

## SUMMARY OF HOUSING PROGRAMS

In keeping with its vision for a diverse and inclusive community, Arlington County supports a variety of housing programs to ensure a range of housing choices for households of all types and income levels. This section pulls information about housing programs throughout the budget and consolidates summary information on all housing programs in one place. The Funding Summary shows that approximately \$51.7 million in funding is being allocated for FY 2014 programs to preserve affordable housing and assist persons to meet their housing needs. Local tax dollar support for these programs total \$32.3 million, or 4.9% of County government operations (General Fund excluding Schools transfer). These figures do not include additional funds outside the County budget that contribute to the affordable housing effort (noted throughout this section).

Although a sizeable amount, indications are that Arlington continues to experience losses in its market rate affordable housing units, due to redevelopment and increased rents. And County residents continue to struggle to meet rising housing costs, especially in difficult economic times.

All these housing programs are part of a comprehensive County effort to preserve and enhance affordable housing, governed by Arlington's Affordable Housing Goals and Targets. The County Board first adopted Housing Goals in 2000 and Targets in 2003. In 2011, the County Board revised the Goals and Targets and established [numerical targets to be accomplished by 2015](#). The eleven Housing Goals, summarized on page 3, are supported by 34 Targets (a complete listing can be found on [www.arlingtonva.us](http://www.arlingtonva.us), search "housing targets").

Affordable housing has for many years been a budget priority and the different County programs target different aspects of the housing challenge, ranging from rental assistance to acquisition of committed affordable housing to homeownership to code enforcement and tenant assistance. For each program in this section, the Housing Goals addressed, multi-year budgeted expenditures and funding sources, and indicative metrics are provided. More detail on each program can be found in the appropriate sections of the budget.

Pressures on the supply of market-rate affordable housing units continue to grow, primarily due to rent increases. In addition, projected development in the Rosslyn-Ballston, Jefferson Davis and Columbia Pike corridors will make it even more critical for the County to be strategic in allocating resources. Specifically, the Columbia Pike Neighborhoods Plan will suggest strategies and tools and estimate the magnitude of resources needed to meet affordable housing goals on the Pike.

During FY 2013, the County has begun a three-year affordable housing study to create a shared community vision of Arlington's affordable housing as a key component of our community sustainability. The components of this study include community engagement; a housing needs survey; an assessment of current program approaches to housing needs in Arlington; a review of best practices from other areas; and an evaluation of current adopted principles, goals, and targets with revision of existing ones and/or additions. These new and revised principles, goals, targets, and strategies will provide the basis for an Affordable Housing Element of Arlington's Comprehensive Plan that reflects the current demographics and housing market.

The study's Community Engagement component has already begun with a community forum held in September to discuss the study's scope and process. Over the course of the study, community engagement will provide opportunities for outreach, information gathering and sharing, and education about affordable housing programs, especially engaging traditionally uninvolved populations such as low-income residents, persons with limited English proficiency, and workers who do not live in the County. A Working Group comprised of the representatives of several

advisory commissions and other key stakeholder groups has been appointed by the County Manager; this working group will advise County staff during the Study process and have input into process implementation and recommendations. A County and Arlington Public Schools staff interdepartmental resource team has been established and begun assembling data in support of the study; this staff group will review materials produced during the study as well as provide outreach to stakeholders. CPHD is currently engaging a consultant to implement the Housing Needs Survey and contribute to other components of the study.

FY 2014 will be the second year of the study, during which a preliminary report on housing needs will be completed and an assessment of strategies/program approaches will be completed, both with community review. A plan will be made for seeking community review of the Housing Principles, Goals and Targets. In year three, the study will be completed providing:

- Recommended Housing Principles, Goals and Targets,
- Community review of recommendations,
- A final report of Housing Principles and Goals to be adopted by County Board as Affordable Housing Element of Comprehensive Plan, and
- Recommendations for funding and incorporation into County Manager's proposed FY 2016 budget.

In addition to the progress made with the affordable housing study, significant investments have been made in FY 2014 to various housing programs.

- 1) Arlington's Affordable Housing Investment Fund (AHIF) is funded at the same \$9.5 million level as in FY 2013.
- 2) \$1,062,747 in ongoing funding was added to support the debt service of the Comprehensive Homeless Services Center that will allow for a year-round shelter with comprehensive services to move homeless persons to permanent housing and also support additional County office space.
- 3) Funding to support the full year operation of the Mary Marshall Assisted Living Residence – opened in November 2011, this 52-bed facility provides supportive housing with assisted living services for low-income seniors with serious mental, intellectual/developmental and/or physical disabilities. The proposed FY 2014 budget includes a total of \$2.4 million to support this facility.
- 4) \$1,586,493 in one-time funding was added to the base funding of the housing grants program in FY 2014.
- 5) \$200,000 in one-time funding was added for homeless prevention (HPRP).

**ARLINGTON'S AFFORDABLE HOUSING GOALS**

Adopted by the County Board in March 2011

Each goal contains specific numerical Targets ([see Arlington's website](#)) used to guide implementation activities and to track Arlington's progress. Many of the Goals and Targets are interrelated and may conflict in certain situations.

**Goal 1:** Balance support for the elderly and persons with disabilities with a transitional safety net for families with children.

**Goal 2:** Prevent and end homelessness.

**Goal 3:** Ensure through all available means that all housing in Arlington County is safe and decent.

**Goal 4:** Ensure that consistent with Arlington's commitment to sustainability, the production, conversion and renovation of committed affordable housing is consistent with goals set by the County to reduce greenhouse gas emissions in Arlington County.

**Goal 5:** Permit no loss of committed affordable housing, and make every reasonable effort to maintain the supply of affordable market rate housing\*.

**Goal 6:** Reduce the number of households in serious housing need (defined as those earning below 40% of median income who pay 40% of their income for rent).

**Goal 7:** Increase the number of housing units with two or more bedrooms in order to match the needs of households with children.

**Goal 8:** Distribute committed affordable housing units within the County, neighborhoods and projects.

**Goal 9:** Increase the rate of home ownership throughout the County, and increase home ownership education and opportunities for low and moderate income households.

**Goal 10:** Ensure, through all available means, that housing discrimination is eliminated.

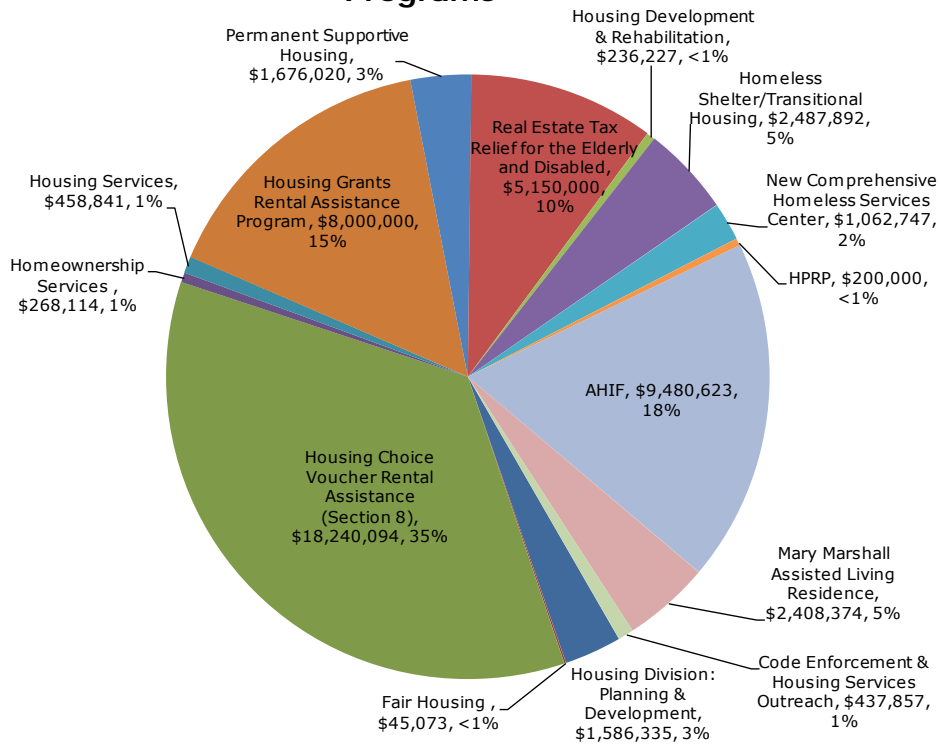
**Goal 11:** Provide housing services efficiently and effectively.

\* Market Affordable Units (MARKS) are lower rent units in the private market which receive no County assistance and for which the owners have made no commitment to retain as affordable in the future. Determining the number of market rate affordable units is complicated because affordability varies, depending on family size and income compared to unit size and rent. MARKS are "affordable" based on paying no more than 30% of income for rent. The County has calculated the number of rental MARKS for four income levels: 80%, 60%, 50% and 40% of HUD median family income. Committed Affordable Units are excluded from the MARKS totals.

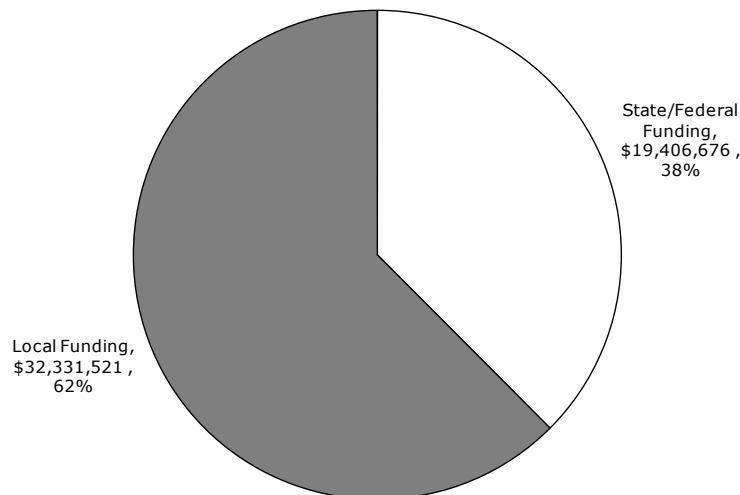
**FUNDING SUMMARY**

The County’s housing programs are funded with a variety of local, state and federal funding, and are managed through the Department of Human Services and the Department of Community Planning, Housing and Development. Housing funding totals \$51.7 million for all funds in FY 2014. The General Fund net tax support equals \$32.3 million of the General Fund budget. This section provides a comprehensive summary of the housing program efforts and the funding dedicated to them including summary charts and table as well as descriptions of each program area.

**FY 2014 Expense Budget for Housing Programs**



**FY 2014 Housing Programs: Funding by Source**



## HOUSING MULTI-DEPARTMENTAL PROGRAMS - FY 2008 ADOPTED TO FY 2014 PROPOSED

PROGRAM	FY 2008 ADOPTED	FY 2009 ADOPTED	FY 2010 ADOPTED	FY 2011 ADOPTED	FY 2012 ADOPTED	FY 2013 ADOPTED	FY 2014 PROPOSED
<b>HOUSING</b>							
Affordable Housing Investment Fund (AHIF)	5,428,412	5,828,172	5,228,532	6,228,532	6,688,557	9,480,623	9,480,623
Housing Grants Rental Assistance Program	4,367,515	4,307,507	4,907,507	6,007,507	6,638,068	8,640,216	8,000,000
Housing Grants One-Time Funding: Homeless Prevention	-	-	-	-	250,000	250,000	200,000
Permanent Supportive Housing	-	580,584	810,584	960,584	1,427,956	1,676,020	1,676,020
Housing Choice Voucher Rental Assistance (Section 8)	15,381,136	16,018,100	15,778,069	16,175,976	16,921,440	17,883,678	18,240,094
Real Estate Tax Relief for the Elderly and Disabled	4,000,000	4,500,000	4,909,104	4,500,000	4,550,000	4,550,000	5,150,000
Homeless Shelter Programs*	2,086,668	2,544,282	1,980,015	1,669,100	1,832,154	1,916,372	1,927,609
Homeless Subsidized Supportive Housing*	-	-	-	325,287	325,287	222,324	222,324
Transitional Housing Grants*	-	230,265	337,979	337,979	337,979	337,959	337,959
Comprehensive Homeless Services Center	-	-	-	-	-	2,070,000	1,062,747
Assisted Living Residence (to Mary Marshall in FY 2012)	130,000	265,000	209,100	206,250	2,012,500	2,408,374	2,408,374
Housing Planning**	248,718	251,067	149,494	149,537	153,131	369,506	411,609
Housing Division and Housing Development Section**	957,083	1,133,815	1,199,139	1,247,369	1,236,833	1,173,602	1,174,726
Housing Services: Hsg. Info. Center/Tenant-	399,354	486,800	429,196	473,192	441,741	494,052	458,841
Code Enforcement***	120,063	183,777	173,402	249,137	230,542	254,344	263,965
Neighborhood Strategy Areas (NSA) Outreach/Field Team***	183,700	189,600	195,574	182,921	173,320	172,901	173,892
Homeownership Services	391,720	383,764	345,965	355,955	373,487	267,571	268,114
Housing Development (APAH & RPJ)****	197,600	197,600	200,000	200,000	175,000	156,000	50,000
AHC Rehabilitation Program****	190,000	190,000	175,000	175,000	225,000	-	115,227
Volunteer Home Repair Program****	41,000	41,000	41,000	41,000	80,000	71,000	71,000
Fair Housing	87,850	89,100	43,600	85,726	43,600	93,469	45,073
Homeowner Grant	2,164,488	1,418,327	885,809	-	-	-	-
<b>Total Program</b>	<b>\$ 36,375,307</b>	<b>\$ 38,838,760</b>	<b>\$ 37,999,069</b>	<b>\$ 39,571,052</b>	<b>\$ 44,116,595</b>	<b>\$ 52,488,011</b>	<b>\$ 51,738,197</b>
<b>Net Tax Support</b>	<b>\$ 18,824,465</b>	<b>\$ 20,613,948</b>	<b>\$ 20,887,037</b>	<b>\$ 20,987,797</b>	<b>\$ 24,977,993</b>	<b>\$ 33,674,427</b>	<b>\$ 32,331,521</b>

\*Homeless Shelter Programs, Homeless Subsidized Supportive Housing, and Transitional Housing Grants are the components of Homeless Shelters/Transitional Housing.

\*\*Housing Planning and Housing Division and Housing Development Section are the components of Housing Division: Planning and Development.

\*\*\*Code Enforcement and Neighborhood Strategy Areas (NSA) Outreach/Field Team are the components of Code Enforcement and Housing Services Outreach.

\*\*\*\*Housing Development (APAH & RPJ), AHC Rehabilitation Program, and Volunteer Home Repair are the components of Housing Development and Rehabilitation.

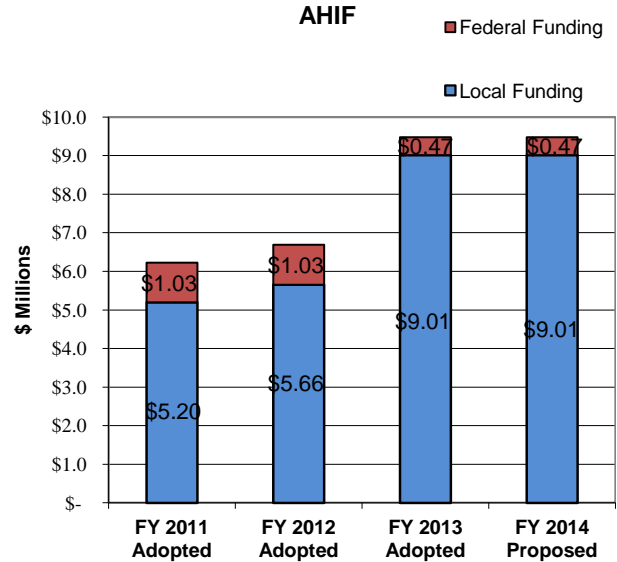
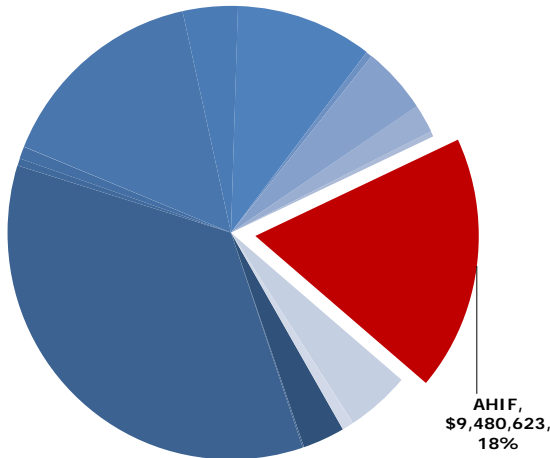
NOTE: "Net Tax Support" is program expense less revenue; revenue is not shown but has been factored into the calculation

**Affordable Housing Investment Fund – \$9,480,623**

Program Description

The Affordable Housing Investment Fund (AHIF) provides funding for new construction, acquisition, and/or rehabilitation projects to preserve and increase the supply of affordable housing.

**FY 2014 Expense Budget for AHIF**



Developer contributions and loan repayments and payoffs add to the balance of funding available for new projects beyond the \$9.5 million in FY 2014 County and Federal Funds. As shown in the table below, both developer contributions and loan repayments and payoffs have fluctuated over the past three years. Developer contributions are expected to increase in FY 2014 due to anticipated construction cycles in the County (i.e., projects that stalled between 2008 and 2010 are now being completed).

	FY 2009 Actuals (rounded)	FY 2010 Actuals (rounded)	FY 2011 Actuals (rounded)	FY 2012 Actuals (rounded)	Projected FY 2013	Projected FY 2014
<b>Developer Contributions</b>	\$3,700,000	\$2,375,000	\$3,000,000	\$3,000,000	\$800,000	\$4,100,000
<b>Loan Repayments &amp; Payoffs*</b>	\$1,500,000	\$7,850,000	\$4,300,000	\$7,400,000	\$15,000,000	\$1,700,000

\*Includes lump-sum payments and payoffs. The FY 2010 amount includes two lump-sum payments for Parc Rosslyn (Paradigm) totaling \$4.5 million and two lump-sum payments for Buckingham Village 1 (Paradigm) totaling \$1.5 million. The FY 2012 amount includes payoffs for Patrick Henry, Harvey Hall, South Ballston Place, Macedonia (AHIF loan), and Parc Rosslyn (AHIF loan). The FY 2013 projection includes payoffs for Key Boulevard, Arlington Mill, Virginia Gardens, and Quebec Apartments. The FY 2014 estimate of \$1.7 million includes loan repayments only; payoffs, which can be difficult to predict, will increase this amount.

Primary Goals Met by Program

- Permit no net loss of committed affordable housing, and make every reasonable effort to maintain the supply of affordable market rate housing. (Goal #5)
- Increase the number of housing units with two or more bedrooms in order to match the needs of households with children. (Goal #7)
- Distribute committed affordable housing within the County, neighborhoods, and projects. (Goal #8)

Indicative Metrics

	FY 2009 Actual	FY 2010 Actual	FY 2011 Actual	FY 2012 Actual	2015 Target
Help maintain the supply of affordable housing by assisting an average of 400 net new committed affordable housing units per year (Target 5B)	56	136	303	293	400
AHIF cost per unit	\$135,179	\$102,991	\$34,804	\$68,563	N/A
Investment Leverage ratio (Non-County \$ : County \$)	4:1	5:3	3:1	3:1	N/A

- The AHIF cost per unit in FY 2011 is unusually low because two existing projects' loans were restructured and one project was located on County owned land.
- Additional details on these metrics can be found in the County's Annual Housing Targets Report at <http://www.arlingtonva.us/departments/CPHD/housing/targets/CPHDHousingTargetsMain.aspx>

## **Housing Grants Rental Assistance Program – \$8,000,000**

### Program Description

The Housing Grants Program provides rental assistance to low-income households so they can afford to live in Arlington. Recipients are residents who meet income requirements, and are limited to working families with minor children, residents age 62 or older, or people with disabilities, and those not helped by Housing Choice Voucher Rental Assistance (Section 8). Average annual income for families is \$26,612, people with disabilities, \$14,738, and residents age 62 or older, \$15,142. In July 2012, there were 1,149 households receiving subsidies. As of December 2012, there were 1,181 households receiving subsidies, a 2.8% increase in the first six months of FY 2013.

The County Manager proposes the implementation of two administrative changes in FY 2014 to the Housing Grants Program to slow the growth in costs.

- An increase to the minimum age requirement from 62 years of age to 65 years of age for residents receiving rental assistance. The change will be applied to new participants, not current participants.
- Extension of work requirements to all able bodied household members age 18 to 64.

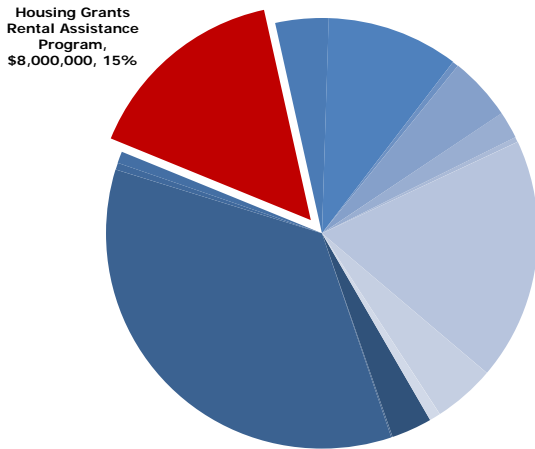
The FY 2014 Housing Grant Program funding is reduced from the FY 2013 adopted budget level based on projected costs which incorporate the administrative changes noted above. For FY 2014, the Housing Grants program is funded with \$6,413,507 in ongoing funding and \$1,586,493 in one-time funds.

### Primary Goals Met By Program

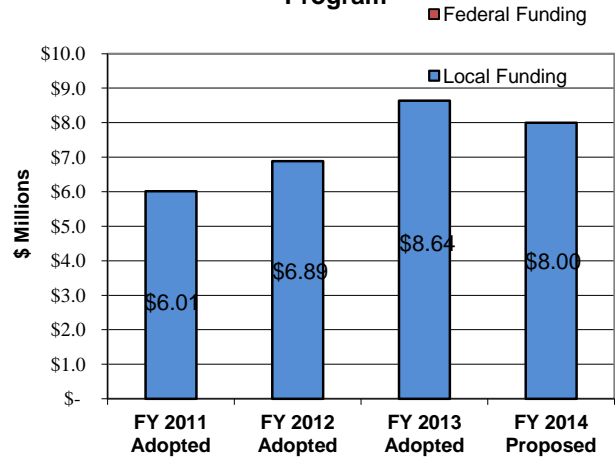
- Decrease the rent burden for low-income households so they can afford Arlington's high cost rental market.
- Balance support for the elderly and persons with disabilities with a transitional safety net for families with children. (Goal #1)
- Reduce the number of households in serious housing need (defined as those earning below 40% of median income who pay 40% of their income for rent). (Goals #6)
- Distribute committed affordable housing units within the County, neighborhoods and projects. (Goal #8)
- Provide housing services efficiently and effectively. (Goal #11)



FY 2014 Expense Budget for Housing Grants Rental Assistance Program



Housing Grants Rental Assistance Program



Indicative Metrics

		FY 2009 Actual	FY 2010 Actual	FY 2011 Actual	FY 2012 Actual	2015 Target
Provide assistance to eligible households: working families with children, residents age 62 and older, and persons with disabilities	Families	247-30%	278-30%	320-31%	342-30%	370-30%
	Age 62+	315-38%	333-35%	340-33%	376-33%	390-33%
	Disabilities	271-32%	333-35%	380-36%	422-37%	444-37%
	Total	833 - 100%	944 - 100%	1,040 - 100%	1,140 - 100%	1,440 - 100%
For working families with children, average monthly amount of household income available for non-rental essential expenses (food, clothing, medical care) without/with housing grant (Average household size 3.1)		N/A	N/A	\$798 w/o grant \$1,387 with grant	\$874 w/o grant \$1,403 with grant	\$1,133 w/o grant \$1,460 with grant
For residents age 62 and older, average amount of monthly income available for non-rental essential expenses (food, clothing, medical care) without/with housing grant (Average household size 1.2 people)		N/A	N/A	\$161 w/o grant \$648 with grant	\$206 w/o grant \$680 with grant	\$348 w/o grant \$767 with grant
For persons with disabilities, average amount of monthly income available for non-rental essential expenses (food, clothing, medical care) without/with housing grant (Average household size 1.4 people)		N/A	N/A	\$62 w/o grant \$478 with grant	\$84 w/o grant \$670 with grant	\$168 w/o grant \$746 with grant

- To ensure better validity in FY 2012, the eligible households distribution among Families, Age 62+, and Disabilities, was revised to reflect two households that were classified as a working families to the age 62 and older category. The total remains the same.

**Permanent Supportive Housing – \$1,676,020**

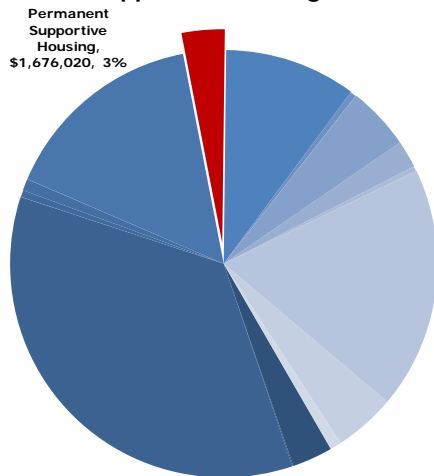
Program Description

The Permanent Supportive Housing Program subsidizes the rents of low-income persons with disabilities and provides supportive services so that they can live independently in the community. Approximately 80% of persons served suffer from serious mental illness; many have co-occurring medical conditions (i.e. intellectual developmental disabilities, physical disabilities), have transitioned from homelessness or from foster care. The permanent supportive housing model is a nationally-recognized best practice strategy for providing stable housing for persons with disabilities. The entire budget funds the housing costs while supportive services are provided by existing Department of Human Service’s case managers and other staff. This program does not include funding to support group homes or independent living apartments.

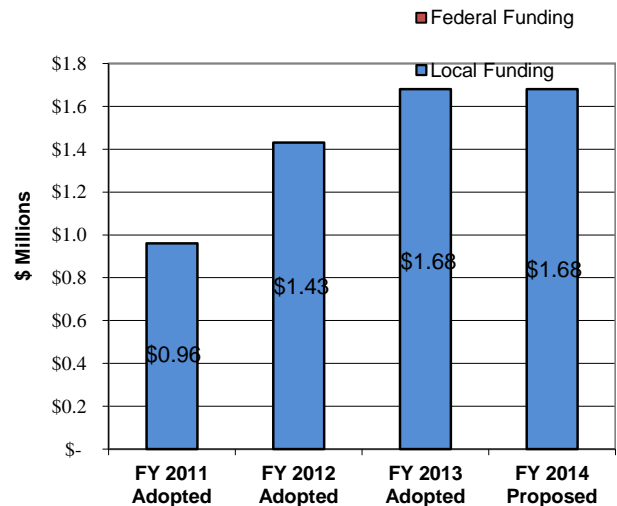
Primary Goal Met By Program

- Provide rental assistance and supportive services to low-income persons with disabilities to live independently in the community.
- Balance support for the elderly and persons with disabilities with a transitional safety net for families with children. (Goal #1)
- Prevent and end homelessness. (Goal #2)
- Reduce the number of households in serious housing need (defined as those earning below 40% of median income who pay 40% of their income for rent). (Goal #6)

**FY 2014 Expense Budget for Permanent Supportive Housing**



**Permanent Supportive Housing**



Indicative Metrics

	FY 2009 Actual	FY 2010 Actual	FY 2011 Actual	FY 2012 Actual	2015 Target
Number of persons served annually	69	89	95	128	230
Percentage of persons served who achieve housing stability (longer than one year in supportive housing)*	92%	92%	86%	93%	95%

\*Measure of housing stability is cumulative for each year starting at program inception (FY 2005).

**Mary Marshall Assisted Living Facility – \$2,408,374**

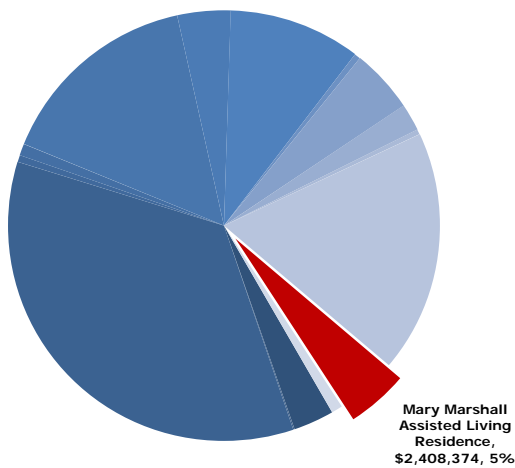
Program Description

The Mary Marshall Assisted Living Facility houses low-income seniors with serious mental illness or cognitive disabilities in a specialized assisted living facility. Opened in November 2011, this 52-bed facility provides best practice 24/7 assisted living nursing care, recreational activities, and mental health services. This is one of the few assisted living facilities in the country dedicated to serving this population.

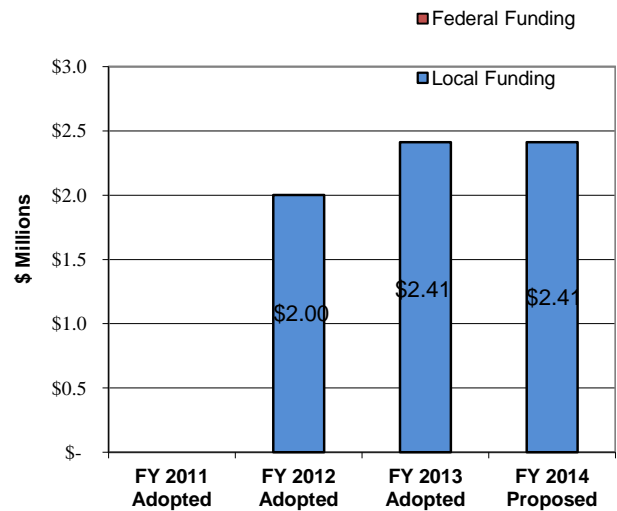
Primary Goals Met By Program

- Prevent and end homelessness. (Goal #2)
- Ensure that these vulnerable residents remain in the community as they age and receive the specialized care they need.

**FY 2014 Expense Budget for Mary Marshall Assisted Living Residence**



**Mary Marshall Assisted Living**



Indicative Metrics

Indicative Metrics	FY 2010 Actual	FY 2011 Actual	FY 2012 Actual	FY 2013 Target	FY 2014 Target
Number of residents served	N/A	N/A	48	52	52
Average Monthly Census	N/A	N/A	31	51	51

**Housing Choice Voucher Rental Assistance (Section 8) - \$18,240,094**

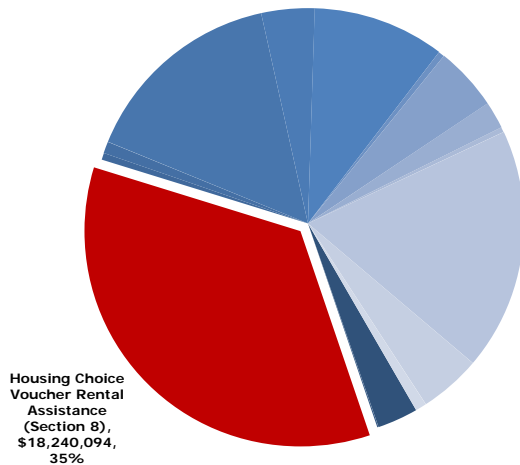
Program Description

Housing Choice Voucher Rental Assistance provides federally-funded programs that subsidize rent for low-income households so they can afford to live in Arlington. There were 1,382 households assisted in FY 2012.

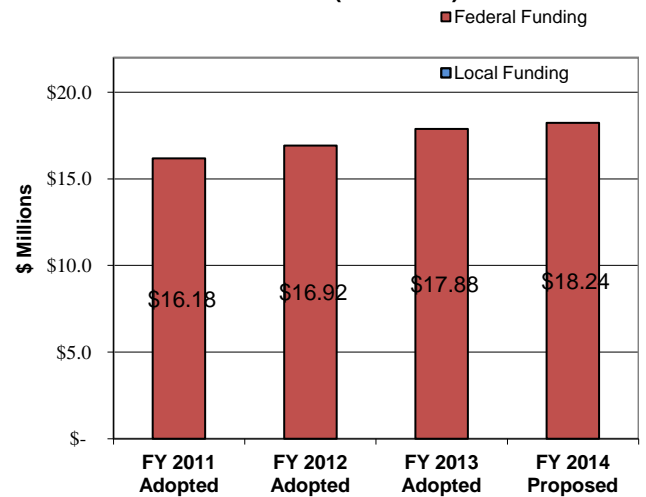
Primary Goals Met By Program

- Decrease the rent burden for low-income households so they can afford Arlington’s highcost rental market.
- Balance support for the elderly and persons with disabilities with a transitional safety net for families with children. (Goal #1)
- Ensure through all available means that all housing in Arlington County is safe and decent. (Goal #3)
- Provide housing services effectively and efficiently. (Goal #11)

**FY 2014 Expense Budget for Housing Choice Voucher Rental Assistance (Section 8)**



**Housing Choice Voucher Rental Assistance (Section 8)**



Indicative Metrics

		FY 2009 Actual	FY 2010 Actual	FY 2011 Actual	FY 2012 Actual	2015 Target
Provide assistance to priority households in the following proportions by FY 2015: 65% to families with children, 20% for residents age 62 and older, and 15% for persons with disabilities (Target 1A)	Families	653-50%	678-50%	721-53%	871-63%	65%
	Age 62+	314-24%	353-26%	319-23%	231-17%	20%
	Disabilities	335-26%	325-24%	329-24%	280-20%	15%
	Total	1,302-100%	1,356-100%	1,369-100%	1,382 -100%	
Ensure at least 95% of units are in compliance with HUD Housing Quality Standards at inspection (Target 3A)		96%	95%	96%	100%	97%
Ensure Arlington achieves a High Performance rating by HUD on its annual management assessment review		High Performer	High Performer	High Performer	High Performer	High Performer

- In FY 2012, the household distribution among Families, Age 62+, and Disabilities distributions was revised to better reflect the classifications of the households receiving housing choice voucher rental assistance. The total has also been revised to include three households that were previously excluded.

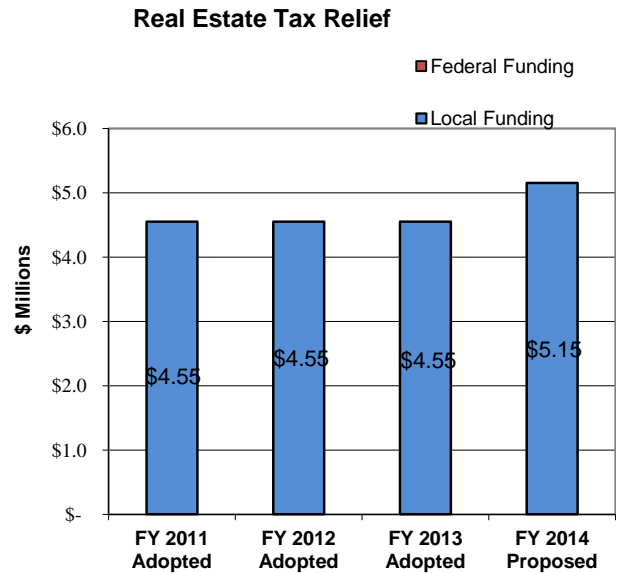
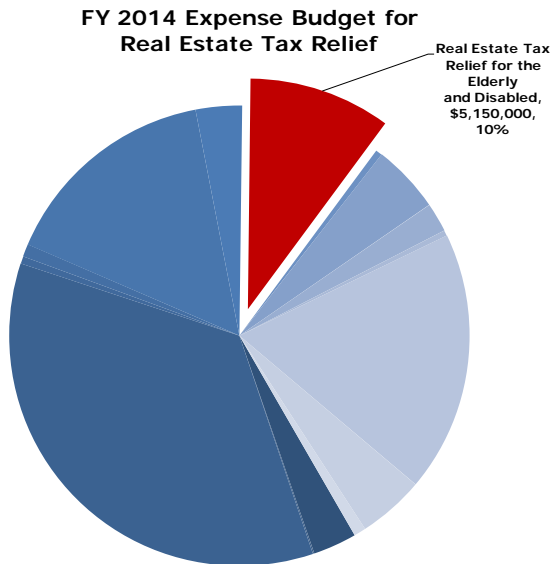
**Real Estate Tax Relief for the Elderly and Disabled – \$5,150,000**

Program Description

The Real Estate Tax Relief for the Elderly and Disabled Program aims to reduce the real estate tax burden for low and moderate income homeowners age 65 or older, or permanently disabled, to enable them to remain in their homes. In FY 2012, there were 1,126 households who qualified for exemptions or deferrals.

Primary Goal Met By Program

- Balance support for the elderly and persons with disabilities with a transitional safety net for families with children. (Goal #1)
- Permit no loss of committed affordable housing, and make every reasonable effort to maintain the supply of affordable market rate housing. (Goal #5)



Indicative Metrics

	FY 2009 Actual	FY 2010 Actual	FY 2011 Actual	FY 2012 Actual	2015 Projected
Total number of households served annually	1,236	1,140	1,150	1,126	1,190
Real estate tax relief exempted/deferred revenues	\$4,454,776	\$3,946,130	\$4,250,259	\$4,583,156	\$5,150,000

**Homeless Shelters/Transitional Housing/Subsidized Supportive Housing – \$2,487,892**

**Comprehensive Homeless Services Center – \$1,062,747**

**Homeless Prevention Rapid Re-Housing Program (HPRP) – \$200,000**

Program Description – Homeless Shelters/Transitional Housing/Subsidized Supportive Housing

Shelters homeless individuals and families and provides a range of supportive services to facilitate the transition to permanent housing. Services are provided in partnership with nonprofit agencies, including Doorways for Women and Families, Arlington/Alexandria Coalition for the Homeless (AACH), Arlington Street People’s Assistance Network (A-SPAN), Volunteers of America (VOA/RPC), and Borromeo Housing.

Program Description – Comprehensive Homeless Services Center

For FY 2014, the County Manager’s base budget includes \$1,062,747 in funding to support the debt service associated with the purchase of a property which would contain the new comprehensive homeless services center.

Program Description – Homeless Prevention and Rapid Re-Housing Program (HPRP)

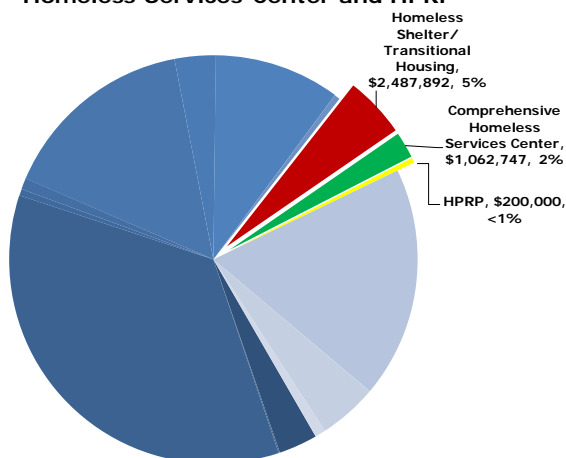
The Homeless Prevention and Rapid Re-Housing Program (HPRP) is an industry best-practice to assist households who would otherwise become homeless, and to quickly re-house those who are currently homeless. Funds are used for financial assistance and case management. The FY 2014 allocation is for financial assistance only.

Case Management is provided by Arlington Alexandria Coalition for the Homeless (AACH), Arlington Street People’s Assistance Network (A-SPAN), Doorways for Women and Families, and Volunteers of America-Chesapeake. (Local AHIF and CDBG dollars are used for case management.)

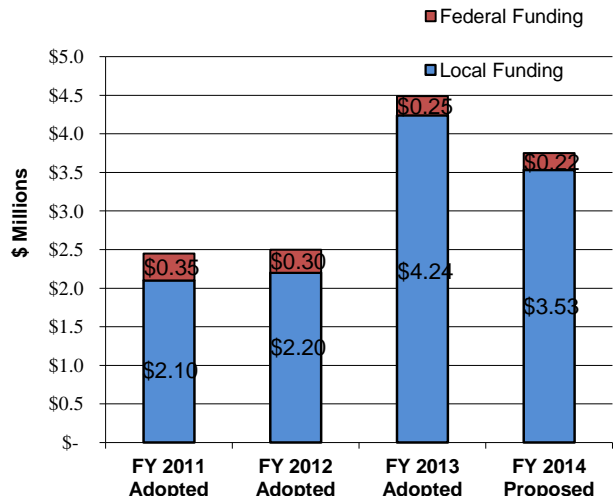
Primary Goals Met By Program

- Prevent and end homelessness. (Goal #2)
- By FY 2015, create a Comprehensive Homeless Service Center to serve 50 homeless individuals year-round and 75 in the winter, using best practices that move homeless people to permanent housing. (Target 2B)

**FY 2014 Expense Budget for Homeless Shelter/Transitional Programs, Comprehensive Homeless Services Center and HPRP**



**Homeless Shelters/Transitional Housing and New Comprehensive Homeless Services Center**



Indicative Metrics

	FY 2009 Actual	FY 2010 Actual	FY 2011 Actual	FY 2012 Actual	2015 Target
Reduce the number of unsheltered (living in street or place unfit for human habitation) homeless persons by half by 2015. (Target 2A)	207	223	137	131	100
Number of children and parents housed at the family shelters (Doorways and AACH)	148	155	158	181	158
Percent of children and families exiting the family shelter to permanent housing	45%	45%	53%	52%	53%
Number of single adults housed at RPC and emergency winter shelter	430	430	499	508	500
Percent of single adults exiting the RPC shelter to permanent housing	36%	40%	25%	29%	40%

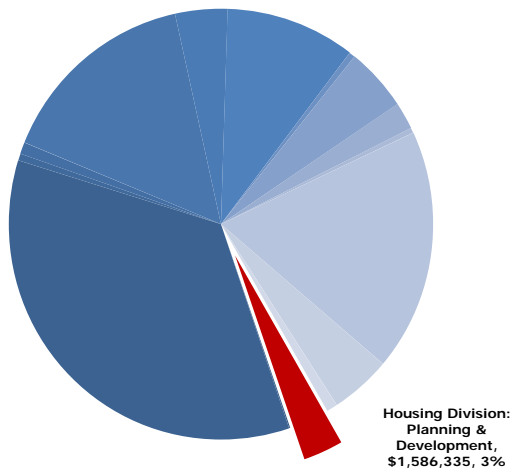


**Housing Division: Planning and Development - \$1,586,335**

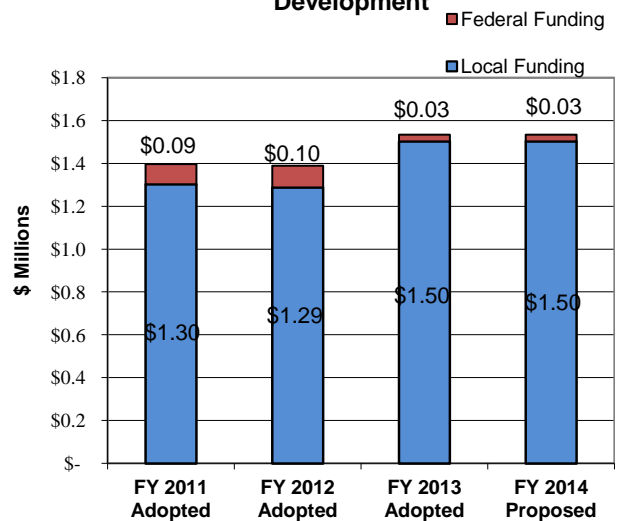
Program Description

The Housing Division provides overall leadership for the division, including housing planning and housing development as well as housing services and the community development program. Housing planning provides the information needed for the County to develop effective goals and strategies to address the community’s housing needs. Housing Development works to achieve the County’s affordable housing goals and targets by implementing housing programs and providing financial and technical assistance to housing developers and community groups.

**FY 2014 Expense Budget for Housing Division: Planning and Development**



**Housing Division: Planning & Development**



Primary Goal Met by Program

- Permit no net loss of committed affordable housing, and make every reasonable effort to maintain the supply of affordable market rate housing. (Goal #5)

Indicative Metrics

This group is responsible for the implementation of the Affordable Housing Investment Fund and thus the metrics are the same as the Affordable Housing Investment Fund.

	FY 2009 Actual	FY 2010 Actual	FY 2011 Actual	FY 2012 Actual	2015 Target
Help maintain the supply of affordable housing by assisting an average of 400 net new committed affordable housing units per year (Target 5B)	56	136	303	293	400
AHIF cost per unit	\$135,179	\$102,991	\$34,804	\$68,563	N/A
Investment Leverage ratio (Non-County \$ : County \$)	4:1	5:3	3:1	3:1	N/A

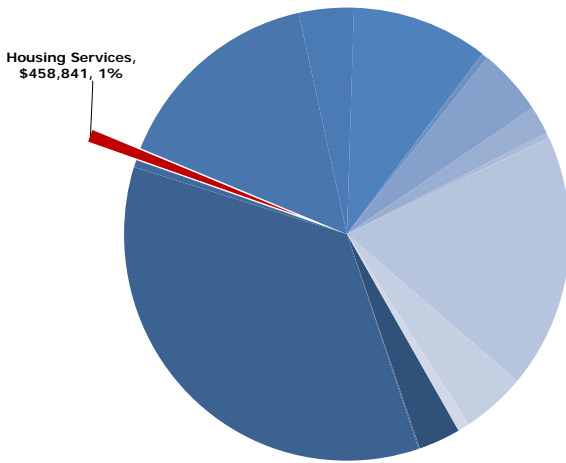
- The AHIF cost per unit in FY 2011 is unusually low because two existing projects’ loans were restructured and one project was located on County owned land.

**Housing Services - \$458,841**

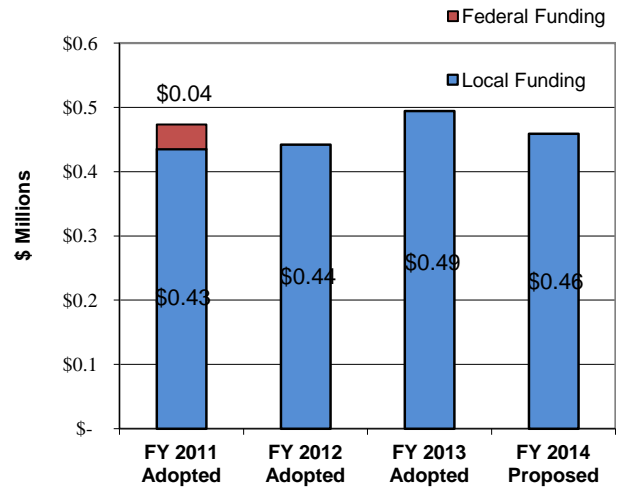
Program Description

Housing Services ensures community awareness of, and access to, rental housing, provides oversight of the home ownership program and the housing services outreach team, and services through the Housing Information Center's "one-stop shop," relocation services, and staffing and support for the Tenant-Landlord Commission including the tenant-landlord mediation program.

**FY 2014 Expense Budget for Housing Services**



**Housing Services**



Primary Goal Met by Program

- Provide housing services effectively and efficiently. (Goal #11)

Indicative Metrics

	FY 2009 Actual	FY 2010 Actual	FY 2011 Actual	FY 2012 Actual	FY 2015 Target
Number of requests for housing information	4,534	3,650	4,124	5,111	N/A
Number of relocation projects provided information and technical assistance	8	12	13	11	N/A
Percent of housing disputes mediated successfully	95%	95%	95%	95%	N/A

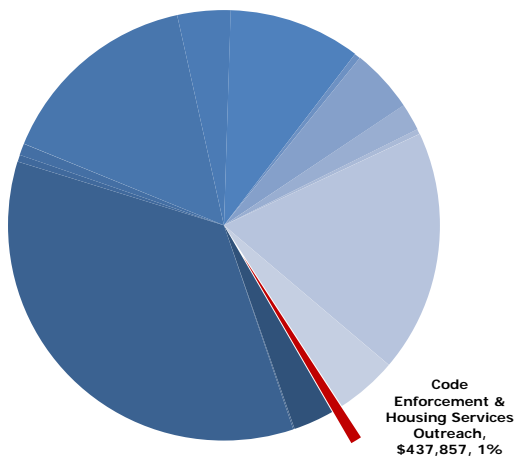
**Code Enforcement & Housing Services Outreach - \$437,857**

Program Description

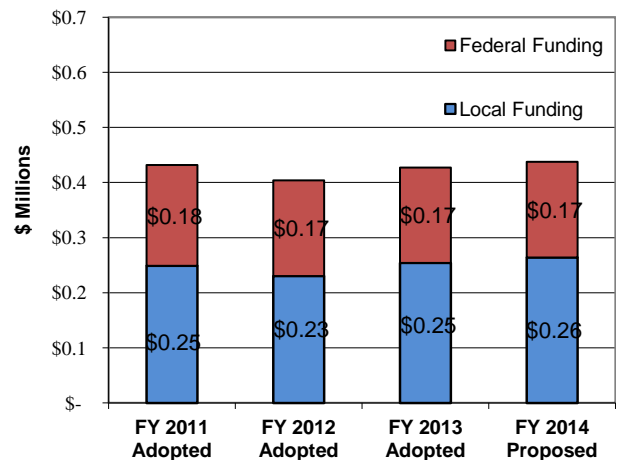
Code Enforcement staff from CPHD’s Inspections Services Division work together with the Housing Services Outreach Team inspectors to conduct common area and full code inspections and provide a written annual report on housing code inspections completed during the year by complex; the report includes the total violations reported, corrected, and pending.

The Housing Services Outreach Team (2 FTE’s one federally funded and one locally funded) works to improve environmental and property conditions in designated communities, empower residents to meet their housing needs and understand their rights and responsibilities as renters or home owners, and foster community pride through participation in community activities. The Housing Services Outreach Team also conducts physical inspections of housing projects in which the County has invested AHIF, HOME or CDBG funds.

**FY 2014 Expense Budget for Code Enforcement & Housing Services Outreach**



**Code Enforcement & Housing Services Outreach**



Primary Goal Met by Program

- Ensure through all available means that all housing in Arlington County is safe and decent. (Goal #3)

Indicative Metrics

	FY 2009 Actual	FY 2010 Actual	FY 2011 Actual	FY 2012 Actual	2015 Target
Conduct annual common area inspections of all multi-family rental complexes over 20 years old (Target 3B)*	41%	36%	48%	38%	100% stretch
Conduct annual full code inspections on 5% of all multi-family rental units over 30 years old (Target 3D)*	5%	3%	4%	3%	5%

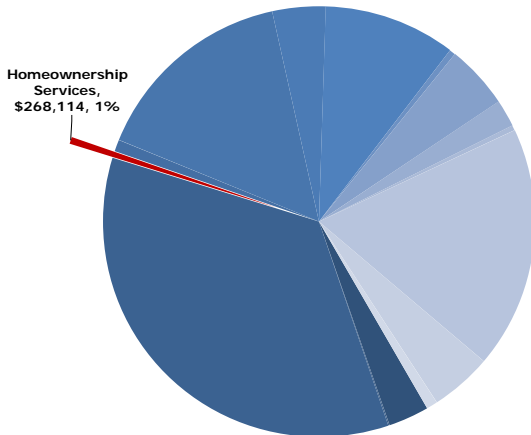
\*The Housing Services Outreach Team is part of a larger code enforcement effort aimed at ensuring housing in Arlington County is safe and decent.

**Home Ownership Services - \$268,114**

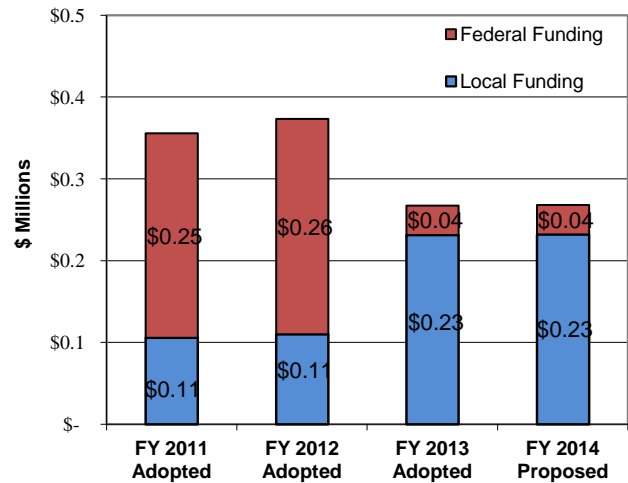
Program Description

Funding is provided to nonprofit organizations and the County’s Home Ownership Coordinator to conduct outreach and provide workshops to eligible prospective home buyers to promote home ownership for low and moderate income and minority households; acquire and rehabilitate deteriorated houses in Neighborhood Strategy Areas (NSAs) and sell them to low and moderate income families through AHC; and provide down payment and closing cost assistance.

**FY 2014 Expense Budget for Home Ownership Services**



**Home Ownership Services**



Primary Goal Met By Program

- Increase the rate of home ownership throughout the County, and increase home ownership education and opportunities for low and moderate income households. (Goal #9)

Indicative Metrics

	FY 2009 Actual	FY 2010 Actual	FY 2011 Actual	FY 2012 Actual	2015 Target
Increase home ownership rate from 46.4% to 47% with a stretch goal of 50% throughout the County by FY 2015 (Target 9A)	46.4%	46.5%	45.9%	45.6%	47% - 50% stretch
Provide home ownership education to 700 households with incomes below 80% of AMI (Target 9B)	284	219	136	195	700
Annually assist 50 households with incomes below 80% of AMI to become home owners. (Target 9B)	20	4	8	1	50

- Target 9B refers only to households assisted with the County’s Moderate Income Purchase Assistance Program (MIPAP). In FY 2012, only one MIPAP loan was made as the non-profit administering the program was not authorized to make loans during much of the year due to a change in federal regulations. This has been resolved and the number of loans is expected to increase in FY 2013.

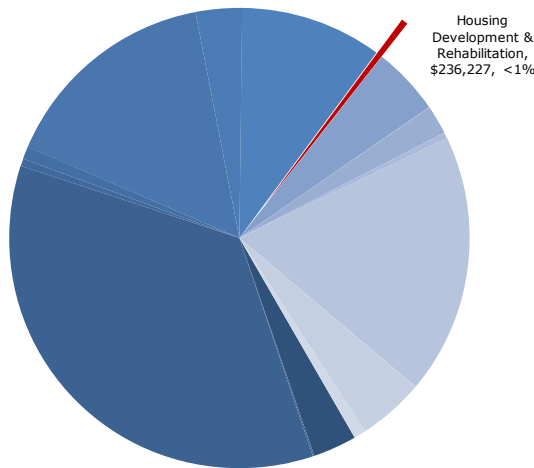
- Similar to other jurisdictions, homeownership efforts have lagged targets in recent years due to the housing market crisis. Additional details on these metrics can be found in the County's Annual Housing Targets Report at:  
<http://www.arlingtonva.us/departments/CPHD/housing/targets/CPHDHousingTargetsMain.aspx>

**Housing Development and Rehabilitation - \$236,227**

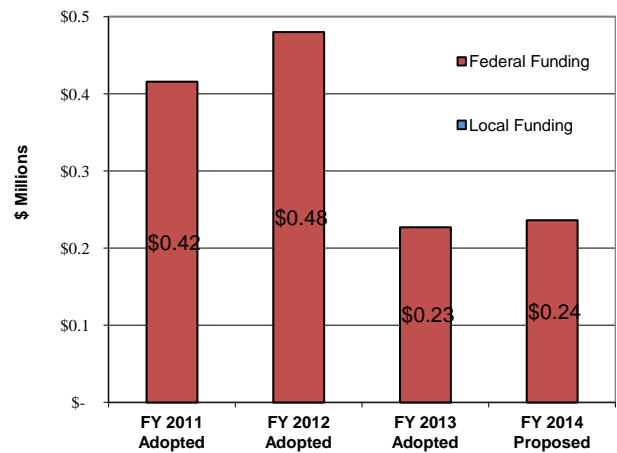
Program Description

Funding is provided to **nonprofit organizations** which includes administrative support for Housing Development (APAH and RPJ), AHC’s Rehabilitation Program and the Volunteer Home Repair Program. These programs develop multi-family housing for low and moderate income households, including supportive housing for persons with special needs and conduct energy audits and repair houses occupied by low and moderate income persons who are elderly or have disabilities.

**FY 2014 Expense Budget for Housing Development and Rehabilitation**



**Housing Development & Rehabilitation**



Primary Goals Met by Program

- Ensure through all available means that all housing in Arlington County is safe and decent. (Goal #3)
- Permit no net loss of committed affordable housing, and make every reasonable effort to maintain the supply of affordable market rate housing. (Goal #5)

Indicative Metrics

	FY 2009 Actual	FY 2010 Actual	FY 2011 Actual	FY 2012 Actual	2015 Target
Total number of dwelling units acquired, renovated, built, or redeveloped (Housing Development)	0	319	134	0	N/A
Number of homes brought up to full code compliance (AHC Home Improvement Program)	4	6	4	1	N/A
Total number of low and very low income units repaired or modified (Volunteer Home Repair Program)	26	29	14	15	N/A

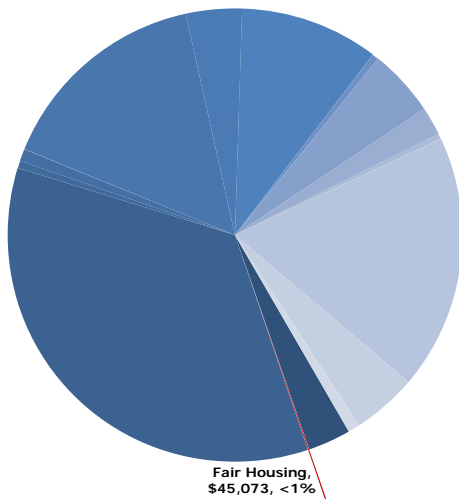
- Total number of dwelling units acquired, renovated, built, or redeveloped refers to multi-family projects completed by CDBG supported non-profits. In FY 2012, County staff supported affordable housing development projects, but no projects were completed that had been occupied by CDBG-supported nonprofit developers.

**Fair Housing - \$45,073**

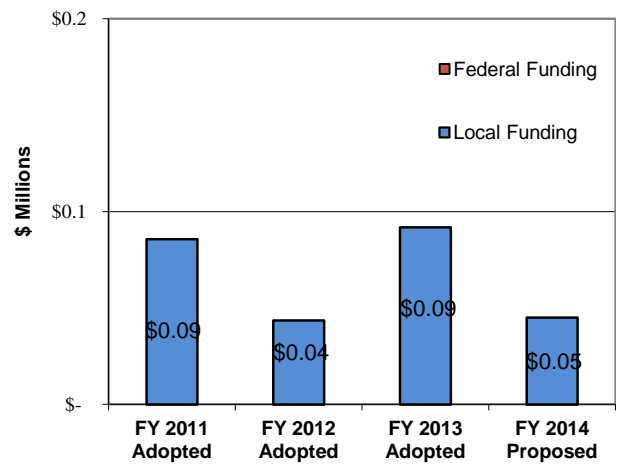
Program Description

The Human Rights Office in the County Manager’s Office implements the fair housing program. The bi-annual Fair Housing Testing Program performs 100 tests to assess the equality in the treatment of a protected class when inquiring into the availability another rental apartment. The testers consist of a protected class member and a control tester. Both have similar characteristics and profile, except for the membership in the protected class. Protected classes can be gender, sexual orientation, age, disability, national origin, race, color, familial status and marital status.

FY 2014 Expense Budget for Fair Housing



Fair Housing



Primary Goal Met by Program

- Ensure, through all available means, that housing discrimination is eliminated. (Goal #10)

Indicative Metrics

The most recent fair housing test was conducted in FY 2011. Three of the initial 100 tests indicated possible discrimination, so those sites were retested. Retests indicated no discrimination.