American Indian, Alaska Native	20	15	0
Pacific Islander	0	0	0
Hispanic	965	715	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Data 2011-2015 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

**50%-80% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	1,535	4,545	0
White	910	2,320	0
Black / African American	70	590	0
Asian	310	365	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	239	1,149	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data 2011-2015 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

**80%-100% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	710	5,850	0
White	395	3,710	0
Black / African American	25	665	0
Asian	125	530	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	165	864	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data 2011-2015 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

**Discussion**

According to the CHAS data, the categories that experience disproportionately greater need are American Indian, Alaska Native and Pacific Islander in the 0%-30% AMI and Asian in the 50%-80%AMI categories.

**NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)**

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

**Introduction:**

Housing problems are defined as a household having any one of the following: a cost burden greater than 30% of income, more than one person per room, and/or housing without complete kitchen or plumbing facilities. Disproportionately greater need exists when the percentage of persons in a category of need, who are members of a particular racial or ethnic group, is at least ten percentage points higher than the percentage of persons in the category as a whole.

**Housing Cost Burden**

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	72,405	16,275	13,695	1,235
White	53,700	10,285	6,795	550
Black / African American	4,650	1,640	1,985	260
Asian	6,140	1,685	1,485	255
American Indian, Alaska Native	115	50	90	0
Pacific Islander	55	0	4	0
Hispanic	6,200	2,285	3,070	145

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data 2011-2015 CHAS  
Source:

**Discussion:**

As mentioned elsewhere, having a cost burden is the most prevalent housing problem for residents of Arlington County. According to the CHAS data, African Americans, American Indian/Alaska Natives, and Hispanics experience a disproportionate cost burden. Compared to 29% of the jurisdiction as a whole that is cost burdened, 42% of African Americans, 55% of American Indian/Alaska Natives, and 46% of Hispanics are cost burdened. It should be noted that American Indian/Alaska Native households represent a very small sample of total households.

## **NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

### **Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

As mentioned elsewhere, having a cost burden is the most prevalent housing problem for residents of Arlington County. According to the CHAS data, African Americans, American Indian/Alaska Natives, and Hispanics experience a disproportionate cost burden. Compared to 29% of the jurisdiction as a whole that is cost burdened, 42% of African Americans, 55% of American Indian/Alaska Natives, and 46% of Hispanics are cost burdened. Additionally, according to the CHAS data for severe housing problems, there were three categories that experienced disproportionately greater need: American Indian, Alaska Native and Pacific Islander in the income bracket of 0%-30% AMI and Asian in the income bracket of 50%-80% AMI. While 84% of households earning 0-30% AMI report one or more housing problem, 100% of American Indian, Alaska Native and Pacific Islander households do. While 25% of households earning 50-80% AMI report a housing problem, 46% of Asian households in this bracket do. It should be noted that American Indian/Alaska Native and Pacific Islander households represent a very small sample of total households.

### **If they have needs not identified above, what are those needs?**

According to the 2016-2018 American Community Survey (microdata), Black or African American and non-Hispanic householders had the highest housing cost burden rates for all major race and ethnic groups. More than one-half (52.4%) of Black or African American, non-Hispanic renter households and 37.1% of owners paid more than 30% of their income on rent or owner costs, respectively. Hispanic householders of any race had the second largest rates of burden, with 50.2% of renters and 24.1% of owners spending more than 30% of their household income on housing costs. White, non-Hispanic householders were the least likely renters to be housing cost burdened, while non-Hispanic Asian or Pacific Islander households had the smallest share of cost burdened owners; the number of owners that were multiracial or of another race was small and the estimates of housing cost burden are subject to a larger margin of error.

### **Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

The racial and ethnic composition of Arlington County's population has generally remained stable. The non-White population of the County has decreased slightly from 29.82% to 28.51% between 2010 and 2017. Hispanic residents are the largest ethnic minority group in Arlington County, accounting for 15.55% of the population in 2017. Asian and Black residents account for approximately 10% and 9% of the population, respectively. The minority population is primarily concentrated in the southwest area of the County along the Columbia Pike corridor. In the northernmost census tracts, less than 15% of the population is non-White. The non-White population was more concentrated in 2010 than in 2017. While the proportion of the population that identifies as Hispanic is relatively unchanged, there are more areas

## Demo

in 2017 in which less than 5% of the population is Hispanic. See NA-25 for maps of racial and ethnic groups.



**NA-35 Public Housing – 91.205(b)**

**Introduction**

**Totals in Use**

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	27	0	1,259	2	1,256	1	0	0

**Table 22 - Public Housing by Program Type**

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

**Characteristics of Residents**

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	20,426	0	17,013	11,386	17,029	8,088	0	
Average length of stay	0	7	0	7	2	7	0	0	
Average Household size	0	1	0	2	3	2	1	0	

Demo

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	4	0	387	0	386	1	0
# of Disabled Families	0	3	0	256	1	255	0	0
# of Families requesting accessibility features	0	27	0	1,259	2	1,256	1	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	6	0	438	0	438	0	0	0
Black/African American	0	19	0	693	2	690	1	0	0
Asian	0	2	0	120	0	120	0	0	0

Demo

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
American Indian/Alaska Native	0	0	0	5	0	5	0	0	0
Pacific Islander	0	0	0	3	0	3	0	0	0
Other	0	0	0	0	0	0	0	0	0

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	4	0	261	0	261	0	0	0
Not Hispanic	0	23	0	998	2	995	1	0	0

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

**Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

Arlington does not have public housing.

**Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

The Housing Choice Voucher (HCV) program fulfills a critical need, as it makes it possible for more than 1,400 households to live in Arlington that would otherwise be very unlikely to afford suitable housing in the community. Roughly 75% of the families admitted to the HCV program must be Extremely Low Income (below 30% AMI), and the other 25% can be up to the Very Low-Income Level (50% AMI). However, the eight-year waiting list for vouchers is a clear indicator that this Federal program does not come close to meeting the housing needs of all low-income individuals of families that seek to live in Arlington. The County and its nonprofit partners continue to be hard pressed to supplement the need for rental assistance in the absence of additional funding and vouchers for the HCV program.

Arlington County's Housing Choice Voucher (HCV) Program after eight years, conducted a limited wait list opening in July 2020 for 200 specialized non-elderly, disabled, homeless and at-risk of homelessness applicants. Prior to this opening the HCV Program had approximately 300 Households remaining on its waiting list since its 2012 opening. The program over the last eight years has converted many waitlisted households into vouchers for lease, primarily exhausting households with preference standings. However, Arlington's HCV waiting list participants represent household sizes with an average of 2.9 members (median N=3). Roughly 10% of the households on the HCV waiting list report a disability and the another 15% are elderly. The County's most immediate needs remains the need for affordable units and larger bedroom sizes.

**How do these needs compare to the housing needs of the population at large**

Higher rents in Arlington make it difficult to serve low income households. According to Federal program rules, rent cannot exceed Federal small area fair market rents for the region. Arlington County's budget utilization for the HCV Program outpaces the number of vouchers available for lease due to the high cost per rents. The supply of available housing units or homes in Arlington have rents within the Federal limit also poses a constraint, which can be a barrier for tenants looking for affordable housing. Furthermore, current efforts to increase lease-up rates have been impeded by lack of affordable housing, particularly for families requiring two- or three-bedroom units. The lack of affordable units, in particular family sized affordable rental units, continues to be a challenging problem throughout Arlington.

**Discussion**

## NA-40 Homeless Needs Assessment – 91.205(c)

### Introduction:

Implemented in 2008, *A Passage Way Home – A 10-Year Plan to End Homelessness*, provided the Arlington County Continuum (CoC) an opportunity to strengthen its system of care for persons and families experiencing homelessness. As the 10-Year Plan closed in 2018, fulfilling our original goal of eliminating homelessness in Arlington is *Within Our Reach*, provided we can continue to work together as a community to support and assist our neighbors in need. Building on our past work, the mission of *Within Our Reach – A Three-Year Strategic Plan* remained: sustaining an integrated, community-based support system which will help households at risk of homelessness keep their housing, and assisting any household that does become homeless in regaining stable housing within 30 days.

The principles that continue to guide our work to prevent and end homelessness include:

- Commitment from all sectors of the community
- Use of best practice, evidence-based solutions in shaping programs and services
- Ensuring the availability of affordable, appropriate housing options
- Using culturally competent and consumer-centered services
- Committing enough financial resources to sustain our work

The County has reduced the number of homeless persons counted in the Point in Time survey from 239 in 2015 to 199 in 2020, representing a 17% overall reduction. The County met its Affordable Housing Master Plan goal of reducing homelessness to 200 or less by 2020 as measured by the Point in Time Count survey. Over the next five years, Arlington will reduce its homeless point in time count to 165. Arlington will strive to reduce, over five years, the number of days persons experience homelessness to 30 days, which is the HUD goal. Achieving this goal will be challenging, as homeless households find it difficult to access and then sustain affordable housing in Arlington.

**Homeless Needs Assessment**

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	64	150	0	135	105
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	34	101	500	0	80	100
Chronically Homeless Individuals	15	5	20	0	17	180
Chronically Homeless Families	0	0	0	0	0	0
Veterans	1	2	10	0	5	90
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	1	4	5	0	4	80

**Table 26 - Homeless Needs Assessment**

**Data Source Comments:** Data sources include annual Point-In-Time Count, System Performance Measures, HUD Annual Performance Reports, and the CoCs Annual Community Outcomes.

Indicate if the homeless population is:  Has No Rural Homeless

## Demo

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

In Arlington, .86% of households in rental units were evicted in 2016. It is not known how many of these households become literally homeless as a result. Arlington has a progressive targeted eviction prevention program which is widely advertised and known by property managers, the staff of all human service organizations, public and private, and residents. This program has been strengthened since 2020, when the COVID-19 pandemic exacerbated housing challenges for thousands of residents. The programs are affirmatively marketed to underserved members of the community.

**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	126	0
Black or African American	322	0
Asian	15	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	73	0
Not Hispanic	397	0

Data Source

Comments:

Data from the FY2019 PMP measures.

**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

**Families:**

- Housing Choice Voucher Program provides rental assistance to an average of 665 families with children annually.
- Arlington County’s local Housing Grant program provides rental assistance to an average of 331 working families with minor children annually.
- Arlington County’s Permanent Supportive Housing (PSH) program provides rental assistance to an average of 45 families with children annually.
- Arlington’s family shelters serve an average of 67 households per year.

**Veteran Families:**

Arlington County reached “functional zero” in December 2015, effectively ending Veteran homelessness. Over the last 5 years, the community has been able to sustain functional zero by collaborating closely with the Veterans Administration (VA), Supportive Services for Veteran Families (SSVF), street outreach and engagement teams, nonprofit partners and the Arlington County Housing Choice Voucher Program.

- The Housing Choice Voucher Program has identified three self-reported, veteran family household participants.
- In addition to supporting veterans through 15 VASH vouchers, Arlington County’s PSH program and single adult shelters assist veterans to obtain and access housing placements.



Veterans continue to be prioritized for prevention assistance to stop homelessness before it occurs and are swiftly matched with an appropriate housing solution if prevention efforts are unsuccessful.

### **Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

Black and Brown people are more likely to experience homelessness in Arlington County – consistent with an alarming and growing trend throughout the country. For the last three years, an average of 70% of persons entering emergency shelter in Arlington identified as Black or African American, despite being less than 10% of Arlington’s general population. A deeper analysis of data suggests:

- Shelter inflow consistently reflects Black persons disproportionately compared to Arlington’s general population and poverty rates.
- Shelter outflow suggests that Black persons do enter permanent housing at comparable rates to White people.
- Rapid Re-housing inflow suggests that Black persons access this intervention at equitable rates compared to White people.
- There is a noticeable decrease in the number of Black persons served in federally funded PSH compared to emergency shelter and Rapid Re-housing.
- There is a relatively small percentage of Hispanic persons accessing PSH (both locally and federally funded).
- It is worth exploring the increase in the number of White-Non-Hispanic people served in federally funded PSH, compared to their inflow of emergency shelter and Rapid Re-housing.

### **Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

Like national trends, single adults experiencing homelessness continue to be the largest population experiencing homelessness within the Arlington County. On any given night, 34% of our single adult population remains unsheltered, compared to 66% that are sheltered. Arlington has not historically had any unsheltered families experiencing homelessness and 100% of families with children are sheltered.

### **Discussion:**

## **NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)**

### **Introduction:**

Arlington County adopted a Supportive Housing Plan in 2005. The goal of the plan is to develop 425 units of Permanent Supportive Housing (PSH) and develop sufficient small-scale supportive housing to meet the housing needs of special needs sub-populations. Small scale housing can include group homes, assisted living, clustered apartments, studio apartments, and intermediate care facilities.

PSH is an evidence-based model that provides affordable housing integrated in the community. Leases are in the clients' names and clients pay 30% of income toward rent. About half of the County's PSH units house individuals with disabilities who are homeless and the remaining units are for persons with serious mental illness (SMI), developmental disabilities (DD), substance abuse disorders (SA), and youth aging out of foster care who have a critical housing need.

As of the end of County FY 2020 (federal FY 2019), Arlington County had a total of 424 PSH units occupied, including both County and nonprofit CoC programs. The goal is to continue to reach 425 County designated PSH units, of which 299 have been committed. Furthering the development goal of additional PSH units within at least 5%-10% of new multifamily affordable housing developments will contribute towards achieving the remaining 126 committed affordable units. Resources needed to achieve this goal include 1) capital dollars to buy down committed affordable units (CAFs) to 50% or 40% AMI rents; 2) ongoing rental subsidy to pay the difference between the tenant payment and the rent; 3) case management and support services; and 4) PSH unit staff.

Arlington County has about 1,550 beds in group homes, transitional, assisted living, intermediate care facilities, intensive residential living, and supervised apartments for the County Community Services Board (CSB) populations, including SMI, SA and DD. There are more than 1,000 apartments in HUD financed senior buildings. All of these buildings have waiting lists. Arlington County provides home-delivered meals, mental health services, personal care home health assistance, and nursing case management to more than half of the frail elderly in these buildings.

### **Describe the characteristics of special needs populations in your community:**

Permanent supportive housing (PSH) serves low-income (40% or below AMI) residents with a disability and housing need. Many of these individuals lack familial or family support, are living in overcrowded or substandard housing situations, have serious mental health illnesses (SMI), poor credit, prior eviction and/or criminal histories. A significant number of individuals have multiple disabilities and/or chronic health conditions, and very few have access to a car. The service needs of PSH applicants vary greatly since the program serves individuals with a variety of disabilities.

Person with intellectual or developmental disabilities also have housing needs. Most residents in DD housing leave their homes daily to attend day support, pre-vocational and supported employment programs, so transportation is also a need.

Persons with SMI mental health have limited access to community resources, have difficulty paying their rent and bills, and often have some involvement with the criminal justice system. They also often have co-occurring substance abuse disorders, co-morbidity, and are unable to obtain and maintain steady employment.

Persons who experience moderate to severe substance use disorders frequently are involved with the criminal justice system, are homeless or have had periods of homelessness, have erratic employment histories and limited work skills, are IV drug users, have co-occurring psychiatric disorders, have various medical problems, and have prior treatment experiences and are at high risk for relapse behavior.

Low-income seniors and frail elderly (age 60+) on fixed incomes require affordable housing and access to community services, including financial assistance, recreational and social activities, transportation, and affordable healthcare. Frail elderly also need help with activities of daily living, such as nutritious meals, personal care, and housekeeping. Elderly and persons with disabilities prefer to age in place, in the community of least restriction, but to do so requires availability and access to long-term services and supports. Over time, frail elderly without access to home and community-based supports often need to transition to a higher level of care, such as assisted living or housing communities for seniors with on-site services.

Persons who have experienced domestic violence, dating violence, sexual assault, and/or stalking have a need for one or more of the following services: legal intervention, individual and family counseling, healthcare services, safety planning, shelter and housing relocation. Low-income households experiencing the trauma of domestic violence need affordable housing, rental and financial assistance, and help accessing affordable housing due to leasing barriers that may be a result of domestic violence abuse.

### **What are the housing and supportive service needs of these populations and how are these needs determined?**

PSH clients need affordable units that are on a public transportation line. Ground floor and/or accessible units are continued needs due to mobility and aging issues of some. Flexible landlords willing to consider mitigating circumstances, such as poor credit, prior rental evictions, or criminal histories, are required. The service needs of PSH clients vary greatly, since the program serves individuals with a variety of disabilities. Long-term housing-based case management is needed for all. Case management services include assistance with budgeting and paying rent, assistance with resolving housekeeping issues, addressing any disability-related issues (medication management, coordination of medical services, etc.). Ongoing support related to lease compliance is critical.

**Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

In Arlington County, there are 1,271 people living with HIV/AIDS as of December 2019. In calendar year 2019, there were 33 new HIV infections in Arlington County, with an average of 34 new HIV infections every year between 2015 and 2019. These rates in Arlington have been a continual decline in new HIV infections since 2014.

**Discussion:**

Current supportive housing and wait lists for special needs populations are below (as of June 30, 2020):

- Permanent Supportive Housing (MH, SA, DD): 301 occupied\*; 49 wait list
- Group homes (MH, SA, DD): 83 occupied, 37 wait list
- Transitional housing (MH, SA): 37 occupied, 35 wait list
- ICF-DD: 20 occupied, 0 wait list
- Supervised apartments (DD): 26 occupied, 0 wait list
- Mary Marshall Assisted Living Residence (MH, DD): 50 occupied, 0 wait list\*\*

\*includes County local program only

## **NA-50 Non-Housing Community Development Needs – 91.215 (f)**

### **Describe the jurisdiction's need for Public Facilities:**

Public facilities have traditionally been funded through local resources, not through federal CDBG or HOME funds. Most acquisition, demolition, rehabilitation or construction projects of public facilities are financed with the use of general obligation bonds or other local financing tools.

Arlington County's building inventory totals over two million square feet of floor area, soon to be increased with the completion of an aquatic center. Improvements in building energy efficiency helped the County surpass its 2012 goal of reducing emissions from government operations by ten percent (10%) from 2000 levels. Arlington's Community Energy Plan (CEP), updated in 2019, laid out aggressive energy targets and set Arlington's goal of becoming carbon neutral by 2050. Buildings generate approximately 58 percent of greenhouse gas emissions in Arlington. The County encourages developers to build high performance green buildings to reduce environmental impacts in the County. The County's voluntary green building program uses the U.S. Green Building Council's LEED® rating system as a standard. An update to the County's Green Building Incentive Policy was adopted in December 2020, which offers bonus density to new projects in exchange for meeting specific energy and environmental criteria.

The County owns one parking facility at Ballston Metro Station and manages more than 5,300 on-street parking spaces. As part of its Master Transportation Plan (MTP), adopted in 2011, parking and curb space are carefully coordinated in developing housing and commercial space. A bicycle element of the MTP promotes increased use of bicycles in Arlington's urban environment. Federal funds have not been used to construct public parking facilities. There is a strong system of parks and recreation facilities throughout the County. The County does not use CDBG funds to acquire, construct, or rehabilitate park and recreation facilities. The County operates 14 community centers, including six senior centers, which are available to enhance the physical and mental wellbeing of Arlington's community through programs and activities fostering wellness and socialization. Multiple low-cost activities are provided throughout the County for youth, seniors, families and individuals.

Arlington also offers services to help adults with functional limitations remain in the community as long as possible. Adult day health care provides support and respite to caregivers. While the County does not operate facilities exclusively dedicated to persons with physical disabilities, there is a dedicated Disability Coordinator and a community advisory group, the Disability Advisory Commission, to promote maximum independence and access for persons with disabilities. Similarly, the County's Intellectual and Developmental Disability Services Program assists residents in accessing services to enable them to remain in the community. Funding for these programs primarily comes from the state, non-housing federal funds, and local general funds. In 2015, the County replaced the seasonal Emergency Winter shelter with a permanent, comprehensive Homeless Services Center, in a former seven-story office building in the Courthouse neighborhood. The center delivers center-based programs and services that include employment and life skills training, benefit enrollment, mental health and substance abuse

counseling and treatment, shelter, shower, laundry and mail facilities. The center features 50 year-round shelter beds, 25 winter hypothermia prevention beds, and 5 medical respite beds. The Homeless Services Center is a critical component of the community's efforts to end homelessness.

### **How were these needs determined?**

Arlington's planning efforts are guided by its Comprehensive Plan, containing the following elements - Chesapeake Bay Preservation Plan and Ordinance, General Land Use Plan, Historic Preservation Master Plan, Affordable Housing Master Plan, Master Transportation Plan, Public Spaces Master Plan, Urban Forest Master Plan, Natural Resources Management Plan, Recycling Program Implementation Plan, Sanitary Sewer System Master Plan, Stormwater Master Plan, Water Distribution Master Plan, and Community Energy Plan. Each plan or element is developed by professional staff in coordination with residents, other stakeholders and elected officials.

### **Describe the jurisdiction's need for Public Improvements:**

Arlington adopted a Stormwater Master Plan in September 2014. The plan contains information on the condition of the County's stormwater management systems, streams and watersheds, in addition to recommendations for improvements. Arlington is in the Chesapeake Bay watershed, with much of its infrastructure developed before local environmental statutes. As a result of the Chesapeake Bay Preservation Act, enacted by the Virginia General Assembly in 1988, the County adopted a Chesapeake Bay Preservation Ordinance in 1992. The Chesapeake Bay Preservation Plan identifies and characterizes the County's water resources, and maps actions that we can take to help preserve and restore local streams, the Potomac River, and the Chesapeake Bay.

Arlington does not have a solid waste landfill or transfer center. Solid waste disposal occurs at the Lorton Landfill in neighboring Fairfax County. Because of its density, it is highly unlikely that any solid waste disposal site will be built within the County in the future. Fees associated with solid waste disposal and improvements are supported by County general funds. The Solid Waste Management Plan (SWMP) is Arlington County's planning document for solid waste management and alternatives. The SWMP prescribes methods for developing efficient, economic, and environmentally sound waste management programs.

Arlington's Master Transportation Plan, adopted in 2007, guides development of transit-related improvements, such as streets, sidewalks, and parking. The overall goals, policies and map elements of the plan are supported by six modal element documents — bicycle, transportation demand and system management, parking and curb space management, pedestrian, streets, and transit — which provide more detailed guidance. The plan follows six guiding policies: provide high-quality transportation services, move more people without traffic, promote safety, establish equity, manage effectively and efficiently, and advance environmental sustainability.

Citizens who wish to have concrete curb, gutter or sidewalks installed on their block are encouraged to participate in the County's Neighborhood Conservation program, a bond and general funded community-based program for comprehensive block improvements. While this program has traditionally not been funded through CDBG, eligible neighborhoods may be able to access CDBG funds under the goal of fostering sustainable neighborhoods.

### **How were these needs determined?**

See Public Facilities section.

### **Describe the jurisdiction's need for Public Services:**

Public services or non-housing community development needs are important to the quality of life of residents. These services complement the County's housing priorities and serve specific populations. For example, the foreign-born immigrant population comprises 23.6% of Arlington's population and about 36% speak Spanish as their primary language. The County ensures that there is adequate language capability to serve this population. For example, soft skills including English language training and confidence building are included in workforce training programs to connect immigrants to the labor market. Legal services are also funded to enable low-income immigrants to pursue legal status, obtain or renew work authorization to have access to better jobs, working conditions and higher wages to build assets and increase self-sufficiency. Financial literacy and credit counseling empower economically vulnerable residents to make sound money management decisions, meet financial obligations, save for short and long-term goals, and prevent households from becoming homeless. Digital literacy, in addition to access to affordable high-speed internet and technology devices, is a key factor in developing economic self-sufficiency.

Public health services, including dental services, have been identified as priority areas. Although the County ranks high in health outcomes, disaggregated data as part of the Destination 2027 study revealed health disparities across the County; in fact, there could be as much as a decade of difference in life expectancies between affluent and low-income neighborhoods. Health disparities were higher among several populations, including people of color, women, low-income residents and those living with disabilities. The County intends to address these disparities through adoption of a Health Equity Policy, with outcomes expected by 2027. The County's Department of Human Services works with nonprofit partners to provide health care and related services to those in critical need. Overall, the continued goal is to promote the health of the Arlington community and prevent diseases and other conditions that would harm the community.

Food insecurity is an economic and social indicator of the health of a community. Arlington Food Assistance Center (AFAC) is a nonprofit that is the main provider of supplemental food for low-income residents in the County. AFAC purchases food and distributes to eligible families, seniors and disabled

residents who cannot afford to purchase enough food. Provision of this supplemental food allows residents to meet other basic needs such as rent, utilities, and medications. Since 2014, there has been a steady increase in the number of households and clients receiving food from AFAC. Projections for FY2021 and FY2022 show an estimated increase of 3,000 visits. Projected changes to unemployment and poverty as a result of COVID-19 is are likely to have the greatest impact on food insecurity. One third of students in the Arlington Public School (APS) system receive free and reduced lunches. Elementary schools with the largest percentage of students that receive free and reduced lunches include Barrett, Drew, Randolph, Carlin Springs and Barcroft. Youth development programs provide after school academic support and enrichment, exposure to careers, internships and mentoring opportunities to enable high school youth to pursue college education, expand opportunities, develop civic engagement skills, and prepare for the future. Other anticipated future needs include services for the elderly population, including housing and associated services including telehealth, programs to minimize social isolation and improve well-being. Other types of public services focus on the broader needs of tenants including education through workshops that discuss tenant rights and responsibilities, fair housing education and counseling for tenants and landlords.

### **How were these needs determined?**

Community needs were determined through a variety of methods including data analysis, a community survey, and community wide and topic specific forums to assess needs and develop solutions to issues that affect residents. In addition to activities specifically related to the Consolidated Plan, discussions and sources include the following:

- The Community Progress Network, a series of community meetings held in 2018-2019 with low income residents and community partners focused on health and housing;
- The Shared Prosperity Initiative, a partnership of local government, nonprofit and business leaders to identify strategies to mitigate displacement of low-income residents;
- Bridges Out of Poverty, a pilot program that identified institutional barriers that impact the efficient delivery of assistance to vulnerable families;
- Destination 2027, an assessment of health inequities and a plan for creating health equity in Arlington.
- COVID-19 Impact Surveys conducted by the Northern Virginia Affordable Housing Alliance on housing needs.
- Virginia Hospital Center Needs Assessment and Virginia Health Foundation reports, published in November 2017 and describing health needs of low-income residents.
- Capital Area Food Bank Hunger Report, an assessment on food security in the greater DC area, published in October 2020.
- Digital Equity initiative focus groups and survey, conducted in spring 2020 to determine gaps and opportunities for low-income, elderly and other populations that are disparately impacted by the digital divide.



# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

As of 2018, Arlington County, VA had a population of 225,200. Between 2012 and 2018, the County's population increased by 13,500 people (+6.4%). Arlington's housing market has been characterized by escalating rents and homes prices over the past decade. The appeal of the Washington, DC region, and Arlington County in particular has increased demand for housing in the County. Changing socioeconomic characteristics of its residents have led to substantial increases in housing costs and changes in the types of housing being built in the County.

Between 2012 and 2018, the number of housing units in Arlington County increased by 7,200, an annual average increase of 1,200 units, or 1.1% annual growth. Nearly all of this increase was from units in multi-family buildings with more than three units. The number of units in multi-family buildings increased by 6,900 (+10.1%) and these units accounted for 65.4% of all the housing in the County in 2018, up from 63.3% in 2012.

The number of single-family attached units (e.g. townhomes) increased by 200 (+1.8%) but remained the least common housing type, accounting for 9.7% of the County's housing stock in 2018. The number of single-family detached homes increased by 100 units (+0.4%) between 2012 and 2018 and had the smallest gain. As a result of the below-average growth, the share of units that were single-family detached decreased from 26.4% in 2012 to 24.8% in 2018.

Compared to the Washington region as a whole, Arlington households were far more likely to live in units built prior to 1950. Nearly one-quarter (24.2%) of Arlington households lived in a unit dating to pre-1950 and 13.3% lived in a unit built in the 1950s; regionally, these shares were 12.8% and 9.3%, respectively. Households in Arlington were less likely to live in a unit built between 1960 and 2009 compared to the region as a whole; 54.2% did so in Arlington County while 71.1% did so in the region. Households in Arlington were slightly more likely to live a unit built since 2010, and 8.3% did so compared to 6.8% in the region.

The diversity of the housing stock partially reflects when the housing was built. In Arlington County, the majority of the surviving housing built prior to 1960 was single-family detached. Units built prior to 1950 also included a larger share of single-family attached units and housing in buildings with 2-19 units (garden and low-rise). Housing built in the 1960s and 1970s that was occupied in 2018 was more likely to be in buildings with 2-19 units, while housing built between 1980 and 1999 was more likely to be single-family attached. Since 1990, the majority of units have been in buildings with more than 50 units, and there was less variety in the housing type of homes built since 2000 compared to prior periods.



## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

The majority of Arlington’s housing units are renter occupied and multi-family, with 60% of housing units in Arlington renter occupied and 71% multi-family. The 2020 housing unit estimate for Arlington is 117,300, which is an 11% growth from 2010. The housing unit types in Arlington contain 27,700 (23.6%) single family detached, 6,900 (5.9%) single family detached, and 82,700 (70.5%) multi-family. The owner occupancy for housing units in Arlington is 86.4% for single family detached, 71.1% for single family attached, and 67.2% for condo units.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	31,310	27%
1-unit, attached structure	11,185	10%
2-4 units	5,255	5%
5-19 units	15,410	13%
20 or more units	51,575	45%
Mobile Home, boat, RV, van, etc	310	0%
<b>Total</b>	<b>115,045</b>	<b>100%</b>

Table 27 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	520	1%	3,955	7%
1 bedroom	5,460	12%	26,620	47%
2 bedrooms	11,595	25%	19,020	33%
3 or more bedrooms	29,155	62%	7,285	13%
<b>Total</b>	<b>46,730</b>	<b>100%</b>	<b>56,880</b>	<b>100%</b>

Table 28 – Unit Size by Tenure

Data Source: 2011-2015 ACS

### Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Arlington’s rental housing development assistance program provides financing and technical assistance to support the construction, acquisition, and rehabilitation (“creation and/or preservation”) of committed affordable housing (CAF) units within Arlington County. These units are designed to accommodate renter households earning up to 80% AMI, although the majority of units developed

under this program are occupied by households earning below 60% AMI, primarily in the 41-60% AMI range. The program's primary vehicle is the local Affordable Housing Investment Fund (AHIF), a revolving loan fund that provides gap financing to preserve or build CAF units. AHIF is funded through annual County Board appropriation, contributions from private developers, and repayments of previous loans.

Over the last five fiscal years, the County has added 1,640 to its supply of committed affordable housing for a total of 8,650 units. The rental supply objective of the County's Affordable Housing Master Plan (AHMP) is that the share of the County's housing stock that is rental housing affordable at or below 60% AMI should be 17.7% by 2040. This measure combines both CAFs and market affordable units (MARKs) within this affordability threshold. The share of rental housing affordable up to 60% AMI has increased from 8.4% in FY 2016 to 9.8% in FY2020, a 1.4 percentage point increase over five years. While the AHMP does not set an annual target, the plan estimated that an additional 15,800 CAFs would be needed by 2040 to meet the needs of renter households with incomes below 60% AMI. When the plan was adopted in 2015, an annual production of 632 CAFs would have been needed to meet the identified housing needs. Because actual production over the last five years was lower, the County would have to produce 731 CAFs per year going forward to meet the established target.

Most of the CAFs produced over the last five years have been at the 60% AMI affordability level. However, Housing Virginia (formerly Virginia Housing Development Authority) has recently allowed projects to use income averaging for Low Income Housing Tax Credits as a means of achieving deeper affordability in some projects. The County's competitive Notice of Funding Availability (NOFA) for multifamily development also awards points for projects that provide units with deeper affordability (50% AMI or lower).

While most CAF units are developed with an affordability level of 60%, there is a significant need for households with incomes below 30% AMI. Current projects the American Legion, Ballston Station CUMC, and Arlington View Terrace redevelopment all include some units affordable to households with incomes at or below 30% AMI. At senior affordable housing communities Culpepper Garden and Claridge House, affordability commitments were extended in conjunction with HUD Housing Assistance Payment (HAP) contracts, which provide greater subsidies based on the actual incomes of tenants and can serve households with incomes below 30% AMI. In addition, funding provided by the Arlington Community Foundation has bought down affordability to 30% AMI for ten existing CAFs, split evenly between the Gates of Ballston and Whitefield Commons. Over half (57%) of the new CAFs were two bedrooms or larger, and 11% were three-bedroom apartments. For comparison, only 6% of all apartments in the County are three-bedrooms. One four-bedroom CAF was added as part of the 672 Flats development. These units are important for supporting larger Arlington households.

Continued in discussion.

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

Park Shirlington was acquired in 2017 with financing that allowed for three years to develop a longer-term affordable housing plan. In County FY 2020 (federal FY 2019), an extension to the interim financing was approved, with a final affordable housing plan expected in FY 2021. Lenox Club is due to expire in 2021; however, it might be extended longer due to bond conditions.

### **Does the availability of housing units meet the needs of the population?**

For renters, there were more lower income households than units priced at levels affordable to them, regardless of household size. There were 3,800 more single-person renters earning less than 30% AMI than there were studios or one-bedroom units priced at levels that would be affordable to them (<\$615). The number of households exceeded the supply for two-person, two-bedroom units in this same income band by 1,152, and the number of three or more person households exceeded the number of larger rental units by 1,540. These households rented units at higher price levels, and were therefore housing cost burdened.

Conversely, there were more high-income renter households earning more than 120% AMI than there were units priced at this level (above \$2,460 for single-person households) for every household size. There were 4,973 single-person households, 8,170 two-person households and 2,483 household with three or more people renting housing units at lower price levels. This could indicate that these households 1) may prefer spending money on non-housing costs or savings, or 2) would prefer to buy but cannot find a unit available to them at their preferred price and size.

Large renter households also had fewer units available to them for all rent levels. For households with more than three people, overall, there were 5,718 more households than there were units with more than three bedrooms, suggesting that these households shared bedrooms and were more likely to include couples or children that did so.

For owner households, the household-unit gap was less likely to correspond to income groups and more likely to relate to household sizes. The most commonly underrepresented unit size was studios and one bedrooms, and there were 8,427 more one-person households than units. While this may reflect a true supply gap, it likely also reflects the fact that homes are lived in for multiple years and are often either intentionally purchased with extra bedrooms, especially for families that anticipate growing, or have extra bedrooms as the result of children leaving the home as they age into adulthood.

Larger households, however, did not have ownership supply available to them at price points they could afford, especially those earning less than 80% AMI. There were 1,033 households earning less than 80% AMI with four or more people and 700 units affordable to them with three or more bedrooms, including just 170 units with four or more bedrooms. Even assuming that two family members share a bedroom in each household, just one-third (32.3%) of these households were living in housing with prices that they could afford. Similar to renters, larger owner households appear to be disproportionately limited by the stock that is available to them for those with earnings below the median income.

## **Describe the need for specific types of housing:**

- Rental housing for very low-income (<60% AMI) and extremely low income (<30% AMI) households is needed to close the current housing gap and meet future needs. This group of individuals and families includes many workers who serve the Arlington community and economy, and the lower-wage jobs they work in will comprise a larger share of the region's overall employment in the years to come. This group of households faces the most stress associated with rent increases, and the supply of housing that is affordable to this group has declined sharply over the past decade.
- Families with children will need homes with two, three or more bedrooms. Families with children make up a growing segment of the Arlington community. They are also more likely than other types of households to face affordability challenges and to find housing that meets their families' needs.
- Senior households will have a variety of needs, but many will need new housing options to be able to remain in Arlington or will need assistance—either with physical modifications or financial assistance—to age in place in their homes. Many long-term residents of Arlington will be entering retirement and may want to remain in their community.
- The growing number of persons with disabilities will need housing to enable them to live independently in the community. Among the most vulnerable populations in Arlington are low income people with disabilities.
- Homeownership for moderate-income households will be needed to create opportunities that have diminished in recent years. In order for a range of households to have choices, there is need for expanded homeownership opportunities for moderate-income households and first-time homebuyers.
- Permanent and supportive housing is needed for homeless and near homeless individuals and families to help promote well-being and self-sufficiency. As the County grows and prospers in the future, it will be important to ensure that the most vulnerable of the community have a place to call home.

## **Discussion**

Arlington County also provides a range of funding and technical assistance programs aimed at helping low to moderate income (below 80% AMI) households purchase and remain in homes in the County. Tools used by the County include a variety of purchase assistance, home repair, and homebuyer education initiatives. Over the last five years, 18 units of affordable ownership units, referred to as Affordable Dwelling Units, have been produced, with 8 currently under construction. These units provide ownership opportunities to income qualified households, and also restrict the future resale of the property to income qualified households, which means that they remain a permanent part of the County's affordable housing stock. Affordable Dwelling Units accounted for 6% of the net new ownership housing.

The Housing Grant Program provides a subsidy for low-income adults living in private rental housing. Participating households spend 40% of their gross income on rent, with the remainder subsidized by the County's grant. Eligibility is limited to low-income households with members who are age 65 or older, or who are permanently and totally disabled, or working families with children. In 2020, an average of 1,241 households participated each month, with an average grant amount of \$663. There were about 316 working families with children, 525 households with persons with a disability, and 400 households with older adults that received a Housing Grant in 2020.

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction

The asking rent for a unit in a multi-family building in Arlington County varied by the number of bedrooms and unit type in 2018. Garden buildings and low-rise buildings were the most affordable and also had smaller variation in rents by unit size. These buildings are typically older and have fewer on-site amenities than mid- and high-rise buildings. The average asking rent for a one-bedroom in a garden unit was \$1,515 and rent in a low-rise building was \$1,440; these building types had few studios and these rents were similar to those for one bedroom. The average asking rent for a three- or four-bedroom unit was \$1,835 in a garden building, 21.2% more than for a one bedroom. For a three- or four-bedroom unit in a low-rise building, the asking rent was \$2,160 and 50.3% more than for a one-bedroom unit.

Mid- and high-rise buildings had higher asking rents and a larger difference between the asking rent of a small unit and a larger unit. Studio units were also more common for mid- and high-rise buildings. The average asking rent of a studio was \$1,650 in a mid-rise building and \$1,846 in a high-rise building. One-bedroom units had an average asking rent that was about 20% more in both unit types, but the price premium for each additional bedroom was larger in mid- and high-rise buildings compared that for garden and low-rise buildings. The average asking rent for a three- or four-bedroom unit in a mid-rise building was \$3,420, more than double (+107.4%) that of a studio. For a high-rise building, rent in a three- or four-bedroom unit was \$5,170 and 180% more than the asking rent for a studio. This wider distribution of asking rents suggests that either demand for large units in high-rise buildings is stronger than for other unit types or that the cost premium of building larger units (either directly associated with the unit or an indirect cost like a parking ratio) is higher for high-rise buildings than for other building types.

The distribution of rents that were paid by households in Arlington County is similar to the distribution of asking rents. 10% of renters paid less than \$1,229 for rent and one-quarter (25%) paid less than \$1,570. These units were typically either smaller or older. The median rent was \$1,967; one-half of renters paid less than this amount. One-quarter (25%) percent of renters paid \$2,432 or more for rent, including 10% that paid \$3,032 or more.

Owner costs continued in discussion.

### Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	565,100	607,700	8%
Median Contract Rent	1,394	1,754	26%

Table 29 – Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)



Rent Paid	Number	%
Less than \$500	2,690	4.7%
\$500-999	2,470	4.3%
\$1,000-1,499	15,535	27.3%
\$1,500-1,999	16,825	29.6%
\$2,000 or more	19,355	34.0%
<b>Total</b>	<b>56,875</b>	<b>100.0%</b>

**Table 30 - Rent Paid**

Data Source: 2011-2015 ACS

### Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	1,945	No Data
50% HAMFI	4,155	474
80% HAMFI	11,690	1,048
100% HAMFI	No Data	2,063
<b>Total</b>	<b>17,790</b>	<b>3,585</b>

**Table 31 – Housing Affordability**

Data Source: 2011-2015 CHAS

### Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,415	1,454	1,665	2,176	2,678
High HOME Rent	1,310	1,405	1,665	1,942	2,148
Low HOME Rent	1,062	1,138	1,365	1,577	1,760

**Table 32 – Monthly Rent**

Data Source: HUD FMR and HOME Rents

### Is there sufficient housing for households at all income levels?

For renters, there were more lower income households than units priced at levels affordable to them, regardless of household size. There were 3,800 more single-person renters earning less than 30% AMI than there were studios or one-bedroom units priced at levels that would be affordable to them (<\$615). The number of households exceeded the supply for two-person, two-bedroom units in this income band by 1,152 and the number of three or more person households exceeded the number of larger rental units by 1,540. These households rented units at higher price levels and were therefore housing cost burdened. Large renter households also had fewer units available to them for all rent

levels. For households with more than three people, overall, there were 5,718 more households than there were units with more than three bedrooms, suggesting that these households shared bedrooms and were more likely to include couples or children that did so.

For owner households, the household-unit gap was less likely to correspond to income groups and more likely to relate to household sizes. The most commonly underrepresented unit size was studios and one bedrooms and there were 8,427 more one-person households than units. While this may reflect a true supply gap, it likely also reflects the fact that homes are lived in for multiple years and are often either intentionally purchased with extra bedrooms, especially for families that anticipate growing, or have extra bedrooms as the result of children leaving the home as they age into adulthood. Larger households, however, did not have ownership supply available to them at price points they could afford, especially those earning less than 80% AMI. There were 1,033 households earning less than 80%AMI with four or more people and 700 units affordable to them with three or more bedrooms, including just 170 units with four or more bedrooms. Even assuming that two family members share a bedroom in each household, just one-third (32.3%) of these households were living in unit with values that they could afford. Similar to renters, larger owner households appear to be disproportionately limited by the stock that is available to them for those with earnings below the median income.

### **How is affordability of housing likely to change considering changes to home values and/or rents?**

Arlington's housing market has been characterized by escalating rents and homes prices over the past decade. However, the current COVID-19 pandemic has had an impact on Arlington's rental housing market, resulting in increased vacancy rates and lower asking rents. The County monitors these trends in the rental market through its Quarterly Rent Report. These impacts on the housing market are generally anticipated to be temporary as Arlington's central location within the region, access to jobs, quality schools, transportation and other amenities will continue to make the County an attractive and desirable place to live.

There are two sources of affordable rental housing in Arlington—MARKs (market rate affordable homes) and CAFs (committed affordable homes). MARKs have market rents that are affordable to low- and moderate-income households by virtue of the age, location, condition and/or amenities of the property. These units are not regulated by the County or any other public agency, so there is no assurance that lower-income households live in these lower-rent housing units. In addition, there is no guarantee that these homes will remain affordable to lower-income households. Property owners can raise rents—as the market will bear—and generally can sell and/or redevelop their properties as long as they comply with zoning and other requirements. The number of MARKs that are affordable to households with incomes below 60 percent of AMI has dropped precipitously since 2000. In 2000, there were nearly 20,000 market rate affordable rental units affordable to households below 60% AMI; in 2020 there were just 4,180. The primary means by which MARKs are taken out of the inventory are through rent increases, renovation and condominium conversion. In addition, some of the MARKs have been converted to CAFs with long-term affordability guarantees. The supply of MARKs affordable to

households with more moderate incomes, between 60-80% AMI, has actually increased since 2010. The fairly constant supply of MARKs affordable to households between 60-80% AMI is due in some part to increases in rents that have moved MARKs that had been affordable to households at or below 60%AMI into the higher income category.

This trend is likely to carry on into the future and the County will continue to dedicate resources to create and preserve affordable housing as well as supply rental assistance to low-income families, seniors and persons with disabilities. CAFs are rental units that are built by private and nonprofit developers with a subsidy from the federal, state and/or local government. These units are covered by legally binding agreements with a public agency that requires that they remain affordable to low- and moderate-income households for a specified period of time. Only households within specified income limits are allowed to rent CAFs, and the County monitors compliance with these regulations. Through the development process, the County has steadily added to the CAF inventory and the number of CAFs has increased from 3,920 in 2000 to 8,650 in 2020.

### **How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

Rents set to be affordable at 60% AMI are slightly lower than High HOME rent limits. HUD Fair Market Rents (FMRs), in turn, are slightly higher than 60% AMI rents, except in the cases of 3 bedroom and 4 bedroom units in which the FMRs are substantially higher. Rental units set to be affordable at High HOME rents, or especially Low HOME rents, will be more affordable than the other options; however, housing projects must balance the trade-off between affordability and financial viability.

Arlington County is aware of the need to produce affordable housing for a range of income levels, including households for whom even Low HOME rents would be a burden, and the Affordable Housing Master Plan calls for the County to incentivize affordability below 60% AMI in committed affordable rental projects. The County will explore financial, regulatory and other strategies to encourage the production of CAFs that have rents affordable to households earning up to 30%, 40% and 50% AMI, in order to meet future needs. Achieving affordability at lower income levels will require deeper subsidies, which will be evaluated on a project-by-project basis. Many residents at 40% or below AMI also benefit from the local Housing Grants program, providing an additional layer of support for very low-income residents.

### **Discussion**

The average price for homes sold in Arlington County increased 14.7% between 2012 and 2018, or an average of 2.3% per year. Since 2000, average home prices have increased 165.5% and by an average of 5.6% annually. The average annual price increase between 2012 and 2018 for a single-family detached home was the largest of the home types, rising an average of 4.6% annually. The annual price increase for a townhome was 3.5%, while the average gain for a condo was 0.7%. Compared to the long-term average growth rates, all unit types had smaller price increases in recent years.

The overall housing cost for owned housing depends on the household's mortgage rate, property taxes, homeowner or condominium association fees, insurance and other costs that vary considerably. In Arlington County, more than one-quarter (25.9%) of owners did not have a mortgage payment; their costs were about 70% smaller than the owner costs for households with a mortgage. Still, 90% of owners without a mortgage paid \$642 or more each month on taxes, fees, insurance and select utility costs, requiring at least \$25,700 in household income to be considered affordable.

50% of owners without a mortgage paid less than \$994 in monthly owner costs, requiring a household income of \$39,765 to be affordable. 10% of households paid more than \$1,507 in non-mortgage owner costs, requiring an income of \$60,270 or more.

There was greater variation in costs for owners with a mortgage. 10% of owners with a mortgage paid less than \$1,667 for owner costs and one-quarter (25%) paid less than \$2,265. These costs were 35.6% and 44.3% more than the 10th and 25th percentile cost for renters, reflecting the price premium associated with the entry into homeownership. The median owner cost was \$3,001 and one-half of owners with a mortgage paid less than this amount, which is affordable for households earning more than \$120,045. One-quarter (25%) of owners with a mortgage paid \$4,002 or more on owner costs, including 10% that paid \$5,200 or more.

# MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

## Introduction

### Definitions

#### Substandard Condition:

Defined by Arlington County Code Chapter 29, Article II, Declaration of Blight § 29.12, B, 1-8...the County may consider any pertinent factors including condemned structure, rat and rodent infestation, previous citations, inadequate facilities, potential trespass, nuisance to children, fire hazard and/or substantial dilapidation of buildings or structure.

#### Substandard condition but suitable for rehabilitation:

Any structures not considered by the Arlington County Building Maintenance Official as blighted but in violation of the 2015 Virginia Maintenance Code would be considered suitable for rehabilitation or repair. The 2015 Virginia Maintenance Code is based on ICC International Property Maintenance Code and is designed to identify maintenance concerns before those concerns adversely affect the structure or environmental health conditions of the structure. The Virginia Maintenance Code covers, by chapter, each main category which are General Requirements (interior exterior and interior: surfaces, windows, doors, non-mechanical systems, garbage, rubbish, exterior property areas and pest elimination); Light, Ventilation and Occupancy Limitations; Plumbing Facilities and Fixture Requirements; Mechanical and Electrical Requirements; Fire Safety Requirements. It also contains Appendix A, "Boarding Standard for Windows and Doors."

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	9,460	20%	20,610	36%
With two selected Conditions	140	0%	1,155	2%
With three selected Conditions	80	0%	115	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	37,055	79%	35,000	62%
<b>Total</b>	<b>46,735</b>	<b>99%</b>	<b>56,880</b>	<b>100%</b>

Table 33 - Condition of Units

Data Source: 2011-2015 ACS

## Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	6,029	13%	11,220	20%
1980-1999	7,720	17%	13,055	23%
1950-1979	15,910	34%	23,480	41%
Before 1950	17,065	37%	9,120	16%
<b>Total</b>	<b>46,724</b>	<b>101%</b>	<b>56,875</b>	<b>100%</b>

**Table 34 – Year Unit Built**

Data Source: 2011-2015 CHAS

## Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	32,975	71%	32,600	57%
Housing Units build before 1980 with children present	4,085	9%	1,945	3%

**Table 35 – Risk of Lead-Based Paint**

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

## Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

**Table 36 - Vacant Units**

Data Source: 2005-2009 CHAS

## Need for Owner and Rental Rehabilitation

Arlington's strong housing market drives moderate levels of maintenance because well-maintained units command a higher value. Over recent years, the number of imminently dangerous violations has reduced significantly, and preliminary benchmarks illustrate that housing stock for low and moderate income residents is now better preserved than previously.

In Arlington, there is a growing need for services that allow seniors to "age in place." Many seniors and persons with disabilities need special modifications to their homes, such as ramps, grab bars, lower countertops, and improved lighting.

## **Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards**

Lead was banned from residential paint in 1978, prior to which it was a major ingredient in most interior and exterior oil-based house paint. Housing built before 1978, therefore, may present a lead hazard if any coat of paint contains lead. The older the home, the more likely it is to contain lead-based paint. 71% of owner-occupied and 57% of renter-occupied housing in Arlington was built before 1978.

Lead is poisonous and exposure is hazardous to anyone, but children ages six and younger are at the highest risk because their bodies are growing rapidly, and because they tend to put things in their mouths. Lead poisoning affects children of every demographic group. Low-income families, however, are disproportionately affected. Housing that has not been adequately maintained is potentially the most hazardous to young children due to the likelihood of chipping, peeling, or flaking paint.

### **Discussion**

## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction

While Arlington County does not have public housing, the Department of Human Services operates the Housing Choice Voucher Program and is designated by HUD as the County's Public Housing Authority. In County FY 2020 (federal FY 2019), the Housing Choice Voucher Program served a total of 1,456 households. Of these vouchers, there were 670 families with/without children, 243 persons with disabilities, and 543 seniors age 62 and older. The program continues to diversify the types of vouchers available to specialized populations to continue to meet the needs of the Arlington community.

Within the next year, the Housing Choice Voucher program intends to reopen its waiting list for the first time in eight years. Additionally, the County operates a locally-funded Housing Grants program that provides ongoing monthly rental assistance grants to an average of 1,241 households (in County FY 2020). These households include specialized low-income populations that include working families with minor children, seniors (65 and older), and disabled households or individuals active in the Department of Human Services' behavioral health programs. Both of these programs are designed to increase the housing choices of low-income households by allowing them to use a voucher or grant subsidy in single family homes, townhouses and apartments where the owner agrees to rent under the program.

The attached map shows where Housing Choice Vouchers and the County's local Housing Grants are used.

### Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	31		1,511	67	1,444	0	8	0
# of accessible units									

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

**Table 37 – Total Number of Units by Program Type**

Data Source: PIC (PIH Information Center)



**Describe the supply of public housing developments:**

**Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:**

Arlington does not have public housing units.

**Public Housing Condition**

Public Housing Development	Average Inspection Score

**Table 38 - Public Housing Condition**

**Describe the restoration and revitalization needs of public housing units in the jurisdiction:**

N/A

**Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:**

N/A

**Discussion:**

## MA-30 Homeless Facilities and Services – 91.210(c)

### Introduction

Since the end of Arlington County’s Ten Year Plan to End Homelessness in 2018, the County has been able to address homelessness through a variety of comprehensive and proactive programs, funded locally and through federal and state grants. The spectrum of assistance starts with a street outreach program and continues through emergency shelters and a safe haven, rapid rehousing programs, federally and locally funded permanent supportive housing programs, and local eviction prevention assistance and housing subsidies.

Although these robust programs have housed a substantial number of homeless households, reducing the number of homeless persons to below 200, County residents still struggle to find and maintain housing in Arlington’s exceptionally expensive and competitive housing market. Arlington is a densely populated county. There is no rural homelessness.

A seven-year Point in Time count 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%. Over the next five years, Arlington will reduce its homeless point in time count to 165. Arlington will strive to reduce over five years the number of days persons experience homelessness to 30 days, which is the HUD goal. Achieving this goal will be challenging, as homeless households find it difficult to access and then sustain affordable housing in Arlington.

### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	80	25	8	52	0
Households with Only Adults	99	0	9	226	0
Chronically Homeless Households	0	0	0	226	0
Veterans	0	0	0	0	0

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Unaccompanied Youth	0	0	0	0	0

**Table 39 - Facilities and Housing Targeted to Homeless Households**

**Data Source Comments:** The data source is the 2020 Housing Inventory Count.

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

Arlington County's Department of Human Services uses a multidisciplinary approach to holistically provide services to the complex needs of its most vulnerable residents. In a unique design among traditional government structures, Arlington County offers a centralized, physically co-located, public-transit-friendly location to access an array of services. This includes, but is not limited to, aging and disability services, behavioral healthcare (same day access services), child and family services, economic independence/social services, and public health. In keeping with Arlington County's vision for a diverse and inclusive community, DHS fosters highly collaborative partnerships with advocacy organizations, affordable housing developers, community-based service providers, consumer groups, health care providers, nonprofit organizations and other partners in human services to address Arlingtonians' needs. It is through partnerships and engagements where Arlington's commitment to services and housing opportunities for all segments of the community are grounded in shared principles.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

Arlington County currently has 692 beds to meet the needs of homeless persons: 200 shelter beds for single adults and families, 17 transitional housing beds for homeless individuals and families, 197 beds for rapid re-housing, and 278 permanent supportive housing beds.

For individuals who are chronically homeless, there is a rich service network including outreach services, rental assistance, housing location services, housing focused case management, emergency financial assistance and employment services. Such households can also access other state and County services and entitlements such as food stamps, Medicaid, local food banks, mental health and substance abuse services.

For homeless families with children, there are two shelter programs, as well as access to permanent supportive housing programs and local housing subsidies (which prioritizes working families). Homeless families and children can also access rapid rehousing assistance, which provides short to medium term rental assistance and case management.

Arlington County reached "functional zero" in December 2015, effectively ending veteran homelessness. Over the last 5 years, the community has been able to sustain functional zero by collaborating closely with the Veterans Administration (VA), Supportive Services for Veteran Families (SSVF), street outreach and engagement teams, nonprofit partners and the Arlington County Housing Choice Voucher Program. Veterans continue to be prioritized for prevention assistance to stop homelessness before it occurs, and are swiftly matched with an appropriate housing solution if prevention efforts are unsuccessful.

Unaccompanied youth are generally identified through the Arlington County Public School system. When appropriate, they are linked to the Child and Family Services Division for services, including mental health counseling and treatment, case management, life skills training, and employment and education assistance.

The County's new year-round Homeless Services Center opened in October 2015, filling a significant gap in services for homeless individuals, and featuring 50 year-round shelter beds, 25 winter hypothermia beds, and 5 medical respite beds. It includes center-based programs and services including employment and life skills training, benefit enrollment, mental health and substance abuse counseling and treatment, and shower, laundry and mail facilities.

## **MA-35 Special Needs Facilities and Services – 91.210(d)**

### **Introduction**

Providing affordable housing to the growing elderly and disabled populations will present a significant challenge for the future. Strategies to meet this challenge are now being developed. If Arlington is to remain a diverse community in all ways, supportive housing must be included among these strategies.

### **Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

Low-income seniors and frail elderly (age 60+) on fixed incomes require affordable housing and access to community services, including financial assistance, recreational and social activities, transportation, and affordable healthcare. Frail elderly also need help with activities of daily living, such as nutritious meals, personal care, and housekeeping. Elderly residents and persons with disabilities often prefer to age in place, in the community of least restriction, but to do so requires availability and access to long-term services and supports. Over time, frail elderly, without access to home and community-based supports, often need to transition to a higher level of care, such as assisted living or to housing communities for seniors with on-site services.

There is an increase in the number of elderly residents who are experiencing homelessness and in need of wrap around services to secure housing and maintain housing stability. Elderly Arlingtonians returning from incarceration have limited options to secure housing, and their physical and mental health needs may be more pronounced due to a lack of health care access and lifestyle. Care coordination is critical to ensure that all elderly residents who are facing housing barriers have support to help secure housing, reduce barriers and maintain housing stability.

Residents with development disability (DD) require affordable housing and access to services. Most residents in DD supportive housing leave their homes daily to attend day support, pre-vocational, and support employment programs, so access to public or other transportation is an important component.

Severe mental illness (SMI) can often severely impair day to day functioning. Persons with mental health disorders have limited access to community resources, have difficulty paying their rent and bills, and often have some involvement with the criminal justice system. They also often have co-occurring substance abuse disorders and/or co-morbidity, and are unable to obtain and maintain steady employment. Even with these challenges, the majority can live independently with services and housing from the PSH program. For those who cannot, there is a need for additional supportive housing.

Persons who experience moderate to severe substance use (SA) disorders frequently are involved with the criminal justice system, are homeless or have had periods of homelessness, have erratic

employment histories and limited work skills, are IV drug users, have co-occurring psychiatric disorders, have various medical programs, and/or have prior treatment experiences and are at high risk for relapse behavior. Transitional housing for persons with SA is for individuals in early recovery with at least 30 days of abstinence. The programs focus on the development of life skills which support independence and recovery. Persons are expected to be employed or engaged in daytime activities that support continued recovery.

Persons who have experienced domestic violence, dating violence, sexual assault, and/or stalking have a need for one or more of the following services: legal intervention, individual and family counseling, healthcare services, safety planning, shelter, and housing relocation. Low-income households experiencing the trauma of domestic violence need affordable housing, rental and financial assistance, and help accessing affordable housing due to leasing barriers that may be a result of domestic violence abuse.

### **Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

A myriad of services are provided to address the housing and supporting needs of the DD population:

- In-home supports are based on Person Centered Plans (PCPs) and provided on an hourly basis by nonprofit staff.
- Supervised apartments are leased by individuals, and nonprofit agencies provide daily staffing to persons with DD. These residents need more assistance than those receiving only in-home support.
- Group homes are operated by several nonprofit agencies in Arlington County. Residential staff works in all of these group homes. The level of staffing is determined by the support needs of the persons living in the home. Group home size varies from four to six.
- Intermediate Care Facilities (ICF) is a community-based group home operated by a nonprofit agency. ICFs provide residential services to persons with Developmental Disabilities and co-occurring personal care, medical and/or behavioral needs. Ongoing active treatment is provided based on PCPs. ICFs are staffed by appropriate clinical and healthcare professionals.

### **Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

Arlington County implements evidence-based practices (EBPs) in the provision of services to help individuals obtain and sustain their supportive housing. Goals over the next 1-5 years include the following:



- PSH: Approximately 126 new units are need within the next 5 years to reach the County’s goal of 425 PSH rent assisted units under the County’s administered program. Additional PSH unit staff, case management and support services are needed to complement the reach of this goal. Overall, Arlington County had a total of 424 PSH units occupied, including County and nonprofit CoC rental subsidy programs, in County FY 2020.
- Ongoing rental assistance: persons with disabilities and persons over age 65 living on fixed incomes require ongoing rental assistance with deeper subsidies to sustain their existing housing, particularly in a high cost market like Arlington County. The need for rental assistance is expected to increase 4-6% annually.
- In-home and community-based supports: Special needs populations often require support services coupled with housing. These services include, but are not limited to, mental health and SA counseling, case management, assistance with activities of daily living, home health aide, recreational and social support.
- Transitional housing: Persons with SMI or SA often need temporary housing after experiencing a housing crisis and/or while waiting for entry into PSH. Transitional housing is congregate housing where individuals have their own bedroom but share kitchen and other space. Individuals are engaged in mental health and SA services, but minimal or no services are provided on site. There is a need for two transitional facilities with 4-8 beds.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

The following housing and service EBPs will be used in Arlington County in the next year:

- Permanent Supportive Housing (MH, SA, DD): Clients must have an active case with a County case manager or youth aging out of foster care; services are flexible, voluntary and not a condition of the lease.
- Housing First Model (MH, SA): Housing is separated from and not contingent upon acceptance of case management services.
- Wrap-around Case Management Services (MH, SA, DD): Case management (MH & SA)/support coordination (DD) is a core service; substance use treatment (SA & dual diagnosis); primary medical clinic (MH/SA).
- Trauma Informed Care (MH, SA, DD): Arlington is planning to train staff.
- Motivational Interviewing (MH, SA): Arlington is planning to train staff.
- Integrated Dual Disorder Treatment (MH, SA): Provided by mental health team and substance abuse teams.
- Assertive Community Treatment (MH): PACT (Program of Assertive Community Treatment).
- Illness Management & Recovery (IMR) (MH, SA): Arlington is planning to train staff.
- Supported Employment (MH, SA, DD): Job Avenue; vendors/contracted services.



## **MA-40 Barriers to Affordable Housing – 91.210(e)**

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

Safe and stable housing supports physical, financial and emotional health. Housing choice and affordability provide residents with stability and opportunity, and the neighborhoods in which people live have a significant impact on outcomes related to education, health, and even life expectancy. Arlington County is committed to producing and preserving affordable housing that meets the needs of its residents. While the County is investing considerable resources into developing and supporting affordable housing and the residents who benefit, many residents are still paying a greater share of their income on housing, and low-income residents are increasingly feeling the threat of displacement. Long-standing systematic disparities in housing policies and programs continue to perpetuate unequal access to housing choice and affordability, including the continuing impacts of redlining policies and zoning that limits housing choice.

This Regional Fair Housing Plan is a milestone for the Washington region. For the first time since 1997, eight local governments joined forces to assess barriers to fair housing on a regional scale. Every city and county in our region faces its own unique issues and challenges. However, this regional approach enabled us to identify common themes (a full analysis of barriers to affordable housing can be found in the Fair Housing Plan). For instance, how the region has a great need for:

- Housing that is affordable to households at 60% of area median income and below -- especially for members of protected classes
- Accessible housing for people with disabilities
- Transportation that all residents can access and afford

Several issues were identified specific to Arlington for further policy analysis and consideration:

- Deeper affordability of affordable housing is needed.
- There is a limit placed on the number of unrelated persons that can live together. This can limit housing options for households that have multiple unrelated roommates.
- The majority of land area is zoned for single-family units, which can limit the ability to create affordable units.

## MA-45 Non-Housing Community Development Assets – 91.215 (f)

### Introduction

### Economic Development Market Analysis

### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	65	6	0	0	0
Arts, Entertainment, Accommodations	12,134	19,403	13	15	2
Construction	3,214	2,522	3	2	-1
Education and Health Care Services	14,215	15,962	15	12	-3
Finance, Insurance, and Real Estate	6,767	10,169	7	8	1
Information	3,996	5,327	4	4	0
Manufacturing	1,076	785	1	1	0
Other Services	9,773	12,112	10	9	-1
Professional, Scientific, Management Services	33,197	42,175	35	33	-2
Public Administration	0	0	0	0	0
Retail Trade	6,910	10,163	7	8	1
Transportation and Warehousing	1,277	7,674	1	6	5
Wholesale Trade	1,917	1,485	2	1	-1
Total	94,541	127,783	--	--	--

**Table 40 - Business Activity**

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

Total Population in the Civilian Labor Force	154,365
Civilian Employed Population 16 years and over	148,650
Unemployment Rate	3.70
Unemployment Rate for Ages 16-24	20.52
Unemployment Rate for Ages 25-65	2.63

**Table 41 - Labor Force**

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	74,455
Farming, fisheries and forestry occupations	4,880
Service	9,200
Sales and office	21,905
Construction, extraction, maintenance and repair	4,884
Production, transportation and material moving	1,990

**Table 42 – Occupations by Sector**

Data Source: 2011-2015 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	70,475	50%
30-59 Minutes	62,475	44%
60 or More Minutes	7,665	5%
<b>Total</b>	<b>140,615</b>	<b>100%</b>

**Table 43 - Travel Time**

Data Source: 2011-2015 ACS

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	5,845	305	2,625

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	7,995	575	2,675
Some college or Associate's degree	14,160	670	3,055
Bachelor's degree or higher	102,125	2,545	11,220

**Table 44 - Educational Attainment by Employment Status**

Data Source: 2011-2015 ACS

### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	225	1,490	1,660	2,288	1,375
9th to 12th grade, no diploma	1,249	875	1,124	1,340	1,045
High school graduate, GED, or alternative	3,590	3,750	2,490	5,110	3,315
Some college, no degree	3,885	4,490	2,565	5,555	2,755
Associate's degree	345	1,804	1,220	2,535	820
Bachelor's degree	8,770	28,750	12,030	15,240	5,165
Graduate or professional degree	955	22,465	17,420	21,565	7,295

**Table 45 - Educational Attainment by Age**

Data Source: 2011-2015 ACS

### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	38,784
High school graduate (includes equivalency)	56,481
Some college or Associate's degree	89,543
Bachelor's degree	137,852
Graduate or professional degree	202,760

**Table 46 – Median Earnings in the Past 12 Months**

Data Source: 2011-2015 ACS

### Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Arlington County has continued its multi-decade transition from an economy dependent upon federal agency employment to a more diverse economic base. Core industries such as aerospace and

engineering, government contracting and services, and nonprofits continue to be a core group of economic sectors, with the expansion into high growth employment sectors in the fields of cyber security, big data analytics, and media and digital creation. Arlington's startup ecosystem has been rapidly expanding, which has further contributed towards the County's recognition as an innovation hub. Since 2015, Arlington-based companies have generated 250 venture capital and merger and acquisition deals totaling over \$35.7 billion covering several industries including software, cybersecurity, fintech, big data, digital media, and more.

Arlington is positioned well as a location for national and regional headquarters. Recent examples of expansion in this area include the arrival headquarter locations for Nestle, Lidl, and Amazon's HQ2. In November 2018, Amazon.com announced it would locate its second headquarters in Arlington, Virginia, creating more than 25,000 high wage technology jobs. This announcement has catapulted Arlington and Northern Virginia in the national spotlight as a major innovation hub in the United States.

Arlington also has a prominent and robust retail, restaurant and hospitality sector serving the needs of its population, workers and visitors. Arlington has led Virginia counties in visitor spending for 12 consecutive years, with local tourism in 2019 generating \$97.8 million in local tax receipts that benefit Arlington County programs and services for the community. The industry also supported the livelihoods of more than 27,000 workers at Arlington hotels, restaurants, stores and other businesses.

**Describe the workforce and infrastructure needs of the business community:**

Arlington's, and the region's, growth sectors within the tech ecosystem require a consistent supply of highly educated workers in a variety of disciplines. As such, Arlington County continues to work collaboratively with major universities and colleges, most notably Virginia Tech, George Mason University, University of Virginia, University of Maryland, and Marymount University, among others, to create the academic platforms to train this next generation of tech workforce. In addition, Arlington has a number of trade colleges and schools providing excellent training and education for tech employment.

Transportation has long been among the top public policy and infrastructure concerns in the Greater Washington Metropolitan Area. Aging and overburdened infrastructure, long commutes and poor air quality remain persistent regional challenges. With only 20% of Arlington workers being Arlington residents, the vast majority of Arlington employees commute into the region to work. Every day workers commute into the region from jurisdictions more than 40 miles away. These peripheral jurisdictions are suburban and exurban in nature, and thus not well served by public transportation. They are defined by land use patterns that are conducive only to the use of personal motor vehicles. It is unclear whether these commuting patterns will shift permanently as the result of the COVID-19 pandemic and the shift into telework for many of the region's workers.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect**

**job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

Amazon's arrival is a major catalyst for an already expanding technology-based economy, and will represent a significant private investment matched with nearly a billion dollars of corresponding public investments and open space infrastructure. Arlington's investment in the infrastructure needs that support the local economy are incremental, building off a substantial transportation and open space network already established over decades of thoughtful planning and capital investments.

The COVID-19 crisis has had a significant impact on the local economy, particularly for service and low-wage workers. While it is unclear what the long-term impacts might be on the labor market, economic analysis from the George Mason University's Fuller Institute predicts that the DC region economy will recover by 2022. Shifts in how people do business, such as greater telework, may necessitate new skills, equipment or other supports for low-wage workers to successfully participate in the economic recovery.

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

Arlington County has one of the highest educated citizenries in the country. The workforce is predominantly employed in high-skill, high-wage professions. Nearly half of the workforce is employed in just one of two advanced information sectors: government and government enterprises or professional, scientific and technical services. Yet, workers in advanced information economy sectors are not the only workers needed to ensure a healthy, fully functional and equitable regional economy. Arlington recognizes the need to provide resources for economic and workforce development efforts focused on skilled trade and middle-skilled professions, i.e. those professions that typically do not require a four-year degree, but some other form of post-secondary education. In Virginia and in the DC metro region, the challenges of recruiting and training the next generation of skilled labor in a number of trades and key non-information sectors are becoming increasingly apparent.

The region has many workers in occupations requiring at least a four-year degree (38%), many in occupations requiring high school or less (53%), but only about 10% in occupations that require some post-secondary education, a professional certification, or an associates' degree.

Among occupations requiring at least a 4-year degree, computer-related occupations such as software developers, computer programmers and systems analysts, and network and computer systems administrators have been among the fastest growing and better paying occupations. Demand for these occupations is projected to continue over the next five years, particularly with the addition of Amazon to the local economy.

Computer-related jobs, such as computer user support specialists and web developers, have also been among the fastest growing middle-skill jobs. Other middle-skill occupations likely to grow are in healthcare fields like nursing, and education-related occupations like teacher assistants and preschool



teachers. Janitors, cleaners, and food service-related occupations like waiters and waitresses, food preparation workers, and cooks also have grown, as have retail occupations like cashiers.

Regionally, the gap between the need for employees with mid-level skills and the availability of these employees is known to exist in a number of sectors. There is an acute local shortage of those that are well qualified to fill middle-skilled jobs, which comprise 30-50% of all the jobs in the Washington metropolitan area. Labor shortages are also known to exist among utility workers, electricians, truckers and other transportation workers, nurses and health care assistants, public safety professionals (police, firefighters), child care workers, clerical workers, computer/informational technology specialists and numerous other middle-skilled professions.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

The Alexandria/Arlington Regional Workforce Council (the successor to the Alexandria/Arlington Workforce Investment Board) has a three-year Talent Development Plan. Some of the workforce training initiatives are;

- SNAP E&T- The Supplemental Nutrition Assistance Program Employment and Training Program (SNAPET) is a multi-component employment and training program that provides job search, job search training, education, training and work experience to non-public assistance SNAP recipients. The program's role is to provide SNAP recipients with opportunities that will lead to paid employment and decrease dependency on assistance programs.
- The Virginia Initiative for Employment Not Welfare (VIEW) program offers employment-related activities, education, training, and needed support services.
- Adult Basic Education (ABE) - These programs consist of instruction that provides basic skills for over 150 adults who are performing below the ninth-grade level in reading, writing, mathematics, and other basic skills. Adult education is a key component in the workforce development continuum in our region. Services are delivered primarily as workforce preparation activities and integrated education and training.
- Secondary Career Technical Education – Career and technical education programs in Alexandria City and Arlington County public schools serve more than 6,500 students in grades 6-12. These programs are designed to prepare young people for productive futures while meeting the region's need for well-trained and industry-certified technical workers.
- Local Veterans Employment Representatives (LVER) – LVERs assist employers in a locality in identifying qualified veterans for employment. LVERs conduct seminars for employers, conduct job search

workshops and refer employers to employment, training, and job placement services. DVOP specialists and LVERs are included among the American Job Center partner staff.

- Northern Virginia Community College’s Alexandria City Campus and its Workforce Development Office play a large role in preparing our region’s job seekers for the in-demand training needs of our business community.
- Career Training and Credentialing – Occupational skills training is offered on a limited basis through WIOA Title I funding. Customers may select from a variety of approved training providers that include the public schools, Northern Virginia Community College, and other for- and nonprofit workforce training entities. All training must lead to the attainment of an in-demand industry credential.
- Northern Virginia Airports Rapid Response Layoff Services – Provides services, including job training, to Individuals laid-off or furloughed due to the reduction in air travel and associated industries.

Arlington will continue to provide support for a workforce seeking to capture or transition into local employment opportunities and collaborate on these efforts with universities, colleges and schools. Arlington Public Schools currently co-enrolls Career and Technical Education students into Northern Virginia Community College so that these individuals can graduate with a high school diploma, an in-demand industry certification, and college course credits.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

Yes

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

Comprehensive Economic Development Strategy initiatives that can be coordinated with the Consolidated Plan includes industry cluster training programs, such as the CDBG-supported Culinary Arts Training Program; low and moderate income working family support services, such as financial literacy training; and workforce housing support, such as the development of committed affordable units for low and moderate income residents.

**Discussion**

## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

Map attached, showing levels of concentration.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

As a component of the Analysis of Impediments, Arlington examined areas that have racially and ethnically concentrated areas of poverty (R/ECAPs). The HUD definition is “an area with a non-White population of at least 50% and a poverty rate that exceeds either 40% or 3 times the average rate for the metropolitan statistical area (MSA).” There are no census tracts in Arlington that meet this definition because of the relatively low poverty rate in the County.

However, in order to ensure that relative concentrations of poverty were not overlooked, staff identified a Modified R/ECAP definition: “a non-White population of 46.34% or higher, and a poverty rate of least 15.17%.” Using this definition, seven areas in the County were identified: in Buckingham, the western end of Columbia Pike, along the north side of I-395, and along the west side of Richmond Highway.

### **What are the characteristics of the market in these areas/neighborhoods?**

The Opportunity Index is a comparison of census tracts within the County in which greater access to opportunities are available. This tool was available as part of the HUD Assessment of Fair Housing, and still contains useful data on a variety of neighborhood-based indices.

Opportunity Indices include:

- Education
- Jobs Proximity
- Labor Force Engagement Transit Trips
- Transit Cost
- Low Poverty Neighborhoods and
- Environmentally Healthy Neighborhoods.

In general, Modified R/ECAPs score high in Jobs Proximity, Transit Trips and Transit Affordability and low in the Education, Labor Market Engagement, and Low Poverty Indices. This indicates that even with access to jobs and reliable, affordable transportation, residents of Modified R/ECAPs tend to fare worse overall than their counterparts residing outside of Modified R/ECAPs.

Arlington as a whole has tremendously high housing costs, although the most affordable rental housing tends to be in multi-family garden apartments, while the most affordable owner-occupied housing is generally in similar garden apartments or small brick duplexes built around the same time. Historically, this housing developed along the Columbia Pike corridor and in neighborhoods such as Buckingham and Westover. The neighborhoods of Arlington Mill (formerly Columbia Heights West) and Buckingham in particular have a long history of serving as the first home for many Arlingtonians, from Pentagon workers in the 1940s and 1950s, to young families in the 1960s and 1970s, and immigrants from all over the world in the 1980s, 1990s, and 2000s. The Green Valley (formerly Nauck) neighborhood has also had a history of affordable housing, and is the oldest African American neighborhood in Arlington, formerly a Freedman's Village developed in the 1870s and a stop on the migration route after the Civil War. The housing stock includes small and medium single family and duplex houses, and rental and condominium apartments.

Along with the higher income housing, market pressures are having an impact on affordable housing stock. Redevelopment and higher rental costs are decreasing the availability of market rate affordable housing. Many of these are in the Columbia Pike, Buckingham, and Green Valley neighborhoods. The County's strong commitment to affordable housing has ameliorated the impact somewhat, with a significant investment in preserving Arlington's vibrant and diverse neighborhoods.

### **Are there any community assets in these areas/neighborhoods?**

As a well-resourced County in a small geographic area, Arlington residents are highly served by community assets. The County operates a number of community centers and supports several community-based centers in these neighborhoods specifically. The County's Community Outreach Program provides multilingual staff and programming in the neighborhoods of Buckingham, Long Branch Creek, Arlington Mill, and Courthouse, and partners with nonprofit providers for employment, education and civic programs. There a number of libraries and senior centers located either within or in one mile of these neighborhoods or accessible via public transit. Arlington public schools are consistently rated among the top in the country. Public transportation in all of these neighborhoods is excellent, served either through Metrorail (Buckingham, Radnor Fort Myer Heights, Courthouse, Rosslyn, and Crystal City), or through bus lines (Green Valley, Long Branch Creek, Westover, and Columbia Pike). Arlington has 152 parks, so that every neighborhood is served by at least one open space.

### **Are there other strategic opportunities in any of these areas?**

Arlington is an award-winning smart growth community, with a focus on concentrating density along transit corridors, along with a commitment to preserve and maintain affordable housing whenever possible.

As part of its General Land Use Plan, Arlington periodically develops smaller-scale sector or neighborhood plans. The Columbia Pike Neighborhoods Area Plan, adopted in 2012, focuses on promoting economic revitalization along Columbia Pike while preserving its diverse character. One ambitious component of the Columbia Pike Plan is to preserve 100% of 60% AMI and 50% of 80% AMI housing along "the Pike," or 6,200 units over 30 years. Preservation will occur through direct investment and planning tools such as bonus density and transfer of development rights. The entire Columbia Pike area has a strong civic structure, with 12 civic associations meeting regularly to ensure that community needs are addressed.

The Buckingham neighborhood provides an excellent example of Arlington's commitment to preserving community assets. 52 buildings have been designated the Historic Buckingham District for their significance as garden-style apartments of the 1940s. In March 2009, the County purchased 140 units for \$34.5 million, and entered into a 75-year lease agreement with a for-profit development partner to redevelop and manage the property. The agreement guarantees that 140 historic units will be affordable for 75 years, and has been one of the County's most ambitious efforts to date to preserve affordable housing, and the character of a neighborhood, at a single site. This project occurred with significant community input, and resulted in a new park and community center for residents. Another important asset in Buckingham is Culpepper Gardens, a 340-unit complex for low and moderate income seniors, which is currently under renovation.

The Green Valley neighborhood is part of the rapidly revitalizing Shirlington Road corridor, which has been designated as a Special Revitalization District (SRD). A significant initiative includes development of the Nauck Town Square, an entire block that will serve as a community gathering place for events and learning about the neighborhood's rich cultural heritage. Affordable housing efforts includes completion of the Macedonian, a mixed-use facility with 36 affordable units developed in partnership with the Macedonia Baptist Church.

## **MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

### **Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

Arlington County seeks digital equity for all its residents and, where possible, to address the causes of digital inequity within the County. Equity refers to the assurance that all individuals have the digital technology access, capacity, and understanding required to effectively use the Internet. According to the Federal Communications Commission, the availability of broadband in Arlington is widespread, meaning any resident can benefit from access to broadband internet.

However, Arlington views digital equity as more than simply being able to access broadband internet; it also involves whether that broadband service is affordable to more vulnerable populations and whether households have access to functional devices, as well as education and training that improves interest, knowledge and relevance of the internet. Digital disparity is inescapable when the cost of service or the price of devices are too high for people with little or no disposable income.

In a survey commissioned by the County in June 2020, broadband internet subscription rates were fairly evenly distributed among \$50-\$99 per month (39%), \$100-\$149 per month (25%), and \$150 or more per month (23%). This means that 48% of survey respondents pay \$100 or more per month for broadband internet costs. Overall, Hispanic residents (58%) tend to pay less — between \$50 and \$99 monthly — than other County residents taken as a whole. Of those surveyed, one in four said that better pricing is more important than quality, given the ever-growing need to use the internet. Households of three or more people (32%) and those Arlington residents who share devices (34%) are especially likely to choose better pricing. A common theme among focus group participants was that the price households are required to pay for their internet service is too high, and households often have to make tradeoffs to be able to make ends meet.

Currently, there are a handful of multifamily properties that provide access to the internet for its residents free of charge, but these properties are few and far between. Arlington recognizes that in order to make broadband more affordable for the County's most vulnerable residents, policies must target households living in affordable housing properties.

One significant barrier to improving broadband affordability for affordable housing residents is the age and condition of the County's multifamily stock. Arlington's older multifamily stock, which includes several committed affordable housing (CAF) properties, are not well-positioned to provide adequate broadband coverage. These buildings, many of which were developed before the existence of the internet, are often encumbered by spotty service due to the type of construction, thickness of the walls, older equipment, insufficient wiring, etc.

**Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

There are currently several low-cost internet programs available to certain Arlington County residents (i.e. Comcast Internet Essentials, Lifeline, etc.) but there are often still significant barriers low-income populations face when accessing these programs. For example, participants in these programs cannot have been a former customer, cannot have any debt owed to the companies, and must qualify for the Supplemental Nutrition Assistance Program (SNAP) or Housing Choice Voucher (HCV) program. These barriers often make these programs inaccessible for certain low-income households.

Other barriers to ensuring greater broadband competition at affordable housing complexes also persist. For instance, Arlington is primarily served by two major commercial internet service providers (ISP), so there is a lack of competition in the provision of broadband internet as a whole. Furthermore, many of the buildings within Arlington's multifamily housing stock are limited to a single ISP because of exclusive contracts signed by buildings owners or condo associations. These contracts often prohibit the existence of another ISP, thereby limiting choices of residents. In recent digital equity focus groups conducted by Arlington County, several participants indicated they had only one ISP choice within their apartment complex but that they wanted greater choice.

Arlington developed a municipal-owned dark fiber infrastructure that currently connects all government buildings and County assets. This network could easily be leveraged to provide internet service to residents but for the fact that state law prohibits municipalities from directly providing internet service to residents. County staff and community partners are currently developing a Digital Equity Action Plan to assess barriers and develop solutions.

## **MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)**

### **Describe the jurisdiction's increased natural hazard risks associated with climate change.**

Arlington County is currently vulnerable to certain natural hazard risks including flooding and extreme temperatures. Other hazards such as tornadoes, hurricanes, wind and extreme weather events are less likely but do occasionally occur. Over the next several years, rising sea levels, extreme temperatures and major weather events are projected to increase due to climate change and communities in Northern Virginia will be impacted. And as climate change accelerates and the frequency and intensity of extreme weather events increases, these hazards have the potential to impact health and safety of Arlington County residents. Some potential natural hazard risks that Arlington County is mindful of when making housing and community development policy decisions includes:

- The potential for heat-related damage and illnesses due to more intense heat waves.
- Poor air quality and more smog due to more intense and frequent heat waves.
- Increased storm water run-off and flooding hazards from an increase in the frequency and severity of thunderstorms.
- Flooding hazards, tornadoes, and wind damage from an increase in hurricanes impacting the Washington, DC metro area.

### **Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

Vulnerability to environmental hazards and toxins is particularly prevalent for low- and moderate-income populations. Low-income and minority populations are often more susceptible to the impacts of severe weather-related events caused by climate change due to the following reasons:

- Climate-fueled increases in smog will increase prevalence of asthma which, according to Arlington's recent Destination 2027 report, disproportionately impacts low-income and minority communities. Destination 2027 found that Black residents are 8 times more likely to be hospitalized for asthma-related conditions than White residents.
- The National Air Toxics Assessment (NATA) data, which can be used to determine which air toxics and emission source types may raise health risks, rates Arlington's overall index as very low as compared to the entire country. However, certain census tracts, including Census Tract 1031 (1-395/Green Valley), Census Tract 1033 (Arlington View), and Census Tract 1022 (Arlington Mill/Forest Glen), were identified as higher risk than other areas of the County. These census tracts correlate with low-income areas in Arlington.

Certain other issues are more likely to make low-income populations disproportionately susceptible to the risks posed by climate change, such as:



- Areas in Arlington with the highest poverty rates correlate to areas of the County that have the highest instances of flood hazard risk.
- According to American Community Survey (ACS) 2019 data, 29.7% residents, age 5 and older, speak a language other than English at home. This presents a challenge in ensuring that residents with limited English proficiency are able to receive and understand emergency alert notifications.
- 71% of households without a broadband internet subscription earn \$75,000 or less annually and Hispanic and African American households are about 4 times more likely to be without a home broadband internet subscription than White households. Household without internet service are less likely to be able to receive emergency notifications and information.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The priority needs for housing and non-housing community development efforts were determined using the Needs and Market Analysis sections of this Plan, and through public meetings, a survey, consultation with County staff and consultation with service providers serving low and moderate income residents of Arlington County. Activities to be undertaken over the consolidated planning period were organized into four broad categories as follows: create and sustain affordable rental and homeownership housing, promote healthy and self-sufficient families, stabilize families at risk of homelessness, and foster vibrant and sustainable neighborhoods. These categories were ranked as high priorities, with the exception of low priority for foster vibrant and sustainable neighborhoods, which means that Arlington County plans to use funds made available for activities that address this unmet need during the period of time designated in the Strategic Plan.

## SP-10 Geographic Priorities – 91.215 (a)(1)

### Geographic Area

Table 47 - Geographic Priority Areas

1	<b>Area Name:</b>	Arlington County
	<b>Area Type:</b>	Entire County
	<b>Other Target Area Description:</b>	Entire County
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	
2	<b>Area Name:</b>	BUCKINGHAM NEIGHBORHOOD STRATEGY AREA
	<b>Area Type:</b>	Strategy area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	7/1/1995
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	

	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	
<b>3</b>	<b>Area Name:</b>	NAUCK NEIGHBORHOOD STRATEGY AREA
	<b>Area Type:</b>	Strategy area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	7/1/1995
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	

**General Allocation Priorities**

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

In the past, Arlington has concentrated its CDBG resources, particularly economic development and public service dollars, into target areas, known locally as Neighborhood Strategy Areas. In past years, the majority of low and moderate income residents were clustered in a few neighborhoods. However, beginning with the last Consolidated Plan, this pattern is changing: using its exception criteria of 38.83%, Arlington County now has 45 block groups that are eligible low-moderate income areas. These areas are located throughout the County, although the largest proportion is in the primarily multi-family southwest neighborhoods along Columbia Pike and Four Mile Run, and the northeast neighborhoods around Rosslyn and Fort Myer Heights. As a geographically small location in an urban setting, many residents are able to benefit from community assets, regardless of their economic status or physical location. For example, an estimated 90% of County residents live within one 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. Attached map shows location of housing affordable to residents 60% and below, both market-rate affordable (known as MARKs) and committed affordable (known as CAFs). The County uses planning and zoning tools, such as its General Land Use Plan and area plans, to determine feasibility of affordable housing in specific locations. For example, the award-winning Columbia Pike Area Neighborhoods Plan has set a goal of preserving all market-rate affordable housing over 30 years along this economically and ethnically diverse, but rapidly revitalizing, corridor.

Economic self-sufficiency. Priority self-sufficiency areas include financial literacy, workforce training and development, and small business development. Programs in these areas are offered County-wide to income-eligible residents, and care is taken to provide programming that is accessible to residents regardless of their neighborhood. For example, the County's Employment Center is centrally located, accessible via bus or online, and offers individualized training to eligible residents. Some services are offered on-site at affordable housing developments, such as financial literacy and eviction prevention.

Public services. Public service needs range from after-school programs for low and moderate income youth, to housing counseling for potential homebuyers, to job training for County residents. In general, public services are offered County-wide to income-eligible residents. Some programs may be offered in a specific neighborhood or affordable housing development, particularly when transportation may be an issue; for example, after-school programs are generally most accessible and effective when they are neighborhood-based. Also, outreach and education to low- and moderate-income residents, particularly those with primary languages other than English, has been identified as a continuing priority, specifically in tenant issues, mediation, homeownership counseling, and home improvement resources. These activities will be conducted primarily in the neighborhoods of Buckingham, Green Valley, Arlington Mill, and Pike Village Center, and in other income-eligible areas or affordable housing developments as appropriate.

## SP-25 Priority Needs - 91.215(a)(2)

### Priority Needs

Table 48 – Priority Needs Summary

<b>1</b>	<b>Priority Need Name</b>	Affordable Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Create and sustain affordable housing Stabilize families at risk of homelessness Foster vibrant and sustainable neighborhoods

	<b>Description</b>	Arlington’s housing market has been characterized by escalating rents and homes prices over the past decade. Because of Arlington’s location, amenities and public services, demand for a home in the County is high and, as a result, higher income households have been able to put upward pressure on home prices and rents, which makes it harder for low- and moderate-income households to find housing they can afford. The number of homes—including both rental and homeownership—affordable to low- and moderate-income households has declined precipitously. Homes affordable to households earning below 60% AMI took a particular hit, as thousands of market rate affordable rental homes were lost from the County’s housing stock through rent increases, condo conversion, and redevelopment.
	<b>Basis for Relative Priority</b>	Affordability has declined dramatically in Arlington over the past 10 years, primarily as a result of surging housing costs but also because of flat or declining incomes among some groups. While finding affordable housing is a challenge for many households, Arlington’s low-income households face the most serious affordability challenges and often face stark choices when it comes to finding ways to pay for housing. Many low-income households spend less on food, transportation, utilities and other necessities in order to cover housing costs. Small increases in rents can have a major impact on these families’ budgets.
2	<b>Priority Need Name</b>	Economic self-sufficiency and well-being
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Promote healthy and self-sufficient families Stabilize families at risk of homelessness

	<b>Description</b>	<p>As rents continue to increase in the Washington metropolitan area, lower and middle wage jobs are not keeping pace. While affordable housing is a key component, developing economic self-sufficiency and well-being is another critical piece to helping stabilize families and communities in Arlington. As the regional economy continues to evolve, new workforce training and opportunities are necessary to help more vulnerable workers to remain competitive and minimize unemployment or underemployment. Through CDBG, Arlington has supported several programs that work with populations that have specific workforce training needs, such as low and middle skill workers, ex-offenders, people who are formerly homeless or at risk of homelessness. Microbusinesses continue to be an important alternative to traditional employment, and may often be an option for immigrants, as well as for unemployment and underemployed residents to supplement incomes. In addition to skills-based training, barriers to employment may include lack of sufficient English or literacy skills, legal issues such as lack of work authorization, lack of transportation, and lack of affordable childcare.</p> <p>Economic self-sufficiency for families includes more than just bringing home a paycheck. For many low or moderate income families, support services such as financial literacy and credit counseling provide an opportunity to become economically stable, and even to build assets. For young Arlingtonians, increasing educational attainment and developing job skills are priorities. Through CDBG and other programs, Arlington has supported low-income youth through youth programs to increase school performance and build community leadership.</p> <p>Individual and family well-being also contribute to stability and self-sufficiency. Access to affordable healthcare continues to be challenging for many residents; while Arlington County offers an array of locally-funded and state-funded programs from dental care to prenatal care, waitlists can be long and eligibility can be restrictive. As Arlington's population continues to age, services to help low-income seniors age in community include physical, financial, and social supports. Robust civic engagement ensures that residents and families are supported and help to support community improvements and stability.</p>
	<b>Basis for Relative Priority</b>	Economic self-sufficiency includes more than just housing, and is a key component to helping Arlington residents to succeed. Workforce development, small business training and loans, supports to help individuals and families develop and build assets, and services that help create and maintain physical, social and financial well-being continue to be important priorities for Arlington.
<b>3</b>	<b>Priority Need Name</b>	Sustainable neighborhoods
	<b>Priority Level</b>	Low



<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Non-housing Community Development
<b>Geographic Areas Affected</b>	
<b>Associated Goals</b>	Foster vibrant and sustainable neighborhoods
<b>Description</b>	<p>Local codes and ordinances mandate minimum conditions to ensure healthful and safe housing. Persons and households with fewer housing choices may live in housing that does not fully and consistently meet codes or are overcrowded. Arlington will be vigilant in monitoring compliance and enforcement of all health and safety codes and will aspire to a high quality living environment for all persons. Safe and decent housing serves as a platform for positive outcomes for individuals, families and neighborhoods. Families that live in safe, code compliant housing are more likely to be healthy. In addition to increasing the supply and access of affordable housing, Arlington County is committed to creating and maintaining safe, healthy, well-maintained housing and neighborhoods for residents of all needs and income levels.</p> <p>In addition to improving physical conditions in neighborhoods, sustainable neighborhoods are built through engaged and well-informed residents. Arlington has targeted outreach to eligible areas as well as to affordable housing developments, to educate residents and help them to access services ranging from code enforcement to tenant mediation. Over the next five years, County staff and nonprofit partners will continue to develop outreach strategies on tenant rights and responsibilities, fair housing, physical conditions, home improvement, relocation, homeownership, and others.</p>
<b>Basis for Relative Priority</b>	Housing occupied by low- and moderate-income households are more likely to suffer from safety and maintenance issues than housing serving higher incomes. Education and outreach are needed to ensure that tenants and landlords are aware of rights and responsibilities and mechanisms for correction of violations.

## **Narrative (Optional)**

Arlington County uses the definitions of “low” and “moderate” as defined in CDBG regulations, which correspond to the “very low” and “low” in the HOME and Section 8 Regulations. However, Arlington is exempted by HUD from these limits and permitted to use “Uncapped Limits” (i.e. the actual 80 percent of the Area Median Income for the DC Area). Arlington therefore elects to use the exemption, as necessary, in its CDBG and HOME programs.

## SP-30 Influence of Market Conditions – 91.215 (b)

### Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The County is not planning to use Federal funds for TBRA over the Consolidated Planning period.
TBRA for Non-Homeless Special Needs	The County is not planning to use Federal funds for TBRA over the Consolidated Planning period.
New Unit Production	<p>Because of Arlington’s location, amenities and public services, demand for a home in the County is high and, as a result, higher income households have been able to put upward pressure on home prices and rents, which makes it harder for low- and moderate-income households to find housing they can afford.</p> <p>As a result of the fast growth in retirees and the relatively high share of low-wage jobs and positions vacated by retirement forecasted for the Washington region, Arlington County is forecasted to have the fastest rates of growth for households earning below the median income. The number of households earning less than 30% AMI is projected to increase by 4,340, including an increase of 3,720 renters. The number of households earning between 30% and 60% AMI is projected to increase by 5,790, including 4,960 renters. The number of households earning between 60% and 80% AMI is projected to increase by 4,060, including 3,360 renter households.</p>

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Rehabilitation	<p>Arlington strives to provide safe, accessible, healthy, and cost-efficient housing for residents. Providing energy and water efficient homes helps residents afford their monthly utility bills. This focus on “affordable living” reduces ongoing costs for residents and landlords and aligns with Arlington’s sustainability goals.</p> <p>The average lifespan of a house, according to HUD, is 40 to 50 years, without significant annual maintenance. According to 2011-2015 CHAS data, about 57% of Arlington’s rental units and 71% of owner-occupied units were built before 1979. Persons and households with fewer housing choices may live in housing that does not fully and consistently meet codes or are overcrowded. Arlington will be vigilant in monitoring compliance and enforcement of all health and safety codes and will aspire to a high-quality living environment for all persons. Safe and decent housing serves as a platform for positive outcomes for individuals, families and neighborhoods. Families that live in safe, code compliant housing are more likely to be healthy. In addition to increasing the supply and access of affordable housing, Arlington County is committed to creating and maintaining safe, healthy, well-maintained housing and neighborhoods for residents of all needs and income levels.</p>
Acquisition, including preservation	<p>Market rate affordable housing (MARKs), affordable to households with incomes up to 60% AMI, had been decreasing since 2000, primarily because of increasing rents. When the Affordable Housing Master Plan (AHMP) was adopted in 2015, it seemed likely that 60% AMI MARKs would eventually become nonexistent. In 2017, the supply of 60% AMI MARKs hit its lowest point with only 2,445 units, with more than half of those units in one apartment complex. The last three years, however, have seen a reversal of the downward trend: as of June 30, 2020, there were 4,180 60% AMI MARKs. This is due to a combination of factors: a higher area median income in recent years has resulted in higher rent thresholds, and in 2020 the impact of the COVID-19 crisis has led to lower average asking rents countywide. In order to preserve some of the remaining MARKs, the County will need to intervene. Since 2010, Arlington has preserved 1,241 MARKs as committed affordable units.</p>

**Table 49 – Influence of Market Conditions**

## SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

### Introduction

### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,342,521	500,000	1,431,826	3,274,347	7,200,000	Arlington receives approximately \$1.3 million in annual CDBG entitlement and \$500,000 in CDBG program income annually. So, over the course of the Con Plan period, we anticipate receiving approximately \$7.2 million in CDBG funds.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	725,257	200,000	1,273,029	2,198,286	3,600,000	Arlington receives approximately \$700,000 in annual HOME entitlement and \$200,000 in HOME program income annually. So, over the course of the Con Plan period, we anticipate receiving approximately \$3.6 million in HOME funds.

Table 50 - Anticipated Resources

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

The Affordable Housing Investment Fund (AHIF) is Arlington's local trust fund for development of affordable housing, established in 1985. It is leveraged with federal HOME funds and or federal Low Income Housing Tax Credits, and comprised of annual General Fund appropriations, 1% of recordation tax received by the County, Affordable Dwelling Unit Ordinance contributions from developers, and loan repayments. In County FY2016-2020, more than \$128 million in local General Funds was allocated to AHIF. AHIF funding is typically used for new construction,

acquisition and rehabilitation projects to preserve and improve the supply of affordable housing. A small proportion of AHIF funds (\$200,000 annually in County FY2016-2020) are also leveraged with CDBG public service funds to support housing services for low-income residents.

The Industrial Development Authority (IDA) of Arlington can provide below market rate financing for the acquisition and new construction or rehabilitation of affordable housing projects. Virginia Housing, the Commonwealth's state financing agency, provides tax-exempt and taxable bond financing to developers, with more than \$100 million in annual tax-exempt bond authority.

Private contributions to affordable housing continue to increase, as local businesses increasingly value affordable housing in their communities. For example, Amazon recently announced the creation of a \$2 billion Housing Equity Fund to support affordable housing development in its three headquarters cities, of which Arlington is one.

The Real Estate Tax Relief Program provides an exemption, partial exemption and/or deferral of real estate taxes to eligible homeowners based on household income and assets. Eligible homeowners must be at least 65, or permanently and totally disabled, and not engaged in substantial gainful employment. Program is income-restricted; for example, in County FY 2020 (federal FY 2019), household income household must be below \$46,575 for full exemption and \$102,954 for deferral, with asset levels below \$407,600 and \$550,260, respectively.

Arlington has a locally-funded equivalent to the Housing Choice Voucher program, known as the Housing Grant Program. It provides rent assistance to low-income working families, elderly persons, and persons with disabilities, allowing households to pay about 40% of income in rent. Need for this program continues to increase; in County FY2020, an average of 1,241 households was served monthly, with an average subsidy of \$663.

A local Tenant Assistance Fund supports income-eligible households that are displaced by redevelopment. In County FY2016-2020, 180 households were assisted in five properties.

Arlington's Permanent Supportive Housing program for low-income adults with disabilities leverages more than \$2 million annually, in addition to federal and state funds.

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

Per the Affordable Housing Master Plan, it is the County policy to consider affordable housing needs and goals when planning for major capital investment in new or redeveloping existing major community facilities, taking into account the neighborhood context. For example, land will be conveyed to the County as part of the Crystal Houses 5 site plan and will be available for affordable housing development.

**Discussion**



## SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
ARLINGTON COUNTY	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	

**Table 51 - Institutional Delivery Structure**

### Assess of Strengths and Gaps in the Institutional Delivery System

Two departments lead the County's housing and community development efforts. The Department of Community Planning, Housing and Development (DCPHD) covers housing planning, housing development, community development, homeownership, tenant landlord issues, housing services and outreach. The Department of Human Services is responsible for administering the Housing Choice Voucher and local housing grants programs, permanent supportive housing, homeless prevention and rapid re-housing, and homeless shelter and transitional housing programs. Additional departments administer other portions of the Consolidated Plan; for example, the Human Rights Office implements the County's fair housing program, and the Department of Environmental Services provides consultation on environmental and energy efficiency efforts.

The County has a number of active citizen advisory commissions involved in housing programs and advocacy. These include the Housing Commission, Community Development Citizens Advisory Committee (CDCAC), the Community Services Board (CSB), the Disability Advisory Committee (DAC), the Commission on Aging, the Planning Commission, and the Ten Year Plan to End Homelessness. The Housing Commission reviews all potential affordable housing developments, as well as overseeing housing policies. CDCAC analyzes all proposals as part of the County's competitive Community Development Fund, comprised of federal CDBG, Community Service Block Grant (CSBG), and local Affordable Housing Investment Fund (AHIF) dollars.

Because it doesn't have a public housing authority, Arlington creates affordable housing through its housing developer partners. The County also works with for-profit developers who use federal and state

programs to provide affordable housing, as well as with those developing market rate units. The County has developed a range of innovative tools and incentives for the provision of affordable housing.

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X	X	
<b>Street Outreach Services</b>			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services	X	X	
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X	X	X
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X		
Life Skills	X	X	
Mental Health Counseling	X	X	X
Transportation			
<b>Other</b>			
Case Management	X	X	X

**Table 52 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

Arlington County’s Department of Human Services (DHS) uses a multidisciplinary approach to holistically provide services to the complex needs of its most vulnerable residents. In a unique design among traditional government structures, Arlington County’s DHS offers a centralized, physically co-located, public-transit-friendly location to access an array of services. This includes, but is not limited to aging and disability services, behavioral healthcare (same day access services), child and family services, economic independence/social services, and public health. In keeping with Arlington County’s vision for

a diverse and inclusive community, DHS fosters highly collaborative partnerships with advocacy organizations, affordable housing developers, community-based service providers, consumer groups, health care providers, nonprofit organizations and other partners in human services to address Arlingtonians' needs. It is through partnerships and engagements where Arlington's commitment to services and housing opportunities for all segments of our community are grounded in our shared principles.

For individuals and families who are homeless or chronically homeless, there is a rich service network including outreach services, rental assistance, housing location services, housing focused case management, emergency financial assistance and employment services. Such households can also access other State and County services and entitlements such as food stamps, Medicaid, local food banks, mental health and substance abuse services. These provided services are available to all community residents built within the Department of Human Services multidisciplinary divisions.

For homeless families with children, there are two shelter programs, as well as access to permanent supportive housing programs and local housing subsidies (which prioritizes working families, disabled households and those connected to behavioral health services). Homeless families and children can also access a multitude of Continuum of Care rapid rehousing assistance, which provides short to medium term rental assistance and case management.

For homeless veterans and their families, Arlington County has been able to access VASH vouchers. Such individuals receive housing location services and housing-based case management. Such households can also access other state and county services and entitlements such as food stamps, Medicaid, local food banks, employment services, mental health and substance abuse services.

Unaccompanied youth are usually identified through the Arlington County Public School system. When appropriate, they are linked to the Child and Family Services Division for services including mental health counseling and treatment, case management, life skills training and employment and education assistance.

Through Arlington County's Housing Choice Voucher Program, the federal Housing Opportunities for People with AIDS (HOPWA) Program provides housing assistance and supportive services to individuals with HIV/AIDS and their families. The program provides localities with resources and incentives to devise long-term comprehensive strategies for meeting the housing needs of low-income persons living with HIV/AIDS. HOPWA housing support enables these special-needs households to establish or maintain stable housing, reduce their risks of homelessness, and improve their access to healthcare and other support. Housing assistance provides the foundation from which these individuals and their families may participate in advances in HIV treatment and related care. The County works in coordination with the Northern Virginia Regional Commission (NVRC) that determines program eligibility and maintains the program's waitlist.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

There are gaps in Arlington County's service delivery system that including access to housing, rental or criminal history barriers, and transportation needs. Permanent supportive housing (PSH) serves low-income (40% or below AMI) residents with a disability and housing need. Many of these individuals lack familial or family support, are living in overcrowded or substandard housing situations, have series mental health illnesses (SMI), poor credit, prior eviction and/or criminal histories. A significant number of individuals have multiple disabilities and/or chronic health conditions. Very few PSH applicants have access to a car. The service needs of PSH applicants vary greatly since the program serves individuals with a variety of disabilities.

Person with intellectual or developmental disabilities also have housing needs. Most residents in DD housing leave their homes daily to attend day support, pre-vocational and supported employment programs, so transportation is also a need.

Persons with SMI mental health have limited access to community resources, have difficulty paying their rent and bills, and often have some involvement with the criminal justice system. They also often have co-occurring substance abuse disorders, co-morbidity, and are unable to obtain and maintain steady employment.

Persons who experience moderate to severe substance use disorders frequently are involved with the criminal justice system; are homeless or have had periods of homelessness; have erratic employment histories and limited work skills; are IV drug users; have co-occurring psychiatric disorders; have various medical problems; and have prior treatment experiences and are at high risk for relapse behavior.

Low-income seniors and frail elderly (age 60+) on fixed incomes require affordable housing and access to community services, including financial assistance, recreational and social activities, transportation, and affordable healthcare. Frail elderly also need help with activities of daily living, such as nutritious meals, personal care, and housekeeping. Elderly and persons with disabilities prefer to age in place, in the community of least restriction, but to do so requires availability and access to long-term services and supports. Over time, frail elderly, without access to home and community-based supports often need to transition to a higher level of care, such as assisted living or to housing communities for seniors with on-site services.

Unaccompanied youth are difficult to identify as they are not often seen in shelters, but rather are identified through the local school system. Lastly, as more and more individuals go into permanent supportive housing, it becomes difficult to provide appropriate supports for individuals to maintain their housing with limited staffing levels.

Persons who have experienced domestic violence, dating violence, sexual assault, and stalking have a need for one or more of the following services: legal intervention, individual and family counseling, healthcare services, safety planning, shelter and housing relocation. Low-income households experiencing the trauma of domestic violence need affordable housing, rental and financial assistance, and help accessing affordable housing due to leasing barriers that maybe a result of domestic violence abuse.

### **Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

Arlington County's service delivery system is comprehensive. Households who are homeless or fall within targeted special needs populations have access to a local rental subsidy, federal housing subsidies, housing focused case management, mental health and substance abuse services, employment services, childcare subsidies and primary health providers. As mentioned above, Arlington County has an integrated Department of Human services which allows for services to be provided in coordinated and comprehensive manner.

Arlington County adopted a Supportive Housing Plan in 2005. The goal of the plan is to develop 425 units of Permanent Supportive Housing (PSH) and develop sufficient small-scale supportive housing to meet the housing needs of special needs sub-populations. Small scale housing can include group homes, assisted living, clustered apartments, studio apartments, and intermediate care facilities.

PSH is an evidence-based model that provides affordable housing integrated in the community. About half of the County's PSH units house individuals with disabilities who are homeless, and the remaining units are for persons with serious mental illness (SMI), developmental disabilities (DD), substance abuse disorders (SA), and youth aging out of foster care who have a critical housing need.

Arlington County continues to strive to obtain County designated PSH units, as the wait list demand of PSH and compliment of services grows beyond our available housing stock.

Arlington County has about 1,550 beds in group homes, transitional, assisted living, intermediate care facilities, intensive residential living, and supervised apartments for the County Community Services Board (CSB) populations, including SMI, SA and DD. There are more than 1,000 apartments in HUD financed senior buildings. All of these buildings have waiting lists. Arlington County provides home-delivered meals, mental health services, personal care home health assistance, and nursing case management to more than half of the frail elderly in these buildings.

Many of our most vulnerable subpopulations need affordable units that are on a public transportation line. Ground floor and/or accessible units are continued needs due to mobility and aging issues of some. Flexible landlords willing to consider mitigating circumstances, such as poor credit, prior rental evictions, or criminal histories, are required. The service needs of PSH clients vary greatly, since the program serves individuals with a variety of disabilities. Long-term housing-based case management is

needed for all. Case management services include assistance with budgeting and paying rent, assistance with resolving housekeeping issues, addressing any disability-related issues (medication management, coordination of medical services, etc.). Ongoing support related to lease compliance is critical.

## SP-45 Goals Summary – 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Create and sustain affordable housing	2021	2025	Affordable Housing	NAUCK NEIGHBORHOOD STRATEGY AREA BUCKINGHAM NEIGHBORHOOD STRATEGY AREA Arlington County	Affordable Housing	CDBG: \$7,000,000 HOME: \$3,750,000	Rental units constructed: 250 Household Housing Unit  Rental units rehabilitated: 600 Household Housing Unit  Homeowner Housing Rehabilitated: 75 Household Housing Unit  Direct Financial Assistance to Homebuyers: 150 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Promote healthy and self-sufficient families	2021	2025	Non-Housing Community Development	NAUCK NEIGHBORHOOD STRATEGY AREA BUCKINGHAM NEIGHBORHOOD STRATEGY AREA Arlington County	Economic self-sufficiency and well-being	CDBG: \$1,647,500	Public service activities other than Low/Moderate Income Housing Benefit: 6125 Persons Assisted  Jobs created/retained: 125 Jobs  Businesses assisted: 150 Businesses Assisted
3	Stabilize families at risk of homelessness	2021	2025	Homeless	NAUCK NEIGHBORHOOD STRATEGY AREA BUCKINGHAM NEIGHBORHOOD STRATEGY AREA Arlington County	Affordable Housing Economic self-sufficiency and well-being	CDBG: \$150,000	Public service activities for Low/Moderate Income Housing Benefit: 550 Households Assisted  Tenant-based rental assistance / Rapid Rehousing: 250 Households Assisted  Homeless Person Overnight Shelter: 600 Persons Assisted  Homelessness Prevention: 3600 Persons Assisted



Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Foster vibrant and sustainable neighborhoods	2021	2025	Affordable Housing Non-Housing Community Development	NAUCK NEIGHBORHOOD STRATEGY AREA BUCKINGHAM NEIGHBORHOOD STRATEGY AREA Arlington County	Affordable Housing Sustainable neighborhoods	CDBG: \$50,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 250 Households Assisted  Public service activities other than Low/Moderate Income Housing Benefit: 13200 Persons Assisted

Table 53 – Goals Summary

**Goal Descriptions**

1	<b>Goal Name</b>	Create and sustain affordable housing
	<b>Goal Description</b>	<p>Create and sustain affordable rental and homeownership housing:</p> <ul style="list-style-type: none"> <li>• Increase the supply of committed affordable units, including acquisition of existing rental housing and new construction, of which 10% are permanent supportive housing units (5 year outcome - 250 new units)</li> <li>• Rehabilitation or repair of existing committed affordable rental housing, including improving energy efficiency (5 year outcome - 600 units rehabilitated)</li> <li>• Improve owner-occupied housing (5 year outcome - 75 units rehabilitated)</li> <li>• Assist households to become first-time homeowners, including direct assistance and housing counseling (5 year goal - 150 households)</li> </ul>

<b>2</b>	<b>Goal Name</b>	Promote healthy and self-sufficient families
	<b>Goal Description</b>	<ul style="list-style-type: none"> <li>• Provide job training / skills development (5 year outcome - 1000 persons)</li> <li>• Foster microenterprise development for existing and potential low- and moderate-income business owners by providing technical and financial assistance (5 year outcome - 150 businesses assisted, 125 jobs created/retained)</li> <li>• Reduce barriers to unemployment (lack of transportation, childcare, English proficiency, digital literacy) by supporting high performing service providers (5 year outcome - 1,250 persons)</li> <li>• Assist families to build assets through financial education, credit counseling and homeownership education (5 year outcome - 850 persons)</li> <li>• Reduce barriers to equitable access and connectivity to digital technology (broadband internet and devices) (5 year outcome - 100 persons)</li> <li>• Support increased educational attainment for youth and families (5 year outcomes - 925 persons)</li> <li>• Increase individual and family health and well-being through increased access to community resources, such as healthcare providers and healthy food options (5 year outcome - 2,000 persons)</li> </ul>
<b>3</b>	<b>Goal Name</b>	Stabilize families at risk of homelessness
	<b>Goal Description</b>	<ul style="list-style-type: none"> <li>• Provide permanent supportive housing for homeless persons with disabilities (5 year outcome - 550 households)</li> <li>• Rapidly rehouse homeless persons through case management and/or rental subsidies (5 year outcome - 250 households)</li> <li>• Prevent households from becoming homeless (5 year outcome - 3,600 households)</li> <li>• Provide emergency housing for persons who are not able to be diverted (5 year outcome - 600 persons)</li> </ul>

<b>4</b>	<b>Goal Name</b>	Foster vibrant and sustainable neighborhoods
	<b>Goal Description</b>	<ul style="list-style-type: none"> <li>• Provide technical assistance and referrals to tenants, landlords, homeowners and homebuyers on housing issues (5 year outcome - 1,000 persons served)</li> <li>• Educate residents on housing issues, including fair housing, code enforcement, homeownership, and other topics by conducting community events and workshops for landlords, tenants, homeowners, and/or homebuyers (5 year outcome - 5,000 persons served)</li> <li>• Physically improve neighborhoods through cleanup events (5 year outcome - 2,200 participants)</li> <li>• Support public infrastructure development that improves access to broadband (5 year outcome - 250 households assisted)</li> <li>• Foster community engagement in neighborhoods where more than 51% of households are low- or moderate-income by conducting neighborhood-focused community events (5 year outcome - 5,000 participants)</li> </ul>

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

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

In the past five years, the County has added a net of 1,433 CAF rental units and 18 affordable ownership units, referred to as Affordable Dwelling Units, have been approved. The number of new CAFs in any one year relates to opportunities in the market, but it is anticipated that the County will produce similar numbers in the next five years.

Arlington generally uses close to 100% of its CDBG funding to serve low- and moderate-income residents. Income brackets can range depending on the program; for example, the majority of committed affordable housing developed serves residents at 60% AMI or below, depending upon the financing of specific projects, while the homeowner assistance program tends to serve residents at or below 80% AMI, and is anticipated to serve 150 residents. Programs that serve homeless individuals and families include rapid rehousing (250 estimated), overnight shelter (600

estimated) and homelessness prevention (3,600 estimated). Neighborhood revitalization programs serve a range of incomes, and are based on area benefit (13,450 estimated).

**SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

**Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

Arlington County does not have public housing.

**Activities to Increase Resident Involvements**

Arlington County does not have public housing.

**Is the public housing agency designated as troubled under 24 CFR part 902?**

N/A

**Plan to remove the ‘troubled’ designation**

## **SP-55 Barriers to affordable housing – 91.215(h)**

### **Barriers to Affordable Housing**

Safe and stable housing supports physical, financial and emotional health. Housing choice and affordability provide residents with stability and opportunity, and the neighborhoods in which people live have a significant impact on outcomes related to education, health, and even life expectancy. Arlington County is committed to producing and preserving affordable housing that meets the needs of its residents. While the County is investing considerable resources into developing and supporting affordable housing and the residents who benefit, many residents are still paying a greater share of their income on housing, and low-income residents are increasingly feeling the threat of displacement. Long-standing systematic disparities in housing policies and programs continue to perpetuate unequal access to housing choice and affordability, including the continuing impacts of redlining policies and zoning that limits housing choice.

This Regional Fair Housing Plan is a milestone for the Washington region. For the first time since 1997, eight local governments joined forces to assess barriers to fair housing on a regional scale. Every city and county in our region faces its own unique issues and challenges. However, this regional approach enabled us to identify common themes (a full analysis of barriers to affordable housing can be found in the Fair Housing Plan). For instance, how the region has a great need for:

- Housing that is affordable to households at 60% of area median income and below -- especially for members of protected classes
- Accessible housing for people with disabilities
- Transportation that all residents can access and afford

Several issues were identified specific to Arlington for further policy analysis and consideration:

- Deeper affordability of affordable housing is needed.
- There is a limit placed on the number of unrelated persons that can live together. This can limit housing options for households that have multiple unrelated roommates.
- The majority of land area is zoned for single-family units, which can limit the ability to create affordable units.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

The eight local governments taking part in the Regional Fair Housing Plan have chosen shared regional goals and strategies. By working together on these strategies, we can meet our goals to:

- Reduce housing discrimination
- Reverse patterns of racial segregation

- Improve access to opportunity for all current and future residents of the metropolitan Washington region

#### Regional Goals

1. Increase the supply of affordable housing for families earning at or below 60% of the Area Median Income (AMI) for the region – especially where there hasn't been any.
2. Change zoning and land use policies to expand access to fair housing. Increase the development, geographic distribution, and supply of affordable housing.
3. Implement policies to preserve affordable housing and prevent displacement of residents.
4. Increase the number of homeowners in the region and reduce the unequal treatment and discriminatory practices that keep members of protected classes from buying a home.
5. Protect the housing rights of individuals who are part of protected groups. For example, people of color, those with disabilities and seniors.
6. Increase community integration and reduce housing barriers for people with disabilities.
7. Make public transit easier to access and afford for members of protected classes.

In addition to regional goals, each local government has its own goals and strategies to affirmatively further fair housing in their communities.

#### Arlington County Specific Goals

- Increase the supply of housing that is affordable to low- and moderate-income families.
- Reform zoning and land use policies to expand access to fair housing choice by increasing the development, geographic distribution, and supply of affordable housing.
- Implement policies designed to prevent displacement.
- Protect the housing rights of individuals and strengthen fair housing education.
- Increase community integration for persons with disabilities.
- Increase effectiveness of existing programs to further fair housing.

More details on these goals listed here as well as the strategies for achieving them can be found in the Regional Fair Housing Plan.

## **SP-60 Homelessness Strategy – 91.215(d)**

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

Reaching out to and engaging unsheltered homeless persons is the first step toward housing those individuals. Like national trends, single adults experiencing homelessness continue to be the largest population experiencing homelessness within the Arlington County. On any given night, 34% of our single adult population remains unsheltered compared to 66% that are sheltered. Arlington has not historically had any unsheltered families experiencing homelessness and 100% of families with children are sheltered.

Since the end of Arlington County's Ten-Year Plan to End Homelessness in 2018, the County has been able to address homelessness through a variety of comprehensive and proactive programs, funded locally and through federal and state grants. The spectrum of assistance starts with a street outreach program and continues through emergency shelters and a safe haven, rapid rehousing programs, federally and locally funded permanent supportive housing programs, and local eviction prevention assistance and housing subsidies.

Through Arlington County's CoC, specialized street outreach efforts are operated by the County's Behavioral Healthcare Division (BHD), the County's Police Department specialized in homeless outreach, and a nonprofit partner. This coalition of outreach service teams connect with persons living on the streets, in parks, under bridges and in encampments to help guide individuals on a path to safe housing and stability. Through the County's BHD, our Treatment on Wheels (TOW) program deploys a team of mental health professionals into the community offering ongoing case management services for persons living on the streets who may or may not engage with traditional shelter services. TOW services also include clinical assessments, referrals to inpatient and outpatient treatment, and connections to housing resources. The County's outreach programs assist persons with 1) applying for identification cards and birth certificates, 2) accessing mainstream benefits, and 3) applying for employment services and opportunities.

Outreach workers have geotagged the key areas of the County in which homeless households are known to live and congregate. Outreach staff use creative engagement strategies to develop relationships and move unsheltered clients to "housing first" permanent housing solutions.

Finally, a Drop-In Center is the third program that works with street homeless. Services include access to showers, telephone, and storage lockers. Individuals may use the program's physical address to receive mail. This program addresses clients' basic needs while engaging them to address medical, housing, and other concerns.

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



The Arlington County Continuum of Care (CoC) has a well-developed and efficient crisis response system with an unchanged 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. Our CoC mission is supported by a shared community responsibility, that includes collaborative planning, an alignment of stakeholders and resources essential to Arlington County's Action Plan for Ending Homelessness.

A Centralized Access System (CAS) is core to Arlington's system of care by providing access to services across the entire Arlington CoC, matching households, as quickly as possible, with the interventions that will most effectively and efficiently prevent or end their homelessness and lead to stability. As part of Arlington's CoC intervention tools, targeted prevention and diversion services occur at each entry point to help people experiencing a housing crisis. These tools include creative problem-solving conversations to quickly identify and access safe housing alternatives, connections to community resources and family supports, housing placements or search. All efforts to prevent homelessness before it occurs are anchored in two programs: a non-profit, Arlington Thrive, provides same-day emergency financial assistance to Arlington residents in crisis, second Arlington County operates several targeted prevention programs collaboratively with CoC nonprofit organizations. These programs provide short-term housing stabilization services (financial assistance, eviction prevention and case management) to households that are at risk of losing housing. For homeless households who cannot be diverted from shelter, Arlington County's CoC utilizes a housing first approach to help individuals and/or families experiencing homelessness access a safe emergency shelter environment. There are five County owned or sponsored family and single-adult shelters.

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

- **Full SPDAT Assessment:** Completion of the full SPDAT with households to get a comprehensive picture of the households and the challenges that may prevent them from securing housing.
- **Housing Focused Case Management:** Case management that focuses on ending the housing crisis and securing the resources that can quickly move the household out of shelter.
- **Progressive Engagement:** A program concept that focuses on identifying the right amount of case management or financial services needed to end a person's housing crisis.
- **Barrier Elimination:** Case management services focused on eliminating barriers that keep households in emergency shelter. This could be criminal history, poor rental history, or poor credit.

Two transitional housing programs provide housing and services to help families and individuals get ready for permanent housing. These programs are site-based. Four rapid rehousing programs provide housing and services to help families and individuals gain housing stability for the long term. Households carry a lease in their own name. Five permanent supportive housing programs provide rental assistance and case management for households that are chronically homeless, homeless, persons existing institutions and have members with a disabling condition.

**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 Arlington County Continuum of Care (CoC) Action Plan to End Homelessness, two national best practice models are leveraged:

**Rapid Re-Housing (RRH):** Designed to serve homeless families, the program reduces the amount of time households are in shelter and eliminates barriers to securing housing. Programs utilize progressive engagement and housing focused case management. Often the program will make use of housing location services for households with severe housing barriers like criminal history or poor rental history. In County FY 2020, RRH programs served 158 households.

**Permanent Supportive Housing (PSH):** Arlington CoC PSH programs provide supportive services and a rental subsidy to help households who are chronically homeless and persons with disabilities who have a critical housing need obtain and maintain housing in the community. In County FY 2020, federally funded PSH programs served 138 households, while state- and locally funded PSH programs served 47 and 269 households, respectively.

Arlington County continues to make notable accomplishments governed through its action plan to end homelessness. Below are just a few highlights of the County's successful efforts to serve its most vulnerable populations and build an inclusive community as a direct result of community and coordinated systems of engagement.

- Partnering with the Department of Housing and Urban Development Veterans Affairs Supportive Housing (HUD-VASH), Arlington County's local Housing Choice Voucher program, recognized as a *Public Housing Authority*, has maintained 15 HUD-VASH Vouchers to house Veteran service members since April 2018.
- Arlington County's CoC partnered with the local Housing Choice Voucher program, the Department of Human Services and other private nonprofit partners to bring 52 Mainstream (Section 811) Vouchers to Arlington County to serve non-elderly persons with disabilities who are transitioning out of institutional or other segregated settings, at risk of institutionalization, homeless, or at risk of becoming homeless.
- In July 2020, Arlington's Housing Choice Voucher program opened its waiting list for the first time in eight years organizing the collection of applications from homeless and at-risk of homelessness households in need of Mainstream Vouchers.

- In FY2021, Arlington County received another expansion grant for Permanent Supportive Housing under Virginia’s Department of Behavioral Health and Developmental Services to serve more individuals and families with high needs for supportive services.
- Arlington County’s commitment to racial equity has been reaffirmed by its CoC as efforts are underway to find solutions to address racial disparities that impact African Americans that enter the shelter system.
- The Arlington County CoC has added additional Rapid Re-housing funding for single adults experiencing homelessness through HUD’s reallocation process.
- In the fifth year of operation, the Arlington Landlord Partnership (ALP) has helped 85 individuals with high housing barriers become permanently housed. ALP provides incentives to local landlords to lower their screening criteria which has typically screened out many homeless individuals and families with high leasing barriers, such as poor credit, evictions and criminal history. The program has 3 existing landlord partners and 6 agency partners.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

Arlington County has established agreements with publicly funded institutions and systems of care that may discharge someone into homelessness.

The CoC has executed an MOU with the Office of the Public Defender, Sheriff’s Dept., Behavioral Healthcare, VA Dept. of Corrections, Arlington Community Corrections Unit, Economic Independence Division, and 5 local nonprofit housing/service providers. The Re-Entry Committee meets regularly to discuss and plan for clients’ pre-release. Discharged inmates routinely go to previous housing, families, friends, or natural supports. Individuals who have no alternate housing options can access a shelter bed.

Since 2005, the CoC has coordinated with the Virginia Hospital Center (VHC) to ensure that people exiting health care settings are not discharged into homelessness. The agreement ensures identification of homeless persons as early as possible to begin the discharge planning process. People exiting health care facilities are routinely discharged to families, private market housing, or housing programs, such as the local housing grant subsidy program.

County policy requires that hospitals coordinate with the Behavioral Healthcare Division (BHD) to ensure clients are not discharged to homelessness and that follow-up mental health services are coordinated. Households are routinely discharged to families, independent/shared private market housing, or housing programs such as group homes, and the local housing grant subsidy program.

The CoC works closely with Child and Family Services to enforce the State policy to reunite families and provide aging out youth access to programs to prevent homelessness. Youth are routinely discharged to family or independent living programs. Arlington also has a Family Unification Program. Child and Family Services provides pre-discharge planning, independent living preparation, educational and career planning, family and community supports, medical coverage, and assistance in securing safe and affordable housing.

Arlington County has many resources to help low-income households avoid homelessness, including the Department of Human Services (DHS) itself. DHS is a unique public organization that has consolidated programs for households, families and children under one roof. DHS services, funded through federal, state and local dollars, include Public Health, public assistance benefits such as SNAP and Medicaid, the Arlington Employment Center, child and family services, adult and disabled services, the Office on Aging, the Community Services Board, and housing programs including the federal Housing Choice Voucher Program, Permanent Supportive Housing, locally subsidized rental and homeowner assistance programs, and homeless services. In addition, DHS houses a community assistance bureau that is the entry point for residents in economic distress. Strong communication, facilitated by both interdisciplinary teams and technology, helps ensure that staff are aware of the services and benefits that are available to their clients and that referrals are made.

The County provides five outreach centers in neighborhoods that are economically at risk. The County also manages a variety of service contracts with private partners that serve low income populations, including food banks and telephone crisis intervention. A strong community of housing and homeless partners provides ongoing information and access to benefits and services, and partners repeatedly reach out to landlords to educate them on eviction prevention services. Staff speaking multiple languages and telephone translation services are available in all services. All of this provides Arlington with a robust “early warning system” designed to prevent homelessness for at-risk residents.

## **SP-65 Lead based paint Hazards – 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

Arlington County's goal is to protect the public's health and safety from environmental hazards, including lead-based paint hazards. Lead is poisonous and exposure is hazardous to anyone, but children ages six and younger are at the highest risk, because their bodies are growing rapidly, and because they tend to put things in their mouths. For these children, low-level exposure to lead can cause nervous and kidney system damage, reduction in IQ, reading and learning disabilities, increased hyperactivity and behavioral problems, poor muscle coordination, decreased muscle and bone growth, and hearing damage. High-level exposure for children can cause seizures, unconsciousness, and death.

Arlington has developed a four-pronged strategy that includes collaboration, assessment and testing, public education, and enforcement of public health laws.

**Collaboration:** Enhance communication between County agencies, as well as state agencies, to ensure identification and reduction in lead-based paint hazards.

**Assessment/ Testing:** Improve ability to test for lead-based paint in units where there is a risk or probable cause, such as a child with elevated blood levels. Continue testing children in all County public health clinics.

**Public Education:** Take steps to inform the public of the dangers of lead-based paint, methods for identifying it and behavior strategies for reducing contact (especially children) with lead dust and chips.

**Enforcement/Correction:** Inspect units and notify owners of the need to take corrective action regarding covering or abatement of lead-based paint in a dwelling unit. Refer to resources for correction and/or enforcement.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

Arlington's goal is to address lead-based paint hazards through community education, screening, and prevention measures that are designed to reduce human exposure or likely exposure to lead-based paint hazards.

There is no safe level of lead. In 2016, the Virginia Department of Health modified its disease reporting requirements to include any detectable blood level in children 15 years of age and younger and levels  $\geq 5$   $\mu\text{g}/\text{dL}$  in persons older than 15 years of age. All cases of elevated blood levels in County residents are reported by the laboratory or healthcare provider (as required by law) to Arlington County Public Health Division (ACPHD). Once received, ACPHD initiates an investigation for blood lead levels  $\geq 5$   $\mu\text{g}/\text{dL}$ . Public health intervention is based on the blood lead level, with higher levels of intervention for higher blood lead levels.

For children with blood lead levels of 5-9 ug/dL, public health nurses reach out to the testing provider to discuss possible exposures and provide educational materials to support their work with patients to eliminate sources of exposure in or around the home. For children with blood lead levels of 10 ug/dL, case managers reach out directly to affected families to assess the likely source, provide education, counselling and referral to services like WIC and actively track lab results.

If the elevated blood lead level is 15-19 ug/dL in two tests taken at least three months apart or 20 ug/dL or above for any child, an Environmental Health Specialist who is a Virginia Certified Lead Assessor investigates. The investigation includes a home visit conducted jointly, when possible, with a public health nurse to determine the source of the lead and includes a detailed questionnaire and sampling of paint, dust, water, soil or other likely lead sources. Findings are documented in a written report including the sampling results and any recommendations for abatement and interim control measures are given to the tenant and as relevant, to the owner of the property. Relevant findings of lead, either in paint or in the water, in an Arlington home are reported as per Code of Virginia.

### **How are the actions listed above integrated into housing policies and procedures?**

County staff completes the in-house review form to ensure compliance with all Federal statutes concerning lead-based paint in any federally-assisted projects. Testing for lead-based paint on all units built prior to 1978 that are being rehabilitated using federal funds is required per statutes. The nonprofit developers responsible for each project must report findings to the County. Costs associated with lead-based paint testing and mitigation are eligible to be charged to federal entitlement grants. The Code Enforcement Unit of Inspection Services Division inspects units and notifies owners of the need to take corrective action regarding encapsulation or abatement of lead-based paint in a dwelling unit. This could include testing by a licensed contractor and laboratory.

Public education includes informing the public of the dangers of lead-based paint, which include providing pamphlets to targeted population sectors and awareness campaigns by the Virginia Department of Public Health and Arlington County Public Schools. First time homebuyers assisted with CDBG downpayment assistance programs are provided materials on lead hazards; volunteers working with home repair programs are instructed in lead safe work practices; DHS Family Health Bureau distributes lead hazard information at health clinics; and the Housing Division distributes information about lead safety at tenant education workshops conducted at affordable housing developments and neighborhood meetings.

Arlington County's Housing Assistance Bureau inspectors are trained in visual Housing Quality Standard (HQS) assessments. Annual inspections are conducted at properties receiving Housing Choice Voucher rent subsidies, and many state-funded Permanent Supportive Housing properties, to ensure that paint conditions are stable. Housing Bureau staff compare subsidized unit addresses with Environmental Health to ensure that no units identified with lead hazards are in the Housing Choice Voucher or Permanent Supportive Housing programs as mandated.



## **SP-70 Anti-Poverty Strategy – 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

Housing choice and affordability provide residents with stability and opportunity, and the neighborhoods in which people live have a significant impact on outcomes related to education, health, and even life expectancy. Arlington County is committed to producing and preserving affordable housing that meets the needs of its residents. While the County is investing considerable resources into developing and supporting affordable housing, many residents are still paying a greater share of their income on housing, and low-income residents are increasingly feeling the threat of displacement. At a minimum wage of \$7.25 per hour, a worker would have to work 2.5 full-time jobs to afford an apartment in Arlington County.

Many different County programs address this need, including local and federal rental assistance, housing production, homeownership, and tenant assistance funds for relocation. Many of these programs target residents below 30% and 30%-50% AMI. For example, the Tenant Assistance Fund (TAF) is a program that provides temporary financial assistance for tenants who are affected by increased rents resulting from redevelopment, renovation or acquisition of CAF properties. This comprehensive policy enables eligible households to remain either “onsite or nearby” following a renovation or redevelopment.

Ending and preventing homelessness is another County priority. A seven-year analysis since 2013 shows a 58% reduction in the number of persons experiencing homelessness; unsheltered persons has declined by 77% and persons in shelter by 50%. Continuum of Care maintains an integrated community-based support system which helps households at risk of homelessness keep their housing and assist any households that become homeless regain stable housing. Arlington’s Community Services Board (CSB) represents clients with mental health, substance use and intellectual and developmental disabilities. These more than 6,000 clients tend to be very low income, and affordable housing can be out of reach without government support.

Another critical component to lifting households out of poverty is helping individuals and families to develop economic self-sufficiency and well-being. For workforce training, the County provides programs through the Arlington Employment Center. These programs are provided as a continuum and include employment counseling, soft and hard skills development and job placement. Other employment training programs for the population at or near poverty level include the VIEW program and WIA, targeted towards low income and low-skilled clients, often with limited English proficiency. Several job training programs also 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. Generally, the programs have good performance rates that exceed federal and State mandated goals. Retention rates are good and, if continued, could result in economic stability and a resulting positive effect towards reducing poverty. Economic self-sufficiency for families has many facets.



## **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

Many programs and policies are aimed at low and extremely low income households in the County, including persons unable to work due to disability or age; low wage workers including many retail, restaurant and service workers; the elderly; and families with children. In addition to programs that support economic self-sufficiency, the County will coordinate with affordable housing policies to ensure that these vulnerable residents have access to housing and related supportive services. Here are some examples:

- Implementing Section 3 policies in housing projects: The purpose of Section 3 is to ensure that low and extremely low-income persons, including those in poverty, benefit when the use of federal funds results in the creation of new job opportunities in connection with construction projects funded with CDBG or HOME funds.
- Developing housing for low and extremely low-income residents: Arlington uses creative strategies to develop and preserve units for residents at or below 50%, 40% and 30% AMI, including financial, regulatory and other incentives to include public and private partnerships. For example, the Arlington Community Foundation recently conducted a fundraising campaign to “buy down” 10 units in an affordable housing development to 30% AMI.
- Providing workforce development and other supporting services: Arlington's programs supported through federal CDBG, HOME and CSBG contribute to many services that assist residents living in poverty, with the goal of raising their standard of living. For example, legal service programs have provided legal representation and education for clients to improve and/or acquire legal status to become productive citizens and to educate others about their right to earned wages. Other programs have assisted clients with start-up and existing businesses to either supplement existing income or become entrepreneurs. Specific activities such as culinary job training skills with the intention of becoming entrepreneurs is a path towards self-employment. Other programs have helped small businesses with loans for startup businesses and intensive capacity building training.

Several studies and community engagement activities have taken place to assess housing and community development needs. For example, a broad community coalition known as the Community Progress Network held meetings in 2018-2019 with low and extremely income residents to assess how they were managing their housing needs. Discussions revealed that many residents were paying more than 50% of their income towards housing and reinforced the difficulty of finding housing that is affordable, finding three-bedroom housing for large families and feeling financially stable. For many families in poverty, support services such as financial literacy and credit counseling, household budgeting, provide an opportunity to become economically stable, and even to build assets.

## **SP-80 Monitoring – 91.230**

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

Program and financial management staff conduct formal on-site monitoring of CDBG and HOME funded projects at least once every two years. Staff works closely with subrecipient agencies to develop appropriate budgets and ensure federal compliance. Program participants are surveyed periodically to determine level of satisfaction with services and areas in need of improvement. The Housing Division has procedures in place to monitor and evaluate progress, expenditures and eligibility of participants. The process includes notification of planned monitoring, including on-site or desk reviews of projects and associated client records and required record keeping.

Long term compliance with property management and disposition requirements are outlined in contracts with subrecipients. County interests in real property acquired with CDBG or HOME funds are required to be recorded as part of the deed.

Housing projects with HOME or CDBG funds invested are monitored via the review of occupancy reports, and also with periodic site visits. Occupancy reports are submitted to the Housing Division annually, and these are reviewed to ensure compliance in terms of rents charged, maximum incomes, and numbers of affordable units.

Site visits are conducted annually for complexes which do not have funding from the Low-Income Housing Tax Credit program, and biannually for those which do. An on-site compliance monitoring review examines all aspects regarding the leasing of an affordable unit. It begins with a review of the components of the affordable housing agreement with leasing and management staff to ensure that all parties understand the requirements. Additionally, the lease, the rental amounts and the rent roll, the tenant selection policy and process, and waiting list procedures are reviewed. Tenant files of households occupying affordable units are reviewed to ensure required procedures are followed, such as using HUD Handbook 4350.3 to identify and calculate income correctly, obtaining signatures of all adult household members on income certifications and renting at allowable amounts. Occupancy reports submitted by the owners are reviewed while on site to verify that the information being reported is substantiated by the documentation in the file. (Due to the COVID-19 pandemic, in-person visits to sites are not currently being made; rather, documents are reviewed electronically. In-person visits will resume when considered safe for County staff, management staff, and tenants.)

A Housing Inspector conducts physical inspections of a sample of units as part of most on-site compliance reviews. When discrepancies are noted, the owner is required to make corrections. Corrective action ranges from the owners making corrections on their report to providing a

replacement affordable unit when the existing household is ineligible for the unit. Other changes might be preparing a more effective marketing plan or repayment of rent to tenants.

## Expected Resources

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

#### Introduction

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,342,521	500,000	1,431,826	3,274,347	7,200,000	Arlington receives approximately \$1.3 million in annual CDBG entitlement and \$500,000 in CDBG program income annually. So, over the course of the Con Plan period, we anticipate receiving approximately \$7.2 million in CDBG funds.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	725,257	200,000	1,273,029	2,198,286	3,600,000	Arlington receives approximately \$700,000 in annual HOME entitlement and \$200,000 in HOME program income annually. So, over the course of the Con Plan period, we anticipate receiving approximately \$3.6 million in HOME funds.

Table 54 - Expected Resources – Priority Table

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

The Affordable Housing Investment Fund (AHIF) is Arlington's local trust fund for development of affordable housing, established in 1985. It is leveraged with federal HOME funds and or federal Low Income Housing Tax Credits, and comprised of annual General Fund appropriations, 1% of recordation tax received by the County, Affordable Dwelling Unit Ordinance contributions from developers, and loan repayments. In County FY2016-2020, more than \$128 million in local General Funds was allocated to AHIF. AHIF funding is typically used for new construction, acquisition and rehabilitation projects to preserve and improve the supply of affordable housing. A small proportion of AHIF funds (\$200,000 annually in County FY2016-2020) are also leveraged with CDBG public service funds to support housing services for low-income residents.

The Industrial Development Authority (IDA) of Arlington can provide below market rate financing for the acquisition and new construction or rehabilitation of affordable housing projects. Virginia Housing, the Commonwealth's state financing agency, provides tax-exempt and taxable bond financing to developers, with more than \$100 million in annual tax-exempt bond authority.

Private contributions to affordable housing continue to increase, as local businesses increasingly value affordable housing in their communities. For example, Amazon recently announced the creation of a \$2 billion Housing Equity Fund to support affordable housing development in its three headquarters cities, of which Arlington is one.

The Real Estate Tax Relief Program provides an exemption, partial exemption and/or deferral of real estate taxes to eligible homeowners based on household income and assets. Eligible homeowners must be at least 65, or permanently and totally disabled, and not engaged in substantial gainful employment. Program is income-restricted; for example, in County FY 2020 (federal FY 2019), household income household must be below \$46,575 for full exemption and \$102,954 for deferral, with asset levels below \$407,600 and \$550,260, respectively.

Arlington has a locally-funded equivalent to the Housing Choice Voucher program, known as the Housing Grant Program. It provides rent assistance to low-income working families, elderly persons, and persons with disabilities, allowing households to pay about 40% of income in rent. Need for this program continues to increase; in County FY2020, an average of 1,241 households was served monthly, with an average subsidy of \$663.

A local Tenant Assistance Fund supports income-eligible households that are displaced by redevelopment. In County FY2016-2020, 180 households were assisted in five properties.

Arlington's Permanent Supportive Housing program for low-income adults with disabilities leverages more than \$2 million annually, in addition to federal and state funds.

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

Per the Affordable Housing Master Plan, it is the County policy to consider affordable housing needs and goals when planning for major capital investment in new or redeveloping existing major community facilities, taking into account the neighborhood context. For example, land will be conveyed to the County as part of the Crystal Houses 5 site plan and will be available for affordable housing development.

**Discussion**

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Create and sustain affordable housing	2021	2025	Affordable Housing	Arlington County	Affordable Housing	CDBG: \$2,540,843 HOME: \$2,105,760	Rental units constructed: 50 Household Housing Unit Rental units rehabilitated: 120 Household Housing Unit Homeowner Housing Rehabilitated: 15 Household Housing Unit Direct Financial Assistance to Homebuyers: 36 Households Assisted
2	Promote healthy and self-sufficient families	2021	2025	Non-Housing Community Development	Arlington County	Economic self-sufficiency and well-being	CDBG: \$329,500	Public service activities other than Low/Moderate Income Housing Benefit: 1205 Persons Assisted Jobs created/retained: 25 Jobs Businesses assisted: 150 Businesses Assisted



Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Stabilize families at risk of homelessness	2021	2025	Homeless	Arlington County	Affordable Housing Economic self-sufficiency and well-being	CDBG: \$25,000	Public service activities for Low/Moderate Income Housing Benefit: 470 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 165 Households Assisted Homeless Person Overnight Shelter: 453 Persons Assisted Homelessness Prevention: 2300 Persons Assisted
4	Foster vibrant and sustainable neighborhoods	2021	2025	Affordable Housing Non-Housing Community Development	Arlington County	Sustainable neighborhoods	CDBG: \$10,500	Public service activities other than Low/Moderate Income Housing Benefit: 2640 Persons Assisted

Table 55 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Create and sustain affordable housing
	<b>Goal Description</b>	<p>Goal is to create and sustain affordable housing. This is an Arlington County Board priority, and significant local, state and federal funds are leveraged. Annual Action Plan goal focuses on affordable housing created and sustained through CDBG, HOME and CSBG funds.</p> <ul style="list-style-type: none"> <li>• Increase the supply of Committed Affordable Units, including 10% permanent supportive housing (one year outcome - 50 committed affordable units developed. Of these, 5 will be permanent supportive housing).</li> <li>• Rehabilitate or repair existing rental housing, including increased energy efficiency (one-year outcome - 120 rental homes rehabilitated or repaired.)</li> <li>• Improve owner-occupied housing (one-year outcome - 15 owner-occupied homes improved).</li> <li>• Assist low-income households to become homeowners (one-year outcome - 36 households become homeowners).</li> </ul>

2	<b>Goal Name</b>	Promote healthy and self-sufficient families
	<b>Goal Description</b>	<p>Improve economic conditions and help to ensure well-being of low and moderate income individuals and families through the following strategies:</p> <ul style="list-style-type: none"> <li>• Provide job training and skills development opportunities that are accessible and affordable (one-year outcome – 200 persons will be assisted with job training and placement; of these, 68 will be placed and retain employment for 90+ days).</li> <li>• Foster micro-enterprise development for business owners by providing technical and financial assistance to new or expanding businesses (one-year outcome – 150 new or expanding microbusinesses will be assisted with technical and/or financial assistance and 25 jobs created or retained).</li> <li>• Reduce barriers to unemployment (lack of transportation, childcare, English proficiency, digital literacy) by supporting high performing service providers (one year outcome - 250 persons will reduce barriers to employment: 260 in Arlington).</li> <li>• Assist families to build assets through education and training, in areas such as financial literacy, credit counseling and homeownership education (one year outcome – 170 persons will build assets).</li> <li>• Reduce barriers to equitable access and digital connectivity (one year outcome – 20 persons assisted)</li> <li>• Support increased educational attainment, including job training and/or civic engagement, among low-income residents, including youth (one year outcome - 185 persons will increase educational attainment).</li> <li>• Increase individual and family health and well-being through increased access to community resources, such as healthcare providers and healthy food options (one year outcome - 380 persons will increase well-being through increased access to health, financial or social resources).</li> </ul>

<b>3</b>	<b>Goal Name</b>	Stabilize families at risk of homelessness
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<p><b>Goal Description</b></p>	<p>Arlington County, through the Department of Human Services and Continuum of Care expects to sustain its integrated, community-based support system to help households at risk of homelessness keep their housing and assist residents that become homeless quickly regain stable housing. Learning from the successes of Arlington County’s 10 Year Plan to End Homelessness, the County adopted a three-year Action Plan for Ending Homelessness in 2008 that leverages services such as a centralized access system embedded within the Department of Human Services to link residents to programs and services. The centralized access system includes a variety of tools and resources such as; targeted prevention funding for households at risk of homelessness, multifaceted avenues toward rapid rehousing for households that enter shelter - with the ultimate goal leading to permanent housing destinations, and emergency shelter for individuals and families where the immediate crisis could not be diverted. Through the implementation of Arlington’s 10 Year Plan (2008 - 2018), the County’s “Point in Time” (PIT) count of the number of persons who are homeless showed a 58% reduction. During this span, Arlington was successful in achieving "functional zero" for veterans identified as homeless in December 2015. Since the start of the 10 Year Plan in 2008, Arlington continues to report a reduction among its homeless population by 62% as measured by the 2020 PIT.</p> <p>The County’s stride to end homelessness is more important than ever given the COVID-19 public health crisis that has led distress in many communities, particularly among marginalized people of color and vulnerable subpopulations. The County’s 2021 PIT data is anticipated for release April 2021 that will provide us a glimpse into how the community wide-spread pandemic has affected Arlington County’s homeless population. Over the next year, Arlington will continue its strive to reduce the number of days a person experiences homelessness to 30 days or less (a HUD goal) and reduce its chronically homeless populations with the goal of reaching functional zero for all individuals and families. Achieving these goals will be challenging. In the face of a global pandemic leading to high unemployment rates and an unstable rental market where households and property owners face mounting financial debt arrearages, the County’s work must be more aggressive and vigilant for its homeless population. Even greater support is needed in the months and years ahead to assist homeless households access, and then sustain, affordable housing within the Arlington community during and post COVID-19. Through national best practice housing interventions, Arlington will:</p> <ul style="list-style-type: none"> <li>• Provide permanent supportive housing for homeless persons with disabilities (FY 2022 proposed outcome – 470 individuals supported in permanent housing);</li> <li>• Rapidly rehouse homeless persons through case management and/or rental subsidies (FY 2022 proposed outcome - 400 individuals (165 Households) rapidly rehoused);</li> </ul>
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		<ul style="list-style-type: none"> <li>• Prevent households from becoming homeless through case management, financial assistance, financial counseling, and/or targeted prevention services; (County FY 2022 proposed outcome - 2,300 unique households, prevented from becoming homeless: all in Arlington). These efforts use a number of state and local funding sources as well as federal pandemic relief funding targeted to Arlington residents. It is expected at least 2,000 households will need over 3,100 instances of assistance more than once and from more than one funding source;</li> <li>• Provide emergency housing for persons who are not able to be diverted from shelter (FY 2022 proposed outcome 453 –individuals supported in emergency shelter; 360 hypothermia winter shelter).</li> </ul>
<b>4</b>	<b>Goal Name</b>	Foster vibrant and sustainable neighborhoods
	<b>Goal Description</b>	<p>Create and maintain safe and well-maintained housing and neighborhoods for residents of all needs and income levels through the following strategies:</p> <ul style="list-style-type: none"> <li>• Provide technical assistance and referrals to tenants, landlords, homeowners and homebuyers on housing issues (one year outcome - 200 residents will receive technical assistance or referral on housing resources)</li> <li>• Educate residents on housing issues, including fair housing, code enforcement, homeownership, and other topics by conducting community events and workshops for landlords, tenants, homeowners, and/or homebuyers (one year outcome - organize and conduct 30 educational events or workshops, with 1,000 participants).</li> <li>• Physically improve neighborhoods through clean-up events in eligible areas of Green Valley and Arlington Mill (one year outcome - 440 residents of eligible areas will participate in two neighborhood cleanups).</li> <li>• Support public infrastructure development that improves access to broadband (one year outcome – TBD)</li> <li>• Foster community engagement in neighborhoods where more than 51% of households are low- or moderate-income by conducting neighborhood-focused community events (one year outcome -1,000 participants)</li> </ul>

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The projects described in the Annual Action Plan meet the four goals of the Five Year 2021-2026 Consolidated Plan: create and sustain affordable housing, promote healthy and self-sufficient families, stabilize families at risk of homelessness, and foster vibrant and sustainable neighborhoods.

#### Projects

#	Project Name
1	Achieve Your Dream - LEDC
2	Arlington Energy Masters - EcoAction
3	Volunteer Home Repair - Rebuilding Together
4	Aspiring. Skills. Determined. - Service Source, Inc
5	Buckingham Youth Brigade - BU-GATA
6	Case Management/Family Support - CIS of NOVA
7	Emerging Leaders - Edu-Futuro
8	Employment & Training Programs - AEC/DHS
9	Escala - NVFS
10	Helping Immigrant Youth Succeed - Liberty's Promise
11	Micro-Enterprise/Rental Asst. Loan Program - EDG
12	Money Smarts Program - VCE
13	Promising Futures/Housing Stability - WHDC
14	Small Business Development & Microlending - LEDC
15	Training Futures - NVFS
16	HOMES for Underserved Residents - AHC
17	NSA Small Grants - NSD
18	Arlington County - Housing Outreach Program
19	Arlington County - CDBG Administration
20	Arlington County - HOME Administration
21	Arlington County - MIPAP
22	Multifamily Development

**Table 56 – Project Information**

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

Arlington’s vision is to be “a diverse and inclusive world-class urban community with secure, attractive

residential and commercial neighborhoods where people unite to form a caring, learning, participating, sustainable community in which each person is important.” The Five-Year Consolidated Plan provides the framework for implementing this vision and is designed to guide the County’s affordable housing, homelessness, community and economic development policies and programs over the County FY 2012-2026 period. Projects funded through the Community Development Fund (CDBG, HOME, CSBG, TANF and AHIF Housing Services), all work towards meeting the goals of the Consolidated Plan and to further Arlington County’s community vision.

Each year the County issues a Notice of Funding Availability to request proposals for CDBG, CSBG, TANF and AHIF Housing Service-funded activities. Proposals are evaluated based on eligibility, quality of program design and proposal elements, intended outcomes, budget feasibility, leveraging of other resources and organizational capacity and experience. All County FY 2022 (FFY 2021) projects meet a high priority need, goal and objective as outlined in the Consolidated Plan.

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

FY 2022 (FFY 2021) Action Plan Amendment: To provide additional funding to the Moderate-Income Purchase Assistance Program (MIPAP) to be able to support additional demand for program.



**AP-38 Project Summary**  
**Project Summary Information**

<b>1</b>	<b>Project Name</b>	Achieve Your Dream - LEDC
	<b>Target Area</b>	
	<b>Goals Supported</b>	Create and sustain affordable housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$35,000
	<b>Description</b>	Latino Economic Development Corporation (LEDC) to conduct outreach, one-on-one counseling, and provide educational workshops to eligible prospective home buyers in Arlington County that will promote homeownership and prevent foreclosure for low- and moderate-income and minority households.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	25 families will become first-time Arlington homebuyers.
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>2</b>	<b>Project Name</b>	Arlington Energy Masters - EcoAction
	<b>Target Area</b>	
	<b>Goals Supported</b>	Create and sustain affordable housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	EcoAction Arlington to train volunteers to weatherize apartments located throughout Arlington County occupied by low-income residents and educate residents about energy efficiency measures.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	50 units will receive energy and water conservation improvements; and 25 will receive energy and water conservation supplies and educational information through one-on-one sessions and/or workshops.
	<b>Location Description</b>	
	<b>Planned Activities</b>	

3	<b>Project Name</b>	Volunteer Home Repair - Rebuilding Together
	<b>Target Area</b>	
	<b>Goals Supported</b>	Create and sustain affordable housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$70,000
	<b>Description</b>	Single-family home repair program for seniors and persons with disabilities living throughout Arlington. Volunteers conduct energy audits and repair houses owned and occupied by low- and moderate-income persons.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	15 properties will be rehabilitated, serving 15 low-income households.
	<b>Location Description</b>	
	<b>Planned Activities</b>	
4	<b>Project Name</b>	Aspiring. Skills. Determined. - Service Source, Inc
	<b>Target Area</b>	
	<b>Goals Supported</b>	Promote healthy and self-sufficient families
	<b>Needs Addressed</b>	Economic self-sufficiency and well-being
	<b>Funding</b>	CDBG: \$25,000
	<b>Description</b>	To assist individuals with autism spectrum disorder (ASD) living throughout Arlington in achieving improved self-sufficiency, quality of life and community integration through employment opportunities.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Eight low-income individuals will attend the ASD Soft Skills Club; six individuals will be placed in jobs.
	<b>Location Description</b>	
	<b>Planned Activities</b>	
	<b>Project Name</b>	Buckingham Youth Brigade - BU-GATA

5	<b>Target Area</b>	
	<b>Goals Supported</b>	Promote healthy and self-sufficient families
	<b>Needs Addressed</b>	Economic self-sufficiency and well-being
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	To encourage civic involvement and develop leadership among youth and their families in primarily the Buckingham neighborhood, but also for youth living throughout Arlington.
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	15 low-income students enrolled.
	<b>Location Description</b>	
	<b>Planned Activities</b>	
6	<b>Project Name</b>	Case Management/Family Support - CIS of NOVA
	<b>Target Area</b>	
	<b>Goals Supported</b>	Promote healthy and self-sufficient families
	<b>Needs Addressed</b>	Economic self-sufficiency and well-being
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	Case management, family engagement and holistic school-wide programs to assist APS student and their families living throughout Arlington in accessing resources and other County services.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	106 low-income students served.
	<b>Location Description</b>	
<b>Planned Activities</b>		
7	<b>Project Name</b>	Emerging Leaders - Edu-Futuro
	<b>Target Area</b>	
	<b>Goals Supported</b>	Promote healthy and self-sufficient families

	<b>Needs Addressed</b>	Economic self-sufficiency and well-being
	<b>Funding</b>	CDBG: \$25,000
	<b>Description</b>	To empower immigrant youth living throughout Arlington to achieve academically and enhance their leadership abilities through after-school programming in both middle school and high school through the Emerging Leaders I and II programs.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	150 low-income students enrolled.
	<b>Location Description</b>	
	<b>Planned Activities</b>	
8	<b>Project Name</b>	Employment & Training Programs - AEC/DHS
	<b>Target Area</b>	
	<b>Goals Supported</b>	Promote healthy and self-sufficient families
	<b>Needs Addressed</b>	Economic self-sufficiency and well-being
	<b>Funding</b>	CDBG: \$34,500
	<b>Description</b>	Employment training and job skills development program to provide at-risk residents living throughout Arlington with work experiences.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	140 low and moderate-income residents enrolled.
	<b>Location Description</b>	
<b>Planned Activities</b>		
9	<b>Project Name</b>	Escala - NVFS
	<b>Target Area</b>	
	<b>Goals Supported</b>	Promote healthy and self-sufficient families
	<b>Needs Addressed</b>	Economic self-sufficiency and well-being
	<b>Funding</b>	CDBG: \$30,000

	<b>Description</b>	A small business development program integrated with La Cocina VA's Kitchen Incubator program to provide small business development services to aspiring food entrepreneurs living throughout Arlington.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	<p align="LEFT">12 low and moderate-income individuals enrolled in incubator program and seven individuals will create a viable business plan.</p>
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>10</b>	<b>Project Name</b>	Helping Immigrant Youth Succeed - Liberty's Promise
	<b>Target Area</b>	
	<b>Goals Supported</b>	Promote healthy and self-sufficient families
	<b>Needs Addressed</b>	Economic self-sufficiency and well-being
	<b>Funding</b>	CDBG: \$25,000
	<b>Description</b>	Internship and after-school civic engagement program for low-income immigrant youth at Wakefield High School.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	<p align="LEFT">35 low-income students enrolled in afterschool program and job skills training programs; 3 students will complete an internship or work experience.</p>
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>11</b>	<b>Project Name</b>	Micro-Enterprise/Rental Asst. Loan Program - EDG
	<b>Target Area</b>	
	<b>Goals Supported</b>	Promote healthy and self-sufficient families
	<b>Needs Addressed</b>	Economic self-sufficiency and well-being
	<b>Funding</b>	CDBG: \$45,000

	<b>Description</b>	Microenterprise development services including technical assistance and business loans for aspiring entrepreneurs living throughout Arlington Co. Local match funding is necessary for EDG to leverage federal Small Business Administration (SBA) microloan program funds.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	<p align="LEFT">13 loans will be made to microenterprises; 15 jobs created and 15 jobs retained for low and moderate-income residents; 30 small businesses will receive one-on-one technical assistance.</p>
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>12</b>	<b>Project Name</b>	Money Smarts Program - VCE
	<b>Target Area</b>	
	<b>Goals Supported</b>	Promote healthy and self-sufficient families
	<b>Needs Addressed</b>	Economic self-sufficiency and well-being
	<b>Funding</b>	CDBG: \$25,000
	<b>Description</b>	Help families build assets, increase well-being, empower economically vulnerable Arlington residents living throughout the County to make sound money management decisions, meet financial obligations, save for their short and long-term goals and prevent households from becoming homeless.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	<p align="LEFT">60 low and moderate-income individuals enrolled in program; 40 individuals graduating; 24 participants achieving short-term savings goals.</p>
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>13</b>	<b>Project Name</b>	Promising Futures/Housing Stability - WHDC
	<b>Target Area</b>	
	<b>Goals Supported</b>	Promote healthy and self-sufficient families
	<b>Needs Addressed</b>	Economic self-sufficiency and well-being

	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	Promote self-sufficiency, including eviction prevention/intervention, counseling, job training, referrals, food assistance, and other services for low-income adults at Whitefield Commons and Knightsbridge Apartments in Buckingham neighborhood.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	<p align="LEFT">100 low-income households provided referral support; 15 adults will improve computer literacy; seven adults will achieve new or improved employment.</p>
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>14</b>	<b>Project Name</b>	Small Business Development & Microlending - LEDC
	<b>Target Area</b>	
	<b>Goals Supported</b>	Promote healthy and self-sufficient families
	<b>Needs Addressed</b>	Economic self-sufficiency and well-being
	<b>Funding</b>	CDBG: \$40,000
	<b>Description</b>	Provide linguistically and culturally competent economic development services such as small business financing assistance, pre- and post-loan technical assistance, and educational workshops for low- and moderate-income aspiring entrepreneurs and existing small business owners throughout Arlington County.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	<p align="LEFT">10 loans will be made to microenterprises; 5 jobs created and 20 jobs retained for low and moderate-income residents; 40 small businesses will receive oneon- one technical assistance.</p>
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>15</b>	<b>Project Name</b>	Training Futures - NVFS
	<b>Target Area</b>	
	<b>Goals Supported</b>	Promote healthy and self-sufficient families



	<b>Needs Addressed</b>	Economic self-sufficiency and well-being
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	Program that teaches marketable job skills and offers post-secondary education credentials to economically disadvantaged unemployed or underemployed, high-potential adults living throughout Arlington County.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	<p align="LEFT">10 low-income individuals enrolled, nine will complete the program, seven participants will acquire or improve employment.</p>
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>16</b>	<b>Project Name</b>	HOMES for Underserved Residents - AHC
	<b>Target Area</b>	
	<b>Goals Supported</b>	Stabilize families at risk of homelessness
	<b>Needs Addressed</b>	Economic self-sufficiency and well-being
	<b>Funding</b>	CDBG: \$25,000
	<b>Description</b>	Provide group classes and one-on-one counseling services to keep families living in AHC affordable housing properties throughout Arlington at risk of eviction in their homes and on the path to a more stable financial future.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	<p align="LEFT">Eviction prevention services will be provided to 100 low-income families at risk of eviction, and 50 families will receive one-on-one financial coaching.</p>
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>17</b>	<b>Project Name</b>	NSA Small Grants - NSD
	<b>Target Area</b>	
	<b>Goals Supported</b>	Foster vibrant and sustainable neighborhoods

	<b>Needs Addressed</b>	Sustainable neighborhoods
	<b>Funding</b>	CDBG: \$5,000
	<b>Description</b>	For a set-aside fund to respond to neighborhood needs in low-income neighborhoods in Arlington.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	<p align="LEFT">Five to seven small grants for projects or activities located in Arlington's low- and moderate-income neighborhoods, with 2,000 participants.</p>
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>18</b>	<b>Project Name</b>	Arlington County - Housing Outreach Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	Foster vibrant and sustainable neighborhoods
	<b>Needs Addressed</b>	Sustainable neighborhoods
	<b>Funding</b>	CDBG: \$5,500
	<b>Description</b>	Provide two neighborhood cleanups in designated Buckingham and Green Valley neighborhoods.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Two neighborhood cleanup events held in Green Valley and Arlington Mill neighborhoods.
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>19</b>	<b>Project Name</b>	Arlington County - CDBG Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$368,504
	<b>Description</b>	Admin and planning for CDBG-funded activities.

	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>20</b>	<b>Project Name</b>	Arlington County - HOME Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	HOME: \$92,526
	<b>Description</b>	Admin and planning for HOME-funded activities.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>21</b>	<b>Project Name</b>	Arlington County - MIPAP
	<b>Target Area</b>	
	<b>Goals Supported</b>	Create and sustain affordable housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$919,617
	<b>Description</b>	Provides down payment and closing cost assistance to qualified low-income first-time homebuyers purchasing homes throughout Arlington, as well as direct staff costs for administering the program.
	<b>Target Date</b>	6/30/2022

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	11 low-income households will become first-time homebuyers in Arlington.
	<b>Location Description</b>	
	<b>Planned Activities</b>	
22	<b>Project Name</b>	Multifamily Development
	<b>Target Area</b>	
	<b>Goals Supported</b>	Create and sustain affordable housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$1,996,226 HOME: \$2,105,760
	<b>Description</b>	Arlington will provide both CDBG and HOME funding for an affordable housing development, serving low and moderate income families. Arlington releases an annual Notice of Funding Availability to announce funding for affordable housing multifamily projects. This funding includes both CDBG, HOME and HOME CHDO funding. Arlington has two active CHDOs, AHC, Inc. and the Rosslyn Ridge Development Corporation. When projects are submitted by these organizations, they are evaluated as potential options for the use of Federal funds. If a project is selected for CDBG, HOME or HOME CHDO funding, project details would be provided upon activity creation.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	To be determined.
	<b>Location Description</b>	To be determined.
	<b>Planned Activities</b>	

## **AP-50 Geographic Distribution – 91.220(f)**

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

In the past, Arlington has concentrated its CDBG resources, particularly economic development and public service dollars, into target areas, known locally as Neighborhood Strategy Areas. In past years, the majority of low- and moderate-income residents were clustered in a few neighborhoods. However, beginning with the last Consolidated Plan, this pattern is changing: using its exception criteria of 38.83%, Arlington County now has 45 block groups that are eligible low-moderate income areas. These areas are located throughout the County, although the largest proportion is in the primarily multi-family southwest neighborhoods along Columbia Pike and Four Mile Run, and the northeast neighborhoods around Rosslyn and Fort Myer Heights. As a geographically small location in an urban setting, many residents are able to benefit from community assets, regardless of their economic status or physical location. For example, an estimated 90% of County residents live within 1 mile of public transit and Arlington County schools are consistently ranked as among the best in the country.

- **Housing.** The County combines its HOME and CDBG funds with state and local resources, including the local Affordable Housing Investment Fund (AHIF), for new construction, acquisition, and/or rehabilitation projects to preserve and improve the supply of affordable housing throughout the County. The County uses planning and zoning tools, such as its General Land Use Plan and area plans, to determine feasibility of affordable housing in specific locations. For example, the award-winning Columbia Pike Area Neighborhoods Plan has set a goal of preserving all market-rate affordable housing over 30 years along this economically and ethnically diverse, but rapidly revitalizing, corridor.
- **Economic self-sufficiency.** Priority self-sufficiency areas include financial literacy, workforce training and development, and small business development. Programs in these areas are offered County-wide to income-eligible residents, and care is taken to provide programming that is accessible to residents regardless of their neighborhood. For example, the County's Employment Center is centrally located, accessible via bus, and offers individualized training to eligible residents. Some services are offered on-site at affordable housing developments, such as financial literacy and eviction prevention.
- **Public services.** Public service needs range from after-school programs for low- and moderate-income youth, to housing counseling for potential homebuyers, to job training for County residents. In general, public services are offered County-wide to income-eligible residents. Some programs may be offered in a specific neighborhood or affordable housing development, particularly when transportation may be an issue; for example, after-school programs are generally most accessible and effective when they are neighborhood-based. Also, outreach and education to low- and moderate-income residents, particularly those with primary languages other than English, has been identified as a continuing priority, specifically in tenant issues, mediation, homeownership counseling, and home improvement resources. These activities will be conducted primarily in the local target areas of Buckingham, Green Valley,

Arlington Mill, and Pike Village Center, and in other income-eligible areas or affordable housing developments as appropriate.

**Geographic Distribution**

Target Area	Percentage of Funds

**Table 57 - Geographic Distribution**

**Rationale for the priorities for allocating investments geographically**

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

**Discussion**

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

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

- Increase the supply of Committed Affordable Units, including 10% permanent supportive housing (one year outcome – 50 new committed affordable units developed and 120 committed affordable units rehabilitated. Of these, 5 will be permanent supportive housing).

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	165
Special-Needs	5
Total	170

**Table 58 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	50
Rehab of Existing Units	120
Acquisition of Existing Units	0
Total	170

**Table 59 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

Arlington County does not have public housing.

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

Not applicable

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

Not applicable

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

Not applicable

### **Discussion**



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

### **Introduction**

Since the adoption of its 10 Year Plan to End Homelessness, Arlington County has been able to address homelessness through a variety of programs, funded locally and through federal and state grants. The spectrum of assistance starts with a street outreach program and continues through emergency shelter, rapid rehousing programs, permanent supportive housing programs, eviction prevention assistance and housing rental subsidies.

Although these programs have housed a substantial number of homeless households, and the eviction of many more was prevented, County residents still struggle to find and maintain housing in Arlington's exceptionally expensive and competitive housing market within a small densely-populated County.

Within Arlington's Action Plan for Ending Homelessness, the County has implemented an aggressive three-year strategic plan that expects to sustain an integrated, community-based support system which will help households at risk of homelessness keep their housing and residents that become homeless to quickly regain stable housing.

The County proposes to leverage existing services such as its centralized access system embedded within the Department of Human Services to link residents to programs and services. The centralized access system includes a variety of tools and resources such as; targeted prevention funding for households at risk of homelessness, multifaceted avenues toward rapid rehousing for households that enter shelter - with the ultimate goal leading to permanent housing destinations, and emergency shelter for individuals and families where the immediate crisis could not be diverted. Through the implementation of Arlington's 10 Year Plan (2008 - 2018), the County's "Point in Time" (PIT) count of the number of persons who are homeless showed a 58% reduction. During this span, Arlington was successful in achieving "functional zero" for veterans identified as homeless in December 2015. Since the start of the 10 Year Plan in 2008, Arlington continues to report a reduction in homelessness by 62% as measured by the 2020 PIT.

The County's stride to end homelessness is more important than ever given the public health crisis the COVID-19 pandemic has led distress in many communities, particularly among marginalized people of color and vulnerable subpopulations. The County's 2021 PIT data is anticipated for release April 2021. Over the next year, Arlington will strive to reduce the number of days a person experiences homelessness to 30 days or less (a HUD goal) and reduce its chronically homeless populations with the goal of reaching functional zero for all individuals and families.

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

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

## individual needs

Arlington County's Department of Human Services led its 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, and counted a total of 199 people experiencing homelessness, with 34 persons unsheltered and 165 persons sheltered. Arlington County experienced an overall 7% decrease in the total number of persons counted in comparison to the 2019 PIT. Since the start of its 10 Year Plan to End Homelessness in 2008, Arlington continues to report a reduction in homelessness by 62%. In the most recent 2021 PIT survey, it is anticipated Arlington County will report even further reductions in the number of identified homeless persons based on its year over year comparison. The County's 2021 PIT data is anticipated for release April 2021.

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 develop an aggressive action plan to end homelessness. Through Arlington County's Continuum of Care (CoC), specialized street outreach efforts are operated by the Department of Human Services' Behavioral Healthcare Division (BHD) and a County contracted non-profit partner. An organized Youth Homelessness Task Force leadership team comprised of the DHS Child and Family Services Division, Arlington Public Schools and other CoC partners lead the County's efforts around youth homelessness. The County also works closely with its Police Department to readily identify persons experiencing street homelessness and assist those residing in places not meant for human habitation. Through the County's DHS Treatment on Wheels (TOW) program, a dedicated team is deployed into the community offering ongoing case management services for persons living on the streets who may or may not engage with traditional shelter services. In 2020 approximately 106 persons experiencing homelessness received TOW street services.

TOW services include:

- clinical assessments (includes mental health and substance abuse disorders)
- counseling and specialized homeless case management;
- inpatient and outpatient treatment services;
- connections to housing resources.

Embedded within Arlington County's Homeless Services Center, an Outreach and Day Program engages unsheltered persons experiencing homelessness. In 2020 approximately 75 persons experiencing

homelessness receive these outreach services.

The Homeless Services Center Outreach and Day program aims to provide:

- access to basic needs such as showers, 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 medications
- a safe space for building relationships; and
- navigation to permanent and/or supportive housing destinations.

Additionally, Arlington County coordinates with the Virginia Hospital Center and Northern Virginia Mental Health Institute to ensure persons being released from psychiatric settings have immediate access to emergency shelter and services.

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

Arlington County's CoC has spent more than 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 DHS Centralized Access System (CAS) for programs that will best meet their needs. 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 to services;
- Prioritization of assistance based on household need; and
- An integrated referral system that allows for direct client and partner agency referrals.

In the County's most recent fiscal year 2020, the County's five-county sponsored shelters served:

- Two family shelters served 57 households, or 146 individuals
- Two shelters for singles, served 257 individuals. Medical Respite program served 24 individuals. Hypothermia program served 300 Arlington residents and cross jurisdictional individuals

seeking short-term winter shelter.

- One Domestic Violence Safehouse shelter, serving up to 43 households, or 70 individuals.

All shelter programs utilize proven best practice strategies, including:

- Completion of the Service Prioritization Decision Assistance Tool (SPDAT) to determine the most appropriate next-step housing intervention;
- Housing stabilization case management that focus on ending immediate housing crisis, eliminating barriers that keep households in shelter, and securing resources to quickly move out of shelter;
- Trauma Informed Care; and
- Progressive Engagement.

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. In the County fiscal year 2020 these programs include:

- Borromeo House: A flexible transitional housing program for young mothers, with an education first focus. This housing program serves on average four households, 8 individuals, per year.
- 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. This housing program serves on average 27 individuals per year.
- Cameron Commons: Other Permanent Housing (OPH) that provides a rental subsidy, housing-focused case management services, comprehensive family services, and linkages to community resources. This housing program serves nine households, 18 individuals, per year.

**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**

Arlington offers two national best practice housing 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 2022, RRH programs propose to serve 400 persons; 165 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 2022, PSH programs will support 470 persons in permanent housing.

Coupled with these best practices, Arlington offers a local Housing Grant rental subsidy to working families with minor children, seniors age 65 and older, persons with disabilities, and clients supported by the Department of Human Services (DHS) make the transition to permanent housing and independent living. Arlington's homeless population have median shelter stays of 3.6 months before placement in affordable housing units; family shelter length of stays trend higher than single-adult homeless shelter residents.

Below is a summary of the County's successful efforts.

Comprehensive Supportive Services & Prevention: Through DHS, efforts prioritize services to at-risk households to divert and prevent homelessness before it occurs. As an integral part of the CoC, DHS provides access to services across the entire CoC matching households with the interventions that will most effectively and efficiently prevent or end their homelessness and lead to stability.

Racial Equity: Arlington has explicitly begun to address racial equity not only in homelessness, but across all sectors including housing, child welfare, public health, education, and the criminal justice system. Embracing an anti-racist implementation both at the policy and practice level, the County has joined the Government Alliance on Racial Equity. The CoC established the Racial Equity Vision Group to review 3 years of disaggregated data by race, gender, ethnicity and age to confirm disproportionalities in comparison to the poverty rate, general population and uninsured rate. The Vision Group also reviewed outcomes by race.

Recidivism: Arlington's recidivism increased to 20% for the first time in two years where it had remained at static at 16% under the CoC's 3-year strategic plan. The CoC implements strategies such as case conferences to problem solve and identify resources available to assist with stabilization; provide flexible financial supports and case management to households at risk of returning to homelessness; and closely monitor housing stability risks while reducing tenancy risks.

Family Homelessness: As a Built for Zero community that has achieved and sustained functional zero in Veteran homelessness, Arlington has adapted the platform's success in the By-Name List model for families.

Youth Homelessness: The CoC's Youth Homelessness Task Force (YHTF) has leveraged multi-sector private and public funding to increase availability of housing and services for homeless youth. Modifications to current projects include a private 2-year grant for \$160k to improve services for transition aged youth (TAY) in shelters through life skills supports, trauma-focused interventions,

parenting supports, mentoring, and therapy.

Domestic Violence: The CoC's domestic violence service provider, Doorways, was awarded Victims of Crime Act (VOCA) funding through the Department of Justice to support expanded emergency shelter options that are ADA compliant, develop a Lethality Assessment Program (LAP), increase mobile advocacy efforts, conduct greater outreach to underserved populations, and offer more survivor focused flexible pathways to safe housing.

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

Arlington County's CoC participates in initiatives that aim to end homelessness and fully utilize rapid-rehousing, permanent supportive housing and local rental subsidy benefits. 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 individuals experiencing homelessness 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 non-profit providers, local landlords, and property management companies. The goal of the ALP is to increase the availability of both private and non-profit 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 (currently 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.
- Mainstream/Non-Elderly Disabled Vouchers: Partnering with the County's Housing Choice Voucher Program, with designation as a Public Housing Authority, the Department of Human Services and other private nonprofit partners were awarded 52 Mainstream (Section 811) Vouchers in Arlington County to serve non-elderly persons with disabilities who are transitioning

out of institutional or other segregated settings, at risk of institutionalization, homeless, or at risk of becoming homeless.

- Virginia's Department of Behavioral Health and Developmental Services: Arlington County received an expansion grant for its Permanent Supportive Housing Program to serve more individuals and families with high needs for supportive services, including individuals 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).

## **Discussion**

In Arlington, approximately 1% of households in rental units are evicted. It is not known how many of these households become literally homeless as a result. As eviction moratoriums extend throughout the nation in response to the COVID-19 pandemic, many households continue to struggle paying rent and utilities as a result. Eviction court hearings are being continued or postponed by the General District Courts as these moratoriums are extended, leaving the future stability of households in crisis under question. Arlington continues to be proactive in its outreach efforts to residents and administering homeless prevention resources and rapid rehousing programs, in consultation with stakeholders and Continuum of Care (CoC) members and assistance from various Coronavirus stimulus packages. Arlington County's programs are widely advertised and well known by Arlington property managers, human service organizations, and residents. Arlington anticipates given the increased demand for eviction prevention resources and the looming impact of COVID-19, the County will prevent 2,300 persons from becoming homeless through case management, financial assistance, and/or financial counseling through targeted-prevention services in FY2022.

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

### **Introduction:**

Arlington County is committed to producing and preserving affordable housing that meets the needs of its residents. While the County is investing considerable resources into developing and supporting affordable housing and the residents who benefit, many residents are still paying a greater share of their income on housing, and low-income residents are increasingly feeling the threat of displacement.

Long-standing systematic disparities in housing policies and programs continue to perpetuate unequal access to housing choice and affordability, including the continuing impacts of redlining policies and zoning that limits housing choice. Single-family zoning regulations have perpetuated historical patterns of segregation. As the norms of the American family are shifting, it is apparent that single-family housing is less viable, increasingly unaffordable, and not achieving fairness and inclusion. Intentional and strategic discussions about barriers and solutions are necessary in order to tackle these complex problems.

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

Through various planning initiatives, the County continually looks to identify barriers to affordable housing in order to develop strategies to ameliorate these impacts. The following actions are planned to help ameliorate barriers to affordable housing:

- The County's recent Analysis of Impediments to Fair Housing identified that there is a limit placed on the number of unrelated persons that can live together. This can limit housing options for households that have multiple unrelated roommates; and was identified as a potential strategy for increasing housing options in the AHMP.
- The County's recent Analysis of Impediments to Fair Housing noted that the majority of land area is zoned for single-family units, which can limit the ability to create affordable units. Arlington County has recently launched a Missing Middle Study, which will explore how new housing types could help address Arlington's shortfall in housing supply and gaps in housing choices. The Missing Middle Housing Study is being carried out in 3 phases:
  - **Phase 1** – Developing a common understanding of Arlington's housing challenges and community priorities;
  - **Phase 2** – Focused study of housing types that address the County's housing shortage and limited range of housing options;
  - **Phase 3** – Consideration of how to implement the conclusions of the previous phases, possibly leading to recommendations to amend the Zoning Ordinance, the Comprehensive Plan, and



other policies and work programs.

- The County's existing Affordable Housing Investment Fund (AHIF) Notice of Funding Availability (NOFA) policy affirmatively furthers fair housing choice by disincentivizing the concentration of low- and moderate-income households. The current NOFA criteria provides more points to projects located within census tracts that are at or below the average poverty rate than those that are above the average poverty rate. Projects located in census tracts at 3x or above the average poverty rate receive zero points in that category, thereby lowering their overall score and competitiveness for funds. Given the low poverty rate of Arlington County as a whole, there are currently no census tracts at 3x and above the average poverty rate. It is recommended to examine the existing policy to possibly include areas identified as Modified R/ECAPs.
- Under the current Zoning Ordinance, up to four persons not related by blood, marriage or adoption can reside in one unit. There has been a rise in the number of non-traditional households living together for socioeconomic reasons such as pooling resources to find affordable housing near good schools or job centers. Arlington County is looking into amending the Zoning Ordinance to be more inclusive of non-traditional households.

**Discussion:**

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

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

### **Actions planned to address obstacles to meeting underserved needs**

The primary impediment to the County's ability to meet underserved needs is the limited amount of funding to address identified priorities. Arlington continually seeks additional public and private resources to leverage its entitlement funds and incentivizes through its Community Development Fund NOFA projects that leverage substantial outside dollars in carrying out grant programs. Besides limited funding, Arlington addresses obstacles through the following methods:

- Arlington ensures that marketing materials for County-funded programs are available in languages specific to the populations seeking information.
- Continue to provide access to services such as English language training and legal services to reduce obstacles to obtaining employment. Service providers such as Legal Aid Justice Center Ayuda and Just Neighbors Ministry will serve approximately 115 individuals in these areas in County FY 20212.
- Ensure availability and access to programs aimed at increasing financial literacy and money management skills to address the obstacle of individuals with poor credit and limited housing history. Service providers such as Virginia Cooperative Extension, and resident service programs at the Arlington Partnership for Affordable Housing (APAH), AHC, Inc., and Wesley Housing Development Corporation, are funded to provide intensive one-on-one counseling to residents in affordable housing units to help them manage their finances and budgeting to reduce risk of homelessness. It is expected that these programs will serve approximately 165 individuals in County FY 2022.

### **Actions planned to foster and maintain affordable housing**

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

- Support acquisition or rehabilitation of affordable housing, through a combination of CDBG, HOME and local funds.
- Offer affordable rehabilitation and repair programs for low- and moderate-income homeowners, particularly focused on helping seniors to age in place.
- Assist low- and moderate-income households to become homeowners by offering technical and

financial assistance to eligible first time homebuyers.

- Support energy conservation and efficiency efforts in rental and owner-occupied housing.

### **Actions planned to reduce lead-based paint hazards**

The County will complete an in-house review form to ensure compliance with all Federal statutes concerning lead-based paint in any Federally-assisted capital project. 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 by our division 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 which include providing pamphlets to targeted population sectors:

- The County’s website links to awareness campaigns by the Virginia Department of Public Health.
- The Housing Division distributes information about lead safety at tenant education workshops conducted at affordable housing developments and neighborhood meetings.

Regarding other offices in the County, 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 Housing Quality Standard (HQS) assessments. Annual inspections are conducted at properties receiving Housing Choice Voucher rent subsidies, and many state-funded Permanent Supportive Housing properties, to ensure that paint conditions are stable.

### **Actions planned to reduce the number of poverty-level families**

Most programs funded through CDBG and HOME are aimed at low and extremely low income households in the County, including persons unable to work due to disability or age; low wage workers including many retail, restaurant and service workers; the elderly; and families with children. The following programs and services assist the most vulnerable residents:

- Eviction prevention programs, including financial counseling to help families maintain housing, diversion, and emergency shelter services which stabilize households that are at risk of becoming homeless. Programs include AHC’s Eviction Prevention Program, resident services programs offered by nonprofits Wesley Housing Development Corporation and Arlington Partnership for Affordable Housing, Virginia Cooperative Extension’s MoneySmarts Pay program, and several eviction prevention programs operated through the County’s Department

of Human Services. Amended FY 2022 Action Plan: Arlington Thrive will once again provide emergency rental assistance to households at risk of eviction that were impacted by the COVID-19 pandemic.

- Bridges Out of Poverty initiative spearheaded by the County's Department of Human Services, the Arlington Community Foundation and 30 nonprofit partners is a deliberate effort to build pathways for bringing people out of poverty, by redesigning the safety-net system. A pilot program for 50 households was implemented in Fall 2018 to change practices that will improve the service delivery system for these families, build community resources, streamline processes and identify missing assets at the community level and ways to build them. Several years of working with families has shown promising results. These families are building resources in housing, health/mental health, food security, employment, childcare, education and social capital. 72 households have been enrolled to date.
- Economic independence is critical to lifting households out of poverty and the County provides services through the Arlington Employment Center, a unit of the Department of Human Services. These services are provided as a continuum and include employment counseling, skills acquisition and job placement. A new Childhood Development Associate (CDA) credential training program will provide training and certification for 140 individuals.
- Other economic development programs focus on assistance for start-up and ongoing small business development. Latino Economic Development Corporation (LEDC) and Enterprise Development Group (EDG) assists clients with funding, technical assistance and business loans for small businesses to either supplement existing income or become entrepreneurs. These programs will continue to be supported. It is estimated that these programs will serve between 30-75 businesses in this fiscal year with loans and technical assistance.
- Several job training programs funded through CDBG and Community Services Block Grant funds help individuals develop employment skills as well as assist individuals in obtaining permanent employment to improve economic self-sufficiency. Programs include La Cocina's Job Training & Entrepreneurship Center, ServiceSource Aspiring.Skills.Determined program, Northern Virginia Family Service Training Futures and Offender Aid and Restoration's Employment program.

### **Actions planned to develop institutional structure**

Instead of public housing, Arlington develops and maintains affordable housing through nonprofit and for-profit partners, through direct financing, technical assistance, and a range of innovative tools and incentives for the provision of affordable housing. Two nonprofit partners qualify as Community Housing Development Organizations (CHDOs).

The Director of the Department of Community Planning, Housing and Development's Housing Division leads the County's housing and community development efforts, from policy development and program design to implementation and evaluation. The Housing Division is responsible for affordable housing development, asset management, housing planning, community development, homeownership, and neighborhood outreach. Division staff also serve as liaison to other federal, regional, state and local organizations, including the Metropolitan Washington Council of Governments, the Housing Association

of Nonprofit Developers, and the National Association of County Community and Economic Development. The Housing Division ensures coordination of the implementation of housing programs and ensures broad civic engagement in housing and community development planning. Staff serve as liaison to three County Board advisory committees - the Community Development Citizens Advisory Committee, the Housing Commission, and the Tenant Landlord Commission.

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

Continued institutional structure will be developed in this fiscal year through coordination with regional and County agencies, service providers, and citizens, including Arlington County advisory commissions, Continuum of Care steering committee, and frequent consultation with relevant County agencies. Arlington is also partnering with the Metropolitan Washington Council of Governments members to conduct a regional Assessment of Fair Housing, which will enable a regional analysis and strategies to address fair housing issues.

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

Provision of social services in Arlington takes place primarily throughout the Department of Human Services and a network of more than 30 nonprofit partners through a comprehensive shared intake process. This process aims to enhance efficiencies in service delivery including reducing agency time for participants.

### **Discussion:**

## Program Specific Requirements

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

#### Introduction:

#### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	500,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>500,000</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

#### HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(I)(2)

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

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

local Affordable Housing Investment Fund, 7% developer contribution and 3% CDBG or HOME funds.

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

Arlington does not use HOME funds for homebuyer activities.

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

Arlington does not use HOME funds for homebuyer activities.

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

Arlington does not use HOME funds to refinance existing debt.

## Appendix - Alternate/Local Data Sources

Sort order	Type	Data Source Name	List the name of the organization or individual who originated the data set.	Provide a brief summary of the data set.	What was the purpose for developing this data set?	Provide the year (and optionally month, or month and day) for when the data was collected.	Briefly describe the methodology for the data collection.	Describe the total population from which the sample was taken.	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.	How comprehensive is the coverage of this administrative data? Is data concentrated in one geographic area or among a certain population?	What time period (provide the year, and optionally month and day) is covered by this data set?	What is the status of the data set (complete, in progress, or planned)?
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