

# HUD Narratives

## FY 2025 Action Plan – Amended October 2024

(Federal Fiscal Year 2024)

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DEPARTMENT OF COMMUNITY PLANNING, HOUSING & DEVELOPMENT

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# Executive Summary

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

### 1. Introduction

The Annual Action Plan describes how the County will use Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funds to address affordable housing, homelessness, community and economic development during the fiscal year. The Plan describes the County's needs in these areas and the resources and goals to address those needs.

### 2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The four goals and objectives as outlined in the federal fiscal year 2021-2025 (County FY 2022-2026) Consolidated Plan are as follows:

Create and sustain affordable housing:

- Increase the supply of committed affordable units (CAFs)
- Rehabilitate or repair existing CAFs, including improving energy efficiency
- Improve owner-occupied housing
- Assist households to become first-time homeowners

Promote healthy and self-sufficient families

- Provide job training and skills development
- Foster microenterprise development
- Reduce barriers to employment
- Assist families to build assets
- Reduce barriers to digital technology and broadband internet
- Support increased educational attainment for youth and families
- Increase individual and family health and well-being

Stabilize families at risk of homelessness

- Provide permanent supportive housing for homeless persons with disabilities
- Rapidly rehouse homeless persons
- Prevent households from becoming homeless
- Provide emergency housing

Foster vibrant and sustainable neighborhoods

- Provide technical assistance and referrals to community resources
- Educate residents on housing issues through events and workshops
- Physically improve neighborhoods through cleanup events
- Support public infrastructure development that improves access to broadband internet
- Foster community engagement through neighborhood-focused community events

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

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Future goals and projects are established via a community needs assessment, housing market analysis and input from service providers and the general public. Review of program performance allows the County to determine progress towards achieving goals, what is left to be done and what adjustments are needed. Each year the County reports on accomplishments and progress toward Consolidated Plan goals in the Consolidated Annual Performance and Evaluation Report (CAPER), as well as completing an Annual Report that details the progress towards meeting the County's affordable housing goals as outlined in the Affordable Housing Master Plan, which was approved in September 2015 and updated in February 2022. These evaluations were used as part of the process towards choosing the County's goals and projects for County FY 2025.

### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

The planning process for the Action Plan included a public hearing to discuss general community needs in September 2023, as well as a public hearing to review the draft Action Plan in March 2024. Consultation was made with subject matter experts in many areas, as well as Arlington residents representing a wide range of populations and interests, including the Community Development Citizens Advisory Committee, the Department of Human Services, and Arlington Economic Development. Broad outreach was conducted to nonprofits that serve low and moderate income residents to inform them of the Notice of Funding Availability.

### **5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Arlington County provided several opportunities for public comment on the FFY 2024 (County FY 2025) Action Plan: at the March 6 Community Development Citizen Advisory Committee (CDCAC) meeting, through a 30-day public comment period from March 6 through April 6, and at the March 2024 County Board Public Budget Hearing. There were no substantive comments received which changed the content or recommendations made in the FY 2025 Action Plan. In addition, the CDCAC voted unanimously to support the recommendations and submitted a letter of support to the County Board in March 2024.

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

There were no comments or views that were not accepted in the development of the FY 2025 Action Plan.

**7. Summary**

Arlington County created a Citizen Summary (attached) that provides a snapshot of Arlington's community development needs and describes strategies that the County will undertake over the next year to meet intended goals.

**PR-05 Lead & Responsible Agencies – 91.200(b)**

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

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

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

**Table 1 – Responsible Agencies**

**Narrative (optional)**

Arlington's Department of Community Planning, Housing and Development (DCPHD) is the lead agency in the development of the Annual Action Plan. The Housing Division of the DCPHD administers the Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) programs. The Annual Action Plans describe proposed projects using these funds, as well as public and private agencies that will administer projects or programs.

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

Arlington's Department of Human Services (DHS) coordinates the local Continuum of Care, and administers Emergency Solutions Grants (ESG), Homeless Prevention and Rapid Rehousing (HPRP) and other related programs. The County receives ESG funds directly from the state of Virginia. The Washington, DC metropolitan area receives HOPWA funds as a region, administered in Virginia through the Northern Virginia Regional Commission. Arlington County receives a portion of this award, administered through DHS.

## Consolidated Plan Public Contact Information

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## **AP-10 Consultation – 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

Instead of public housing, Arlington develops and maintains affordable housing through nonprofit and for-profit partners, through direct financing, technical assistance, rental subsidies to qualifying households, and a range of innovative tools and incentives for the provision of affordable housing. Two non-profit 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 financing affordable housing development, housing planning, community development, asset management, homeownership, tenant services, and neighborhood outreach. Division staff also serve as liaison to other federal, regional, state and local organizations, including the Metropolitan Washington Council of Governments, the Housing Association of Nonprofit Developers, and the National Association of County Community and Economic Development. The Housing Division ensures coordination of the implementation of housing programs and ensures broad civic engagement in housing and community development planning. Staff serve as liaison to three County Board advisory committees - the Community Development Citizens Advisory Committee, the Housing Commission, and the Tenant Landlord Commission.

The Department of Human Services (DHS) also plays a key role in implementing many Consolidated Plan strategies. The Economic Independence Division within DHS includes the Arlington Employment Center, Workforce Investment Board, Community Assistance Bureau, Housing Assistance Bureau and Public Assistance Bureau. The Housing Assistance Bureau Chief, within the Economic Independence Division, leads client-centered housing-related services. These services include the administration of the Housing Choice Voucher program, the local housing grants program, permanent supportive housing, homeless prevention, rapid re-housing, shelter and transitional programs. DHS also oversees implementation of Arlington's Action Plan for Ending Homelessness (formerly the 10 Year Plan to End Homelessness), and as the centralized intake agency for the local Continuum of Care (CoC), ensures coordination among all non-profit homeless providers.

### **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. In 2023, the CoC worked collaboratively in community to update its Strategic Plan to Prevent and End Homelessness. *A Way Home for All* sets an ambitious goal to end homelessness for all by 2026. The work builds on a foundation of best practices and successes achieved in ending Veteran

homelessness. The CoC works to make homelessness rare, brief, and non-recurring by providing affordable and sustainable housing, tailored services, and by centering the voices and expertise of people with lived experience of homelessness. Its work is guided by the values of: Accountability, Collaboration, Equity, Dignity, Innovation, and Integrity. The CoC's efforts are 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. As persons experience a housing crisis (challenges with sustaining rental payments, facing evictions, etc.) the Community Assistance Bureau works to assess and triage eligible households to supports and/or financial assistance in the community. Arlington County operates several targeted prevention programs collaboratively with CoC nonprofit organizations. These programs provide emergency, short-term housing stabilization services (financial assistance, eviction prevention and case management) to households that are at risk of losing housing.

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 22
- Domestic Violence Program Safehouse (Doorways for Women and Families); Bed capacity 17
- Homeless Services Center\* for individuals (PathForward, formerly 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 have capacity to provide 25 additional hypothermia beds and 16 overflow beds (for individuals during extreme weather and year-round drop-in day programming services).

Independence House is an Arlington transitional housing program providing housing and services individuals in recovery from substance abuse. 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.

- Rapid Rehousing - Families (Bridges to Independence)
- HomeStart Rapid Rehousing - Families (Doorways for Women and Families)
- Doorways was also awarded HUD funding to provide Rapid Rehousing services solely for survivors of Domestic Violence
- Rapid Rehousing - Individuals (PathForward, formerly 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 exiting institutions or have members with a disabling condition.

- PathForward (Turning Keys, Westover, Homebound)
- PathForward/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 and Susan's Place).

In 2023, the CoC and PathForward were also awarded HUD funding through a 2022 Supplemental competition to respond to unsheltered homelessness. This project brings new resources and a new project type, a Joint Transitional Housing (TH)-Rapid Rehousing (RRH) to our community. Efforts to implement are currently underway.

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

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. Also, the HMIS administrator provides open office hours each month as additional support to all CoC HMIS end users. 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 jurisdiction's consultations with housing, social service agencies and other entities**

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

1	<b>Agency/Group/Organization</b>	Community Development Citizens Advisory Committee
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-homeless Services-Health Services-Employment Services - Narrowing the Digital Divide Civic Leaders Business and Civic Leaders Neighborhood Organization Private Sector Banking / Financing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Community Development Citizens Advisory Committee is a group of civic leaders, business leaders, and neighborhood representatives that advises the Arlington County Board on community development policy and strategies. Representatives are from a wide range of community interests including aging, tenant-landlord, community services, businesses, and low- or moderate-income neighborhoods. The Commission sponsored the Action Plan community needs hearing and participated in the proposal review process.

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

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Arlington's Department of Human Services provides direct services to County residents including services related to public health, aging & disability, child & family, economic independence, and behavioral healthcare. Representatives of DHS were consulted during the proposal review process as subject-matter experts in the areas of economic development, job training, workforce and skills development, immigration services, and youth programs.
4	<b>Agency/Group/Organization</b>	Arlington Economic Development
	<b>Agency/Group/Organization Type</b>	Services-Employment Other government - Local Business Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Arlington Economic Development's BizLaunch is Arlington's agency for supporting small business development. Staff was consulted on need and trends in small business development and participated in the proposal review process as a subject-matter expert.

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

Resilience specific entities (agencies whose primary responsibilities include the management of flood prone areas, public land or water resources and emergency management agencies) are consulted when and if the County recommends a project that would trigger consultation with these entities (i.e. a multifamily development project).

**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 Department of Human Services	Both plans consider the needs of homeless individuals and families, and those at risk of homelessness.

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

**Narrative (optional)**

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## **AP-12 Participation – 91.105, 91.200(c)**

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

Arlington's goal for citizen participation is to ensure broad participation of Arlington stakeholders in housing and community development planning, program development, implementation and evaluation. The Community Development Citizens Advisory Committee (CDCAC) is the lead group for the Consolidated Plan citizen participation processes and was involved in the development of the Five-Year Consolidated Plan, as well as the annual Action Plan. The Five-Year Consolidated Plan includes the Citizen Participation Plan. The Citizen Participation Plan reflects strategies to ensure broad community involvement in Arlington's housing and community development programs. Member organizations are identified to encourage representation from related advisory commissions (housing, tenant landlord, community services, disability, aging, etc.); low- and moderate-income neighborhoods; and broad community interests (businesses, minorities, etc.). The Citizen Participation Plan also meets the regulatory requirements of the CSBG community advisory board through a "tripartite" structure that is comprised of community members representing low-income neighborhoods, elected official representatives, and at-large members.

For preparation of the annual Action Plan, the County held a community needs hearing in September 2023, which was an important tool for consulting with residents and service providers on community development needs and priorities. The CDCAC hosted a second public hearing to gather feedback on the draft FY 2025 (Federal FY 2024) Action Plan in March 2024.

**Citizen Participation Outreach**

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/broad community	Arlington County held a public hearing regarding community needs on September 6, 2023 in coordination with the Community Development Citizens Advisory Committee meeting. The purpose of the meeting was to solicit feedback on community needs, specifically related to the Community Development Fund programs.	CDCAC members discussed strategies for prioritizing funding for various organizations as well as the process for scoring and ranking applications.	None.	<a href="https://www.youtube.com/watch?v=xxYfrCfPVdI">https://www.youtube.com/watch?v=xxYfrCfPVdI</a>

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	Public Hearing	Non-targeted/broad community	Arlington County held a public hearing on March 6, 2023 in coordination with the Community Development Citizens Advisory Committee meeting. The purpose of the meeting was to solicit feedback on the draft Annual Action Plan and budget recommendations.	There were not substantive comments received during the public hearing. CDCAC recommended approval of the FY 2025 Action Plan by the County Board and drafted a letter of support.	None	<a href="https://www.arlingtonva.us/Government/Commissions-and-Advisory-Groups/Community-Development-Citizens-Advisory-Committee">https://www.arlingtonva.us/Government/Commissions-and-Advisory-Groups/Community-Development-Citizens-Advisory-Committee</a>

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	Newspaper Ad	Non-targeted/broad community	From March 6-April 6, the County solicited public comments from the general public on the FY 2025 (FFY 2024) Annual Action Plan.	There were no comments received during the public comment period.	None	

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

Arlington County strongly supports affordable housing and community development; in FY 2024 (FFY23), more than 5% of its overall budget was allocated to affordable housing development, direct housing subsidies (including both federal Housing Choice Vouchers and locally-funded Housing Grants), and related programs.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,329,439	600,000	3,235,761	5,165,200	40,000,000	Annual allocation provided by HUD, estimated program income based on projections of loan repayments during program year, and prior year resources includes all unprogrammed funds and prior year program income received.

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	698,792	200,000	4,800,000	5,698,792	2,471,952	Annual allocation provided by HUD, estimated program income based on projections of loan repayments during program year, and prior year resources includes all unprogrammed funds and prior year program income received.
Section 108	Public – federal	Acquisition  Housing	6,647,000				6,647,000	Section 108 funds will be used to support the acquisition of the Goodwill retail and donation center at 10 S. Glebe Road into a mixed-use community that will include 128 affordable apartment homes.

Table 5 - Expected Resources – Priority Table

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

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

To implement various public service programs and other grant programs through the County's Community Development Fund, the County leverages funding through Community Services Block Grant (CSBG), Temporary Assistance for Needy Families (TANF), and Affordable Housing Investment Fund (AHIF) Housing Services programs. Arlington receives approximately \$175,000 in CSBG and \$150,000 in TANF annually from the State of Virginia Department of Social Services, and approximately \$300,000 in AHIF Housing Services funds is set aside annually to supplement community development-related activities.

To leverage CDBG and HOME funding in the development and rehabilitation of affordable rental housing, the County leverages funding through the locally funded Affordable Housing Investment Fund (AHIF). AHIF is comprised of annual General Fund appropriations, a portion of recordation tax received by the County, Affordable Housing Ordinance contributions from developers, and loan repayments. In County FY 2024, over \$19.7 million in local General Funds and recordation tax was allocated to AHIF. These affordable housing projects are often also leveraged with federal Low-Income Housing Tax Credits (LIHTC) as well as below market bond financing for the acquisition and new construction or rehabilitation of affordable housing projects via the Industrial Development Authority (IDA) of Arlington or the state financing agency, Virginia Housing (formerly Virginia Housing Development Authority). When tenants are at risk of displacement as a result of a County-funded affordable housing development project, the County's locally funded Tenant Assistance Fund provides direct assistance to those residents.

In terms of matching requirements for HOME-funded projects, Arlington County utilizes the following guidance from HUD CPD Notice 97-03, HOME Program Match Guidance in order to calculate its HOME match amount: Loans Repaid to Accounts Other than the HOME Account (e.g. AHIF funds). If a PJ or other entity makes a below-market interest rate loan from nonfederal funds to a HOME-assisted or HOME match-eligible project and the proceeds of the loan will not be repaid to the HOME account, the grant equivalent of the below-market interest rate loan may be counted as match. The grant equivalent is the present discounted value of the yield foregone by the lender. Because AHIF loans are made at below-market interest rates, Arlington County follows the calculation provided in the HUD CPD Notice 97-03. Over the last 30 years, the size of the AHIF loans has increased dramatically to average \$15+ million for the last several AHIF-funded projects. The County has approximately \$80 million in HOME Match carryover / excess funds due to BMIR calculation allowed via the HUD CPD Notice 97-03.

Arlington's Housing Assistance Bureau supports individuals and families at-risk of homelessness through the distribution of rental assistance through both the federal Housing Choice Voucher program as well as a locally funded equivalent known as the Housing Grants program. Need for these programs remains consistent: in County FY 2024, the Housing Choice Voucher program was funded at \$24.4 million, and local Housing Grants at \$14.4 million. In addition, in FY 2024, Arlington's Permanent Supportive Housing program for low-income adults with disabilities was

funded at \$5.4 million, and the transitional housing program was funded at \$322,653 in local funds.

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**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 was conveyed to the County as part of the Crystal Houses 5 site plan. Arlington County issued a Request for Qualifications (RFQ) to solicit a master development partner (the “Master Developer”) to develop the entitled infill residential mixed-income development, with developer Arlington Partnership for Affordable Housing awarded the contract. This project will continue to be developed over the coming years.

**Discussion**

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## 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: \$722,708 HOME: \$989,206	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 8 Persons Assisted Rental units constructed: 50 Household Housing Unit Rental units rehabilitated: 52 Household Housing Unit Homeowner Housing Rehabilitated: 15 Household Housing Unit Direct Financial Assistance to Homebuyers: 17 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	Arlington County	Economic self-sufficiency and well-being	CDBG: \$443,114	Public service activities other than Low/Moderate Income Housing Benefit: 4592 Persons Assisted Jobs created/retained: 68 Jobs Businesses assisted: 123 Businesses Assisted
3	Stabilize families at risk of homelessness	2021	2025	Homeless	Arlington County	Affordable Housing Economic self-sufficiency and well-being	CDBG: \$45,000	Public service activities for Low/Moderate Income Housing Benefit: 490 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 184 Households Assisted Homeless Person Overnight Shelter: 435 Persons Assisted Homelessness Prevention: 1900 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: 2000 Persons Assisted

**Table 6 – Goals Summary**

**Goal Descriptions**

1	<b>Goal Name</b>	Create and sustain affordable housing
	<b>Goal Description</b>	<p>Goal is to create and sustain affordable housing. This is an Arlington County Board priority, and significant local, state and federal funds are leveraged. Annual Action Plan goal focuses on affordable housing created and sustained through CDBG, HOME and CSBG funds.</p> <ul style="list-style-type: none"> <li>• Increase the supply of Committed Affordable Units, including 10% permanent supportive housing (one year outcome - 50 committed affordable units developed. Of these, 5 will be permanent supportive housing).</li> <li>• Rehabilitate or repair existing rental housing, including increased energy efficiency (one-year outcome – 52 rental homes rehabilitated or repaired.)</li> <li>• Improve owner-occupied housing (one-year outcome - 15 owner-occupied homes improved, including improvements to two group homes for persons with disabilities with 8 persons served).</li> <li>• Assist low-income households to become homeowners (one-year outcome - 17 households become first-time homeowners).</li> </ul>

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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 – 171 persons will be assisted with job training and placement; of these, 135 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 - 123 new or expanding microbusinesses will be assisted with technical and/or financial assistance and 68 jobs created or retained).</li> <li>• Reduce barriers to employment such as lack of English or literacy skills, legal issues such as work authorizations, lack of transportation, or lack of affordable childcare (one year outcome - 1,340 persons will reduce barriers to employment).</li> <li>• Reduce barriers to equitable access to digital technology (one year outcome – 60 persons will be assisted).</li> <li>• Support increased educational attainment, including job training and/or civic engagement, among low-income residents, including youth (one year outcome - 921 persons will increase educational attainment).</li> <li>• Increase individual and family well-being through increased access to health, financial, or social resources (one year outcome – 2,100 persons will increase well-being).</li> </ul>

3	<b>Goal Name</b>	Stabilize families at risk of homelessness
	<b>Goal Description</b>	<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. The County implements 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 (1) targeted prevention funding for households at risk of homelessness, (2) multifaceted avenues toward permanent housing for persons experiencing homelessness, and (3) emergency shelter for individuals and families where the immediate crisis could not be diverted.</p> <p>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 2025 proposed outcome – 490 individuals supported in permanent housing);</li> <li>• Rapidly rehouse homeless persons through case management and/or rental subsidies (FY 2025 proposed outcome - 350 individuals or 184 households rapidly rehoused);</li> <li>• Prevent households from becoming homeless through case management, financial assistance, financial counseling, and/or targeted prevention services (County FY 2025 proposed outcome – 1,900 unique Arlington households, prevented from becoming homeless). These efforts will include state and local funding sources funding.</li> <li>• Provide emergency housing for persons who are not able to be diverted from shelter (FY 2025 proposed outcome - 435 individuals supported in emergency shelters, including Domestic Violence shelter, and 230 in hypothermia winter shelter).</li> </ul>

4	<b>Goal Name</b>	Foster vibrant and sustainable neighborhoods
	<b>Goal Description</b>	<p>A number of activities are planned to support Arlington's low and moderate income neighborhoods:</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 - 280 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 32 educational events or workshops, with 515 participants).</li> <li>• Physically improve neighborhoods through clean-up events in eligible areas of Green Valley and Arlington Mill (one year outcome – 500 residents of eligible areas will participate in two neighborhood cleanups).</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 - 2,000 participants).</li> </ul>

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## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The projects described in the Annual Action Plan meet the four goals of the Five Year 2021-2025 Consolidated Plan: create and sustain affordable housing, promote healthy and self-sufficient families, stabilize families at risk of homelessness, and foster vibrant and sustainable neighborhoods. These projects are funded through a combination of CDBG, HOME, CSBG and AHIF Housing Services funds.

#### Projects

#	Project Name
1	Energy Masters - EcoAction Arlington
2	Achieve Your Dream - Latino Economic Development Council
3	Volunteer Home Repair - Rebuilding Together
4	Arlington County - Arlington Employment Center/DHS
5	Project Discovery - Affordable Homes and Communities
6	Buckingham Youth Brigade - BUGATA
7	Case Management and Family Support - Communities in Schools of NOVA
8	Micro-Enterprise Loan Program - Enterprise Development Group
9	Emerging Leaders - Edu-Futuro
10	Building Stronger Community - ENDependence Center of Northern Virginia
11	Small Business Development & Microlending - Latino Economic Development Council
12	Helping Immigrant Youth Succeed - Liberty's Promise
13	Melwood JOBS
14	Escala - Northern Virginia Family Service
15	Training Futures - Northern Virginia Family Service
16	Job Placement and Support - Offender Aid and Restoration
17	Growing Capital Readiness - Washington Area Community Investment Fund
18	Reducing Barriers to Unemployment - Friends of Guesthouse
19	Supportive Housing - PathForward
20	Arlington County - Small Grants Program
21	CDBG Program Administration
22	HOME Program Administration
23	Multifamily Housing
24	Housing Outreach Program
25	Moderate-Income Purchase Assistance Program (MIPAP) - Arlington County
26	Reeves Farmhouse Adaptive Reuse

#	Project Name
27	Goodwill Project

Table 7 - Project Information

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

Arlington’s vision is to be “a diverse and inclusive world-class urban community with secure, attractive residential and commercial neighborhoods where people unite to form a caring, learning, participating, sustainable community in which each person is important.” The Five-Year Consolidated Plan provides the framework for implementing this vision and is designed to guide the County’s affordable housing, homelessness, community and economic development policies and programs over the County FY 2022-2026 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. Funding priorities outlined in the Consolidated Plan remain unchanged.

Each year the County issues a Notice of Funding Availability to request proposals for CDBG, CSBG, TANF and AHIF Housing Service-funded activities. Proposals are evaluated based on eligibility, quality of program design and proposal elements, intended outcomes, budget feasibility, leveraging of other resources and organizational capacity and experience. All County FY 2025 projects meet a high priority need, goal and objective as outlined in the Consolidated Plan.

In terms of public services activities, the biggest obstacle to addressing underserved needs is lack of available funding. The County continues to explore ways to maintain service delivery as Federal, state and local resources become more scarce, particularly related to rental assistance as federal COVID resources sunset. Another obstacle to addressing the need for affordable housing often revolves around Federal compliance requirements that complicate affordable housing development projects.



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

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<b>1</b>	<b>Project Name</b>	Energy Masters - EcoAction Arlington
	<b>Target Area</b>	Arlington County
	<b>Goals Supported</b>	Create and sustain affordable housing
	<b>Needs Addressed</b>	Economic self-sufficiency and well-being
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	\$20,000 CDBG for the Energy Masters program to train volunteers to weatherize apartments occupied by low-income Arlington residents and educate residents about energy efficiency measures.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	EXPECTED OUTCOME: 50 units will receive energy and water conservation improvements.
	<b>Location Description</b>	Activities for this project are available to all low- and moderate-income households in Arlington.
	<b>Planned Activities</b>	See program description above.
<b>2</b>	<b>Project Name</b>	Achieve Your Dream - Latino Economic Development Council
	<b>Target Area</b>	Arlington County
	<b>Goals Supported</b>	Create and sustain affordable housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$35,000
	<b>Description</b>	\$35,000 CDBG for the Achieve Your Dream program to conduct outreach, one-on-one counseling, and provide educational workshops to eligible prospective home buyers that will promote homeownership and prevent foreclosure for low- and moderate-income and minority households.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	EXPECTED OUTCOME: 18 families will become first-time Arlington homebuyers.

	<b>Location Description</b>	Activities for this project are available to all low and moderate-income households in Arlington.
	<b>Planned Activities</b>	See program description above.
<b>3</b>	<b>Project Name</b>	Volunteer Home Repair - Rebuilding Together
	<b>Target Area</b>	Arlington County
	<b>Goals Supported</b>	Create and sustain affordable housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$79,000
	<b>Description</b>	\$79,000 CDBG to Rebuilding Together for staff and related costs to manage a single-family home repair program for seniors and persons with disabilities as well as an accessibility improvement program for affordable rental units. Volunteers conduct energy audits and repair houses owned and occupied by low- and moderate-income persons.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	EXPECTED OUTCOME: 15 owner-occupied properties and 2 rental units will be rehabilitated.
	<b>Location Description</b>	Activities for this project are available to all low and moderate-income households in Arlington.
	<b>Planned Activities</b>	See program description above.
<b>4</b>	<b>Project Name</b>	Arlington County - Arlington Employment Center/DHS
	<b>Target Area</b>	Arlington County
	<b>Goals Supported</b>	Promote healthy and self-sufficient families
	<b>Needs Addressed</b>	Economic self-sufficiency and well-being
	<b>Funding</b>	CDBG: \$33,114
	<b>Description</b>	\$33,114 CDBG, \$13,392 CSBG, and \$58,550 CSBG-TANF for Childcare Development Associate (CDA) credential program.
	<b>Target Date</b>	6/30/2025

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	EXPECTED OUTCOME: 30 residents enrolled in the CDA training program; 20 residents complete CDA training program; 20 residents will gain employment as a result of CDA credential.
	<b>Location Description</b>	Activities for this project are available to all low and moderate-income households in Arlington.
	<b>Planned Activities</b>	See program description above.
<b>5</b>	<b>Project Name</b>	Project Discovery - Affordable Homes and Communities
	<b>Target Area</b>	Arlington County
	<b>Goals Supported</b>	Promote healthy and self-sufficient families
	<b>Needs Addressed</b>	Economic self-sufficiency and well-being
	<b>Funding</b>	CDBG: \$35,000
	<b>Description</b>	\$35,000 CDBG for Project Discovery for academic support, mentoring, and college visits for low-income high school students.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	EXPECTED OUTCOME: 165 low- and very low-income students enrolled.
	<b>Location Description</b>	Activities will be held Countywide.
	<b>Planned Activities</b>	See program description above.
<b>6</b>	<b>Project Name</b>	Buckingham Youth Brigade - BUGATA
	<b>Target Area</b>	BUCKINGHAM NEIGHBORHOOD STRATEGY AREA
	<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>	\$25,000 CDBG for the Buckingham Youth Brigade program to encourage civic involvement and develop leadership among youth and their families in the Buckingham neighborhood.
	<b>Target Date</b>	6/30/2025

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	EXPECTED OUTCOME: 15 students enrolled, 10 students will demonstrate improvement in skill areas.
	<b>Location Description</b>	Activities for this project are available to all low and moderate-income households in Arlington.
	<b>Planned Activities</b>	See program description above.
<b>7</b>	<b>Project Name</b>	Case Management and Family Support - Communities in Schools of NOVA
	<b>Target Area</b>	Arlington County
	<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>	\$25,000 CDBG for Case Management and Family Support program to provide case management, family engagement, and holistic school-wide programs to assist APS students and their families in accessing resources and other County services.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	EXPECTED OUTCOMES: 200 receive case management services.
	<b>Location Description</b>	Activities for this project are available to all low and moderate-income households in Arlington.
	<b>Planned Activities</b>	See program description above.
<b>8</b>	<b>Project Name</b>	Micro-Enterprise Loan Program - Enterprise Development Group
	<b>Target Area</b>	Arlington County
	<b>Goals Supported</b>	Promote healthy and self-sufficient families
	<b>Needs Addressed</b>	Economic self-sufficiency and well-being
	<b>Funding</b>	CDBG: \$50,000

	<b>Description</b>	\$50,000 CDBG to provide local matching funds for the Microloan Program to provide microenterprise development services including technical assistance and business loans. Local match funding is necessary for EDG to leverage federal Small Business Administration (SBA) microloan program funds.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	EXPECTED OUTCOME: 10 loans will be made to microenterprises; 8 jobs created and 10 jobs retained; 33 small businesses will receive pre- and post-loan one-on-one technical assistance.
	<b>Location Description</b>	Activities for this project are available to all low and moderate-income households in Arlington.
	<b>Planned Activities</b>	See program description above.
9	<b>Project Name</b>	Emerging Leaders - Edu-Futuro
	<b>Target Area</b>	Arlington County
	<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>	\$30,000 CDBG for Emerging Leaders program to empower immigrant youth 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 (ELP).
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	EXPECTED OUTCOME: 126 students enrolled in ELP programs.
	<b>Location Description</b>	Activities for this project are available to all low and moderate-income household in Arlington.
	<b>Planned Activities</b>	See program description above.
10	<b>Project Name</b>	Building Stronger Community - ENDependence Center of Northern Virginia
	<b>Target Area</b>	Arlington County

	<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>	\$25,000 CDBG for the Building Stronger Community program to provide housing access support and independent living skills training for Arlington residents with disabilities.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	EXPECTED OUTCOME: 8 residents receive affordable housing access, 40 improve independent living skills, and 16 increase knowledge.
	<b>Location Description</b>	Activities for this project are available to all low and moderate-income households in Arlington.
	<b>Planned Activities</b>	See program description above.
<b>11</b>	<b>Project Name</b>	Small Business Development & Microlending - Latino Economic Development Council
	<b>Target Area</b>	Arlington County
	<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>	\$45,000 CDBG for Small Business Services program to provide linguistically and culturally competent small business financing assistance, pre- and post-loan technical assistance, and educational workshops for low- and moderate-income aspiring entrepreneurs and existing small business owners in Arlington County.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	EXPECTED OUTCOME: 11 loans will be made to microenterprises; five jobs created and 20 jobs retained; 23 small businesses will receive one-on-one technical assistance.
	<b>Location Description</b>	Activities for this project are available to all low and moderate-income households in Arlington.

	<b>Planned Activities</b>	See program description above.
12	<b>Project Name</b>	Helping Immigrant Youth Succeed - Liberty's Promise
	<b>Target Area</b>	Arlington County
	<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>	\$30,000 CDBG for Helping Immigrant Youth Succeed program, which will provide an internship and after-school civic engagement for low-income immigrant youth at Wakefield High School.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	EXPECTED OUTCOME: 75 students enrolled in afterschool program and job skills training programs.
	<b>Location Description</b>	Program will be undertaken at Wakefield High School in south Arlington. Activities will be available to all low and moderate income students throughout Arlington.
	<b>Planned Activities</b>	See program description above.
13	<b>Project Name</b>	Melwood JOBS
	<b>Target Area</b>	Arlington County
	<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>	\$20,000 CDBG for the Melwood JOBS program to provide employment support services residents who are unemployed/underemployed, homeless, or at-risk of becoming homeless and are receiving case management services.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	EXPECTED OUTCOMES: 30 residents to develop a service plan; 20 individuals to secure employment.



	<b>Location Description</b>	Activities for this project are available to all low and moderate-income households in Arlington.
	<b>Planned Activities</b>	See program description above.
<b>14</b>	<b>Project Name</b>	Escala - Northern Virginia Family Service
	<b>Target Area</b>	Arlington County
	<b>Goals Supported</b>	Promote healthy and self-sufficient families
	<b>Needs Addressed</b>	Economic self-sufficiency and well-being
	<b>Funding</b>	CDBG: \$35,000
	<b>Description</b>	\$35,000 CDBG for the Escala program to provide capacity building technical assistance to aspiring Arlington entrepreneurs, including entrepreneurs in the food industry.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	EXPECTED OUTCOMES: 14 individual entrepreneurs provided technical assistance.
	<b>Location Description</b>	Activities for this project are available to all low and moderate-income households in Arlington.
	<b>Planned Activities</b>	See program description above.
<b>15</b>	<b>Project Name</b>	Training Futures - Northern Virginia Family Service
	<b>Target Area</b>	Arlington County
	<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>	\$20,000 CDBG for the Training Futures program that teaches marketable job skills and offers post-secondary education credentials to economically disadvantaged unemployed or underemployed, high-potential adults.
	<b>Target Date</b>	6/30/2025

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	EXPECTED OUTCOME: 21 individuals enrolled, nine will complete the program, 17 participants will retain new or improved employment for 90 days.
	<b>Location Description</b>	Activities for this project are available to all low and moderate-income households in Arlington.
	<b>Planned Activities</b>	See program description above.
<b>16</b>	<b>Project Name</b>	Job Placement and Support - Offender Aid and Restoration
	<b>Target Area</b>	Arlington County
	<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>	\$30,000 CDBG to provide employment support to individuals pre-release (while they are still incarcerated) and post-release (within the first year after release).
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	EXPECTED OUTCOME: 30 individuals enrolled and complete employment-focused courses pre-release; 30 individuals will be provided with employment assistance post-release, and 24 will secure employment.
	<b>Location Description</b>	Activities for this project are available to all low and moderate-income households in Arlington.
	<b>Planned Activities</b>	See program description above.
<b>17</b>	<b>Project Name</b>	Growing Capital Readiness - Washington Area Community Investment Fund
	<b>Target Area</b>	Arlington County
	<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>	\$40,000 CDBG for Growing Capital Readiness program, which provides small business advisory services and access to capital to low-income Arlington entrepreneurs.

	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	EXPECTED OUTCOMES: 53 entrepreneurs provided with one-on-one technical assistance; 11 small businesses provided with capital; five jobs created and 20 jobs retained.
	<b>Location Description</b>	Activities for this project are available to all low and moderate-income households in Arlington.
	<b>Planned Activities</b>	See program description above.
<b>18</b>	<b>Project Name</b>	Reducing Barriers to Unemployment - Friends of Guesthouse
	<b>Target Area</b>	Arlington County
	<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>	\$25,000 CDBG to help justice-involved returning females find and enroll in training/workforce development, seek educational attainment and benefits enrollment and general supportive services to enable them to successfully re-enter the community.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	EXPECTED OUTCOMES: Six formerly incarcerated women provided with employment training services.
	<b>Location Description</b>	Project will be open to low and moderate- income women Countywide.
	<b>Planned Activities</b>	See program description above.
<b>19</b>	<b>Project Name</b>	Supportive Housing - PathForward
	<b>Target Area</b>	Arlington County
	<b>Goals Supported</b>	Stabilize families at risk of homelessness
	<b>Needs Addressed</b>	Affordable Housing Economic self-sufficiency and well-being
	<b>Funding</b>	CDBG: \$20,000

	<b>Description</b>	\$20,000 CDBG to expand the provision of housing and onsite supports for transition aged youth and homeless families who have the most significant barriers for housing placement and retention.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	EXPECTED OUTCOME: Five transition aged youth and two family households will be housed in scattered site apartments.
	<b>Location Description</b>	Activities for this project are available to all low and moderate-income households in Arlington.
	<b>Planned Activities</b>	See program description above.
<b>20</b>	<b>Project Name</b>	Arlington County - Small Grants Program
	<b>Target Area</b>	NAUCK NEIGHBORHOOD STRATEGY AREA BUCKINGHAM NEIGHBORHOOD STRATEGY AREA Arlington County
	<b>Goals Supported</b>	Foster vibrant and sustainable neighborhoods
	<b>Needs Addressed</b>	Sustainable neighborhoods
	<b>Funding</b>	CDBG: \$5,000
	<b>Description</b>	\$5,000 CDBG for a set-aside fund to respond to neighborhood needs.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	EXPECTED OUTCOME: five to seven small grants for projects or activities located in Arlington’s low- and moderate-income neighborhoods with 2,000 participants.
	<b>Location Description</b>	Activities will be held in eligible neighborhoods.
	<b>Planned Activities</b>	See program description above.
<b>21</b>	<b>Project Name</b>	CDBG Program Administration
	<b>Target Area</b>	Arlington County
	<b>Goals Supported</b>	Create and sustain affordable housing Promote healthy and self-sufficient families Stabilize families at risk of homelessness Foster vibrant and sustainable neighborhoods

	<b>Needs Addressed</b>	Affordable Housing Economic self-sufficiency and well-being Sustainable neighborhoods
	<b>Funding</b>	CDBG: \$385,888
	<b>Description</b>	Costs for administration and planning.
	<b>Target Date</b>	6/30/2025
	<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>22</b>	<b>Project Name</b>	HOME Program Administration
	<b>Target Area</b>	Arlington County
	<b>Goals Supported</b>	Create and sustain affordable housing Stabilize families at risk of homelessness
	<b>Needs Addressed</b>	
	<b>Funding</b>	HOME: \$69,870
	<b>Description</b>	HOME administration and planning activates.
	<b>Target Date</b>	6/30/2025
	<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>23</b>	<b>Project Name</b>	Multifamily Housing
	<b>Target Area</b>	Arlington County
	<b>Goals Supported</b>	Create and sustain affordable housing
	<b>Needs Addressed</b>	Affordable Housing

	<b>Funding</b>	CDBG: \$60,937 HOME: \$828,922
	<b>Description</b>	
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Activities for this project are available to all low- and moderate - income households in Arlington.
	<b>Location Description</b>	
	<b>Planned Activities</b>	See description above.
24	<b>Project Name</b>	Housing Outreach Program
	<b>Target Area</b>	NAUCK NEIGHBORHOOD STRATEGY AREA
	<b>Goals Supported</b>	Foster vibrant and sustainable neighborhoods
	<b>Needs Addressed</b>	Sustainable neighborhoods
	<b>Funding</b>	CDBG: \$5,500
	<b>Description</b>	Housing outreach activities for low- and moderate-income renters in Arlington, including neighborhood clean up events, fair housing workshops, information fairs, and more.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
25	<b>Project Name</b>	Moderate-Income Purchase Assistance Program (MIPAP) - Arlington County
	<b>Target Area</b>	Arlington County
	<b>Goals Supported</b>	Create and sustain affordable housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$850,000

	<b>Description</b>	
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	10 households will receive direct downpayment and closing cost assistance.
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>26</b>	<b>Project Name</b>	Reeves Farmhouse Adaptive Reuse Project
	<b>Target Area</b>	Arlington County
	<b>Goals Supported</b>	Create and sustain affordable housing Stabilize families at risk of homelessness
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG \$2,500,000
	<b>Description</b>	Habitat for Humanity of Washington, DC – NOVA will rehabilitate the historic Reeves Farmhouse, a Local Historic District (LHD) and historic preservation easement protected property to result in the adaptive reuse of the real property, resulting in a public facility group home for persons with disabilities.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	4 persons with disabilities will be supported through the adaptive reuse project.
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>27</b>	<b>Project Name</b>	Goodwill Project
	<b>Target Area</b>	Arlington County and Buckingham Neighborhood
	<b>Goals Supported</b>	Create and sustain affordable housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG : \$7,500,000 HOME: \$5,000,000

<b>Description</b>	Nonprofit developer Affordable Homes & Communities (AHC) and Goodwill of Greater Washington (Goodwill) have partnered to redevelop the existing Goodwill retail and donation center at 10 S. Glebe Road into a new mixed-use community that incorporates 128 affordable apartment homes, a childcare center, and a new Goodwill retail store and donation processing facility. The development will increase the County's housing supply by offering 128 rental homes at various affordability levels and family sizes. CDBG funds will be used to support the acquisition of the project site (existing Goodwill retail and donation center) and HOME funds will support new construction activities.
<b>Target Date</b>	6/30/2026
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	128 households
<b>Location Description</b>	
<b>Planned Activities</b>	

DRAFT



## **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 multifamily southwest neighborhoods along Columbia Pike and Four Mile Run, and the northeast neighborhoods around Rosslyn and Fort Myer Heights. As a geographically small location in an urban setting, many residents 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 and specialized training and to eligible residents. Some services such as financial literacy and eviction prevention are offered on-site at affordable housing developments,

Public services. Public service needs vary and include after-school programs for low- and moderate-income youth, housing counseling for potential homebuyers, and 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**

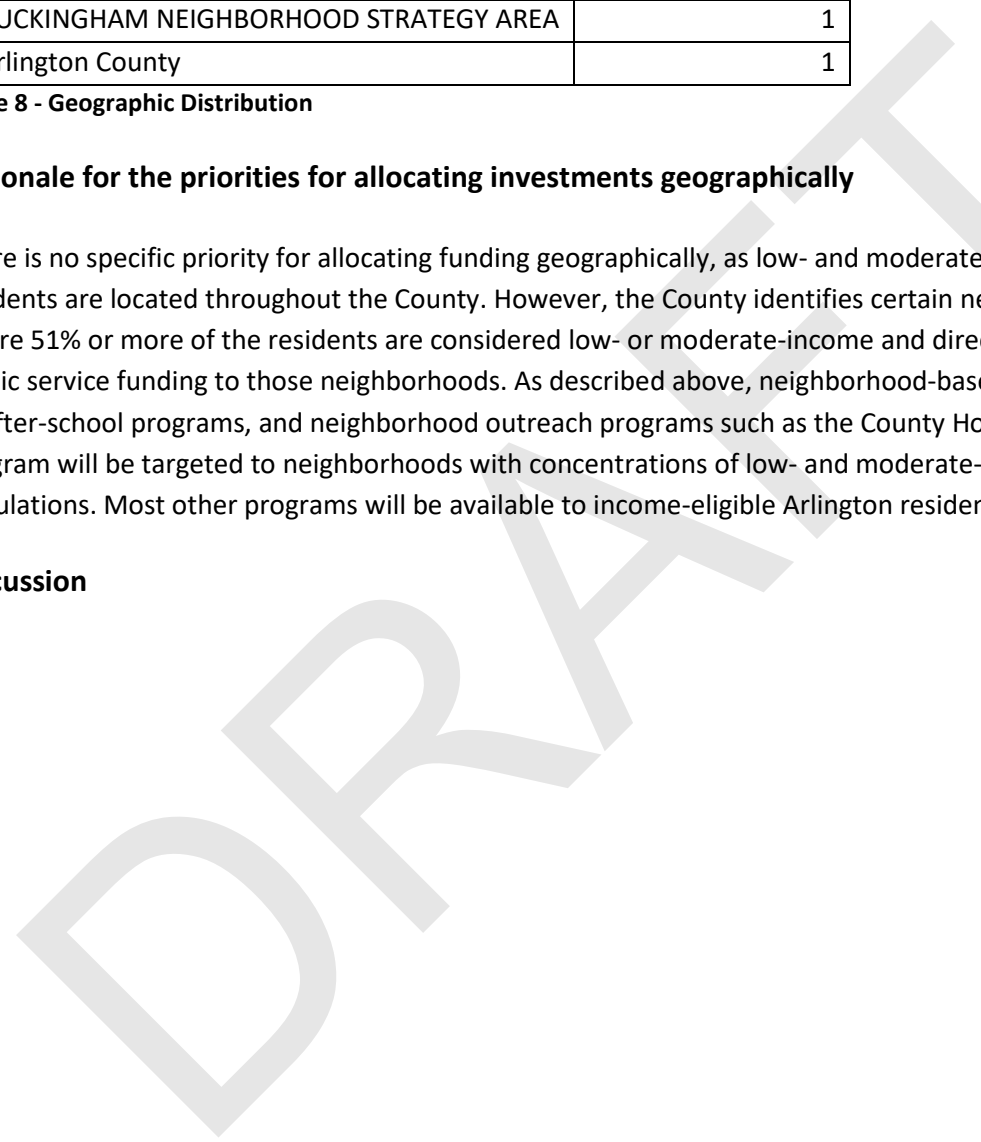
Target Area	Percentage of Funds
NAUCK NEIGHBORHOOD STRATEGY AREA	98
BUCKINGHAM NEIGHBORHOOD STRATEGY AREA	1
Arlington County	1

**Table 8 - Geographic Distribution**

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

There is no specific priority for allocating funding geographically, as low- and moderate-income residents are located throughout the County. However, the County identifies certain neighborhoods where 51% or more of the residents are considered low- or moderate-income and directs a portion of its public service funding to those neighborhoods. As described above, neighborhood-based projects such as after-school programs, and neighborhood outreach programs such as the County Housing Outreach Program will be targeted to neighborhoods with concentrations of low- and moderate-income populations. Most other programs will be available to income-eligible Arlington residents.

**Discussion**



## Affordable Housing

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

#### Introduction

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

Increase the supply of Committed Affordable Units, including 10% permanent supportive housing (one year outcome – 50 committed affordable units constructed and 50 committed affordable units rehabilitated through energy efficiency improvements)

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	97
Special-Needs	5
Total	102

**Table 9 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	50
Rehab of Existing Units	52
Acquisition of Existing Units	0
Total	102

**Table 10 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

Because of the additional requirements associated with federal funds, the majority of the County's affordable housing projects are financed through alternative sources, such as the locally funded Affordable Housing Investment Fund and the Low Income Housing Tax Credit program. Housing projects that are appropriate for CDBG or HOME are implemented every few years. For example, in County FFY 2024, two housing development projects supported with CDBG and HOME were completed and occupied, adding 107 units to the County's affordable housing portfolio.

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

### **Introduction**

Arlington County does not have public housing. Housing Choice Vouchers are administered through the Department of Human Services.

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

Arlington County does not have public housing. The needs of affordable housing are addressed in the AP-55 Affordable Housing screen.

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

Arlington County does not have public housing. However, Arlington County directs a portion of its CDBG funding to homeownership assistance, which benefits households earning below 80% of Area Median Income, some of whom reside in affordable housing.

### **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 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 or shelter diversion and housing rental subsidies.

Although these programs have housed a substantial number of homeless households, and the eviction of many more was prevented, residents still struggle to find and maintain housing in Arlington's exceptionally expensive and competitive housing market within a small densely-populated County. The County has implemented an aggressive four-year strategic plan, *A Way Home for All*, that strives to end homelessness for all by 2026.

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 (1) targeted prevention funding for households at risk of homelessness, (2) 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. Since 2019, the County's "Point in Time" (PIT) count of the number of persons who are homeless showed a 61% reduction. During this span, Arlington was successful in achieving and sustaining "functional zero" for veterans identified as homeless since December 2015.

The County's strides to end homelessness is more important than ever as the influx of targeted COVID-19 funding support from federal, state and local resources, used to prevent and quickly rehouse people experiencing homelessness, has ended. Communities of color where Black, Indigenous, and people of color are historically marginalized and represent Arlington County's most vulnerable subpopulations are of greatest risk of housing instability and are disproportionately represented in homeless services. The Arlington County Continuum of Care will uphold the County's commitment of racial equity as a leading key strategy in preventing and responding to homelessness in the region.

While working to end homelessness for all by 2026, *A Way Home for All* strives to reduce the number of people newly experiencing homelessness each year, reduce the length of time people experience homelessness to an average of 45 days, increase permanent housing rates, reduce returns to homelessness to 5%, and reduce racial disparities among those who experience homelessness and their outcomes.

### **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 2023 Point-in-Time (PIT) survey on January 25, 2023 in conjunction with the Metropolitan Washington Council of Governments (COG), local homeless nonprofit partners, and members of the community, and counted a total of 213 people experiencing homelessness, with 40 persons unsheltered and 171 persons sheltered. Arlington County experienced an overall 17% increase in the total number of persons counted in comparison to the 2022 PIT. This was the largest increase Arlington experienced since 2017 and reflects a pre-pandemic level of need. That said, this still reflects an overall decrease of 27% (with 291 people counted in 2014 and 213 people counted in 2023). The most recent 2024 PIT survey was conducted on January 24, 2024, and Arlington County anticipates similar trends. The County's 2024 PIT data is anticipated for release April 2023.

Arlington County continues its commitment to prevent and end homelessness. Through hundreds of Arlingtonians – from local government, nonprofit 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 nonprofit partner. 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 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 2023, approximately 58 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 (HSC) and Residential Program Center (RPC), outreach and day programs engage unsheltered persons experiencing homelessness. In 2023,

approximately 19 persons experiencing homelessness receive these outreach services.

Arlington's street outreach and day programs aim 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 the 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.
- 468 people (332 households) were served by the County's CAS team.

In County FY 2023, the County's five sponsored shelters served:

- Two family shelters served 61 households, or 166 individuals.
- Two shelters for singles served 271 individuals, medical respite program served 21 individuals, the hypothermia program served 233 Arlington residents and cross jurisdictional individuals

seeking short-term winter shelter.

- One domestic violence safehouse shelter served up to 62 households, or 135 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 focused 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 one transitional housing programs. While most transitional housing was converted to Rapid Re-housing in FY 2013, these programs continue to serve specialized sub-populations: substance users 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 County FY 2023 these programs include:

- Independence House (National Capital Treatment & Recovery, formerly Phoenix Houses of the Mid-Atlantic): 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 91 individuals in fiscal year 2023.
- Homestretch: This Fairfax County-based transitional housing program that extended services to Arlington County with the purchase of two, 2-bedroom rental units which are master leased to Arlington families experiencing homelessness closed in FY 2023 after serving 3 people and 1 family. The closure was due to the property owner of the master-leased properties being sold. The family who was being assisted in the program was supported to find alternative housing at the end of their lease term.
- Cameron Commons: An OPH that provides a rental subsidy, housing-focused case management services, comprehensive family services, and linkages to community resources. This housing program served eight households, 20 individuals, during County FY 2023.

**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):** 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 2025, RRH will serve 350 persons, and 184 households. In County FY 2023, RRH served 255 households, which consisted of 426 individuals (including single adults and families with minor children).
- **Permanent Supportive Housing (PSH):** provide supportive services and rental subsidies to help chronically homeless households and persons with disabilities obtain and maintain housing. In County FY 2025, PSH will support 490 persons in permanent housing. In County FY 2023, PSH served a total of 457 households.

Arlington offers a local Housing Grant rental subsidy to working families with minor children, seniors aged 65 and older, persons with disabilities, and clients supported by the Department of Human Services to make the transition to permanent housing and independent living. Arlington's homeless population have median shelter stays of 3.35 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 matches households with the interventions that will most effectively and efficiently prevent or end their homelessness, including linkages to mainstream and other supportive services.

Racial Equity: Arlington explicitly centers and operationalizes racial equity in its homeless services. This extends to work across all sectors including housing, child welfare, public health, education, and the criminal justice system. The CoC has named Racial Equity as a core value and foundational strategy area in its Strategic Plan. Arlington County has committed resources to hire a Racial Equity Senior Management Analyst to lead these efforts, including spearheading efforts to include the expertise of people with lived experience of homelessness in its CoC governance and decision-making.

Recidivism: Arlington's recidivism decreased to a historic low of 4% for the Federal Fiscal Year 2022. These outcomes illustrate the impacts and possibilities of pandemic-era funding, the eviction moratorium, along with increased emergency financial assistance through CDBG and other sources which contributed to improved housing stability. 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.

Domestic Violence: The CoC's domestic violence service provider, Doorways, was awarded HUD CoC funding to implement Rapid Rehousing assistance for survivors. Implementation began in FY24.

Unsheltered Homelessness: The CoC and PathForward was awarded a three-year grant for addressing unsheltered homelessness, prioritizing those at greatest risk of the health and behavioral health impacts of homelessness. Implementation began in FY24.

**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 to end homelessness and fully utilize rapid-rehousing, permanent supportive housing and local rental subsidy benefits, including:

- 100 Homes Campaign: In 2011 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 nonprofit providers, local property owners, and property management companies. The goal is to increase the availability of both private and nonprofit rental housing for individuals and families whose leasing barriers prevent them from accessing permanent housing. Under this agreement, property owners apply more flexible tenant screening criterion for referred applicants which expands housing opportunities for those with high housing barriers. In FY 2023, the ALP was fully incorporated into the CoC's governance and now sits as a workgroup of the CoC's Housing Sub-Committee.
- Built for Zero: In December 2016, Arlington was one of three localities to reach functional zero for homeless veterans and has continued to sustain this success. Arlington is now part of a small National network of CoC's working to end all homelessness by 2026.
- Veterans Affairs Supportive Housing (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, Arlington County was awarded 15 vouchers to support efforts to maintain functional zero status for Veterans.
- Mainstream/Non-Elderly Disabled Vouchers: Arlington County and other private nonprofit partners were awarded 52 Mainstream (Section 811) Vouchers 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.

- Arlington County continues to receive an incremental expansion grant for its state 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).
- Emergency Housing Vouchers (EHV): The American Rescue Plan Act 2021 allowed HUD to allocate additional housing vouchers to Public Housing Authorities operating Housing Choice Voucher Programs in areas where populations have the greatest need during the COVID-19 pandemic. A total of 36 EHV were allocated to Arlington County in June 2021.
- The Housing Choice Voucher Program was awarded 10 State Rental Assistance Program (SRAP) in County FY 2023 from the Department of Behavioral Health and Developmental Services. SRAP serves individuals with developmental disabilities. The goal is to provide adults with developmental disabilities who currently live in less integrated settings (such as nursing facilities, intermediate care facilities, group homes and with their families of origin) with rental subsidy support to establish their own households in more integrated housing settings informed by choice.
- Bullets continued in discussion.

## Discussion

- In County FY 2023, the Housing Choice Voucher Program was allocated an additional 16 HUD housing vouchers to assist very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. Housing Choice Voucher participants are free to choose any housing, including single-family homes, townhouses, and apartments, which meets the requirements of the program.
- In September 2023, Arlington County's Housing Choice Voucher Program re-opened its Housing Choice Voucher (HCV) Program waitlist through a special application and lottery process. Arlington added 5,000 households to its waitlist providing people a chance to apply for the federally funded rental assistance program for the first time in over a decade.
- In September 2023, Arlington County's Continuum of Care adopted its new Strategic Plan, *A Way Home for All*, with an ambitious endeavor to end homelessness for all by 2026. The plan is laid with the foundations of equity and best practice, grounding the 3 pillars of the homeless system: Prevention, Response, and Housing Pathways. Building on over a decade of practice and performance, while seeking new ways to meet present-day challenges, the Continuum of Care is guided by the following values and a new mission: to make homelessness rare, brief and non-recurring by providing affordable and sustainable housing, tailored services, and by centering the voices and expertise of people with lived experience of homelessness.

While the overall number of people experiencing homelessness, as measured by the Point-in-Time

Count in Arlington County increased to pre-pandemic levels of need in 2023, the CoC actively commits itself to the ongoing work of ending homelessness for all. This requires a firm commitment and analysis of outcomes and impacts disaggregated by race to disrupt systemic impacts felt among historically marginalized and BIPOC communities. People who are closest to the issues of homelessness, namely people experiencing homelessness, are also closest to the solutions. The CoC is committed to shifting power and elevating the voices of persons with lived expertise in identifying meaningful strategies that will help this community in its efforts.

That work is founded on a coordinated system that includes prevention, diversion, rapid rehousing and targeted permanent supportive housing - building blocks to a well-functioning homeless response system. Arlington continues to be proactive in its outreach efforts to residents and administering homeless prevention resources and rapid rehousing programs, in consultation with stakeholders, Continuum of Care partners and assistance from various funding resources. The success of a homeless system also largely depends on diverse pathways to and the availability of affordable housing options and living wages.

DRAFT

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

### **Introduction:**

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; and
- 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. Since this barrier was identified, Arlington changed its zoning ordinance to allow multi-unit housing in many areas of the County.

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

The 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; and
- 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 and timing for achieving them can be found in the Regional Fair Housing Plan submitted to HUD as an amendment to the FY 2021-2025 Consolidated Plan.

#### **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 available 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:

- Ensure that marketing materials for County-funded programs are available in languages specific to the populations seeking information.
- Provide access to services such as English language training and legal services to reduce obstacles to obtaining employment, including becoming knowledgeable about employment and housing rights. Service providers such as Legal Aid Justice Center, Just Neighbors, and Northern Virginia Family Service will serve approximately 171 individuals in these areas in County FY 2025. Another program will provide specific training/certification to meet demand for Child Care Associates, training that will provide living wage jobs to 20 individuals.
- Ensure availability and access to programs to increase financial literacy and money management skills to address the obstacle of individuals with poor credit, housing instability and/or limited housing history. Resident service programs at the Arlington Partnership for Affordable Housing (APAH), AHC, Inc., and Wesley Housing Development Corporation encompass these areas. In addition, these programs assess other resident needs such as employment/skills training and healthcare needs. It is expected that these programs will serve approximately 373 individuals in County FY 2025.
- Increase awareness of support services; and expand programs available to seniors. 200 seniors will benefit.
- Provide technical assistance and funding for small business formation and retention through economic development services provided by Latino Economic Development Corporation, ECDC

and WACIF. It is expected that approximately 109 entrepreneurs will receive services.

### **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 educational and financial assistance to eligible first-time homebuyers.
- Support energy and water conservation and efficiency efforts in rental and owner-occupied housing, through education, supplies and equipment installation.

### **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 through CDBG are instructed in lead safe work practices.

The County also engages in public education, which includes providing pamphlets to targeted population sectors:

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

Additionally, 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**

Many projects and 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 include financial counseling to help families maintain housing, diversion, and emergency shelter services which stabilize households that are at risk of becoming homeless. Programs include resident services programs offered by nonprofits Wesley Housing Development Corporation and Arlington Partnership for Affordable Housing, and several eviction prevention programs operated through the County's Department of Human Services.
- Guaranteed Income (Pilot) program initiated by Arlington Community Foundation (ACF) and the Department of Human Services provided a monthly cash relief of \$500 for 18 months to 200 households to utilize the cash as they choose. The program was funded by donors, businesses faith communities and other foundations. The program ended in the Fall of 2023. Overall outcomes included improved physical and mental health; increased employment levels and income; more time available to be involved in children's lives and to pursue certifications and training for better jobs. The results of the pilot program makes the case for a federally funded guaranteed income program which ACF will continue to advocate for through the national Guaranteed Income Community of Practice.
- 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. A new Childhood Development Associate (CDA) credential training program will provide training and certification for 20 individuals.
- Critical to addressing the needs of underemployed and unemployed persons with disabilities are supportive employment programs such as Melwood Jobs, which will provide employment supports and job seeking services for 30 individuals.
- 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 Culinary Training & Entrepreneurship Center, Northern Virginia Family Service Training Futures and Offender Aid and Restoration's Employment program, anticipated to serve 105 persons.

### **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.

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

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 eviction prevention, 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 also partnered with the Metropolitan Washington Council of Governments members to conduct a regional Assessment of Fair Housing, which included a regional analysis and strategies to address fair housing issues. It was completed and submitted in summer 2023.

### **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	600,000
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>600,000</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.

When Arlington allocates HOME funds, the funds are typically issued as a loan. No other forms of investment are being used outside of those identified in Section 92.205.

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.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

Arlington does not use HOME funds for TBRA.

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

Arlington does not use HOME funds for TBRA.

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that

limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

Arlington County does not have a preference or limitation for rental housing projects.

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