

AN ASSESSMENT OF AFFORDABLE HOUSING PROGRAMS AND POLICIES IN ARLINGTON COUNTY

JULY 2014

An Assessment of Affordable Housing Programs and Policies in Arlington County

Table of Contents

Executive Summary	i
Housing Programs and Policies	
Rental Housing Development Assistance	1
Land Use Policies	5
Tenant Assistance Funds	8
Homeownership Programs.....	10
Housing Services Programs	13
Human Services Programs	
Housing Choice Voucher (Section 8)	16
Housing Grants.....	17
Real Estate Tax Relief	19
Permanent Supportive Housing	20
Homeless Services.....	22
Carter-Jenkinson Memorial Homelessness Prevention Fund.....	25
Group Homes and Transitional Housing: Mental Health Populations	26
Transitional Housing for Substance Abusers	28
Residential Services and Housing for Individuals with Intellectual Disabilities	30
Senior Independent Living and Assisted Living.....	31



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Executive Summary, July 2014

Housing Programs and Policies

Program/Policy	Targeted Population(s)	Budget and Funding Sources	Targets and Performance	Assessment
Rental Housing Development Assistance	Up to 80% AMI, but primarily 41-60% AMI	Five-year average of \$21.4M, \$8.0M local, mostly private contributions and loan payments	Target is 350 rental CAFs per year. Produced average of 189 from FY10 to FY14	Has produced thousands of CAFs, but challenged by likely future funding reductions and rising subsidy costs.
Land Use Policies	Up to 60% AMI	Staff time only	154 CAFs produced by ordinance from FY10-FY14. \$16 million in cash contributions to AHIF from FY10 to FY14.	Most new CAFs in separate buildings, not integrated into market rate developments. Cash contribution option is far more attractive to developers under current structure.
Tenant Assistance Funds	Current MARK/CAF residents up to 60% AMI	Depends on projects	111 households assisted in six properties, avg support of \$141/mo. 100% participation by qualified households.	Very effective at preventing tenant displacement. New policy in 2013 has standardized TAFs and made them more predictable.
Homeownership Programs	Up to 80% AMI; price cap of \$362,790	No dedicated funding; replenished as needed. None added since 2012.	Target is 50 purchases per year, averages above 10. HIP (rehab) serves about 5 per year.	Lack of funding and unit supply have limited program, but demand for it remains strong.
Housing Services Programs	Current and prospective CAF & MARK tenants	Five-year average of \$512K local, plus additional CDBG funding	Fields 1,000+ calls per year, resolved 90% of disputes, issued 379 code violations in FY2013	Effectively delivering critical services at a modest cost, adds value to other housing initiatives.

Human Services Programs

Program/Policy	Targeted Population(s)	Budget and Funding Sources	Targets and Performance	Assessment
Housing Choice Voucher	Up to 50% AMI, mostly below 30% AMI	\$18.2M in FY14, entirely from Federal allocation	1,383 active vouchers in FY2013; 63% families, 17% seniors; 20% disabled	Fills critical need, but has long waiting list and additional Federal funding is unlikely
Housing Grants	Low-income seniors (Age 65+)	\$8.0M in FY14, up from \$4.9M in FY10	FY13 average of 1,178 households/mo.; average grant of \$575	Critical supplement to HCV, allows more than 1,000 households to remain in Arlington
Real Estate Tax Relief	Low-to-moderate income homeowners age 65 or older	\$5.2M in foregone tax revenue in FY14, up from \$4.6M in FY11	1,043 households got exemption: 73% fully, 27% partially	Essential tool to help seniors stay in their homes, but aging population will increase demand for program.
Permanent Supportive Housing (PSH)	Low-income adults with disabilities	Five-year average of \$1.4M in local funds, plus additional Federal funds	Target is 425, currently has 193, but 66 were added in past three years	Effective, but very hard to get landlords to participate and funds are limited. No transitional program for youths aging out of foster care.
Homeless Services	Homeless or at-risk individuals and families	\$2.7M, including local, Federal, state, and grant funding	Goal to reduce homelessness by 50% to 2015, eliminate by 2018; housed 614 individuals and 94 families in FY13.	Homeless population has been reduced, but would need additional housing grant funding and PSH units to continue to reduce homeless population.
Carter-Jenkinson Memorial Fund	Households at risk for becoming homeless	Five-year average of \$345K \$315K in county funding	614 emergency grants provided in FY2013, average of \$300-500	Very valuable service, as it is available quickly and can be used for non-rent payments (e.g. utilities).
Group Homes & Transitional Housing for Mentally Ill	Adults with mental illnesses	\$1.7M annual operating budget in FY14	79 individuals served in FY13	Existing units function well, but there are very long waiting lists due to limited supply of PSH units.

Human Services Programs (cont.)

Program/Policy	Targeted Population(s)	Budget and Funding Sources	Targets and Performance	Assessment
Transitional Housing	Adults with substance abuse diagnoses	\$227K in FY14, consistent for past five years	26 individuals served in FY13	Effective at serving target populations, but often difficult to place residents in permanent housing due to resistance from landlords.
Res. Services & Housing for Intellectually Disabled	Adults with intellectual disabilities	Primarily funded by the state, some local operating support	21 individuals residing in group homes, 9 more placed in PSH units	Small program, very difficult to find locations for new group homes, and group homes are no longer eligible for low-interest VHDA loans.
Independent and Assisted Living	Age 55+, low-income, some with intellectual disability or mental illness	About \$3.0M in local support in FY14, plus Federal, state, and grant funding	392 occupied units in two properties, average household income about \$20,000	Provides non-nursing home options for many seniors, has freed up limited space in group homes for other populations.

Housing Programs and Policies

Arlington County's affordable housing programs are managed by the Department of Community Planning, Housing, and Development's Housing Division. These programs are primarily aimed at the creation and preservation of affordable housing in the county, with some support services for residents and prospective residents. The following programs and policies are profiled:

- Rental Housing Development Assistance
- Land Use Policies
- Tenant Assistance Funds
- Homeownership Programs
- Housing Services Programs

Rental Housing Development Assistance

Description

This program provides financing and technical assistance to support the construction, acquisition, and rehabilitation ("creation and/or preservation") of committed affordable housing (CAF) units within Arlington County. These units are designed to accommodate renter households earning up to 80% of the Area Median Income (AMI); the majority of units developed under this program are occupied by households earning below 60% AMI, primarily in the 41-60% AMI range.

The development assistance program's primary vehicle is the Affordable Housing Investment Fund (AHIF), which is a revolving loan fund that provides gap financing to developers that preserve or build Committed Affordable Housing (CAF) units in the county.

The County has also created the Transit Oriented Affordable Housing (TOAH) Fund, a targeted fund that is designed to assist with the development of Low Income Housing Tax Credit (LIHTC) projects. Revenue for TOAH is provided via the Columbia Pike Tax Increment Financing (TIF) district, which directs 25 percent of net new tax revenue in the Columbia Pike revitalization district into the fund.

Program Manager

Arlington County Department of Community Planning, Housing, and Development: Housing Development Supervisor

Program History

The County's development assistance program dates back to the establishment in 1988 of the Housing Fund Contingency (HFC) and the Housing Reserve Fund (HRF). The County Board gave a \$2 million appropriation to the HFC and the HRF was set up as a vehicle for receiving developer contributions. In 1993 Arlington County began receiving Federal HOME funds, and this funding stream was directed into the HFC. In 1998 the HFC was renamed the Affordable Housing Investment Fund (AHIF).

The Columbia Pike TIF and the Transit Oriented Affordable Housing Fund were both established by the County Board in 2013; they have yet to fund any projects as of June 2014.

Program Funding

AHIF is funded through county Board appropriation together with Federal funds from CDBG and HOME, contributions from private developers, and repayments of previous loans. Over the five-year period from FY2010-FY2014 the average annual County contribution to development assistance was \$8.0 million. Local funds come from three sources: 1) a recurring General Fund appropriation (average of \$3.7 million from FY2010-FY2014, see table below); 2) a share of the county's recordation tax (\$1.3 million); and 3) other funds appropriated by the County Board as needed (\$2.8 million).

The table below shows the total amount of local revenue allocations to AHIF over the past five fiscal years:

Year:	Annual Local Allocations to AHIF					Average
	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	
General Fund	\$3,000,000	\$3,000,000	\$3,000,000	\$4,860,000	\$4,860,000	\$3,744,000
Recordation Tax	\$1,228,532	\$1,228,532	\$1,188,557	\$1,361,253	\$1,428,412	\$1,287,057
Other Funds	\$1,000,000	\$2,000,000	\$2,000,000	\$3,259,370	\$6,259,370	\$2,903,748
Total	\$5,228,532	\$6,228,532	\$6,688,557	\$9,480,623	\$12,480,623	\$8,021,373

Beyond these local funds, AHIF is also supported by private and other governmental funding. Over the past five fiscal years, the County has received an average of about \$13 million per year from these sources, bringing the total average annual budget for development assistance to \$21.4 million. This figure was boosted in the past couple of years by large amounts of proceeds from loan payoffs. In FY2013 and FY2014, there were \$36.5 million in loans repaid to AHIF, an average of \$8.3 million per year. CPHD projects an average of \$5.0 million per year in loan repayments and payoffs in future years. For FY2014 and future years the County expects to direct \$467,000 in Federal HOME funds to the development assistance program as well.

Developer contributions are obtained via the County's Affordable Housing Ordinance, which is described in greater detail under the "Land Use Policies" heading below. The total amount of contributions varies from year to year depending on the County's pipeline of commercial and multifamily housing development, but has averaged \$3.2 million over the past five years.

From FY2010-2014 (through June 2014) the County took in a total of \$120 million in revenue in support of affordable housing developments (average of \$24.0 million per year), including all of the above sources. Since its annual revenues have exceeded its expenditures, the program has managed to carry over a significant balance each year. It began in FY2010 with a balance of \$8.6 million, and this balance is expected to be approximately \$10.0 million at the end of FY2014.

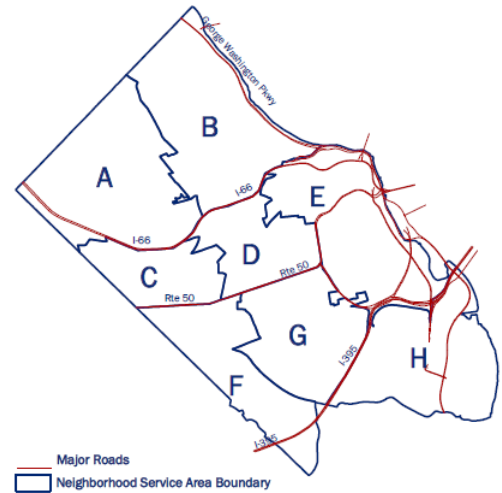
Current and Past Planning Target(s)

Arlington County's current planning target, as stated in its *Annual Affordable Housing Targets Report* from FY2013 is to add "400 net new committed affordable housing units per year." Within the total of 400 units, the target is for 350 units to be for renter households (87.5 percent) and 50 units (12.5 percent) for owner households¹. These planning targets have remained consistent for the past five years.

¹ This section only considers rental housing. Owner-occupied housing is discussed in the Homeowner Programs section below.

Beyond the sheer number of CAFs, the county has also made it a priority to provide units for key target populations. One of the County’s goals is to ensure that 25 percent of new CAFs are for very low income households (below 40% AMI). Another goal is for 50 percent of new CAF units to be “family sized,” with at least two bedrooms, and for 25 percent to have three or more bedrooms. Finally, the County has established targets for the geographic distribution of non-elderly CAFs, as follows (see map at right for neighborhood service area boundaries):

- 25 percent in areas A, B, and C (lower density neighborhoods);
- 60 percent in areas D, E, and H (high density Metro corridors); and
- 15 percent in areas F and G (Columbia Pike corridor)



Program Enrollment and Outcome Data

Between FY2010 and FY2014 there were 15 rental housing developments that received development funding from Arlington County. These projects collectively contained 1,909 units, of which 1,624 (85.1 percent) were CAFs. Among these units, 65 percent were for the acquisition/rehabilitation of existing units and 35 percent of for new construction.

Net Annual Increase of CAF's						
Year:	2010	2011	2012	2013	2014	Average/year:
Units – AHIF	111	211	281	26	314	189
Units – ADU	21	84	11	27	11	31
Total:	132	295	292	53	325	220

As a result of these activities, there was a net increase of 1,097 CAF units during the five year period from FY2010 to FY2014, an average of 220 per year. The difference between the total number of CAF's and the net gain is because some of the projects involved rehabilitating existing CAF units. The net annual increase in CAF's ranged from a high of 325 in FY2014 to a low of 53 in FY2013. In all years the actual performance fell short of the planning target. During the preceding five years of FY2003-FY2008, though, the County added an average of 388 CAF units per year, which exceeded the rental target of 350 and nearly met the total target of 400.

According to CPHD staff the reduction in the number of CAFs added is a direct result of the increased costs involved in acquiring, rehabilitating, or developing properties and units in Arlington County. The higher cost basis for developers has widened the financing gap needed to provide affordable units to target populations on a per-unit basis. In the past, the gap was typically about \$50,000 per unit; it now averages \$85,000-100,000 per unit and has been as high as \$187,000.

New CAF units added over the past decade have not been meeting the goal for very low income households (below 40% AMI). From FY2004 to FY2012, just 4.1 percent of new CAF units added served this population. From FY2009 to FY2012, even fewer very low income households were served: just 2.4 percent of new CAF units were affordable to sub-40% AMI households. As a note, the County is able to enhance the ability of

sub-40% AMI households to afford CAF units through tenant-based rental assistance programs, which can increase access to these units (see Housing Grants section).

Arlington County has had mixed success in providing CAF units for families. The program has consistently met its goal of having 50 percent of new CAFs be family sized, as 53 percent of new CAFs added between FY2001 and FY2013 had at least two bedrooms. From FY2009 to FY2013, 65 percent of new CAFs had at least two bedrooms. However, just 13 percent of new family-sized units had three or more bedrooms. This falls well short of the County's goal of having 25 percent of new family-sized CAFs be three bedrooms or larger.

In terms of geographic distribution, the Columbia Pike corridor (areas F and G) has continued to receive the greatest share of the new CAF units in the county. Between FY2001 and FY2012, 39 percent of new CAF units were in this part of the county, above the targeted share of 15 percent. From FY2009 to FY2012 this corridor's share of the total CAFs added increased to 75 percent. It should be noted that many of the CAF units added in the Columbia Pike corridor were attempts to offset the ongoing loss of market rate affordable (MARK) units in this part of the county, rather than an increase in the total supply of affordable units. Addressing the ongoing loss of MARK units is a priority of the County's master plan for Columbia Pike.

The lower density and primarily single-family areas (areas A, B, and C) have received just seven percent of the county's CAFs since 2001 and two percent of units added since 2009, as low density zoning makes it very challenging to develop or protect CAF units in these areas. The Metro corridors (areas D, E, and H) came close to their CAF goals between 2001 and 2012, as 54 percent of all new CAFs were in these areas. The Metro corridors' CAF share has declined sharply in recent years, though, as just 23 percent of new units added from 2009 to 2012 were in these areas.

Assessment of the Program

The development assistance program has proven to be an integral and very successful component of the County's overall affordable housing program. It has resulted in the production and/or preservation of thousands of CAF units over the past 25 years. But for the existence of this program, most residents of the County's CAFs would have not been able to afford to live in Arlington County.

There are several challenges that face the development assistance program;

- the amount of private funding to support the program from all sources could decrease in the future;
- the large influx of funds from loan payoffs that occurred in recent years is likely to taper off as refinancing transactions decline due to rising interest rate;
- the development pipeline is uncertain, making it harder to count on future developer contributions; and
- the per-unit cost of public subsidies for CAFs is rising, which translates to larger AHIF loans for fewer units.

Based on recent performance and anticipated challenges, it is unlikely that the County will be able to meet its present target of adding 350 rental CAFs per year in the future. The County may also need to consider whether or not the current definition of CAFs is sufficient given the increases in apartment rents in Arlington relative to income levels. Most of the existing CAFs serve those earning below 60% AMI, which equals a salary of \$45,180 for a single person and \$64,500 for a family of four at 2014 levels. Many households

earning above these levels that would like to live in Arlington cannot afford suitable market rate units in Arlington, forcing them to live elsewhere.

The changes to the economics of developing and sustaining affordable housing in Arlington also affects the County's goals for the distribution of units by income, bedrooms, and geography. Providing units to serve lower-income households, larger families, or in higher-priced areas has the net effect of either increasing development costs, decreasing operating revenue, or both. As a result, projects that attempt to meet these goals will face even larger financing gaps than other CAF developments. Since Arlington County has already been falling short of its planning targets in these areas, the County will either need to moderate its planning targets or expand the financial/regulatory initiative that allow developments that serve these populations to become more feasible.

Land Use Policies

Description

Arlington County has enacted a set of regulations and incentives aimed at increasing the county's supply of affordable rental and for-sale housing units. These policies are aimed at leveraging the private investments made in new residential, commercial, and mixed-use development to create or fund the creation or preservation of affordable units.

The cornerstone of these land use policies is Arlington's Affordable Housing Ordinance. The provisions of this ordinance are spelled out in the County's zoning ordinance as part of the site plan approval standards (§15.6.8., Affordable Dwelling Units for Increased Density within General Land Use Plan). The ordinance applies to all residential or commercial (aside from hotel) developments that have a gross density with a floor-area ratio (FAR) in excess of 1.0. Any developments with an FAR of 1.0 or greater must comply with these standards in order to gain site plan approval.

Under this ordinance, Affordable Dwelling Units (ADUs) must be affordable to residents earning 60% AMI, and this affordability level must be maintained for a 30-year period. Applicants may choose to comply with the ordinance in one of four alternative ways:

- On-site Affordable Dwelling Unit (ADU): Set aside at least 5.0 percent of the project's total gross floor area (GFA) in excess of 1.0 FAR for ADUs.
- Off-site ADU nearby: Provide ADUs with at least 7.5 percent of the GFA above 1.0 FAR in a location less than 0.5 miles from either the site or a Metro station if the site is in a Metro station area.
- Off-site ADU elsewhere: Provide ADUs with at least 10 percent of the GFA above 1.0 FAR in a location more than 0.5 miles from either the site or a Metro station.
- Cash contribution: Make a one-time cash contribution to AHIF based on the following provisions²:
 - *First 1.0 of FAR: \$1.50 per square foot of GFA*
 - *Commercial FAR square footage above 1.0: \$4.00 per square foot of GFA*
 - *Residential FAR square footage from 1.0-3.0: \$4.00 per square foot of GFA*
 - *Residential FAR square footage above 3.0: \$8.00 per square foot of GFA*

² These figures are indexed to 2007 dollars; actual amounts are determined at the time of review by applying CPI increases for housing for the metro area. As of FY2014, the amounts were \$1.81 up to 1.0 FAR, \$4.83 for all commercial and for residential up to 3.0 FAR, and \$9.67 for residential above 3.0 FAR.

The zoning ordinance also has bonus density provisions for adding affordable units (§15.6.9 Affordable dwelling units for height and density above General Land Use Plan). These incentives, which may only be approved by the County Board as part of site plan reviews, are aimed at encouraging additional affordable housing units without negatively impacting the community. The maximum allowable incentives are additional building height up to six stories/60 feet and a density increase of 25 percent above the underlying maximum density.

The County also has zoning incentives specific to the Clarendon Revitalization District and the Nauck Village center. In Clarendon, certain parcels on the fringe of the commercial area can receive a bonus density up to 1.5 FAR, so long as 10 percent of the additional square footage is used for ADUs or an additional \$15/SF cash contribution is made. In Nauck, density can be increased from 1.5 to 2.0 FAR on specific sites if 10 percent of the total units in the development are set aside as CAFs.

Another land use tool that can be used to augment the supply of affordable units is the County's Transfer of Development Rights (TDR) ordinance. Through this ordinance, an applicant may request that the density on a site plan be increased by transferring the unused, by-right density from another location in the county. Requests for TDR may only be granted by a vote of the County Board. While there are no specific provisions in the TDR ordinance or guidance documents related to affordable housing, the increased density from a TDR would very likely generate additional ADUs/contributions.

In addition to the above countywide tools, Arlington also has two land use policies aimed at protecting the supply of affordable housing in specific districts. The first is the Special Affordable Housing Protection District (SAHPD), which is aimed at retaining affordable housing in the county's Metro corridors. The SAHPD only includes sites where market-rate affordable units already exist and the General Land Use Plan (GLUP) calls for densities in excess of 3.24 FAR. In these areas, any rezoning or site plan applications must replace existing affordable units on a one-to-one basis, using either bedrooms or GFA as the replacement standard. Unit replacement may occur either on-site or off-site, but no cash contribution is allowed in lieu of replacing units. As of 2014 there were nine properties designated as SAHPDs, all of which are located in the Rosslyn-Ballston corridor. The second tool is a voluntary density bonus and parking waiver program that is part of the Columbia Pike Neighborhoods Form-Based Code. This bonus can be claimed in exchange for setting aside between 20 and 35 percent of all units for 40-80% AMI households.

Program Manager

Arlington County Department of Community Planning, Housing, and Development: Housing Division Compliance Director

Program History

Arlington County first created incentives to produce affordable housing in the late 1960s when it added provisions to its zoning ordinance that would allow developers to receive additional density or height in exchange for setting aside affordable units on site. These provisions were expanded and amended several times over the next 30 years, including the option of a cash payment in lieu of providing on-site affordable units. The County's first mandatory affordable housing provision was the SAHPD ordinance, which was adopted in 1990. These provisions were only used by a handful of developers, though, so few affordable housing units had actually been built in Arlington by 1999.

In 1999 the County appointed an Affordable Housing Task Force which conducted an in-depth study of the county's affordable housing needs and ultimately led to the development of an Affordable Housing Ordinance. This ordinance was adopted by the county Board in 2005 and incorporated into the Zoning

Ordinance. As outlined above, this ordinance linked site plan approvals with the provision of affordable housing. The County also enacted its TDR ordinance in 2005. There have been several other zoning ordinance amendments since that time, including a supplementary policy guidance document for TDRs in 2008, and a reorganization of the zoning ordinance in 2013.

Program Funding

No funding is required aside from staff time.

Current and Past Planning Target(s)

The County’s slate of land use ordinances and policies related to affordable housing are all meant to reinforce the goals and targets for affordable rental and ownership units. Aside from a statement that site plans must comply with the Affordable Housing Ordinance, there is only one planning target specifically built around land use policies: that at least 20 percent of housing produced via the density bonus (measured by units, bedrooms, or GFA) is affordable.

Program Enrollment and Outcome Data

Beginning in 2006—the first full year for which the new Affordable Housing Ordinance was in effect—until 2013, 172 CAFs were built on-site at approved projects, and \$51.6 million in cash contributions made to AHIF. Among the on-site CAFs, 131 were a result of bonus densities, leaving just 41 units that were realized by direct contributions without using bonus density provisions.

The table below profiles developer contributions of on-site CAFs versus cash contributions over the past five fiscal years.

On-site CAFs and Contributions to AHIF						
Year:	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	Average
CAFs:	21	84	11	27	11	31
Contributions (rounded):	\$2,368,171	\$3,113,140	\$2,953,533	\$755,468	\$6,799,471	\$3,197,957

Assessment of the Program

Over the past decade Arlington County’s land use policies and ordinances have been very successful at leveraging the development of new, high-density projects into affordable housing units. The timing of the Affordable Housing Ordinance’s enactment was extremely fortuitous, as it occurred on the leading edge of a regional boom in demand for urban living. Since 2005, there have been dozens of new residential, commercial, and mixed use developments not just in the Rosslyn-Ballston and Jefferson Davis corridors, but also in areas like Columbia Pike, Shirlington, the East Falls Church Metro area, and the Lee Highway corridor. The County has been able to use these projects to increase its inventory of CAFs.

Since the current ordinance was adopted in 2005 nearly all applicants have chosen the cash contribution option³. As outlined in the rental housing development assistance section, these developer contributions have delivered tens of millions of dollars to AHIF, allowing the County to subsidize other developments that have delivered CAFs.

³ That said, under the both the Bonus provision in the Ordinance and in cases where changes to the General Land Use Plan (GLUP), the County consistently achieves on-site units for residential developments (while the same developments typically yield a cash contribution on the Affordable Housing requirement under the Ordinance).

One outcome of this approach is that the majority of new CAF units have been part of standalone projects, as opposed to being integrated into market-rate projects. Due to the very high costs of acquiring properties in much of the county this model has driven a greater share of the new CAFs in the less expensive Columbia Pike corridor, and very few new CAFs have been built in the county's northern or western sections (neighborhood service areas A, B, and C).

It is clear that, under the current structure of the Affordable Housing Ordinance, nearly all developers are choosing to make cash contributions instead of dedicating on-site or nearby units as CAFs. This pattern is likely due to some combination of two key factors: 1) the cash contribution is not high enough; and 2) the cash contribution is far simpler than trying to integrate CAFs into a market rate development. If the County is interested in having more CAFs integrated into market-rate developments, the dynamics of this issue will need to be considered more deeply.

Tenant Assistance Funds

Description

A Tenant Assistance Fund (TAF) is a temporary, project-based program that provides current CAF residents with rental assistance. The fund is designed to mitigate the negative effects of increased rents resulting from the redevelopment, renovation, or acquisition of CAF properties. The County Board adopted a comprehensive Tenant Assistance Fund Policy in December 2013. This new policy statement spells out the eligibility requirements and management of new TAFs in Arlington County.

A household may be eligible for rental assistance if it: 1) is already leasing a unit at the time of the property's acquisition; and 2) has a household income below 60% AMI. The rent paid by a qualifying household is set at a maximum of 35 percent of its annual income, with the current (pre-renovation) rent as a floor. Qualifying households may use funds from the TAF to either to remain in their current units or to use towards the rent in another unit in Arlington if they are displaced.

Under the new policy TAFs are designed to operate for 36 months, unless the renovation period lasts for more than 24 months. In that instance, the TAF will continue to operate for 12 months past the project's completion date. If there are funds remaining in the TAF, rental assistance may be provided for an additional year.

Program Manager

Arlington County Department of Community Planning, Housing, and Development: Housing Division
Compliance Officer

Program History

The use of TAFs has been ongoing in Arlington County since the mid-1990s; the first usage was for the Ballston Park at Historic Buckingham Village property in 1995. Prior to the adoption of the new TAF policy in December 2013 all TAFs had been prepared on an *ad hoc* basis. All new TAFs must now comply with the County's adopted policy.

Program Funding

Funding for TAFs is generated when the renovation or redevelopment of a CAF property necessitates creating a TAF. TAFs are usually funded via the Affordable Housing Investment Fund (AHIF), although they have been funded with developer contributions or investment earnings in select cases. The amount of funding put into each TAF depends on the level of need. Funding of TAFs established in the past has varied from \$120,000 to \$480,000 per project, with the size depending on the number of households in need, the length of the program's life, and the rent limits for each project.

Current and Past Planning Target(s)

There is no blanket planning target for tenant assistance funds—targets are set for each project based on expected need. The County does have a general goal of ensuring that at least 60% of current CAF residents can remain either “onsite or nearby” following a renovation or redevelopment.

Program Enrollment and Outcome Data

There have been a total of six TAFs enacted in Arlington County since its inception, with a total of 111 households receiving rental assistance. Complete performance data were available for four of the existing or expired TAFs. These four TAFs served an average of 23 households at an average annual cost of \$1,697 per household, or \$141 per month. Average monthly support per household ranged from \$119 to \$267. A study of TAFs enacted prior to the establishment of the new policy found that 21 percent of eligible households enrolled in TAF programs, with individual participation rates ranging from 15-53 percent.

As of April 2014 there were still two active TAFs (Buchanan Gardens and Arbor Heights), with a total 44 households receiving assistance. Both of these TAFs are set to expire in December 2015. There are four additional TAFs that have either been recently approved or are currently under review: Buckingham Gardens Parcel B, Carlyn Springs, William Watters, and Pierce Queen. These four TAFs are expected to have a total of \$747,000 of funding. The exact number of enrollees and amount spent per household are not yet known.

The County has done well in terms of the goal of preventing displacement. Among four recent renovation projects (Buchanan Gardens, Colonial Village, Howard Manor, and Arbor Heights), 100 percent of income-qualified tenants were able to remain on-site or find another CAF in the community. In all cases, the only households that were displaced were those found to be over the income limits.

Assessment of the Program

The TAF program has proven to be quite effective in enabling participating households to remain in Arlington when their units are subject to increased rental rates due to preservation efforts resulting in CAFs. Unfortunately, participation has been very modest, with only 111 households served over more than a 15 year period. The County's recent review of the TAF policy documented some of the reasons for modest enrollment, including: 1) phased renovations requiring multiple moves in order to be eligible; 2) fear of losing CAF eligibility due to income or immigration status; and 3) lack of publicity of the program.

The standardization of TAFs under the newly adopted policy is a positive step that should result in the expansion of the program. It should also enable County staff to more effectively manage future TAFs and should address the first obstacle, as tenants will now be able to apply TAF funds to off-site units. The other obstacles are largely a matter of better communication; more will need to be done in the future to ensure that tenants are aware of TAFs and are not scared off by their requirements.

Homeownership Programs

Description

Arlington County provides a range of funding and technical assistance programs aimed at helping low to moderate income (below 80% AMI) households purchase and remain in homes in the county. Tools used by the County include a variety of purchasing assistance, home renovation, and homebuyer education initiatives.

The County's primary homeownership tool is the Moderate Income Purchase Assistance Program (MIPAP), a shared equity, soft second mortgage program that provides prospective first-time homebuyers with up to 25 percent of the purchase price of homes in Arlington. As of 2014, the maximum price for a home under MIPAP (purchase price plus closing costs) is \$362,790, and the maximum loan amount is \$90,700. All buyers must have a credit score of at least 620 and be able to bring a 1% down payment to closing. Buyers do not need to pay down this mortgage during the first 30 years of ownership; instead they repay the loan in full, with no interest, at the time of sale or refinancing. In order to be exempt from repaying the loan, buyers must continue to occupy their homes and may not rent out the units, though they may take on roommates.

MIPAP offers two alternatives for homebuyers: market rate units and sale price restricted Affordable Dwelling Units (ADUs). For market rate units, buyers find homes for sale on the open market and then apply for a MIPAP loan to help finance their purchases. Buyers of market rate units are free to sell their homes on the open market and are able to realize most of the equity gains from their purchases; if they sell or refinance their homes, they must repay Arlington County 25 percent of the net appreciation, but retain the remaining 75 percent. The supply of ADUs is controlled by Arlington County, so the County maintains a list of units available for sale; these are not available on the open market. Buyers of ADUs must either sell their homes at a pre-determined price back to Arlington County or to other qualifying MIPAP buyers and do not realize any equity gains beyond adjustments for inflation. ADU buyers are selected via a lottery, and those who are not selected are put on a notification list that alerts them about new properties as they become available.

Since 2011 Arlington County has participated in the Virginia Housing and Development Authority (VHDA) Community Homeownership Revitalization Program. This program is geared towards increasing homeownership in three ZIP codes: 22203 (Buckingham), 22204 (Columbia Pike), and 22206 (Nauck). This program offers a reduction in the first mortgage rate of 0.5 percent to prospective first-time buyers in these areas. Income limits are higher for this program: up to \$120,900 for a 1-2 person household and up to \$140,000 for larger households. The maximum purchase price under this program is \$450,000. As with MIPAP, all buyers must be able to provide at least a 1% down payment.

Another homeownership assistance initiative is the Live Near Your Work (LNYW) program, which was created to offer Arlington County or Arlington Public Schools employees a forgivable loan equal to 1% of the purchase price of a home in the county (up to \$5,200), though it is now only open to APS employees. The loan is paid as a credit at the time of settlement, so it is taxable income. The loan is forgiven if the buyer remains both in their job and in their unit for three years—otherwise it must be repaid in full.

In order to help current low- to moderate-income (LMI) homeowners remain in their homes Arlington County maintains the Home Improvement Program (HIP) to assist qualifying households with home repairs and updates. Through the HIP, the County provides low-interest loans to homeowners with household

incomes below specified thresholds: as of 2013 these ranged from \$60,240 for a single person up to \$99,760 for a household of six or more people. The exact size and terms of the loan vary depending on the nature of the project and households, but the maximum loan size is \$130,000, and interest rates have ranged from two to six percent. HIP also includes an accessibility barrier removal grant program that provides up to \$3,000 to qualifying households to fund grab bars, stair lifts, ramps, and other related improvements.

Finally, the homeownership program also includes a range of first-time homebuyer and homeowner education programs. The homebuyer education program is mandatory for participants in MIPAP, but is available to anyone interested in purchasing a home. Recognizing that nearly all of the supply of homes in Arlington priced below the MIPAP limit of \$362,790 are condominiums, staff has placed an emphasis on educating buyers about the particulars of buying and owning condo units. Homeowner education is delivered via free, six-hour courses taught by Arlington Homeownership Made Easier (AHOME), a nonprofit partner. The County also provides one-on-one counseling through its Housing Information Center. This resource is discussed in the Housing Services section below.

Program Manager

Arlington County Department of Community Planning, Housing, and Development: Housing Division, Housing Services Chief

Program History

The County's purchasing assistance programs began in the 1990s, but were very modest at the outset. For the first several years of MIPAP, buyers could only borrow up to \$10,000, and a monthly payment was required on the loan. In 2000, the limit on MIPAP loans was raised to \$25,000, but a monthly payment was still required. The current MIPAP structure—a soft second mortgage with no monthly payment—was established in 2009. For most of its existence the MIPAP loan pool was managed by AHC, Inc., a nonprofit housing developer. AHC had effectively acted as the lender, originating and processing all loans on the County's behalf. In 2013 the program was restructured, so Arlington County now manages the fund and originates loans, though AHC is still contracted to process all loan documents. AHC also continues to manage the County's inventory of ADUs; when an ADU owner wishes to sell a unit, AHC purchases it and then resells it to another qualifying buyer.

The LNYW program was established in the 2000s, with both Arlington County and Arlington Public Schools funding it, but the County recently stopped funding the program. As a result, only APS employees are now eligible; other County employees are not presently able to participate.

The County's home repair programs date back to the 1980s, when the HIP was first established. Like MIPAP, HIP has long operated under a contract with AHC, Inc. In 2013 the County decided to review the program, and suspended new HIP applications. As of May 2014, the program was still under review.

The emphasis of homebuyer education programs has shifted in recent years, as the County has recognized the changing needs of the marketplace. AHOME's homebuyer courses have been conducted in both English and Spanish for several years, and AHOME now makes its courses available online, as well as in-person. Arlington County also has come to recognize that most potential buyers will only be able to afford condominiums due to MIPAP's income and price limits. In 2013, CPHD staff began a collaborative effort with counterparts in the City of Alexandria and Fairfax County to help educate LMI homebuyers about the unique aspects of purchasing and owning condo units.

Program Funding

Arlington County does not maintain a dedicated funding source for its homeownership programs. Funding for these programs has historically come from a mix of Federal CDBG dollars and from periodic appropriations by the County Board. The last round of funding for the program came in 2012, when the County directed \$700,000 from CDBG and \$500,000 in local economic stabilization funds into the program. The program is also supported by the repayment of current loans and, since 2009, by the County's 25 percent share of the appreciated value from the sale of market-priced homes. No additional funds have been programmed for homeownership programs in the FY2015 budget.

Current and Past Planning Target(s)

The County's current target is to help 50 LMI households (below 80% AMI) purchase homes each year. The County also has a target to provide homebuyer education to 700 sub-80% AMI households. In addition to these specific income-based targets, the County has more general homeownership rate targets of 47-50 percent for the whole county and 30 percent for minority households. These general targets are not directly addressed by any of the existing homeownership programs, though.

Program Enrollment and Outcome Data

The MIPAP program has not been heavily utilized in recent years. During the housing boom years of the last decade, County funding and buyer participation spiked, growing from 20 purchases in FY2002 up to 56 in FY2006. From FY2007 on, though, participation in the program has waned, and the County has not provided much funding for it. The additional funding provided by the County Board in FY2012 resulted in 18 MIPAP purchases over the ensuing two years, which is a small fraction of the planning target of 50 purchases per year. AHC is seeing interest in MIPAP on the rise again, with 17 closings anticipated for FY2014, representing about one-third of the established target.

The VHDA Community Homeownership Revitalization Program has achieved its goals, with nearly all of the \$2.0 million in funding spent to help about 60 households obtain mortgages for homes in the three targeted neighborhoods. Most of the program's participants purchased homes priced above the MIPAP limit but below this program's limit of \$450,000. Since this is a grant program the County must reapply for additional funding; additional funds are not available to continue the program at this time.

The LNYW program succeeded in spending all of its funds in each year of its existence. During the years when both Arlington County and APS employees were eligible for the program, it served an average of 44 households, with an average loan amount of \$2,000 per purchase. The program is not currently available to County employees, but participation by APS employees has remained consistent.

Participation in HIP has dwindled over time. From 2004 to 2007, the program provided assistance to at least 10 households every year, but then only served 4-6 households per year between 2008 and 2011. In 2012 and 2013, just one HIP loan was issued each year. The average investment per project over the past decade has been \$30,000-40,000. Due to the current review of HIP, participation in FY2014 is expected to be limited to about five grandfathered applications. The accessibility grant program remains intact, and resulted in 75 grants issued between 2004 and 2013, including 20 in 2013 alone.

Participation in AHOME's homeownership education classes has served as somewhat of a leading indicator of MIPAP activity. The number of participants increased rapidly in the early 2000s, peaked at 740 in FY2005, and then declined sharply, bottoming out at 136 in FY2011. Enrollment rebounded in FY2012, though, increasing to 295. Since exceeding the target of 700 participating in FY2005, though, AHOME has not enrolled more than 448 participants in any year. Average enrollment from FY2009 through FY2012 was

234, representing only 33 percent of the target amount. The Housing Division has additionally enrolled 140 participants in its condominium buyer courses, which were presented at the regional level, so not all attendees were from Arlington.

Assessment of the Program

Arlington County has unquestionably succeeded at helping hundreds of households become homeowners in the community. Over the past decade alone the County's programs have enabled hundreds of LMI households to purchase and remain in quality housing units within Arlington's borders. Additionally, the County and its partners have educated thousands of people about the process of purchasing a home, which has helped many households to purchase homes. However, the overall effectiveness of the County's homeownership programs has been uneven due to funding issues, market constraints, and program rules.

The first concern for the County's slate of homeownership programs is the absence of a committed funding source. This stands in contrast to the County's consistent support of affordable rental housing development via annual funding support for AHIF. Without a consistent and predictable base of funding to support homeownership activities, County staff and partners are not able to market the program to prospective buyers as aggressively.

A second restriction on the County's homeownership programs is the limited supply of suitable units under current programs. The County's current inventory of homeownership ADUs is very small (about 60 units), and the inventory has been stagnant for several years (see Land Use Policies section for more discussion). For this reason, the bulk of purchases under MIPAP are of market rate units. As of 2014, nearly all of the units available for purchase in Arlington below the MIPAP limit of \$362,790 are very small efficiency, one- or two-bedroom units, most of which are condominiums. Most interested buyers are families that are seeking larger units, and virtually none are available in that price range. The success of the Community Homeownership Revitalization Program of attracting buyers in a slightly higher income rung is instructive; there is still a reasonable supply of units priced slightly above the MIPAP limit that would be attractive to potential homebuyers.

Third, many potential buyers are either not interested or unable to participate in MIPAP and related programs. County staff cites multiple reasons for the declining level of activity including the perceived risk of homeownership since the crash of 2007; difficulty in proving income by the self-employed; concerns about scrutiny of legal status among immigrant populations; and reluctance to enter into a program that limits equity. Still, as of 2014, there is more demand for MIPAP than available funding.

The end result of these restrictions is that the County has consistently fallen short of nearly all of its targets for affordable homeownership. As with the rental development assistance program, the response will need to include either lowering its targets and/or expanding the supply of available units.

Housing Services Programs

Description

Arlington County provides several services that support its affordable housing activities. These services are primarily aimed at providing information and assistance to tenants and prospective tenants of affordable rental units, both CAFs and MARKs.

The centerpiece of the County’s housing services is its Housing Information Center. The Center is designed to serve as the “front door” for all inquiries about housing units, resources, and legal issues. All walk-in, telephone, or online requests regarding housing are directed to the Center. The Center has three primary functions: 1) screening and referrals to homeownership resources; 2) counseling on tenant/landlord issues and referral to mediation services; and 3) advice, information and referrals for prospective affordable housing tenants. In addition to its on-demand services, the Center also conducts trainings and workshops for property managers to proactively educate them about landlord-tenant issues. All Center staff is fluent in Spanish, and translation services are available for speakers of other languages.

A second category is relocation and mediation services. The focus of the relocation services is to work with developers who are in the process of renovation or redevelopment to ensure the fair treatment of tenants and compliance with the County-approved relocation plan; this would include the payment of benefits and assistance in securing new housing. Staff also works with developers of by-right projects to encourage them to comply, although it is not required. On the mediation side, staff does not advise tenants or landlords regarding their legal rights, but encourages them to pursue a mediated settlement through mediation sessions in which both parties come to the table willingly.

Another housing service is the County’s housing inspection program for targeted Neighborhood Strategic Areas (NSAs). This program serves four specific neighborhoods: Buckingham, Columbia Heights West, Nauck, and Pike Village. Program staff conducts full inspections of rental units in these neighborhoods, as well as exterior/common area inspections of single-family homes in these neighborhoods. Staff of this program is also charged with conducting inspections of CAF units and with educating the public about resources for maintaining properties.

Program Manager

Each of these services has a different manager, with all reporting to the Housing Services Chief in the Arlington County Department of Community Planning, Housing, and Development.

Program History

The County’s housing services programs date back to the 1980s, but specific pieces have been enacted at different times. The only recent addition is the housing mediation services program, which was established in 2008.

Program Funding

Most funding for these services comes directly from the County’s General Fund. The only exception is the NSA housing inspection program, which uses CDBG funding. The NSA program has a full-time staff of two and an FY2014 budget of \$188,865, all of which is from the County’s CDBG revenue. The table below shows the total amount of County Board allocations to housing services programs over the past five fiscal years:

Housing Services Allocations						
Year:	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	Total:
Amount	\$406,042	\$400,753	\$528,955	\$586,521	\$635,465	\$2,557,736

Current and Past Planning Target(s)

There are presently no planning targets for either the Housing Information Center or for the county’s mediation services. The relocation program’s target is for 60 percent of displaced LMI households to be able to remain “onsite or nearby” following improvements.

Annual targets for the NSA housing inspection program are as follows: 1,200 full code inspections, with 100% compliance rate; exterior common area inspections of 90 multi-family properties and 950 single-family units; and referrals and technical assistance provided to 80 households. In addition, the program aspires to conduct 300 full inspections of 300 CAF units countywide, not just in the priority NSAs.

Program Enrollment and Outcome Data

The Housing Information Center reports that its total volume of requests (calls, emails, walk-ins, online form, written) has remained high and consistent over the past decade. The Center estimates that 10-20 percent of callers are Spanish speakers with limited English abilities, but that it is rare that translation services are needed for native speakers of other languages.

Staff estimates that about 40 percent of inquiries lead to mediation sessions and that mediation has succeeded at avoiding further litigation 90 percent of the time.

The relocation program has successfully worked with hundreds of developers and property owners to manage the relocation of displaced tenants, including many by-right projects for which such plans were not required. Staff reports that 95 percent of by-right developers agree to enact relocation plans, and that the only ones who have refused have done so in response to aggressive and/or unreasonable demands from the community.

The NSA housing inspection program has been able to attain its planning targets. In FY2013 the program's staff inspected 1,647 units and brought code violations against 379 units. In addition, counseling and referral services were provided to 386 households, nearly five times its target. Staff also conducted inspections of 284 CAF units, which was nearly equal to its target, and issued 105 violations.

Assessment of the Program

Arlington County's housing services programs have proven to be very effective at providing a wide range of support to low-income tenants and prospective homeowners in Arlington. Importantly, all of these services have been delivered at a relatively low cost and with limited staff. It is clear that these housing services create wide ranging benefits to the County and add value to its other housing programs and policies.

Human Services Programs

Arlington County and its nonprofit partners offer a variety of human services programs that serve lower income and at-risk populations. The following human services programs are profiled:

- Housing Choice Voucher (Section 8)
- Housing Grants
- Real Estate Tax Relief
- Permanent Supportive Housing
- Homeless Services
- Carter-Jenkinson Memorial Homelessness Prevention Fund
- Group Homes and Transitional Housing: Mental Health Populations
- Transitional Housing for Substance Abusers
- Residential Services and Housing for Individuals with Intellectual Disabilities
- Senior Independent Living and Assisted Living

These programs are all classified under the Housing Assistance and Homeless Programs line item in the County budget. The table below shows the total amount of County Board allocations to these programs over the past five fiscal years:

Annual Housing Assistance and Homeless Programs Allocations						
Year:	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	Total:
Amount	\$11,014,295	\$11,906,994	\$14,780,524	\$15,863,108	\$15,901,049	\$69,465,970

Housing Choice Voucher (Section 8)

Description

The Federal Housing Choice Voucher (HCV) program is administered by the County and subsidizes the housing costs of low income households, particularly those with children, older adults, and individuals with disabilities. Individuals with a HCV live in private rental housing and pay 30 percent of their income towards their rent. The voucher covers the gap between 30 percent of the household's income and the approved rent for the unit.

The program is primarily designed for residents earning below 30% AMI (\$32,250 for a family of four), but serves some residents up to 50% AMI (\$53,750 for family of four). Preference is given to applicants who are homeless, the victim of domestic violence, persons with a disability who qualify for permanent supportive housing, or currently lives or works in Arlington County. Arlington is no longer accepting applications to the HCV program because the current wait for a voucher is about five years long.

Program Manager

Arlington County Department of Human Services: Executive Director Housing Choice Voucher Programs

Program History

Arlington has received funding for housing vouchers from HUD since the current program's inception in the 1970s.

Program Funding

All funding for the HCV program comes from the U.S. Department of Housing and Urban Development (HUD). Arlington’s funding level for FY2014 is \$18.2 million. Funding has increased each year since FY2010.

Housing Choice Voucher (Section 8) Allocations						
Year:	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	Total:
Amount	\$15,778,069	\$16,175,976	\$16,921,440	\$17,883,678	\$18,240,094	\$84,999,257

Current and Past Planning Target(s)

The program target for HCV distribution is: 65 percent families with children; 20 percent adults age 62 or older; and 15% for individuals with disabilities.

Program Enrollment and Outcome Data

At the end of FY2013, the County issued 1,383 vouchers; this was up from 1,374 in FY2012 and 1,369 in FY2011. The current balance by tenant type is very much in line with planning targets: 63 percent families with children, 17 percent adults age 62 or older, and 20 percent individuals with disabilities. About 75 percent of vouchers are held by very low income households (below 30% AMI), and the remaining 25 percent are in the 30-50% AMI range.

Assessment of the Program

The Housing Choice Voucher program fulfills a critical need, as it makes it possible for more than 1,300 households to live in Arlington that would otherwise be very unlikely to afford suitable housing in the community. However, the five-year waiting list for vouchers is a clear indicator that this Federal program does not come close to meeting the housing needs of all LMI individuals of families that seek to live in Arlington. With Federal funding for HCV highly unlikely to be expanded in the future, it will be up to the County and its partners to meet these needs through other means.

In addition, higher rents in Arlington make it difficult to serve low income households. According to Federal program rules, rent cannot exceed Federal fair market rents for the region. The supply of homes in Arlington have rents within the Federal limit is constrained, which can be a barrier for tenants looking for affordable housing. Furthermore, current efforts to increase lease-up rate have been impeded by lack of affordable housing, particularly for families requiring two or three bedroom units.

Housing Grants

Description

The Housing Grant program is a County subsidy program that covers part of the rent for low-income adults living in private rental housing. Participating households spend 40 percent of their gross income on rent, with the remainder subsidized by the County's grant. The Housing Grant program issues grants to low-income households with members who are age 65 or older, or who are permanently and totally disabled, or working families with children. Participants in the program are mainly referred to the Housing Grant program by County social workers or hear about it via word of mouth.

Program Manager

Arlington County Department of Human Services: Housing Grant Supervisor

Program History

The Housing Grant program was established in the early 1990s. In recent years there have been changes to the calculations that determine grant sizes to respond to rising rents in the county. Also, the eligibility age for older adults was raised from 55 to 65 at some point in the past, and more stringent requirements for establishing proof of residency were implemented.

Program Funding

The Housing Grant program is funded through the County's General Fund. Funding for FY2014 is \$8.0 million; while this is down from \$8.6 million in FY2013, it is up significantly from the FY2010 level of \$4.9 million.

Current and Past Planning Target(s)

The program is evaluated by the Department of Human Services through a number of performance measures including: 1) the accuracy of the grant size formulation, 2) the timeliness of processing initial and on-going reviews, and 3) each year by calculating the average amount of income left over after households receiving their grant have paid their rent is calculated to show what income a households has for other expenses, such as utilities, child care, and health care. The program reports the numbers and characteristics of households served as part of the County goal to provide balanced assistance (Goal 1).

Program Enrollment and Outcome Data

In FY 2013 an average of 1,178 households received a grant each month and the average grant amount is \$575 a month. There were about 338 working families with children, 434 households with persons with a disability, and 406 households with older adults that received a housing grant in FY 2013. Working families with children had an average annual income of \$26,195, people with disabilities had an annual income of \$13,196, and older adults had an average annual income of \$14,133.

Many clients of other County housing programs rely on Housing Grants to make their housing affordable. For example, transitional housing clients who move to more permanent housing situations often rely on Housing Grants to afford their new housing situation. Most of the residents of the County's CAFs receive a housing grant.

Assessment of the Program

The Housing Grants program is essentially serving as a supplement to the HCV program, providing needed assistance to many households that could not otherwise afford to live in Arlington County. Since the waiting list for the HCV is so long and demand for CAF units has far exceeded supply, this program is the simplest and most direct way to ensure that more LMI households can live in Arlington County. The Housing Grant program is often coupled with other housing programs to make housing affordable to low income households.

Despite filling a gap in housing assistance, the county is still far from being able to provide assistance for all households that are seeking housing in the local market given the size of the gap between incomes and market rents.

Real Estate Tax Relief

Description

The Real Estate Tax Relief program reduces or waives real estate taxes for LMI homeowners who are age 65 or older or who are permanently disabled. Pamphlets on the program are sent to households with their tax bill to notify them of the program. The County also has a webpage devoted to the program. Interested households must submit an application to receive the waiver.

The amount of the waiver is determined by a household's income and assets. Households with annual incomes below \$55,964 receive a full tax waiver, households earning between \$55,964 and \$68,387 have 50% of their tax bill waived, and households earning between \$68,387 and \$99,472 have 25% of their tax bill waived. All of these households must have assets worth less than \$340,000 (excluding their home). (These income levels apply to one- and two-person households, which characterize the vast majority of applicants, but are adjusted for larger households.) Households that meet the income requires but have assets worth between \$340,000 and \$540,000 (excluding their home) can have their tax bill deferred (at the same rates as the waiver) without interest until they sell their home.

Program Manager

Arlington County Department of Human Services: Department of Real Estate Assessments

Program History

The Real Estate Tax Relief program was established in the early 1970s. There have been changes to the program in terms of the income and asset levels for eligibility to respond to rising incomes in the county.

Program Funding

The costs of this program come in the form of foregone real estate tax revenue. For FY2014 the County has budgeted the program cost (lost revenue) to be \$5.2 million. This is up from the prior three years, when the program budget was \$4.6 million. There are also staffing costs to administer and manage the program.

Current and Past Planning Target(s)

There are no formal planning targets or assessment process for the Real Estate Tax Relief program.

Program Enrollment and Outcome Data

In 2013, 1,043 households received a tax waiver. Of those, 764 households received a full tax exemption, 127 households received a 50% exemption, 128 households received a 25% exemption, and 34 households received a deferral.

Assessment of the Program

The tax relief program is a simple, straightforward initiative that has proven to be an essential tool for keeping seniors who earn little income in their homes. The fact that it is essentially a tax reduction for qualifying property owners makes it attractive from a political perspective as well. As the population ages and home values continue to increase, there might be more demand for real estate tax relief which could have implications for the county's budget.

Permanent Supportive Housing

Description

The permanent supportive housing (PSH) program provides affordable housing units and services for low-income adults with physical and/or intellectual disabilities. The County contracts with affordable housing providers to reserve units in their buildings for individuals using PSH grants. These grants are issued through the Housing Grant program, but individuals with PSH grants are only required to spend 30 percent of their income on their rent, as opposed to 40 percent for other housing grant recipients, and the County pays the difference between that amount and the market rent. In addition to the subsidized housing, the individuals are also connected to supportive services offered in the County.

Individuals and households who do not have a stable home and have a disability are eligible for permanent supportive housing. They must have an assigned case manager in the Department of Human Services to qualify for the support. Individuals are referred to the PSH program by their case manager at the Department of Human Services. Information on permanent supportive housing in the county is also spread through word of mouth among clients.

Program Manager

Arlington County Department of Human Services: Supportive Housing Services Manager

Program History

The County adopted its Permanent Supportive Housing plan and started the program in 2005. There have not been major changes to the program since its inception. Program staffers are constantly working to expand the number of PSH units through agreements with affordable housing developers during the development review process. These agreements are negotiated with developers who receive AHIF funds or include CAFs in their site plan projects. A recent success story is the Arlington Mill Residences, which opened in 2013 and has eight PSH units with onsite services that go beyond standard case management. The additional services are often focused on helping residents with lease compliance.

Program Funding

The program receives 80% of its funding from the County's General Fund and 20% from federal funds. The budgeted amount for this program has increased each of the last five fiscal years as follows:

Permanent Supportive Housing Programs Allocations						
Year:	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	Total:
Amount	\$810,584	\$960,584	\$1,427,956	\$1,676,020	\$2,064,874	\$6,940,018

Current and Past Planning Target(s)

The County has set a target that eight percent—or about 20 units—of the County's new CAFs should be reserved as PSH units. The goal is to expand the number of PSH units to 425 countywide. In addition, the PSH program has several very specific performance targets, including the following:

- Achieve at least 90% of landlord satisfaction in annual survey of participating landlords;
- Ensure timeliness in transitioning applicants from approval to move-in, no more than 3 month average wait;
- At least 95% PSH participants receive quarterly home visits from case managers;
- At least 70% of approved applicants are able to secure housing;
- At least 70% of charts of PSH clients show they receive the appropriate level of care; and

- 90% of PSH clients remain in permanent housing and are not displaced.

Program Enrollment and Outcome Data

As of May 2014 there were 193 individuals (this number fluctuates) in PSH units in Arlington, which is still well short of the target of 425 units.

Though the overall number of PSH units is still shy of the goal, the county is meeting many of its other planning targets for PSH:

- A total of 66 PSH units have been added between FY2011 and FY2014, representing 11 percent of all CAFs added during that period.
- Landlord satisfaction with PSHs has averaged 93 percent.
- The median wait time for move-ins declined from seven months in FY2011 to three months in FY2013, though it is back up to four months in FY2014.
- Case managers have been able to make quarterly home visits to 93 percent of PSH residents in the fourth quarter of FY2013, up from 83 percent in the first quarter of FY2013.
- Between FY2011 and FY2014, 71 percent of approved applicants secured PSH units and another 10 percent were placed in alternative permanent housing.

Arlington did fall short of its targets for two metrics, though:

- Only 50% of PSH residents were found to have received full effort for appropriate care between FY2004 and FY2013; this is likely due to incomplete documentation rather than subpar service; and
- Among those who lived in PSH units from FY2004 to FY2014, 85 percent of PSH clients remained in permanent housing, while 13 percent were evicted and two percent were deceased

Assessment of the Program

Arlington County has done very well to grow the number of PSH units, as it has increased its supply by about 50 percent in the past four years. This growth has enabled the County to meet many of its targets for placing people in these units, though it is still short of the overall target. The program could be expanded by getting more landlords to accept PSH clients with poor credit or criminal histories. This would increase the placement more accepted clients to the PSH program and reduce the wait time for accepted clients. Any expansion must be done with sufficient funds for rent and program staffing and eye towards better service, though, as the program has struggled to balance the pace of growth with the provision of appropriate services. While budgets have increased, they are insufficient for the program to be fully leased up. Additional program staff would also be required to achieve 100% lease up.

Another concern is that there is currently no specific program to address the needs of youths aging out of foster care with significant needs for supportive housing. One area for a potential regional program is a supportive housing program specifically for this population for all eligible individuals in the region because there is not a critical mass of individuals in this category in Arlington to support the creation of a new program.

Homeless Services

Description

Arlington County operates emergency homeless shelters and transitional housing (three programs recently re-purposed as rapid re-housing services) for homeless adults and families. The County also offers case management, with operations and services to shelter and house these households and help them to find stable housing contracted with non-profits. Shelters are designed to house several specific populations, including families, single women with children, survivors of domestic violence, and single adults. The homeless services program also includes transitional housing, rapid re-housing, and a permanent supportive housing program for chronically homeless adults.

The County's Homeless Prevention and Rapid Re-Housing Program (HPRP) helps the currently homeless and those at risk of becoming homeless quickly find new, stable housing. Services include financial assistance for rent arrears, moving costs, resolving issues that could lead to eviction, and case management to address housing barriers. Common housing barriers addressed by case managers are criminal histories and poor credit; case managers work with landlords to consider clients as tenants and maintain contact with landlords to address problems such as late rent payments.

Individuals and households at risk or currently homeless are first directed to the Department of Human Services Clinical Coordination Unit which helps them find immediate shelter and connect to other services. Affordable housing managers in the county are aware of the HPRP program and often participate. To promote homelessness services to individuals and households who need the services, DHS Community Outreach Worker and Housing Locators in the community work to promote homelessness services and programs to individuals at risk and currently homeless.

To better serve homeless individuals and families year-round, the County is building a Comprehensive Homeless Services Center. This center, which is under construction in the Court House area, will offer a full range of services and emergency shelter beds in a modern facility. This facility will replace the existing emergency winter shelter, and is scheduled to open in the fall of 2014.

Program Manager

Arlington County Department of Human Services: Homeless Program Coordinator

Program History

The homeless services program in Arlington County was started over 20 years ago. The Homeless Prevention and Rapid Re-housing program was launched about five years ago and the Housing First programs started in 2003.

The program is currently transitioning to a central assessment and intake process so that people seeking assistance need to only go through the intake process once in one place and can be referred to County and other services.

There are changes currently being made to the Continuum of Care to incorporate best practices of central intake. The length of stay in some of the transitional homes is being reduced because program administrators found that for most families, 24 months was more time than needed to secure permanent housing.

Program Funding

The County's homeless shelters and transitional housing programs are funded by County General Funds, federal HUD funds, state grants, foundation funds, and private donations. HPRP is funded by County general funds, state grants, foundation grants, private donations, and federal CDBG funds.

The total FY2014 budget for all homeless services programs is \$2.7 million, of which \$2.5 million is for shelters, transitional housing and supportive housing, and \$200,000 is for HPRP. Funding for these programs has essentially remained flat over the past five years, with some year-to-year variation. The County has also budgeted \$1.1 million in FY2014 to complete the new Comprehensive Homeless Services Center.

Current and Past Planning Target(s)

The homelessness services in the County are evaluated using several new metrics, each of which has specific targets associated with it. There are separate metrics for emergency shelters and transitional housing. Key targets are summarized below; this is not an exhaustive list, but it does cover all topics related to permanent housing.

Emergency Shelters:

- Occupancy: 95% for singles, 78% for family beds
- Length of Stay: 3 months for singles, 4 months for families
- Share securing permanent housing: 24% for singles, 80% for families
- Employment rate at exit: 26% for singles, 70% for families

Transitional Housing:

- Occupancy: 75% for Elizabeth House, 90% for all other facilities
- Length of Stay: 16 months for families, 4 months at Elizabeth House, none for singles
- Share securing permanent housing: 85% for families, 40% at Elizabeth House, none for singles
- Employment rate at exit: 20% for singles, 80% for families

The County's 10 Year Plan to End Homelessness was developed in 2008 through collaborative efforts with stakeholders with the aim to end homelessness in the County by 2018. A major component of the plan is the 100 Homes Campaign, started in 2011 as part of the national 100,000 Homes Campaign, that consists of canvassing the County to connect with homeless individuals and develop a list of particularly vulnerable homeless individuals and connect these individuals to services and move them into permanent housing. These goals and strategies are currently being reviewed to determine if the goals and strategies are still appropriate to the County's needs.

The goals of the 10 Year Plan to End Homelessness are a) develop affordable housing, b) promote integrated supportive services c) prevent homelessness, and d) expand income options. Strategies to achieve these goals are to:

- Rapidly re-house people who become homeless,
- Increase the supply of housing affordable to households at or below 30% of area median income,
- Expand housing subsidy programs like Housing Grants, transitional rental assistance, Housing Choice Vouchers, and other HUD funded affordable housing programs,
- Help homeless individuals and families overcome housing barriers and access affordable housing by educating landlords and conducting credit counseling,
- Enhance services in supportive housing,

- Implement a Housing First strategy to house homeless individuals and families and then connect them to services,
- Improve the capacity to meet the needs of homeless people with mental illness or histories of substance abuse,
- Educate the service providers, landlords and the community to enable them to identify people at risk of homelessness,
- Implement homeless prevention services as part of the coordinated service model,
- Improve access to employment and training programs for homeless individuals, and
- Connect homeless individuals and families to public benefits.

Program Enrollment and Outcome Data

There are 71 beds in shelters for families and single women, a shelter with 11 beds for survivors of domestic violence, a 44 bed shelter for single men and women, and a winter shelter for single adults. The winter shelter has been housed in a temporary facility for many years, but the new Comprehensive Homeless Service Center is set to be ready for this purpose in time for the winter of 2015.

In addition, the County operates four transitional housing programs (two recently re-purposed as rapid re-housing), not including Independence House (discussed under Substance Abuse housing programs). One of these serves up to 14 households for up to 24 months, one serves up to 20 households for up to 24 months, one program offers a year of housing to young mothers with one child, and one program is considered permanent housing and serves chronically homeless adults.

The existing facilities and programs are meeting or exceeding most of the planning targets described above, with just two major exceptions:

- The average stay for families in emergency shelters is 5.3 months, which is well above the target of 4.0 months
- Only 63% of adults leaving the family shelter are employed, which falls short of the 70% target

Assessment of the Program

The 10 Year Plan to End Homelessness included short and long term milestones. Long term milestones include:

- Add at least 425 units of permanent supportive housing
- Develop an apartment building with 20 studio style units
- Create a funding pool to permanently housing homeless people
- Create a housing model for youths
- Expand the capacity to serve homeless individuals with serious mental illness
- Develop a peer support program
- Create a plan to engage the entire community in homelessness prevention
- Create MOU's with institutions in Arlington such as the County jail and mental health institutions to prevent patients from being discharged if they have no housing
- Educate stakeholders about prevention services available to tenants who have difficulty staying current with their rent
- Create partnerships with employers and service providers to create new employment and training programs
- Launch a best-practice model to connect individuals and families to benefits through the Social Security Administration

It does not appear that the County has evaluated the homelessness programs and services using the milestones outlined in the 10 Year Plan. About 100 vulnerable, homeless individuals have been permanently housed as part of the 100 Homes Campaign, but in order to continue the pace of placement, more resources are needed.

In FY 2013:

- 94 households (227 people) and 614 individuals were served by shelters in the county
- 1,011 individuals were served by the Outreach and Engagement program
- 185 individuals were served by the Homeless Prevention and Rapid Re-housing Program
- 68 households were served by the Transition in Place program for families

The Consolidated Plan goal was to reduce homelessness by 50% by 2015. In order to do that, there would need to be additional PSH units or other resources for chronically homeless individuals. More resources are needed to continue the pace of reducing homelessness, which declined by 39% in the 2014 Point in Time count. There is also a need for stronger regional collaboration to address homelessness. If all jurisdictions in the region had standardized policies of residencies that would help individual and families return to the jurisdiction where they are eligible for services. This would prevent many families falling through the system's cracks.

Carter-Jenkinson Memorial Homelessness Prevention Fund

Description

The Carter-Jenkinson fund is operated by Arlington Thrive, a nonprofit organization that provides many types of emergency financial assistance to individuals and families in need. The program offers flexible cash grants to households facing housing crises putting them at risk of becoming homeless. The majority of program clients are facing eviction due to owed rent and the cash grants allow them to become current on their rent and avoid or stop eviction proceedings. Households can also use the grant to pay owed utility fees as well. Upon determination that a household in a housing crisis would be able to resolve the issue with a one-time cash grant, the program issues a check to the household that same day to quickly resolve the financial issue and ensure the household remains housed.

Households are eligible for the Carter-Jenkinson housing grant if they are at risk of eviction and the cash grant would resolve a short-term financial crisis. Households must be referred to the program by County social workers. The Arlington Thrive website also contains information about the Carter-Jenkinson program along with instructions to contact the Department of Human Services if they think they are eligible for the grant.

Program Manager

Arlington County Department of Human Services: Community Assistance Bureau Supervisor

Program History

The Carter-Jenkinson housing grant was first created about 30 years ago by Eleanor Carter and Frieda Jenkinson who used their own resources to help households avoid eviction. After years (unclear how many) of being operated by non-profit Arlington Thrive, the County began contributing funding to the program and using County social workers to determine eligibility for the grants.

Several years ago, as a result of the recession, program administrators noticed that more households were seeking assistance and the program would exhaust its monthly funds well before the month was over. The program administrators sought additional funding for the program to ensure they would have enough funding to give grants to all eligible applicants.

Program Funding

The Carter-Jenkinson Fund is primarily funded via the County General Fund, with additional support contributed by Arlington Thrive. The total budget of the program has averaged about \$345,000 over the past five fiscal years. Arlington Thrive has contributed \$30,000 each year, with the balance coming from the County.

Current and Past Planning Target(s)

There are no specific planning targets; however, households with children are given priority. The aim of the program is to assist as many households that apply as possible and to issue the grants the same day to quickly resolve individual crises.

Program Enrollment and Outcome Data

In FY 2013, 614 households received the eviction prevention grants. The typical grant size is \$300 to \$500. The program does not track outcomes for grant recipients.

Assessment of the Program

County social workers try to use other funding sources to help families facing homelessness before issuing Carter-Jenkinson grants if households are only behind on rent payments. The Carter-Jenkinson grants are the most flexible eviction prevention resource available and can be used for any cost that will help keep a household in their home, such as catching up on late utilities, while other funds cannot be used for anything but rent payment. The demand for assistance can fluctuate significantly, and is highly dependent on economic conditions.

Group Homes and Transitional Housing: Mental Health Populations

Description

Arlington County operates several small facilities that offer both transitional and permanent housing options for individuals with mental disabilities and/or mental illness.

The County operates four long-term group homes⁴ that serve adults with serious mental illness who have difficulty completing some activities of daily living, such as bathing or eating. The home is staffed 24 hours a day, and includes life skills training and community integration activities. Clients typically live in the homes for up to two years before moving to more independent living situations, though clients with the greatest level of need may live in group homes on a permanent basis. At two of the properties clients pay 30 percent of their income to the program for their housing costs, as well as a service fee of 35 percent of their post-

⁴ There are also several assisted living facilities that provide intensive residential programs as an alternative to hospitalization. Since these facilities are designed for permanent residence, they are not considered transitional housing.

rent income. For the other two, clients have individual leases for their units and utilize County housing grants to pay for their housing.

In addition to these longer-term situations, the County also operates two transitional homes for homeless adults with serious mental illness. Clients can live in the home for up to 90 days; during this period clients are given assistance to apply for services and public benefits and search for a more permanent housing situation, such as space in a group home.

Residents of group homes are identified from the existing client base of the County's Division of Behavioral Healthcare. The Behavioral Healthcare Division does not market this program. Clients are referred to the program by their case managers at the Behavioral Health Division and other service providers as appropriate for their needs. Clients who transition out of the group homes typically move to their own apartments and utilize Arlington Housing Grants or into Permanent Supportive Housing units if they are unable to live completely independently. Clients who are old enough to be eligible also often move into the Mary Marshall Assisted Living Residences.

Program Manager

Arlington County Department of Human Services: Division of Behavioral Health, Residential Services Coordinator

Program History

Group homes and transitional housing have been available in the County for at least 10 years. The program has not changed substantially, however, it has expanded the units offered by building Carlin Springs II in 2012 to better accommodate demand for transitional group housing.

Program Funding

The Group Homes are funded from three different sources. Resident rent payments and service fees provide part of the funding, some comes from HUD, and the County funds the remainder of operation costs out of the General Fund.

As of FY2014, the total operating budget for these homes and services was \$1.7 million. Contracts for operation of the group homes and transitional group homes are issued every seven years contingent upon annual renewals. The contract totals typically remain the same every year with occasional slight increases (around 1%).

Current and Past Planning Target(s)

There are no published planning targets for the County's group homes and transitional housing services. The Behavioral Health Division does have performance outcomes that it requires the contractor that operates the group homes and transitional group homes to meet. The performance measures of client progress include: measuring the increase in community integration activities, progress towards health lifestyles, successful transition to independent living, changes in the level of care required, average length of stay in the home, and client satisfaction. The performance outcomes are submitted monthly to the Behavioral Health Division.

Program Enrollment and Outcome Data

In 2013, 35 individuals were served by the Roosevelt (6 beds) and Vaughn Ball (8 beds) group homes. Carlin Springs I and II (8 beds total) served 35 individuals and the Ivy/Buchanan townhomes (6 beds) served 9 individuals. The incomes of residents are not tracked. Detailed data on the contractor's performance was

not available, but the County has continued to renew the contract because they have been satisfied with the contractor's performance.

Assessment of the Program

The program functions well, however, there is high demand and permanent waitlists to live in transitional group homes. Some of the high demand is a result of the long period of time it takes for clients living in the transitional group homes to secure a Permanent Supportive Housing unit when they are ready to move out of the group home. In order to reduce the high demand for the transitional group homes, there needs to be an expansion of permanent housing options such as Permanent Supportive Housing Units or housing grants to create more options for individuals trying to move out of the transitional group homes.

Many of the clients in the group homes receive County housing grants and utilize services from several divisions within the Department of Human Services. Due to the complexity of client needs, clients use a variety to different kinds of services at different times. It is important to maintain a continuum of services and supports for clients in order to meet these varied needs, no one solution will work for all clients.

Transitional Housing for Substance Abusers

Description

The County manages, via contract, the operation Independence House, a 14-bed of a 14 bed transitional housing facility that serves adults in substance abuse recovery. After completing substance abuse treatment, clients stay at Independence House for 6-12 months and must participate in recovery activities and onsite life skills and recovery programming. Residents are required to pay 30% of their income to the program for their housing. The County also refers clients to two other nonprofit-run facilities located in Arlington County.

The eligible population consists of adults who have a primary diagnosis of substance abuse, have completed substance abuse treatment plans, and are already connected to the County's behavioral health system. Participants must have been sober for at least 30 days and actively engaged in treatment or recovery services. They are also required to be at least part-time employed or volunteering during their residency to prepare them to transition to more independent living. To be referred to Independence House, a client must be an Arlington resident or be receiving services from the County's behavioral health agency.

After clients successfully complete their time in the transitional housing program, they move to more independent living situations such as their own apartments, often with housing grant assistance (though many still struggle financially with other living costs such as utilities), or other supportive independent housing like the independent, resident run Oxford recovery houses.

Program Manager

Arlington County Department of Human Services: Substance Abuse Coordinator

Program History

The transitional housing program for program started about 20 years ago with the receipt of a HUD Shelter Plus Care grant that provided housing and mental health services to homeless and disabled individuals. After the HUD Shelter Plus Care grant expired after 8 years, the County continued the program and expanded eligibility beyond homeless individuals to include Arlington residents in substance abuse recovery

who may be in housing, but living in environments that are harmful to their recovery. The program has also changed its approach and emphasis as the field of substance abuse treatment has changed to become more client oriented centered and motivational. Also, the staff of Independence House has developed more expertise and experience serving individuals with co-occurring psychiatric disorders.

Program Funding

The program is primarily funded by County General Funds with occasional grants from other sources in addition to resident rent payments. Funding for FY2014 is \$226,780; this contract amount has remained consistent over the past last five years.

Current and Past Planning Target(s)

There are no specific planning targets for the program, however, the program is monitored and assessed for the number of individuals who are discharged before completing the program, monitoring to ensure the quality of the services offered and the facilities, and evaluated for client satisfaction. An informal target of 75% successful completion and transition to more independent living is not always met due to the complexity and diversity of needs among the clients of this program.

Program Enrollment and Outcome Data

In FY 2013, 26 individuals were served by Independence House. The incomes of those individuals are not tracked.

Assessment of the Program

Arlington County has collaborated with other jurisdictions to offer transitional housing programs in the past in response to securing grants to fund those efforts. For example, upon receiving a Substance Abuse and Mental Health Services Administration grant several years ago, Arlington and Alexandria created a substance abuse transitional housing program for adult males who only spoke Spanish. When the grant expired, there were not enough local funds to continue the program and residents were referring to County group homes.

The model of service enriched transitional housing works well and the camaraderie of communal living in this setting also supports recovery. Though the County does not track of clients after they leave Independence House, research has shown that the longer people recovering from substance abuse remain in treatment or receive supportive services they are more likely to maintain their sobriety. The program serves a diverse population with complicated needs. Due to these complicated needs, it can often be difficult for individuals to leave the transitional housing and secure permanent housing due to housing barriers such as low incomes or poor rental records. This makes efforts by the County to educate landlords about clients' needs and abilities to be good tenants essential to helping clients move to more permanent settings and free up room in Independence House.

Residential Services and Housing for Individuals with Intellectual Disabilities

Description

To serve adults with intellectual disabilities (ID), the County offers 12 group homes with 2-6 beds each. The residents receive supportive from non-profit providers that operate the homes under contracts with the County.

In order to receive residential services and placements, individuals must apply to the Development Disabilities Service Bureau. Access to residential services is for individuals age 18 and older, and is contingent on funding availability, including meeting eligibility criteria for various funding sources.

Program Manager

Arlington County Department of Human Services: Division of Aging and Disability Services, Bureau of Developmental Disability Services, Resident Services Coordinator

Program History

This program has been in effect for more than 30 years.

Program Funding

The majority of funding for the group home services comes from the State of Virginia Home and Community-Based Medicaid Waiver. Residential services for persons who do not qualify for Medicaid funding may be covered by County and State General Funds, if available. The annual costs of the group home services range from \$80,000 to \$130,000. Group home operating costs are covered by County General Funds, resident fees, and by the fund-raising efforts of non-profit organizations in addition to resident rent payments.

Current and Past Planning Target(s)

Annual satisfaction surveys track the percentage of individuals and families who rate residential services as satisfactory or better. The target is 99% satisfaction.

Program Enrollment and Outcome Data

Arlington has 21 individuals with ID residing in supervised apartments scattered throughout the county, including many who make use of the Housing Grants program. There are another nine individuals who have ID living in Permanent Supportive Housing apartment units.

The program is trying to serve more individuals by creating more group homes. It is difficult to find appropriate locations to build group homes, though. Although the County has had some success in addressing the common barrier of neighborhood concern regarding group homes by engaging neighbors, it is still challenging to find lots large enough for a group homes that can be made accessible to individuals with ambulatory challenges.

The ID group housing program is also challenged by the state's efforts to comply with the Olmstead ruling promoting deinstitutionalization and community integration of individuals living in state institutions. In Virginia, this has resulted in the elimination of low-interest Virginia Housing Development Authority loans for group homes because the state considers them to be institutional settings. Therefore, it has become

more difficult to obtain low cost financing to build more group homes in Arlington to meet the demand for ID group homes.

Assessment of the Program

It can be challenging to meet the demand for ID group housing. The program is currently looking into adding eight additional group home beds to better meet demand. It is going to be challenging to expand given the difficulty in securing low-cost financing for a project, as well as finding an appropriate lot large enough for a group home.

Senior Independent Living and Assisted Living

Description

Arlington County provides financial support for two properties that serve low-income older adult populations.

Mary Marshall Assisted Living Residences is a 52-unit assisted living facility that is run by a nonprofit organization and receives County funding for operating assistance. The property serves low-income individuals age 55 years or older with serious mental illness or an intellectual disability. Other eligibility criteria require individuals to have a Department of Human Services case manager, be psychiatrically stable for 6 months, and not exceed the HUD maximum annual gross income level.

Culpeper Garden is a non-profit 340-unit independent and assisted living facility for low- and middle-income older adults, supported by a mixture of county, state and federal funding. Service coordination and a meal program are offered to residents in the independent living section. Unlike Mary Marshall, Culpeper Garden is not specifically dedicated to serving older adults with mental illness or intellectual disabilities. Culpeper Garden has 340 units. Services provided to residents in assisted living, also include medication management and assistance with activities of daily living. Residents receive a variety of County funded services, as needed, to help them age in place as long as possible. Additionally, the County rents space at Culpeper Garden for a Senior Center which has been in operation for over 30 years.

Program Manager

Arlington County Department of Human Services: Aging and Disability Services Division, Division Chief

Program History

The Mary Marshall residences opened in 2011 following a two year renovation and expansion of an existing building. The renovation was a partnership between Volunteers of America and the Arlington County Department of Human Services. Culpeper Garden opened in 1975, as an independent living facility with 204 units. In 1992 an additional independent living building opened with 63 units. Culpeper Garden opened a 73 unit assisted living facility in 2000. In FY 2014, the County provided Culpeper Garden an additional subsidy of \$384,000 over 3 years for assisted living residents. The subsidy is intended to give Culpeper Garden time to develop a plan for its long-range sustainability.

Program Funding

Funding for Mary Marshall comes from the County General Fund (\$2.4 Million in FY2014), state auxiliary grants (a supplemental income grant for eligible individuals who live in assisted living facilities or other approved facilities) and the Housing Choice Voucher program.

Funding for Culpepper Garden rent and services comes from local County funding (\$581,446 in FY2014), state auxiliary grants (for the assisted living facility), the Housing Choice Voucher program, and resident rent payments. The meal subsidy funds for Culpepper Garden (\$64,416 in FY2014) are from The Area Agency on Aging (AAA) Area Plan and includes Federal, State and local funding.

Current and Past Planning Target(s)

Both facilities undergo state inspections as part of state regulation of assisted living facilities. The facilities also submit monthly financial reports to the County. In addition, Mary Marshall's contract with the County requires it to meet specific performance measures.

Program Enrollment and Outcome Data

The average income of Culpepper Garden residents in the independent living portion of the facilities is between \$15,000 and \$18,500. The average income of Culpepper Garden residents in the assisted living portion of the facilities is \$23,124. Mary Marshall residents typically rely on SSI income and on average receive \$710 per month, or \$8,520 per year.

Assessment of the Program

The opening of Mary Marshall has been an improvement in the ability of the County to serve older adults with mental illness or intellectual disabilities and allow them to live as independently as possible and avoid a higher level of care such as a nursing home. It also frees up space in other County group homes by providing this permanent housing option for older adults.