



ARLINGTON  
VIRGINIA



# Arlington County Consolidated Plan FY 2011-2015



## Inside

Demographics	3
Housing Needs	4
Housing Goals & Strategies	5
Homelessness	6
Community Development	7
Housing & Community Development Objectives	8
Fair Housing	9-10
Community Participation & Related Documents	11





## Arlington's Vision

*"Arlington will 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."*

This vision guides the formation of the Consolidated Plan which articulates housing and community development goals and strategies for the County.

The goal of the County is to create an environment in which individuals feel a part of a larger, supportive community, sensitive to their needs. That community, making use of the creativity and compassion of its members, will address the needs of its citizens, with particular attention to those facing the greatest need. Fundamental to this vision of community is equality of opportunity in housing, employment, and other aspects of life.



The Macedonian will be a 36 unit affordable apartment complex.

## What is the Consolidated Plan?

The Consolidated Plan provides the strategic framework for housing, homeless, community development, and economic development activities over the next 5-year period.

The U.S. Department of Housing and Urban Development (HUD) requires communities that receive any of the federal grants shown on the following table to complete a Consolidated Plan.

This Citizen Summary concisely captures data on demographics, housing, homelessness, and community development, and identifies long-term objectives.

More comprehensive information is in HUD narratives and tables, a Fair Housing report, the Supportive Housing Plan, and other documents referenced on page 11.

Major Funding Sources, Fiscal Year (FY) 2011		
<b>Federal</b>	Community Development Block Grant (CDBG)	\$1,914,758
	HOME Investment Partnerships (HOME)	\$1,263,978
	Estimated CDBG /HOME Program Income	\$1,500,000
	Community Services Block Grant (CSBG)	\$238,535
	Housing Opportunities for Persons with AIDS (HOPWA)	\$113,000
	Housing Choice Voucher Program (former Section 8)	\$16,170,000
<b>Local*</b>	Affordable Housing Investment Fund (AHIF)	\$5,090,952
	Housing Grants Rent Assistance Program	\$5,507,000
	Real Estate Tax Relief (amount is revenue forgone)	\$4,909,000
	Transitional Housing Grants	\$338,000
	Permanent Supportive Housing	\$960,600

\*Based on County's Adopted Budget for FY 2011

## Housing Commission Recommends Revised Goals and Targets:

The County Board will consider the Housing Commission's recommendations for refining existing Affordable Housing Goals and Targets and adding new ones. These changes (described on Page 5) are the result of recommendations from the Implementation Task Force (ITF) of Arlington's Ten Year Plan to End Homelessness, discussion at the Five Year Consolidated Plan Forum, and other housing commission meetings. Public hearings and meetings are planned in March and April to ensure that these recommendations move Arlington County's affordable housing in the right direction.




## Implementation Task Force Recommends Increases for Safety Net Programs:

More than 100 stakeholders from public, private and faith-based organizations are active in implementing The Ten Year Plan to End Homelessness and much has been accomplished related to preventing homelessness, integrating services, and developing resources. The ITF urges increased rent subsidy levels for the Housing Grants program and a new eligibility category for homeless working individuals. The Housing Grants program currently serves low income working families, elders, and persons with disabilities. There are also a number of chronically homeless households in need of permanent supportive housing. The program has been successful in stabilizing and housing clients. The ITF recommends increasing the number of clients assisted.

## Snapshot of our Community

### Need Indicators

Below are some key need factors describing households and housing stock.

-  Over 14,500 people over 25 have no high school diploma or GED.
-  One in five families with children is female-headed (20.9%).
-  4,123 households (4.5%) are linguistically isolated, i.e., all over age 14 have difficulty with English.

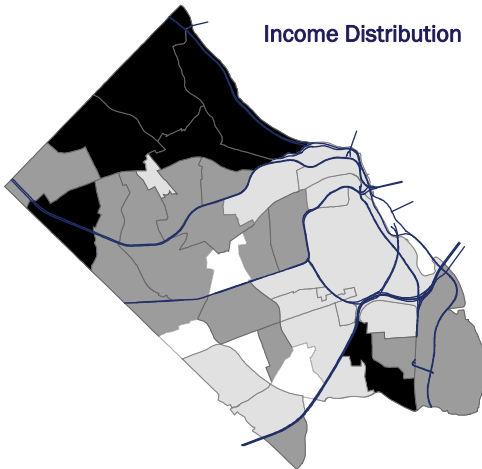
### Population Characteristics

Arlington County's population increased by 10.8% between 1990 and 2000. County population has continued to grow at the same percentage from 2000 to 2008, with an estimated population in 2008 of 209,969.

	1990	2000	2008
<b>Population</b>			
Total Population	170,936	189,453	209,969
African-American	11%	9%	8%
Asian-American	7%	9%	10%
Hispanic	13%	19%	16%
<b>Income</b>			
Median Household Income	\$44,600	\$63,011	\$101,171
Below Poverty Level	7.0%	7.8%	6.6%

Source: U.S. Census Bureau

Income Distribution





### Income

Arlington's median family income increased 24% between 2000 and 2009. The map to the left compares the 2000 median income of each census tract to the 2000 countywide median income. The tracts shaded in black have the highest median incomes and the tracts in white have the lowest.

2009 Washington Area Median Income (AMI)			
Household Size	Low: 60% of Median	Moderate: 80% of Median	Middle: 100% of Median
1-Person	\$43,140	\$57,520	\$71,900
2-Person	\$49,320	\$65,760	\$82,150
4-Person	\$61,620	\$82,160	\$102,700

Source: U.S. Department of Housing and Urban Development

-  Almost 9,700 households earning less than 50% of median income pay over 30% of their incomes towards rent.
-  But only 2,000 units in the County's multifamily, non-assisted housing stock are affordable to households at that income level.

### Housing Profile

Planning Division records show that the total number of units has risen by almost 14,000 since 2000 to an estimated 104,309 units. Of these, 27.0% were single-family detached houses, 10.3% were single-family attached and 62.7% were multifamily units (3 or more units per structure). The overwhelming majority of units that came online were multifamily units, which is why the estimated single-family detached percentage dropped from 30.6% in 2000 to 27.0% in 2009. At the end of FY 2009, there were a total of 5,868 units in the pipeline and another 3,069 were under construction.






Of the occupied units, the Census estimates that 52.3% percent were owners and 47.7% were renters. The percentage of owner-occupied units is up from 43.3% in 2000 due to a couple of factors: a number of rental projects that were converted to condominium and the large number of new construction condominium projects that came online. The median year that units were built in the County is 1963, which is up from 1959 in 2000.

In 2009, Arlington's multi-family rental stock included 41,548 units in 385 apartment complexes. Approximately 62% of the units are in elevator buildings and 38% are in garden complexes. Almost two-thirds of these rental units are one-bedrooms or efficiencies. Roughly 32% are two-bedroom units and 4% are three-bedroom or larger.

## Measuring the Affordable Housing Need

### Spotlight on Housing Market Trends

Arlington County's highly desirable location—due to its close-in location, good transportation resources, and strong services—has created tremendous demands for housing and continues to drive the price of land and housing upward.

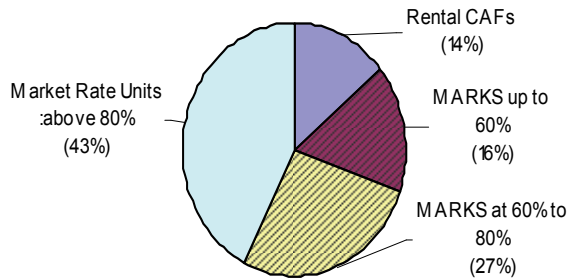
-  The 2009 Countywide average rent was \$1,711, a \$63 or 4% increase over 2008.
-  In 2000 a unit at the average rent required an income of 52% of median; in 2009, it required 67% of median.
-  The 2009 rental vacancy rate is 3.0%, reflecting a tight rental market.
-  In 2009, 9,840 renters with incomes below 50% of median faced "housing problems," which includes paying more than 30% of income for rent and/or overcrowding and/or without complete kitchen or plumbing. The data is based on special tabulations of the Census American Community Survey provided by HUD.
-  Home prices have risen dramatically over the past five years, but this last year home prices declined. The median sales price of single-family homes was \$670,000 for the period from September 2008 to July 2009. This is a 6.3% decline from the period of June 2007 to August 2008.

### Affordability of the Rental Stock

In 2000, approximately 19,700 multi-family rental units were affordable to households with incomes at 60% of median. These market affordable units (MARKS) constituted 52% of the multi-family rental stock. Between 2000 and 2009, around 13,000 of those units became unaffordable to households at that income level, primarily through rent increases. To ensure the availability of affordable housing, the County Board has acted to increase the supply of Committed Affordable Units (CAFs). Rental CAFs are committed to remain affordable for 30 to 60 years and over the past five years, the County has increased the number of rental CAFs by 15%. Additionally there has been a 6.4% increase in the market affordable units at 60% of median income in the last year due to some softening of rents in the rental market coupled with the recent increase in HUD area median income levels.

Affordable at % of Median Income	2007	2008	2009	3-Year Net Change	
	Cumulative Total of Units	Cumulative Total of Units	Cumulative Total of Units	No. of Units	% Change
Up to 50%	2,947	2,380	1,955	-992	-33.7%
Up to 60%	7,228	6,283	6,685	-543	-7.5%
Up to 80%	16,856	16,051	18,114	1,258	7.5%
<b>Total Market Units</b>	<b>34,890</b>	<b>34,914</b>	<b>35,913</b>	<b>1,023</b>	<b>2.9%</b>

2009 Rental Unit Breakdown



Source: CPHD Housing Division

### Job Growth Outpacing Housing

New jobs increase the number of people competing for housing. The County's Planning Division estimates that the number of jobs in the County will increase by 23,100 between 2010 and 2015, but only 9,791 new housing units will be created. One new housing unit is needed for every 1.6 new jobs. This means that the number of jobs is increasing faster than the number of housing units needed to serve them. This increased demand will further exacerbate the shortage of affordable housing.

### Cost of Home Ownership

The County enables low and moderate income first time homebuyers to purchase homes by providing them downpayment and closing cost assistance through the Moderate Income Purchase Assistance Program (MIPAP). The County Board this past year increased the amount of assistance available to homebuyers to 25% of the purchase price to provide households more affordable homeownership options. The Board also changed the program to a shared appreciation model which will allow the benefit of homeownership for the purchaser while keeping the program sustainable for future borrowers.

FY 2009 County Job	Entry Pay	Affordable Owner Unit
Police Officer	\$45,300	\$158,500
Teacher	\$43,000	\$147,000
Couple	\$88,300	\$309,000
Sept 2008 - July 2009	Median Condo	\$367,000
	Median Single-Family	\$670,000

Sources: Median home price data is from the Housing Division analysis of data from the County's Real Estate Records; salary data is from County and School Board Human Resources offices.



Davis Place, a new construction Affordable Dwelling Unit development in the Nauck Neighborhood Strategy Area.

## Meeting the Affordable Housing Challenge

### Arlington's Current Housing Goals

- Balance support for the elderly and persons with disabilities with a transitional safety net for families with children.
- Ensure through all available means that all housing in Arlington County is safe and decent.
- Permit no net loss of committed affordable housing, and make every reasonable effort to maintain the supply of affordable market rate housing.
- Reduce the number of households in serious housing need (defined as those earning below 40% of median income who pay more than 40% of their income for rent).
- Increase the number of housing units with two or more bedrooms in order to match the needs of households with children.
- Distribute committed affordable housing within the County, neighborhoods, and projects.
- Increase the rate of home ownership throughout the County, and increase home ownership opportunities for low and moderate income households.
- Ensure, through all available means, that housing discrimination is eliminated.
- Provide housing services effectively and efficiently.



### County Board Policy Actions

In a 2004 report, the Washington Regional Network for Livable Communities stated: "Arlington County has created a promising approach to a comprehensive affordable housing strategy. The assessment and goals created in this process are a model for other jurisdictions." The following chronology details the Board's pro-active approach to affordable housing.

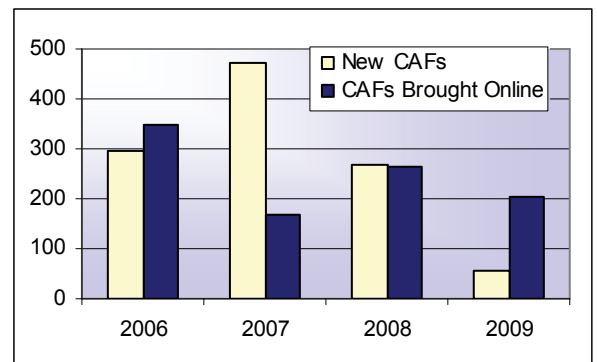
- 2008:** Zoning Ordinance amended to allow accessory dwellings inside single-family homes.
- 2006:** 10-Year Plan to End Homelessness and Elder Readiness Plan approved.
- 2005:** Zoning Ordinance amended to add some site plan affordable housing requirements. Income from increase in recordation tax set aside for affordable housing. Supportive Housing Plan adopted. Homeowner Grants Program initiated.
- 2003:** Numerical targets for County's Affordable Housing Goals approved.
- 2002:** Housing development funding increased to \$4,000,000/year.
- 2001:** 25% density bonus added as incentive for developers to provide affordable housing.
- 2000:** New Affordable Housing Principles and Goals adopted.

### Increasing the Supply of Committed Affordable Units

The County is acting to develop affordable housing. Rental Committed Affordable Units (CAFs) are those units committed to remain affordable through nonprofit ownership, site plan conditions, or government program requirements. Rental CAFs typically serve households with incomes below 60% of median for a minimum of 30 years. In FY 2009, the County had 5,927 rental CAFs, which represents over 14% of the entire rental stock. Owner CAFs are owner-occupied units whose owners receive County subsidy to assist with the purchase.

The County Board has made extraordinary efforts over the past year to ensure that projects that have been stalled as a result of the recession are able to move forward, including the Views at Clarendon, Macedonia Apartments and The Jordan. In FY 2009 the County added 56 Committed Affordable Units (CAFs), reflecting 36 new rental CAFs and 20 owner CAFs. A total of 206 previously committed CAF units came online, which include units at Vista on Courthouse, The Shelton and The Madison.

Committed Affordable Units Added, FY 2006-09



### Housing Commission Proposes New Targets

During 2009 the Arlington County Housing Commission re-evaluated the affordable housing goals. The Commission formed a subcommittee and invited an array of nonprofit developers, housing service providers, housing activists and County staff members to participate in that Goals and Targets subcommittee. The charge was three-fold: review and discuss the outcomes reported for each Goal and Target, note whether targets were being met, and make recommendations to the Housing Commission for refining existing targets or adding new ones and, ultimately, present these recommendations to the County Board.

The major changes include adding a goal and associated targets to prevent and end homelessness, adding a goal and associated targets to minimize displacement of low- and moderate-income households, adding a target to increase annual contributions to the Affordable Housing Investment Fund by 10% per year, adding a target to assist at least 50% of persons in shelters and transitional and supportive housing with skills training and employment placement, and adding a target to increase education and assistance to households at risk of foreclosure. Please note that the Housing Commission's recommended changes to the goals and targets have not yet been considered by the County Manager or the County Board.

## A Passageway Home: Arlington's Ten Year Plan to End Homelessness

### GOALS

- Increase the supply of affordable housing
- Prevent homelessness at every opportunity
- Provide supportive services to keep people in housing
- Increase income of homeless persons through employment and benefits

### Implementation Task Force Five Year Priorities

The goal of Arlington's Plan is that no individual or family lack access to decent and affordable housing. The Leadership Consortium and Implementation Task Force teams are working toward that goal and have endorsed the following Five Year Priorities:

- Ensure access to emergency shelter for singles and families
- Increase the number of permanent supportive housing units
- Increase the supply of rental assistance
- Implement a Homeless Prevention and Rapid Re-Housing Program
- Develop an "Early Warning" system to link to organizations and services
- Develop programs to increase income and address financial literacy needs



### More than 500 Homeless in Arlington

On January 27, 2010, there were 531 homeless persons: 347 were single adults, 76 adults in families, and 108 children in families.

- 33% of the single adults were considered chronically homeless
- 86% of single adults were unemployed.
- 141 persons were considered chronic substance abusers or diagnosed seriously mentally ill.

### Supportive Housing

Arlington's Supportive Housing Plan addresses the housing needs of:

- Persons with serious mental illness,
- Persons with intellectual and developmental disabilities,
- Persons with physical disabilities,
- Persons with two or more disabilities,
- Homeless persons & families with disabilities who need supportive services
- Youth transitioning from youth services to adult services, and
- Elders with special needs.

### 5-Year Supportive Housing Plan Aims to Produce 425 Units

This goal is to add 262 new Permanent Supportive Housing (PSH) units to the existing supply of 163 units and 123 in various stages of development. To expand the supportive housing supply, the Plan recommends the following strategies:

	<u>Five Year Goal</u>
▪ Develop small scale supportive housing, including assisted living, affordable efficiencies, and congregate programs for special populations	89 units
▪ Dedicate Committed Affordable Units (CAFs) as supportive housing	137 units
▪ Commit CAFs negotiated through County's Site Plan process as supportive housing	36 units



Pictured above is a Culinary Job Training Program student, observed by Barbara Favola, County Board Member. The Program is an integral part of the Ten Year Plan to End Homelessness, with training in culinary skills provided by DC Central Kitchen and workshops in life skills and money management provided by New Hope Housing.

The 10-week initiative provided skills necessary to begin careers in the culinary arts to individuals who are either homeless or at risk of becoming homeless. The program plans to assist clients obtain permanent housing through the County's Homeless Prevention and Rapid Re-housing Program (HPRP).

## Improving Neighborhoods and Reducing Poverty

### Priority Needs for Community Development

- Neighborhood Improvement
- Community Participation
- Economic Development

### 5-Year Objectives

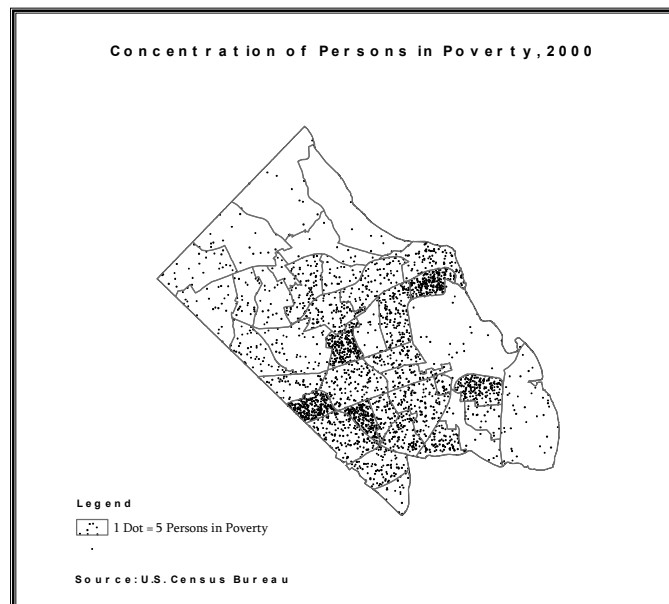
The County's 5-year objectives for community and economic development are to:

- Improve physical conditions in NSAs
- Increase access to human services through information and service delivery
- Increase participation in community affairs
- Improve economic conditions of low and moderate income persons in the NSAs and Countywide .
- Foster microenterprise development and develop entrepreneurial resources for low income business owners

### The NSA Program

The Neighborhood Strategy Area (NSA) program concentrates activities in four neighborhoods having the greatest need for improvement, as determined by income and other socio-economic criteria and trends. These areas currently are Buckingham, Nauck, Columbia Heights West and Pike Village Center. NSA designations may change upon analysis of the 2010 Census data.

Specific programs, workshops, and public events in the NSAs focus on property maintenance, home improvement, energy conservation, and youth activities. Engaging residents in community affairs is an important part of the NSA program. Economic development needs are addressed through employment training, and technical and financial assistance to LMI owned micro-businesses to help them develop and expand.



### Strategies to Reduce Poverty

Approximately 5.4% of families and 7% of children in Arlington live in poverty (based on income of \$21,203 for family of four)\*. The economic downturn has had a substantial impact on our most vulnerable residents and is reflected in the increased demand for employment, food and shelter assistance at the County's Department of Human Services (DHS).

DHS administers state, federal and local benefit programs and works in concert with local nonprofits in the delivery of an array of services to those in need. The County receives federal Community Services Block Grant (CSBG) funds from the Department of Health and Human Services and this resource allows for greater flexibility in providing human service programs to those with incomes at 125% to 200% of poverty. The County's overall antipoverty strategy aims to move low-income families toward self-sufficiency by increasing their financial and economic well-being. The following strategies will be implemented to achieve this end:

**Financial Literacy:** Support financial literacy training to create economic stability among all residents and move low-income households to a higher level of self-sufficiency.

**Workforce Training:** Support employment and training activities to strengthen the skills of low and moderate income persons, including youth, to prepare them for job opportunities

**Energy Conservation:** Support education and property improvement programs that increase awareness of energy conservation measures and promote benefits to NSA residents and businesses.

\*American Communities Survey, 2007

5-Year Goals & Annual Objectives	Annual Performance Measure
<b>Housing Goal:</b>	
▫ Provide decent and affordable housing opportunities for low income persons.	
<b>Housing Objectives</b>	
1. Increase the supply of Committed Affordable Units.	400 units
2. Improve owner-occupied housing.	64 units
3. Provide housing subsidies.	4774 households
4. Assist low and moderate income households to become homeowners.	50 households
5. Increase the number of permanent supportive housing (PSH) units.	52 units
<b>Homeless Objectives</b>	
1. Provide supportive housing and services for homeless persons with disabilities.	104 clients
2. Provide transitional housing for homeless families and individuals.	210 persons
3. Provide emergency housing for the homeless.	720 persons
4. Prevent homelessness.	447 households
<b>Community Development Goals:</b>	
▫ Create economic opportunities for low income persons.	
▫ Ensure that Neighborhood Strategy Areas (NSAs) provide suitable living environments for low income persons.	
<b>Community Development Objectives</b>	
1. Improve physical conditions in NSAs.	4 NSA assessments
2. Increase access to human services information and service delivery to low income residents.	2100 residents
3. Increase participation in community affairs.	20 residents
4. Improve economic conditions of low/mod income persons.	600 clients
5. Foster microenterprise for low/mod income business owners.	17 businesses; 10 loans

### Lead Based Paint

A large number of homes in Arlington County were built before 1950 and are considered to have high potential for lead-based paint hazards. According to the 2000 Census, there are 11,455 homes in Arlington County built before 1950. Of these, 1,785 are occupied by families earning less than 50% of the area median income (AMI) and with children under the age of 6.

#### Five-Year Goal and Strategies

Arlington County's five-year goal is to protect public health and safety from environmental hazards, including lead-based paint hazards, through a four-pronged strategy that includes:

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

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

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

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



## New Fair Housing Report and Fair Housing Plan



The Analysis of Impediments to Fair Housing (AI) is an assessment of how laws, government policies, real estate practices and local conditions affect the location, availability and accessibility of housing. The analysis of their impact on housing choice can highlight areas where corrective actions might broaden the housing options of persons protected by fair housing laws. It is also required by the U.S. Department of Housing and Urban Development (HUD) to receive federal funding.

The impediments and barriers identified in the AI are classified in four general categories.

- Some tenants and owners are not fully aware of their rights and responsibilities.
- Residents face physical and language barriers when seeking housing services.
- Arlington’s lowest income residents lack sufficient resources for housing.
- Individuals with poor credit histories or criminal records, or who use housing vouchers have limited housing choices.

The AI articulates a number of strategies the County is engaged in that address the barriers identified. It also identifies new strategies for the coming years, a few being:

- Develop a “Ready to Rent” program to help applicants avoid leasing barriers, possibly modeled after this [Portland, OR program](#).
- The Human Rights Office (HRO) and the Department of Community Planning, Housing, and Development (CPHD) develop annual fair housing and AI workshops to educate the community and receive feedback. Hold a Latino specific forum related to fair housing, discrimination, and service access.
- Explore having an Affordable Housing Goal and Target for accessibility. One Target should relate to accessible bathrooms (roll in showers; units on ground floor), and the other should address accessibility compliance.

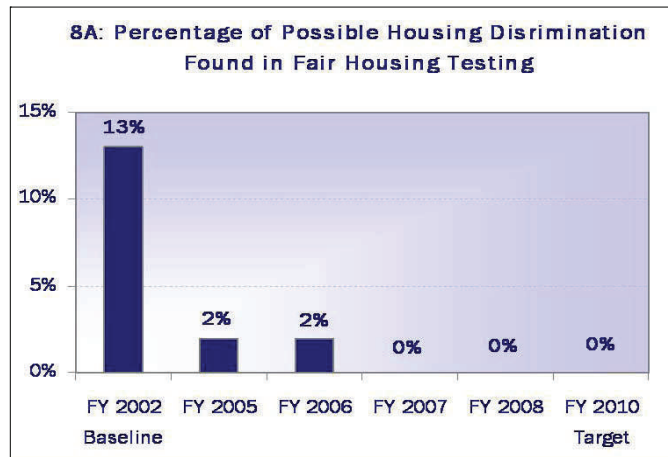
## Policies that Make a Difference

### Fair Housing Testing

Fair housing testing is a method to determine whether or not a home seeker is disparately treated in his or her search for housing.

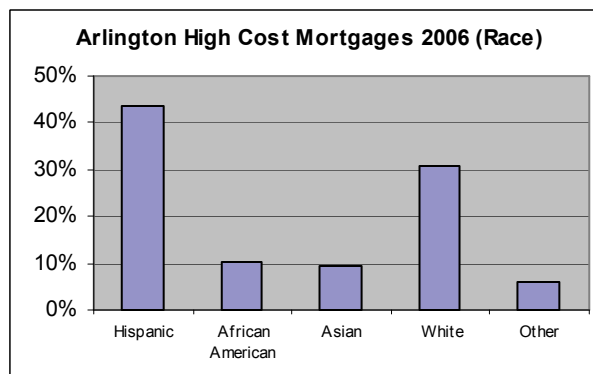
Goal #8 of Arlington County’s Goals and Targets is to ensure, through all available means, that housing discrimination is eliminated. Target 8 intends to eliminate all incidents of possible housing discrimination by fiscal year (FY) 2010, as verified by annual fair housing testing. The County achieved its FY 2010 target of “no findings of possible discrimination” in its FY 2007 and 2008 fair housing testing.

Due to budget constraints imposed by County revenue reductions and the fact that fair housing testing has resulted in 0 findings of discrimination for the last two years, fair housing testing will now only occur every three years as opposed to annually. The next fair housing testing will occur in FY 2011. If discrimination is found to have increased in 2011, the County may return to testing on an annual basis.



### Subprime Lending

A subprime lender provides products to borrowers whose credit status does not meet the underwriting requirements of traditional government-backed or conventional lenders. Predatory lending occurs primarily in the subprime mortgage market, which grew rapidly during the housing boom. According to a 2007 report by the Center for Responsible Lending, a national nonprofit that works to eliminate abusive financial practices, the subprime share of all mortgage originations between 2003 and 2006 increased from 8% to 28%. According to Arlington County Planning Division, Planning, Research, and Analysis Team (PRAT) analysis of Home Mortgage Disclosure Act (HMDA) data, the chart below shows the race of borrowers of high cost mortgages\* (first-lien loans) in Arlington. In Arlington, most high cost mortgages loans went to Hispanic borrowers who had an income between \$51,000-\$150,000/year.



\*High Cost Mortgages equal a spread between the APR and the Treasury that exceeds 3 percentage points

## Other Barriers to Fair Housing

### Accessible Housing for People with Disabilities

The Fair Housing Act requires housing providers to make reasonable accommodations for persons with disabilities. National studies estimate that one in every five people may have a chronic disabling condition. This could translate into over 40,000 people in Arlington with disabilities which includes the elderly. The 2008 Annual Affordable Housing Goals and Targets report identifies the need for more units designated to serve persons with disabilities. Currently, approximately 5% of all CAFs are accessible.

Two other aspects of fair housing for people with disabilities are whether there are sufficient physically accessible housing units available and their respective levels of accessibility. According to recent monitoring visits however, only about one-third of accessible CAF units in Arlington County are being occupied by people who need them.

The percentage of units in a multifamily building which must be accessible varies according to the type of funding involved. There are also various standards for the type of accessibility. The number of accessible units created and their level of accessibility should be consistent and match the need for those units.



Residents discuss barriers and impediments to fair housing in Arlington County at a community forum in September 2009.

### Group Homes

A group home is a residential unit in which persons with a physical handicap, mental handicap, intellectual disability, or other developmental disability, not related by blood or marriage, reside on a long-term basis, with one or more resident counselors or staff persons. As treatment models evolve to serve different clients' needs, Arlington should explore ways to create housing opportunities to serve these individuals.

Many group homes are permitted by the County's Zoning Ordinance to operate with up to 8 individuals, but some supportive housing models, not licensed by the State, are precluded. Therefore these models can operate with only 4 residents unless a Use Permit is approved.

Sponsors of programs such as safe havens (low-barrier housing for chronically homeless), and homes for persons released from prison with non-violent offenses perceive the process of obtaining a Use Permit as expensive and may raise confidentiality and privacy issues for clients. Consequently, the requirement to obtain a Use Permit could be a barrier to housing choice.

### Language Access

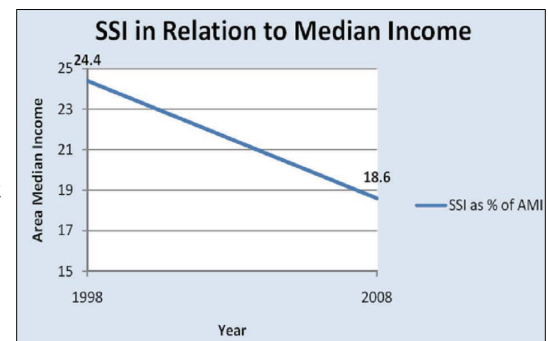
Limited English Proficiency (LEP) persons do not speak English as their primary language and have a limited ability to speak, read, write, or understand English. According to the 2005-2007 American Community Survey, of all Arlington County residents five years and older, 11.5% (21,810) speak English less than "very well", 69.2% (130,698) speak only English at home, and 16.7% (31,510) speak Spanish at home.

Arlington County's Limited English Proficiency Policy and Guidelines for Implementation require County departments to make reasonable accommodations to ensure that persons with limited English proficiency have access to programs, benefits, services and activities, regardless of programmatic fund source. Some of the policy components are to translate critical documents necessary to access services and/or provide interpreter services, and to hire bilingual staff for critical positions and services.

### Supportive Housing

Supportive housing combines housing with services (e.g. case management, residential support, independent living support) primarily for people with intellectual disabilities. Arlington County's Supportive Housing Plan, completed in January 2005, includes a comprehensive assessment of the need for affordable housing linked with support services, a summary of best practices appropriate for and financially feasible in Arlington, and a comprehensive five-year plan for developing a continuum of permanent supportive housing which identifies new financial resources. The five-year initiative aimed to produce 425 new supportive housing units by the end of FY 2010. The County already has about 240 of these units committed. As housing development slows in the County with the current economic downturn, this goal will not be achieved.

Rental housing in Arlington is out of reach for persons with disabilities receiving Social Security Income (SSI) benefits. Nationally, the monthly SSI benefit in relation to median income has decreased over the last ten years while the cost of housing has conversely increased relative to median income. Locally, according to "Priced Out in 2008", in Washington, Arlington, and Alexandria, SSI payments only equaled 11.1% of median income and it would take 177.6% times the SSI payment standard to afford a 1-bedroom apartment at HUD's Fair Market Rent. Arlington County's supportive housing and Housing Grants programs include rental subsidies that help to make up the gap between what a persons receives in SSI benefits and the high cost of rental housing.



## Community Participation is the “Arlington Way”

The “Arlington Way” is an expression describing the County’s engagement of a wide breadth of stakeholders in crafting development policies, reviewing plans, considering budgets, and conducting business in general. Staff ensured broad public participation in developing housing and community development strategies in this Plan under leadership of the Community Development Citizen Advisory Committee (CDCAC) and the Housing Commission. Other sponsors included the Tenant-Landlord Commission and the Ten Year Plan To End Homelessness Executive Council.



### Community Forum

At the September 26, 2009 community forum, 60 advocates, service and affordable housing providers, and interested citizens participated in multiple workshops which included:

- barriers to affordable housing,
- preventing homelessness,
- needs of low-income residents (including workforce training, energy conservation and financial literacy), and
- proposed changes to the County’s Affordable Housing Goals and Targets.

The keynote address was delivered by Danilo Pelletiere, Research Director at the National Low Income Housing Coalition. He stated that there is a persistent affordable housing crisis in America. Today over 86% of the renter households earning \$20,000 or less in the County are paying over 30% of their income for their housing. Households at the bottom of the income spectrum cannot afford to live in Arlington

### Needs Survey

A needs survey was developed to provide residents an opportunity to prioritize the County’s housing and community development needs. The survey asked respondents to rank strategies in the areas of affordable housing; homelessness and supportive housing; community development needs; and fair housing. Surveys were available in English and Spanish, online as well as by paper at outreach centers, tenant and neighborhood meetings, homeownership workshops, places of worship and libraries.

A total of 215 surveys were completed (153 in English and 62 in Spanish) both in online and paper versions. About 64% of the respondents made less than \$50,000 and 70% were renters. Nearly half of all respondents identified affordable housing as the greatest need. A quarter of all respondents identified that housing and services for underserved groups including homeless and people with special needs is the second greatest need, along with economic development, which includes job training for adults and youths and small business development. The results can be found in the appendices of the Plan.

### Social Media

The County also used social media to alert residents about the development of the Consolidated Plan, and the Housing Division hosts a blog to encourage comments on the proposed Plan. The blog can be found at <http://conplan.arlingtonapps.com/>

### Public Hearings on the Draft Plan

The public was invited to comment on the Draft Plan, including the Annual Action Plan, at the following meetings:

- March 4, 2010: Housing Commission/CDCAC Hearing
- March 23 and 24, 2010: on FY 2011 funding allocations at the County Board Budget public hearings
- April 24, 2010: on non-financial issues at the County Board public hearing on the Five Year Plan and the Annual Action Plan

The final Plan includes comments and Board responses.

### Copies of the Plan

Copies of the Five Year Consolidated Plan were available online beginning February 19, 2010 at [www.arlingtonva.us](http://www.arlingtonva.us) under “5 Year Con Plan”.

### Source Documents & Plans

The FY 2011-2015 Consolidated Plan derives data, objectives, and strategies from the following documents and plans. Each of the following is available online or in hard copy.

#### Housing:

- √ Arlington’s Goals and Targets for Affordable Housing

#### Homelessness:

- √ Supportive Housing Plan
- √ Ten Year Plan to End Homelessness

#### Community Development:

- √ Profiles of Neighborhood Strategy Areas

#### Fair Housing:

- √ The Fair Housing Report: An Analysis of Impediments to Fair Housing

#### Community Participation:

- √ Community Participation Plan
- √ Community Forum Report

Sources for all data in this Citizen Summary are available upon request..

**ARLINGTON COUNTY, VIRGINIA**

**COUNTY BOARD**

Jay Fisetto, Chairman      Chris Zimmerman, Vice Chairman  
Barbara Favola      Mary Hynes      Walter Tejada

**COUNTY MANAGER'S OFFICE**

Barbara Donnellan, Acting County Manager      Marsha Allgeier, Deputy County Manager

**Department of Community Planning, Housing and Development**

Susan Ingraham Bell, Department Director      Ken Aughenbaugh, Housing Director  
Jane Eboch, CD Coordinator      Joel Franklin, Housing Planner

**Department of Human Services**

Susanne Eisner, Department Director      Cynthia Stevens, Housing Bureau Chief

**April 2010**