

HUD Narratives

FY 2016 - 2020 Consolidated Plan

(Federal Fiscal Years 2015 – 2019)

Approved by the Arlington County Board on April 18, 2015



DEPARTMENT OF COMMUNITY PLANNING, HOUSING &
DEVELOPMENT

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Executive Summary

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

1. Introduction

The Consolidated Plan is a five-year planning document laying out the goals for Arlington's Community Development program. It is designed to guide the County's use of Community Development Block Grant (CDBG) and HOME Investment Partnership funds in addressing affordable housing, homeless, community and economic development over the federal FY 2015-2019 (County FY 2016 – 2020) five-year period. The Plan describes the County's needs in these areas and the resources and goals to address those needs.

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

Overview

Create and sustain affordable housing

- Increase the supply of committed affordable units, including 10% permanent supportive housing
- Improve owner-occupied housing
- Rehabilitate or repair rental housing
- Assist households to become homeowners

Promote healthy and self-sufficient families

- Provide job training and skills
- Foster microenterprise development
- Reduce barriers to unemployment
- Assist families to build assets
- Support increased educational attainment
- Increase individual and family well-being

Stabilize families at risk of homelessness

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

Foster vibrant and sustainable neighborhoods

- Inspect committed affordable units
- Provide technical assistance and referrals
- Conduct community events and workshops
- Conduct neighborhood cleanups

3. Evaluation of past performance

Future goals and projects are largely determined from the community needs assessment, housing market analysis and input from service providers and the general public. However, review of past performances allows the County to determine progress towards achieving goals, what is left to be done and what adjustments are needed. Each year the County reports on accomplishments and progress toward Consolidated Plan goals in the Consolidated Annual Performance and Evaluation Report (CAPER) as well as completing an Annual Affordable Housing Targets Report that details the progress towards meeting the County's affordable housing goals. These evaluations were used as part of the process towards choosing the County's goals and projects.

For the City of Falls Church, the Housing and Human Services Team reviewed goals and actual outcomes for the past several years. As a result of this evaluation of several programs, it was determined that some are no longer necessary. In addition, the amount of funding for programs has changed. This internal evaluation was added to feedback gained from the affordable housing policy process, affordable housing survey and public forums to give this department a clear picture of goals to be accomplished in the next five years.

4. Summary of citizen participation process and consultation process

The planning process was kicked off in Arlington with a community meeting to discuss needs. Through the process, a variety of methods was used to ensure citizen participation: a resident survey with over 600 responses; participation in multiple citizen advisory commission meetings, including the Community Development Citizens Advisory Committee, Housing Commission, Human Rights Commission, Disability Advisory Commission; and participation in community outreach meetings, including a tenant organization. The process has been guided by the Community Development Citizens Advisory Committee, comprised of Arlington residents representing a wide variety of populations and interests.

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

Parallel with the Consolidated Plan process, Arlington has also been developing an Affordable Housing Master Plan, which has had a robust citizen engagement process as well. A working group comprised of representatives from 19 stakeholder groups has met over 40 times in the past two years to guide the

planning process. A telephone poll of 1,744 residents provided input on housing needs and priorities, and multiple focus groups and interviews were held with specific populations, including homeless, low-income renters, seniors, and employers.

The City of Falls Church undertook a number of ways to include citizen participation. 1) The City Council appoints City residents to a Housing Commission and a Human Services Advisory Council. The Housing Commission is responsible for reviewing grant proposals for CDBG/HOME funds and for recommending funding amounts, while the Human Services Advisory Council is responsible for reviewing proposals for the Community Services Fund (CSF). In addition, in 2012-13 the City updated its strategy to address the diverse housing needs of its current and future population by assembling a working group of 12 stakeholders to draft an Affordable Housing Policy. 3) The City also convened a working group to determine the use of city owns land that was formerly used as a group home. All four of these groups along with the survey and public forums were part of the process for citizen participation for the plan.

5. Summary of public comments

Through two community Consolidated Plan meetings, three Affordable Housing Study forums, a resident survey, and other public participation mechanisms, several priorities were raised consistently: the need for affordable housing among many income-eligible populations, including special needs residents and seniors; the need for economic self-sufficiency programs such as financial literacy and eviction prevention; aging in place strategies; and programs to support community-wellbeing.

For the City of Falls Church Please reference Table 2 – Agencies, groups, organizations who participated.

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

There were no comments not accepted.

7. Summary

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

The Process

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

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

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

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

Table 1 – Responsible Agencies

Narrative

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

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

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

Arlington has a cooperation agreement with the neighboring City of Falls Church; its goals are incorporated into this plan. The City of Falls Church collaborated with Arlington County staff on preparation of the Consolidated Plan. The CDBG/HOME grant coordinator for the City is responsible for the administering of annual agreements with subrecipients who serve City residents. This staff is also responsible for administering the Falls Church portion of the Consolidated Plan.

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

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

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

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

Instead of public housing, Arlington develops and maintains affordable housing through nonprofit and for-profit partners, through direct financing, technical assistance, and through a range of innovative tools and incentives for the provision of affordable housing. Two nonprofit partners qualify as Community Housing Development Organizations (CHDOs). Falls Church also does not have public housing, and uses a similar model for the development and maintenance of affordable housing.

The Director of the Department of Community Planning, Housing and Development's Housing Division leads the County's housing and community development efforts, from policy development and program design to implementation and evaluation. The Housing Division is responsible for affordable housing development, housing planning, community development, homeownership, tenant-landlord mediation, and neighborhood outreach. Division staff also serve as liaison to other federal, regional, state and local organizations, including the Metropolitan Washington Council of Governments, the Housing Association of Nonprofit Developers, and the National Association of County Community and Economic Development. The Housing Division ensures coordination of the implementation of housing programs and ensures broad civic engagement in housing and community development planning. Staff serve as liaison to three County Board advisory committees - the Community Development Citizens Advisory Committee, the Housing Commission, and the Tenant Landlord Commission.

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

The City of Falls Church provides information on City programs and funding available to the four assisted housing programs. These include Homestretch, a program for formerly homeless persons; Winter Hill apartments, a program of the Falls Church Housing Corporation that serves low-income seniors and persons with disabilities; the Ives House, a group home for formerly homeless households; and the Sunrise program which provides beds for low-income residents. The City contracts with Fairfax County for the provision of social services for City residents.

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

Arlington County and the City of Falls Church have core networks of interconnected programs and services to assist people who are homeless or at risk of becoming homeless.

In Arlington, service workers connect with persons living on the streets, in parks, under bridges and in encampments to help put individuals on the path to stability. The Arlington Street People's Assistance Network (ASPAN) operates the street outreach program and Opportunity Place drop-in center.

Efforts to prevent homelessness before it occurs are anchored in two programs: the nonprofit Arlington Thrive provides same-day emergency financial assistance to Arlington residents in crisis. The Homelessness Prevention and Rapid Re-housing Program (HPRP) is operated collaboratively by the Department of Human Services, A-SPAN, Arlington-Alexandria Coalition for the Homeless (AACH), Doorways for Women and Families and Volunteers of America-Chesapeake (VOAC). It provides short-term housing stabilization services (financial assistance and case management) to households that are homeless or at imminent risk of losing housing.

Five homeless shelters provide a safe, structured environment for Arlington singles and families experiencing homelessness.

- Emergency Winter Shelter (A-SPAN)
- Sullivan House Family Shelter (AACH)
- Freddie Mac Foundation Family Home and Domestic Violence Program Safehouse (Doorways)
- Residential Program Center year-round shelter for individuals (VOAC)

The County's new year-round Homeless Services Center will open in 2015.

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

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

Two transition-in-place programs provide housing and services to help Arlington families gain housing stability for the long term. In these programs, households carry a lease in their own name.

- Adopt-A-Family (AACH)
- HomeStart (Doorways)

Permanent supportive housing programs provide rental assistance and case management for households that are homeless and have members with a disabling condition.

- A-SPAN
- County DHS (also serves youth transitioning out of foster care)
- New Hope Housing

Safe Haven serves hard-to-reach homeless persons with severe mental illness who are on the street and have been unable or unwilling to participate in supportive services. Arlington's Safe Haven is operated by New Hope Housing.

The City of Falls Church contracts with neighboring Fairfax County for homeless services. All emergency shelter and transitional housing available to Fairfax County residents, with the exception of three transitional housing units, are available to City residents. The City also employs a full time Human Services Specialist who is able to provide services to homeless residents.

There are three nonprofit organizations in the City that provide homeless services:

- Friends of Falls Church Homeless Shelter provides emergency housing from November 15 through March 31.
- Homestretch provides transitional housing to homeless families. Services include intensive case management, employment services, job training and other services.
- Ives House is a group home that provides housing for three formerly homeless families. The house is located on church land and is provided at an affordable rent to program participants of the nonprofit Shelter House, Inc.

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

The Virginia Department of Housing and Community Development administers the Homeless Solutions Program (VHSP), funded by the State General Fund and the federal Emergency Solutions Grant (ESG) to support homeless service and prevention programs that align with the following goals: to reduce the number of individuals/households who become homeless, to shorten the length of time an individual or household is homeless; and to reduce the number of individuals/households that return to

homelessness. Funding is awarded annually on a competitive basis to local governments, with approximately \$15.4 million available statewide in FY 2014.

The Arlington County Consortium (the CoC and 10 Year planning committee) has an Executive Committee that is responsible for developing a plan that includes discussion about how to best apply for and utilize ESG funds. This has become more important because the CoC receives its ESG funding from the state via the Department of Housing and Community Planning. Upon release of the state Request for Proposals, key stakeholders determine how the funding can be used and gaps to be addressed with the funds. If there are multiple providers interested in the limited funds available, the Priorities Committee is responsible for evaluating each project and making a final decision about which projects will be put forth in the application to the state.

The CoC has adopted clear performance and evaluative outcomes based upon the Federal Strategic Homeless Plan and HUD performance standards. The CoC has established clear measureable objectives for the emergency shelter, safe haven, transitional housing, rapid re-housing, and permanent supportive housing programs. The outcomes are reviewed by the CoC on a quarterly basis and will be reported as part of the annual report. Annually, the outcome measures are evaluated and changes made according to agreements via the CoC.

The CoC has an HMIS Policy and Procedures Manual for all end users that serves as the guide for using the system. The Data & Evaluation Committee, a sub-committee of the 10 Year Plan. is responsible for writing, amending, and annually updating the manual. Final policy decisions are made by the Executive Committee.

The City of Falls Church is a member of the Fairfax County Continuum of Care, and works with them to determine client needs, standards and outcomes.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	ARLINGTON HOUSING CORP
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Eviction prevention and other self-sufficiency needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization distributed surveys to 150 residents.
2	Agency/Group/Organization	ARLINGTON PARTNERSHIP FOR AFFORDABLE HOUSING.
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in Consolidated Plan kickoff meeting, Consolidated Plan forum, and Affordable Housing Study Working Group. Distributed surveys to over 200 residents of affordable housing properties. Continued partnership in development of affordable housing and associated resident services is anticipated.
3	Agency/Group/Organization	Citizens Advisory Commission on Housing
	Agency/Group/Organization Type	Housing Services - Housing Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Citizens Advisory Commission on Housing is a group of civic leaders and housing advocates that advise the Arlington County Board on housing policy and strategies. Commission co-sponsored Consolidated Plan kickoff meeting and Consolidated Plan community forum, and Commission members participated in the Affordable Housing Study Working Group. Group has identified continuing or increasing need for affordable housing in Arlington.
4	Agency/Group/Organization	Community Development Citizens Advisory Committee
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-homeless Services-Health Services-Employment Civic Leaders Business and Civic Leaders Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Community Development Citizens Advisory Committee is a group of civic leaders, business leaders, and neighborhood representatives that advise the Arlington County Board on community development policy and strategies. Representatives are from a wide range of community interests - aging, tenant- landlord, community services, businesses, and low-income neighborhoods, for example. Commission co-sponsored Consolidated Plan kickoff meeting and Consolidated Plan community forum, and Commission members participated in the Affordable Housing Study Working Group. Group has identified housing, homelessness, economic self-sufficiency, and community development as needs in Arlington.

5	Agency/Group/Organization	Disability Advisory Committee
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities Service-Fair Housing Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Analysis of Impediments to Fair Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Disability Advisory Commission is a group of civic leaders that advises the Arlington County Board on disability issues, including fair housing for people with disabilities. Recommendation was to increase education and outreach on fair housing rights and responsibilities.
6	Agency/Group/Organization	Arlington Alexandria Workforce Investment Board
	Agency/Group/Organization Type	Services-Education Services-Employment Regional organization Business Leaders
	What section of the Plan was addressed by Consultation?	Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Arlington Alexandria Workforce Investment Board (WIB) is a regional organization that analyzes workforce trends and collaborates with private and public employers to develop workforce opportunities. WIB staff collaborated to provide workforce development analysis and trends.
7	Agency/Group/Organization	Arlington Economic Development
	Agency/Group/Organization Type	Services-Employment Business Leaders
	What section of the Plan was addressed by Consultation?	Economic Development

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Arlington Economic Development's BizLaunch is Arlington's agency for supporting small business development. Director was consulted on need and trends in small business development. Technical assistance in marketing and business planning continue to be priority needs, as do bilingual Spanish services.
8	Agency/Group/Organization	Ten Year Plan to End Homelessness Steering Committee
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless Services-Health Services-Education Services-Employment Publicly Funded Institution/System of Care Civic Leaders
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Ten Year Plan to End Homelessness Steering Committee is comprised of community leaders, elected officials, service providers, and County staff, and serves as the coordinating and planning body for Arlington's Continuum of Care and associated homelessness programs. Steering committee members participated in the Consolidated Plan kickoff, forum, and reviewed draft Consolidated Plan goals and objectives.
9	Agency/Group/Organization	Housing Commission
	Agency/Group/Organization Type	Housing Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization assisted in developing and distributing affordable housing surveys to 81 residents. They also participated in community forums.
10	Agency/Group/Organization	Falls Church Housing Corporation
	Agency/Group/Organization Type	Housing Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	They participated in the community forums and invited residents to participate. Resident services personnel gave feedback.
11	Agency/Group/Organization	Fairfax/Falls Church Community Services Board
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Health Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	They attended regular meetings regarding special needs housing and served on a disabilities housing taskforce
12	Agency/Group/Organization	Affordable Housing Policy Workgroup
	Agency/Group/Organization Type	Business Leaders Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Economic Development Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The group was responsible for a revision of the City's affordable housing policy which provides many of the goals and housing targets incorporated into the plan. Several members of the group also attended the community forums.
13	Agency/Group/Organization	Human Services Advisory Council
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The group regularly discussed City needs at their regular meeting.
14	Agency/Group/Organization	Miller House Working Group
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This group provided feedback on the public facilities needs of persons with special needs.

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

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

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Arlington County	Arlington County's Five Year Consolidated Plan goals are designed in coordination with the Ten Year Plan to End Homelessness and the goals of the Continuum of Care.
Region Forward	Metropolitan Washington Council of Governments	Arlington County's Five Year Consolidated Plan goals are designed in coordination with the Region Forward initiative to develop housing and economic opportunities as the region grows.

Table 3 – Other local / regional / federal planning efforts

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

Regional efforts are coordinated through the Metropolitan Washington Council of Governments (MWCOG) and its member agencies. One key initiative is Region Forward, a vision for a more accessible, sustainable, prosperous, and livable National Capital Region. It was developed by the Greater Washington Coalition, a group of public, private, and civic leaders created by the Metropolitan Washington Council of Governments in 2008 to help the region meet future challenges like accommodating two million more people by 2050, maintaining aging infrastructure, growing more sustainably, and including all residents in future prosperity. In 2010, COG and its local 21 governments individually endorsed Region Forward and its Greater Washington 2050 Compact.

Arlington County consults with the Metropolitan Washington Council of Governments, and neighboring jurisdictions of Fairfax, Prince William and Loudoun Counties, and the Cities of Alexandria and Falls Church, in the development and implementation of its Consolidated Plan.

Narrative (optional):

The City of Falls Church had participation from the Housing Commission, Falls Church Housing Corporation, the Human Services Advisory Council, the Affordable Housing Policy Workgroup, and the Miller House Workgroup. In addition, the City regularly consults with nonprofit subrecipients.

The City contracts with Fairfax County for the provision of social services for City residents. This includes the provision of homeless services. Dialogue takes place between the City and Fairfax County agencies, such as the Community Service Board, who provided guidance on the needs of persons in the City with disabilities.

PR-15 Citizen Participation

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

Arlington's goal for citizen participation is to ensure broad participation of Arlington stakeholders in housing and community development planning, program development, implementation and evaluation. The Community Development Citizens Advisory Committee (CDCAC) and the Citizens Advisory Commission on Housing (Housing Commission) are the lead groups for the Consolidated Plan citizen participation processes. Both groups were involved in the development of the Five-Year Consolidated Plan. An ad-hoc Affordable Housing Study Working Group, comprised of 18 citizen representatives from a wide range of community interests, guided Arlington's 2012-2015 Affordable Housing Study, resulting in long-term affordable housing policies. These policies have been incorporated into the goals and objectives of the Consolidated Plan.

The Five Year Consolidated Plan includes the Citizen Participation Plan. The Plan, amended in April 2015, reflects strategies to ensure broad community involvement in Arlington's housing and community development programs. Member organizations are identified to encourage representation from related advisory commissions (housing, tenant landlord, community services, disability, aging, etc.); low and moderate income neighborhoods; and broad community interests (businesses, minorities, etc.). The Citizen Participation Plan also meets the regulatory requirements of the CSBG community advisory board through a "tripartite" structure that is comprised of low-income community members, elected official representatives, and at-large members.

The housing portion of the Consolidated Plan was developed concurrently with the County's Affordable Housing Study, a local initiative to develop a shared community vision for affordable housing. As part of the study, extensive community input was sought, through an 18-person citizen working group, four community-wide forums, a telephone poll of 1,744 residents, and a series of focus groups of identified populations including homeless residents, low-income renters, seniors, residents with disabilities, non-English speaking residents, housing developers, and employers.

The County held two community meetings, a Consolidated Plan kick-off in March 2014 and a Consolidated Plan Forum in September 2014, which were important tools for consulting with residents and service providers on community development needs and priorities. Staff has also attended community and commission meetings to solicit input, including the Human Rights Commission and the Disability Advisory Commission.

Another important tool was a community survey to identify priority needs, distributed through Arlington's website, nine public libraries, affordable housing developments, and service providers. The survey was developed both in English and Spanish, which is the primary non-English language spoken in the County. Of the 638 surveys completed, 407 (63%) were completed by households at or below 80% of the area median income. Of the low and moderate income survey pool, 44 percent of respondents were Hispanic/Latino; White households made up 25 percent and African American or Black households were 21 percent. Families with children made up 41 percent of households, 44 percent of households had no children, and 14 percent were senior households. The survey asked for respondents to choose five areas that they felt were the greatest needs in their community. These have been incorporated into the needs and strategies portions of the plan.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
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1	Resident survey	<p>Non-English Speaking - Specify other language: Spanish</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>A community survey was developed to identify priority needs, and distributed through Arlington's website, nine public libraries, affordable housing developments, and service providers. The survey was provided both in English and Spanish, which is the primary non-English language spoken in the County. Of the 638 surveys completed, 407 (63%) were completed by households at or below 80% of the area median income. Of the low and moderate income survey pool, 44 percent of respondents were Hispanic/Latino; White households made up 25 percent and African American or Black households were 21 percent. Families with children made up 41 percent of households, 44 percent of households had no children, and 14 percent were senior households.</p>	<p>The survey asked for respondents to choose five areas that they felt were the greatest needs in their community. The highest ranking needs were as follows: The availability of housing that is affordable 293</p> <p>Public health services, like health or dental care 212</p> <p>Job training or job opportunities 162</p> <p>Services to prevent homelessness 146</p> <p>Housing for elderly residents 137</p> <p>English classes 114</p> <p>Emergency assistance for utilities, rent or food 109</p> <p>Neighborhood improvements 108</p>	None	
2	Public Meeting	<p>Non-English Speaking - Specify other</p>	<p>The County held two community meetings, a Consolidated Plan kick-off in March 2014 and a Consolidated Plan Forum in</p>	<p>Issues include:- Language competency people being comfortable speaking English- Undocumented population being</p>	None	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
		language: Spanish	September 2014, which were important tools for consulting with residents and service providers. Over 60 participants included low and moderate income residents, service providers in areas ranging from homelessness to disability to home improvement, and citizen advocates. Staff has also attended community and commission meetings to solicit input, including the Human Rights Commission and the Disability Advisory Commission.	able to access services- Cost associated with getting GED may be a problem- Childcare while obtaining trainingSustainability- Physical conditions such as proper street curbs for wheelchair-bound residents- Challenges for elderly to upkeep/maintain properties. Public Service- Public health services are better channeled through DHS. Once a needs assessment verifies the problem this can be taken on through DHS. Neighborhood based services- Teen programs and programs such as Boys and Girls Clubs, Boy Scouts were cited as examples of programs best done at the neighborhood level.- Programs for the elderly such as villages model.		

3	Resident survey	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p>	<p>In spring 2014, Arlington County conducted a telephone survey of 1,744 residents regarding housing needs and policies. The survey oversampled Hispanic, Asian, African American and lower income seniors (over 65 years of age) households to gain valid sample sizes for specific demographic groups. Results were weighted to ACS-based demographic factors of ethnicity, age and income.</p>	<p>37 percent of respondents reported spending more than 30 percent of their gross income on housing. There is a 20-point gap between owners (29 percent) and renters (49 percent) reporting spending more than 30 percent on housing. Groups with a greater than average (37 percent) share of rent burdened households are: Renters receiving assistance (50 percent); Hispanics (49 percent); African Americans (50 percent); 25-34 year olds (45 percent); Columbia Pike area residents (46 percent); Those with incomes under \$60,000 (56 percent); Those with incomes between \$60,000 and \$80,000 (66 percent); and; Renters in building with 3+ stories (45 percent). Of particular concern was the response to a question about potential displacement. 41 percent of respondents were at least to be displaced because of housing costs. Homeowners are less likely to move because of costs than renters, with only 28 percent or owners responding they are at least somewhat likely compared to 61</p>		
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
				percent of renters. The acute very likely sense of anticipated dislocation is associated with the same groups classifying their current housing as unaffordable		
4	Resident survey	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>See below</p>	In spring 2014, the following target populations participated in focus groups or individual interviews to determine housing need: immigrants (Spanish and English speaking), seniors, employers, low/moderate income renters, multi-family housing developers, moderate income in-commuters, disabled residents, homeless residents. Over 376 people participated representing these groups.	Affordable housing is a tremendous need for all groups, and Arlington should continue with its efforts to preserve and maintain housing for lower income and special needs groups. Other needs identified were supportive services; and programs to help residents remain in the community, including aging in place.	None	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: vietnamese</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p>	In fall 2014 the city held two community forums to gather community feedback. There was a total of 18 diverse community residents.	Some of the needs identified included: Non-housing community needs - transportation for seniors, document translation, ESL classes, connectivity for seniors; Housing and Special Needs - housing needed for 40-60% of AMI, additional Housing vouchers, flexibility with zoning, smaller apartments, tax relief for apartment owners; Public Improvements - poor lighting in some communities, more walkability, housing for special needs, more community gathering places, additional bus routes, housing for service workers.	none	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

According to data from the U.S. Census Bureau's American Community Survey (ACS), Arlington County had a population of 221,045 in 2012. The County's population is racially and ethnically diverse, relatively young and relatively high income. The county's growing and changing population reflects its character as a mature, urban community. Several population trends have shaped the growth and changing character of Arlington County in recent years:

- Over the past 12 years, the oldest cohort of the Millennials reached their 20s and 30s. At the same time, the Washington DC region, and Arlington County, in particular, became a magnet for young, professional workers. As a result of these factors, the number of 25-to-34 year olds in the county surged, increasing by 32.1 percent over 12 years, compared to an increase of 16.7 percent for the overall population. In fact, in 2012, Arlington had a higher share of 25-to-34 year olds than any other county in the nation.
- The aging of the Baby Boomers also has implications for population change in Arlington. The number of 55-to-64 year olds, which includes a large share of the Baby Boom population, grew by 48.8 percent between 2000 and 2012. This population shift foreshadows the growth ahead in the county's senior population.
- Arlington County became somewhat less racially and ethnically diverse over the past 12 years. The white population grew faster than the overall population (22.5 percent versus 16.7 percent) and the number of Hispanic residents living in Arlington declined. In no other jurisdiction in the Washington, DC region was there a drop in the Hispanic population. (Note that in Arlington, the number of Hispanic households did increase, which suggests a Hispanic population living in smaller household sizes.) The Asian population also grew quite fast (39.3 percent), though Asians made up a relatively small share of the overall population in 2012.
- The number of families with children increased more than twice as fast as the overall number of households (20.4 percent versus 10.2 percent). This trend reflects the aging of the large Millennial population into marriage and child bearing age. But the trend may also be indicative of the increasing likelihood of families remaining in the county after children are born.
- The increase in some high-wage jobs in the region and the fact that Arlington is an attractive place to live have meant that the county has attracted high-wage workers and experienced a significant increase in the number of high-income households. For example, the number of households with incomes of \$200,000 or more increased by 59.8 percent between 2000 and 2012, compared with an increase of just 10.2 percent for all households.

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

Summary of Housing Needs

As the data on rents and home prices indicate, the supply of homes affordable to low- and moderate-income households has declined dramatically since 2000. It has become increasingly challenging for many households to find housing in Arlington that they can afford. While rising housing costs are felt by all households, some groups have been disproportionately impacted.

According to the cost burden data, there are thousands of households currently living in Arlington that pay more than 30 percent of their income on housing costs. Some of the county's most vulnerable populations, including seniors, people with disabilities and families with children, are the ones who feel the stress of high housing costs the most. When individuals and families spend a disproportionately high share of their income on housing, there is less left over for other necessities. Indeed, lower-income participants in focus groups conducted made it clear that they often have to cut back on other necessities, including food, transportation and utilities, to pay for housing. For many low-income households on fixed incomes, even small increases in rent or condo fees, or the costs associated with moving while a building is renovated or redeveloped creates significant stress. Even higher-income households that are less likely to be cost burdened now feel as though they have limited choices when it comes to staying in Arlington.

According to analysis of ACS and Arlington County Housing Division data, there are over 57,500 rental units in Arlington, and nearly two-thirds of the rental units in the county rent for \$1,500 or more per month, and 14 percent rent for \$2,500 or more. There are about 20,700 units that rent for less than \$1,500 (affordable to a family of four with an income of \$60,000 or less). Of these units, 68 percent are efficiencies or one-bedroom units, 27 percent are two bedroom units and just five percent have three or more bedrooms. The current inventory of rental homes in Arlington suggests that there is a very limited supply of homes affordable to lower income families.

There are about 17,100 renter households in Arlington with incomes below 60 percent of area median income. This figure includes nearly 3,000 families with four or more people with a household income of \$64,500 or less. At this income level, a household could afford rent generally no higher than \$1,500 per month. However, there only are an estimated 972 rental units with rents below \$1,500 per month with three or more bedrooms to meet the needs of these families. This suggests a current gap of about 2,000 rental units that are needed to meet the needs of low income families in the county. The shortage is even more urgent for extremely low income families, those with incomes below 30 percent of area median income. There are over 1,600 Arlington families with four or more people that have incomes below 30 percent of area median income, or below about \$33,000 per year. These households can afford rents below about \$825 if they spent 30 percent of the income on housing. However, there are just 401 three-or-more bedroom units with rents below \$1,000 per month and fewer than 100 units with rents below \$725 per month. When families cannot find affordable housing, they spend a higher share of their

income on housing, leaving less for other necessities. Alternatively or in addition, families live in substandard or illegal housing or live in overcrowded conditions.

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	199,830	214,839	8%
Households	90,946	97,243	7%
Median Income	\$63,001.00	\$99,651.00	58%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Summary Information for Basic Demographic and Socioeconomic Characteristics	
Total Population:	197,467
Total Households:	91,892
Homeownership Rate:	46.98
Average Household Size of Occupied Housing Units:	2.11
Average Household Size of Owner occupied Housing Units:	2.30
Average Household Size of Renter occupied Housing Units:	1.95
Median Household Income In The Past 12 Months:	94,880
Aggregate Household Income In The Past 12 Months:	11,147,890,300
Median Family Income In The Past 12 Months:	126,947
Median Nonfamily Household Income In The Past 12 Months:	78,039
2007-11 ACS	

Table 6 - For Arlington (Place) - Summary Information for Basic Demographic and Socioeconomic Characteristics

Household Income in the Past 12 Months	Number	Percentage
Less than \$14,999	5,508	5.99
\$15,000 to \$24,999	3,955	4.30
\$25,000 to \$34,999	4,124	4.49
\$35,000 to \$44,999	4,574	4.98
\$45,000 to \$59,999	8,557	9.31
\$60,000 to \$74,999	8,370	9.11
\$75,000 to \$99,999	13,218	14.38
\$100,000 to \$124,999	11,441	12.45
\$125,000 to \$149,999	7,936	8.64
\$150,000 or more	24,209	26.35
Total	91,892	
2007-11 ACS		

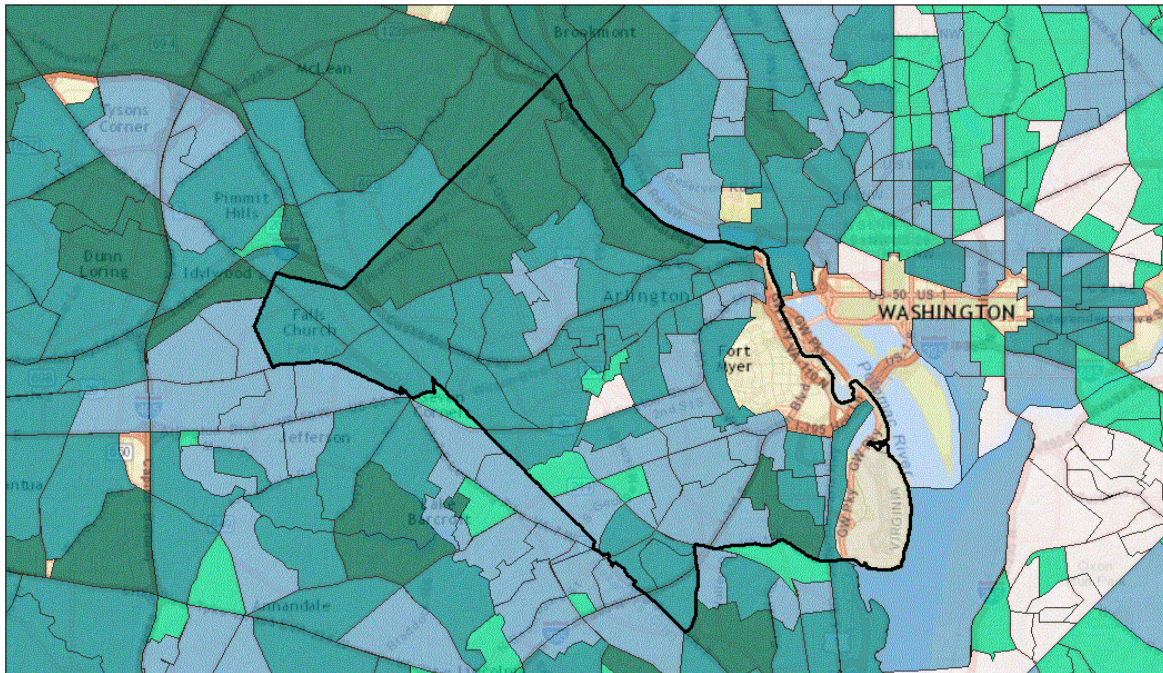
Table 7 - For Arlington (Place) - Household Income in the Past 12 Months

Household-level Information	Number	Percentage
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Households with one or more people under 18 years:	18,721	20.37
Households with one or more people 60 years and over:	18,987	20.66
One person Household:	38,182	41.55
2007-11 ACS		

Table 8 - For Arlington (Place) - Household-level Information

Median Household Income - Consolidated Plan and Continuum of Care Planning Tool



Median Household Income - Consolidated Plan and Continuum of Care Planning Tool

Household Income in the Past 12 Months	Number	Percentage
Less than \$14,999	285	6.06
\$15,000 to \$24,999	84	1.78
\$25,000 to \$34,999	224	4.76
\$35,000 to \$44,999	275	5.84
\$45,000 to \$59,999	394	8.37
\$60,000 to \$74,999	450	9.56
\$75,000 to \$99,999	405	8.61
\$100,000 to \$124,999	459	9.75
\$125,000 to \$149,999	548	11.64
\$150,000 or more	1,582	33.62
Total	4,706	

2007-11 ACS		
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Table 9 - For Falls Church (Place) - Household Income in the Past 12 Months

Household-level Information	Number	Percentage
Households with one or more people under 18 years:	1,712	36.38
Households with one or more people 60 years and over:	1,466	31.15
One person Household:	1,498	31.83
2007-11 ACS		

Table 10 - For Falls Church (Place) - Household-level Information

Summary Information for Basic Demographic and Socioeconomic Characteristics	
Total Population:	11,465
Total Households:	4,706
Homeownership Rate:	63.88
Average Household Size of Occupied Housing Units:	2.44
Average Household Size of Owner occupied Housing Units:	2.53
Average Household Size of Renter occupied Housing Units:	2.27
Median Household Income In The Past 12 Months:	114,409
Aggregate Household Income In The Past 12 Months:	631,846,400
Median Family Income In The Past 12 Months:	142,035
Median Nonfamily Household Income In The Past 12 Months:	67,500
2007-11 ACS	

Table 11 - For Falls Church (Place) - Summary Information for Basic Demographic and Socioeconomic Characteristics

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	8,965	7,085	5,390	7,205	68,600
Small Family Households *	2,345	2,480	1,640	1,785	26,750
Large Family Households *	280	370	200	265	2,490
Household contains at least one person 62-74 years of age	1,409	1,025	575	985	7,660
Household contains at least one person age 75 or older	1,380	920	690	570	2,815
Households with one or more children 6 years old or younger *	1,130	1,099	390	700	4,355
* the highest income category for these family types is >80% HAMFI					

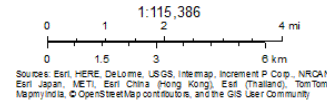
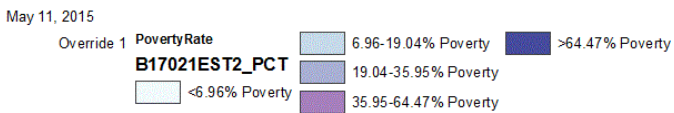
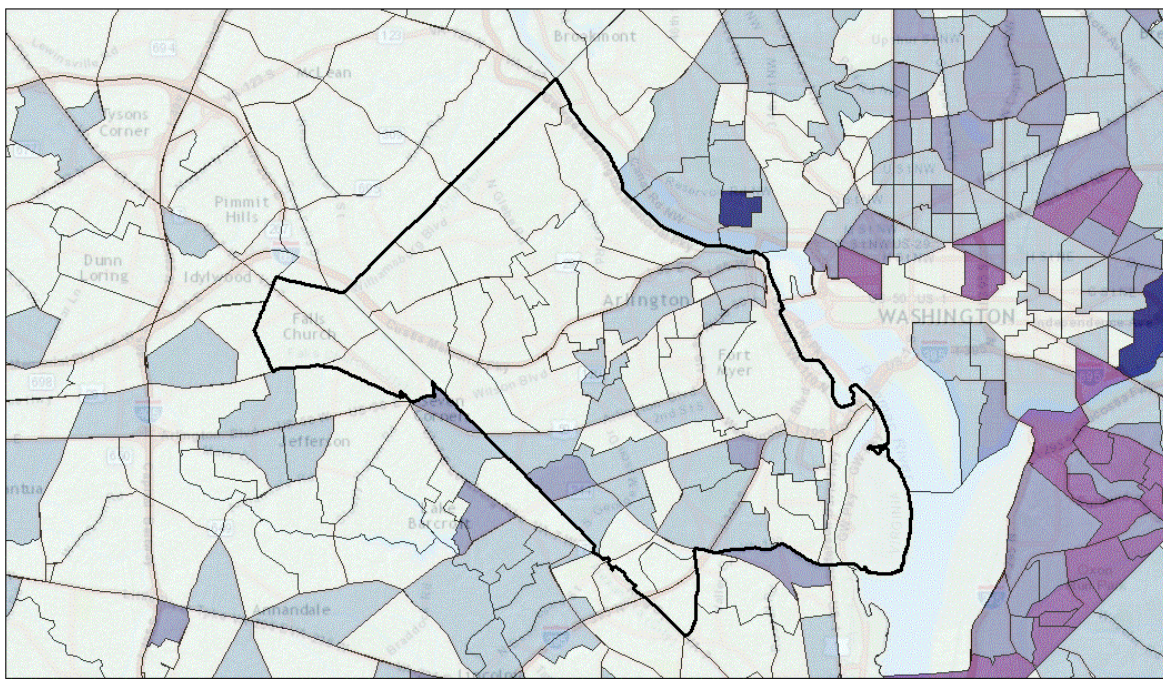
Table 12 - Total Households Table

Data Source: 2007-2011 CHAS

Income	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	8,640	6,660	5,090	6,915	65,130
Small Family Households*	2,285	2,345	1,550	1,670	24,895
Large Family Households*	280	325	185	265	2,200
Household contains at least one person 62-74 years of age	1,340	945	505	945	7,135
Household contains at least one person age 75 or older	1,275	825	655	545	2,595
Households with one or more children 6 years old or younger*	1,110	1,019	365	655	3,945
*the highest income category for these family types is >80% HAMFI					

Table 13 - For Arlington (Place) - Household Types by Income

Poverty Rate - Consolidated Plan and Continuum of Care Planning Tool



Poverty Rate - Consolidated Plan and Continuum of Care Planning Tool

Income	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	325	425	300	290	3,470

Small Family Households*	60	135	90	115	1,855
Large Family Households*	0	45	15	0	290
Household contains at least one person 62-74 years of age	69	80	70	40	525
Household contains at least one person age 75 or older	105	95	35	25	220
Households with one or more children 6 years old or younger*	20	80	25	45	410
*the highest income category for these family types is >80% HAMFI					

Table 14 - For Falls Church (Place) - Household Types by Income

Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	315	10	140	50	515	0	20	15	10	45
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	140	255	45	70	510	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	175	275	175	95	720	0	40	20	45	105
Housing cost burden greater than 50% of income (and none of the above problems)	4,540	1,755	360	310	6,965	1,315	745	460	370	2,890

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	585	2,695	1,575	2,035	6,890	235	440	590	940	2,205
Zero/negative Income (and none of the above problems)	690	0	0	0	690	80	0	0	0	80

Table 15 – Housing Problems Table

Data 2007-2011 CHAS
Source:

Occupancy	Number	Percentage
Households with 1 or more occupants per room:	2,058	2.24
Owner Households with 1.00 or less occupants per room	42,887	99.35
Owner Households with 1.01 to 1.50 occupants per room	226	0.52
Owner Households with 1.51 or more occupants per room	55	0.13
Renter Households with 1.00 or less occupants per room	46,947	96.35
Renter Households with 1.01 to 1.50 occupants per room	1,158	2.38
Renter Households with 1.51 or more occupants per room	619	1.27
2007-11 ACS		

Table 16 - For Arlington (Place) - Occupancy

Occupancy	Number	Percentage
Households with 1 or more occupants per room:	121	2.57
Owner Households with 1.00 or less occupants per room	2,987	99.37
Owner Households with 1.01 to 1.50 occupants per room	19	0.63
Owner Households with 1.51 or more occupants per room	0	0
Renter Households with 1.00 or less occupants per room	1,598	94
Renter Households with 1.01 to 1.50 occupants per room	68	4
Renter Households with 1.51 or more occupants per room	34	2
2007-11 ACS		

Table 17 - For Falls Church (Place) - Occupancy

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or

complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	5,170	2,290	720	525	8,705	1,315	805	495	425	3,040
Having none of four housing problems	1,355	3,110	2,770	4,060	11,295	360	880	1,400	2,190	4,830
Household has negative income, but none of the other housing problems	690	0	0	0	690	80	0	0	0	80

Table 18 – Housing Problems 2

Data Source: 2007-2011 CHAS

Households with one or more severe housing problem: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden (owner)	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI	All Households
Having 1 or more of four housing problems	1,235	750	460	415	3,880
Having none of four housing problems	345	780	1,265	2,090	39,140
Household has negative income, but none of the other housing problems	80	0	0	0	80
2007-11 CHAS					

Table 19 - For Arlington (Place) - Households with one or more Housing problems: Lacks kitchen or bathroom, Overcrowding, cost burden (owner)

Households with one or more severe housing problem: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden (renter)	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI	All Households
Having 1 or more of four housing problems	5,025	2,180	705	525	9,120
Having none of four housing problems	1,265	2,955	2,660	3,885	39,530
Household has negative income, but none of the other housing problems	690	0	0	0	690
2007-11 CHAS					

Table 20 - For Arlington (Place) - Households with one or more Housing problems: Lacks kitchen or bathroom, Overcrowding, cost burden (renter)

Households with one or more severe housing problem: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden (owner)	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI	All Households
Having 1 or more of four housing problems	80	55	35	10	235
Having none of four housing problems	15	100	135	100	2,730
Household has negative income, but none of the other housing problems	0	0	0	0	0
2007-11 CHAS					

Table 21 - For Falls Church (Place) - Households with one or more Housing problems: Lacks kitchen or bathroom, Overcrowding, cost burden (owner)

Households with one or more severe housing problem: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden (renter)	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI	All Households
Having 1 or more of four housing problems	145	110	15	0	300
Having none of four housing problems	90	155	110	175	1,540
Household has negative income, but none of the other housing problems	0	0	0	0	0
2007-11 CHAS					

Table 22 - For Falls Church (Place) - Households with one or more Housing problems: Lacks kitchen or bathroom, Overcrowding, cost burden (renter)

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,845	1,885	370	4,100	260	335	430	1,025
Large Related	214	245	39	498	60	35	70	165
Elderly	1,094	550	230	1,874	890	709	255	1,854
Other	2,530	2,140	1,405	6,075	340	110	340	790
Total need by income	5,683	4,820	2,044	12,547	1,550	1,189	1,095	3,834

Table 23 – Cost Burden > 30%

Data 2007-2011 CHAS
Source:

Cost Burden > 30% (owner)	0-30% AMI	30-50% AMI	50-80% AMI	All Households
Small Related	250	315	390	3,700
Large Related	60	35	70	555

Elderly	820	615	215	2,610
Other	340	100	325	3,700
Total Households by Income	1,655	1,525	1,725	43,095
2007-11 CHAS				

Table 24 - For Arlington (Place) - Cost Burden > 30% (owner)

Cost Burden > 30% (renter)	0-30% AMI	30-50% AMI	50-80% AMI	All Households
Small Related	1,795	1,775	345	4,795
Large Related	214	200	39	533
Elderly	1,050	505	220	2,170
Other	2,455	2,095	1,370	9,885
Total Households by Income	6,985	5,135	3,365	49,340
2007-11 CHAS				

Table 25 - For Arlington (Place) - Cost Burden > 30% (renter)

Cost Burden > 30% (owner)	0-30% AMI	30-50% AMI	50-80% AMI	All Households
Small Related	10	20	40	395
Large Related	0	0	0	40
Elderly	70	94	40	269
Other	0	10	15	75
Total Households by Income	90	155	175	2,965
2007-11 CHAS				

Table 26 - For Falls Church (Place) - Cost Burden > 30% (owner)

Cost Burden > 30% (renter)	0-30% AMI	30-50% AMI	50-80% AMI	All Households
Small Related	50	110	25	250
Large Related	0	45	0	49
Elderly	44	45	10	129
Other	75	45	35	305
Total Households by Income	235	265	125	1,840
2007-11 CHAS				

Table 27 - For Falls Church (Place) - Cost Burden > 30% (renter)

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,705	340	25	2,070	220	250	145	615
Large Related	210	25	35	270	50	35	20	105
Elderly	679	210	150	1,039	740	369	55	1,164

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Other	2,455	1,250	260	3,965	305	90	245	640
Total need by income	5,049	1,825	470	7,344	1,315	744	465	2,524

Table 28 – Cost Burden > 50%

Data 2007-2011 CHAS
Source:

Cost Burden > 50% (owner)	0-30% AMI	30-50% AMI	50-80% AMI	All Households
Small Related	210	240	145	1,065
Large Related	50	35	20	175
Elderly	670	335	55	1,240
Other	305	80	230	970
Total Households by Income	1,655	1,525	1,725	43,095
2007-11 CHAS				

Table 29 - For Arlington (Place) - Cost Burden > 50% (owner)

Cost Burden > 50% (renter)	0-30% AMI	30-50% AMI	50-80% AMI	All Households
Small Related	1,655	310	25	2,095
Large Related	210	25	35	270
Elderly	665	185	150	1,080
Other	2,380	1,225	260	4,130
Total Households by Income	6,985	5,135	3,365	49,340
2007-11 CHAS				

Table 30 - For Arlington (Place) - Cost Burden > 50% (renter)

Cost Burden > 50% (owner)	0-30% AMI	30-50% AMI	50-80% AMI	All Households
Small Related	10	10	0	60
Large Related	0	0	0	0
Elderly	70	34	0	114
Other	0	10	15	35
Total Households by Income	90	155	175	2,965
2007-11 CHAS				

Table 31 - For Falls Church (Place) - Cost Burden > 50% (owner)

Cost Burden > 50% (renter)	0-30% AMI	30-50% AMI	50-80% AMI	All Households
Small Related	50	30	0	80
Large Related	0	0	0	0
Elderly	14	25	0	39
Other	75	25	0	100

Total Households by Income	235	265	125	1,840
2007-11 CHAS				

Table 32 - For Falls Church (Place) - Cost Burden > 50% (renter)

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	290	395	120	130	935	0	25	20	20	65
Multiple, unrelated family households	20	75	40	35	170	0	15	0	25	40
Other, non-family households	10	59	60	0	129	0	0	0	0	0
Total need by income	320	529	220	165	1,234	0	40	20	45	105

Table 33 – Crowding Information – 1/2

Data Source: 2007-2011 CHAS

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

Table 34 – Crowding Information – 2/2

Data Source:
Comments:

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

According to the ACS, there were an estimated 95,369 households in Arlington in 2012. More than half of Arlington households are non-family households, which are defined as households where no one is related by birth, marriage or adoption, and includes people living alone, people living with roommates, and unmarried partners living together (if there are no children). Forty percent of all Arlington households are people living alone. These one-person households include many young adults, but also over 6,000 seniors who live by themselves. Non-family households, particularly one-person senior households, are relatively cost burdened. Forty-one percent of non-family renting households spend more than 30 percent of their income on rent.

Among renting one-person households, there are currently about 4,700 with incomes below 30 percent of AMI. These households can affordably rent a home for \$565 per month or less. Based on the data on existing rental units, there are just 1,348 zero- or one-bedroom rental homes that rent for less than \$725. There is also a gap for individual renters with incomes of below 60 percent of AMI. Currently, there are about 8,000 of these low-income individual renters, but only 3,400 zero- or one-bedroom units that rent for less than \$1,000, a level affordable to this group. For one-person renters with incomes up to 80 percent of AMI, the shortage of affordable zero- and one-bedroom units disappears.

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

The Violence Intervention Program (VIP) serves victims of domestic violence, sexual assault and stalking. Over the past several years, the program has served 233- 250 annually. In FY 2015, an estimated 450-600 victims of violence will be served.

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

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

What are the most common housing problems?

Having a cost burden is the most prevalent housing problem for residents in Arlington. A widely accepted measure of housing affordability is when households spend no more than 30 percent of their incomes on housing costs. In Arlington, 40 percent of renters—or more than 20,600 households—were cost burdened in 2012. Some households are able to spend a relatively higher share of their incomes on housing because living in Arlington allows them to spend less on transportation costs. According to recent released data from the U.S. Department of Housing and Urban Development (HUD) and the Department of Transportation (DOT), a four-person Arlington family with two commuters and an income of \$89,826

spends 42 percent of its income on combined housing plus transportation costs. On average, households living in closer-in jurisdictions in the region tend to have lower total transportation costs, likely as a result of being close to job centers and transit. HUD and DOT have suggested that households should spend no more than 45 percent of their income on housing plus transportation costs in order to leave enough for other expenses. The typical Arlington household falls below that threshold, while the typical Fairfax County and Montgomery County household spends more.

Severely cost burdened households are defined as those that spend more than half of their income on housing costs. About 9,600 renting households or 19 percent of all renters in Arlington County are severely cost burdened. The share of cost burdened households has increased substantially over the past 12 years. In 2000, 13 percent of renters spent half or more of their income on rent; the share was 16.5 percent in 2006. Despite this increase, the share of severely cost burdened renters in Arlington County is lower than in most other local jurisdictions.

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

Older renters have high overall cost burdens and younger households have a harder time affording homeownership. In 2012, nearly two-thirds of renters age 65 and older were cost burdened—that is, they spent 30 percent or more of their income on housing costs. Many of these households are on fixed incomes, and any increase in their rent can have a big impact on their monthly budgets. About a quarter of homeowners age 65 and older also report spending more than 30 percent of their income on housing costs. Younger renters, those between the ages of 25 and 34, are somewhat less likely than other age groups to be cost burdened, partially because they tend to live with roommates, and partially because some have higher incomes, particularly compared to senior renters. But this group has a harder time buying a home in the county.

Non-white households experience relatively high housing cost burdens. More than a third of non-Hispanic white renters and about one-fifth of non-Hispanic white homeowners in Arlington County spend more than 30 percent of their income on housing. But the shares of cost burdened households are substantially higher for African Americans and Hispanics in the county. Nearly half of African Americans—both renters and owners—are cost burdened. Fifty-seven percent of Hispanic renters and 48 percent of Hispanic owners are cost burdened. Families with children—especially single-parent families—are more likely than other households to be cost burdened. Nearly 70 percent of single-parent family renters pay more than 30 percent of their income on rent, and 49 percent of single-parent homeowners pay more than 30 percent of their incomes on housing costs. The housing cost burdens for this group of households is higher than for other household types. However, other households with children also face difficulties with housing costs. About 42 percent of married couples with children who rent are housing cost burdened, compared to 26 percent of married couples without children who rent.

Lower-income households have the biggest challenges when it comes to affordability. While housing affordability is a challenge for many household types, lower-income households are the hardest hit. About 86 percent of renters with household incomes below \$60,000 are cost burdened; about 70 percent

of these lower-income owner households are cost burdened. According to a telephone poll conducted in spring 2014, about 60 percent of lower-income households anticipate that they will have to leave Arlington in the next five years because they will not be able find they type of housing they want at a price they can afford. About three-quarters of renters with incomes below \$60,000 said they expect that they will be forced to move out of their home at some point because of rising rents. In fact, about 70 percent of renter households with incomes below \$30,000 and 77 percent of households with incomes between \$30,000 and \$60,000 said they have had to move out of a residence in Arlington because they could no longer afford the cost of living there.

Households headed by a disabled person are much more likely to face housing affordability challenges. Nearly 70 percent of renter households that include a disabled person pay more than 30 percent of their income on housing costs, compared to 38 percent of non-disabled renters. According to the poll, less than five percent of disabled households receive housing assistance. About 38 percent of households headed by a person with a disability indicated in our poll that they would like to remain in their home for the rest of their lives, and more than half of those said that their home will need some type of physical modification to allow for aging in place.

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

Families with children at risk of homelessness have the following characteristics and needs:

- Little or no support from family and/or friends; no natural supports
- Poor money management skills; poor credit history
- Low income; insufficient income for a high cost area like Arlington
- Poor work history; inability to hold a job
- History of mental health or substance abuse
- Criminal history which impacts ability to get a job or housing
- Immigration status; lack of legal presence impacts ability to get a job or housing
- Large family size; hard to find affordable housing with 3+ bedrooms

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

- History of homelessness and living on the street or in shelter
- Mental health and substance abuse issues
- No or little income
- Limited positive social relations and networks
- Poor physical health

- Poor self-care
- Poor work history
- Criminal history.

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

- Money management counseling
- More income: more work hours; higher paying job
- Job skills training which could lead to higher wages
- Families often need assistance with securing child care and health care
- Individuals often need assistance with health care and managing substance abuse and mental health issues.

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

At-risk clients are identified through the County’s Centralized Assessment, and includes clients in rent or utility arrears, or with other issues that put them at risk of homelessness. Arlington County does not estimate this population, but serves clients on a need basis. The number of clients in various programs has remained relatively consistent over the past several years; for example, approximately 600 clients have been assisted to avoid eviction annually through Carter Jenkins funds.

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

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

1. High rent: a household paying more than 40% of income on housing is at increased risk of homelessness
2. Overcrowding: a household living in a doubled up situation is at high risk of homelessness. If the household is not on the lease or a welcome guest, the household could be asked to leave at any time.
3. Living in a unit not properly sized for the family because the unit is affordable: being under housed creates stress on the family unit and is unhealthy for children; this creates family instability and puts the household at increased risk of homelessness.

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

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

Introduction

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

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,300	890	770
White	3,000	320	400
Black / African American	1,330	210	90
Asian	885	120	130
American Indian, Alaska Native	90	0	25
Pacific Islander	10	0	0
Hispanic	1,745	200	100

Table 35 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

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

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,225	860	0
White	2,735	520	0
Black / African American	725	205	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Asian	695	80	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	1,830	35	0

Table 36 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

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

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,380	2,010	0
White	1,975	1,000	0
Black / African American	600	440	0
Asian	305	230	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	420	320	0

Table 37 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

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

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,925	3,275	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
White	2,600	1,835	0
Black / African American	295	445	0
Asian	420	350	0
American Indian, Alaska Native	4	4	0
Pacific Islander	0	0	0
Hispanic	575	520	0

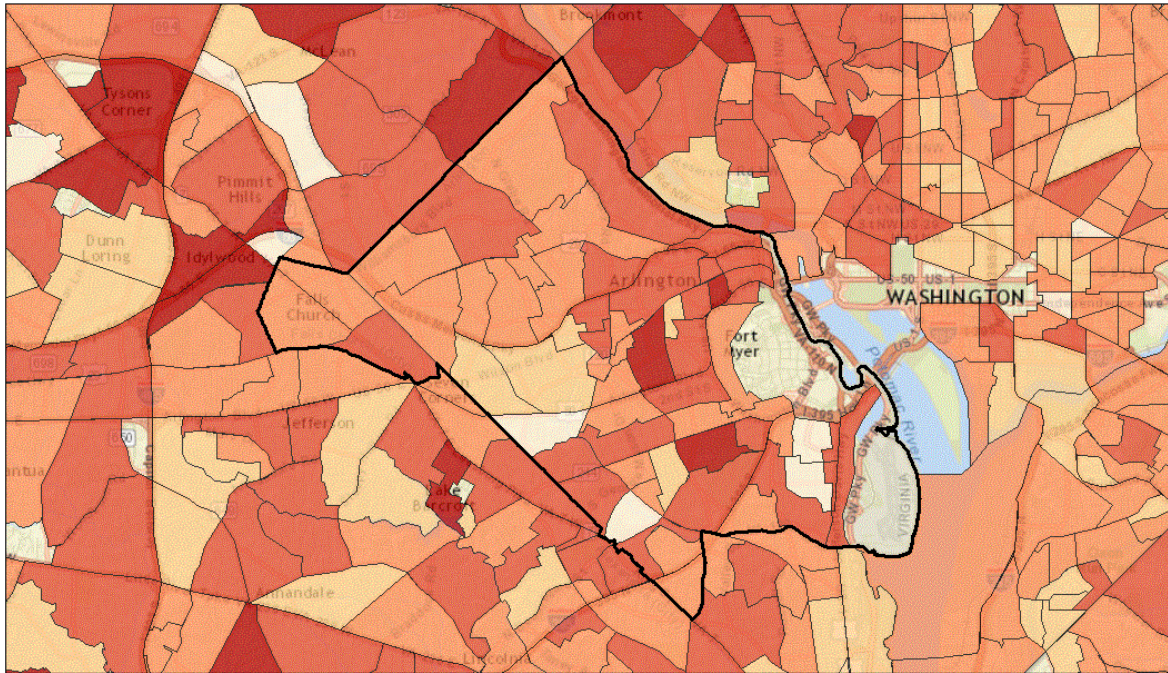
Table 38 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

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

CPD Maps - Consolidated Plan and Continuum of Care Planning Tool



February 23, 2015

Override 1 LIHWwithHousingProblems
 T2_LE50_HP2_PCT
 <17.14%
 17.14-41.05%
 41.05-60.74%
 60.74-83.64%
 >83.64%

1:114,491
 0 1 2 4 mi
 0 1.5 3 6 km
 Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, Mapbox, © OpenStreetMap contributors, and the GIS User Community

CPD Maps - Consolidated Plan and Continuum of Care Planning Tool

Discussion

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

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

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

Introduction

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

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,485	1,710	770
White	2,615	700	400
Black / African American	1,150	390	90
Asian	710	305	130
American Indian, Alaska Native	85	10	25
Pacific Islander	10	0	0
Hispanic	1,705	240	100

Table 39 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

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

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,095	3,990	0
White	1,675	1,580	0
Black / African American	225	705	0
Asian	505	265	0
American Indian, Alaska Native	0	15	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Pacific Islander	0	0	0
Hispanic	660	1,205	0

Table 40 – Severe Housing Problems 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

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

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,215	4,175	0
White	765	2,215	0
Black / African American	100	945	0
Asian	115	420	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	235	505	0

Table 41 – Severe Housing Problems 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

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

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	950	6,255	0
White	570	3,865	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Black / African American	100	640	0
Asian	80	690	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	200	890	0

Table 42 – Severe Housing Problems 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

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

Discussion

According to the CHAS data the only categories that experience disproportionately greater need are Asians in the income bracket of 30%-50% of area median income (AMI) and Hispanics in the income bracket of 80%-100% of AMI. While 35% of households earning 30-50% of AMI report one or more housing problem, 55% of Asian households do. Thirteen percent of households earning 80-100% of AMI report a housing problem and 24% of Hispanic households in this bracket do.

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

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

Introduction:

Cost burden is defined as paying more than 30% of income towards housing costs. As discussed in sections above, cost burden is the most prevalent housing problem experienced by households in Arlington County.

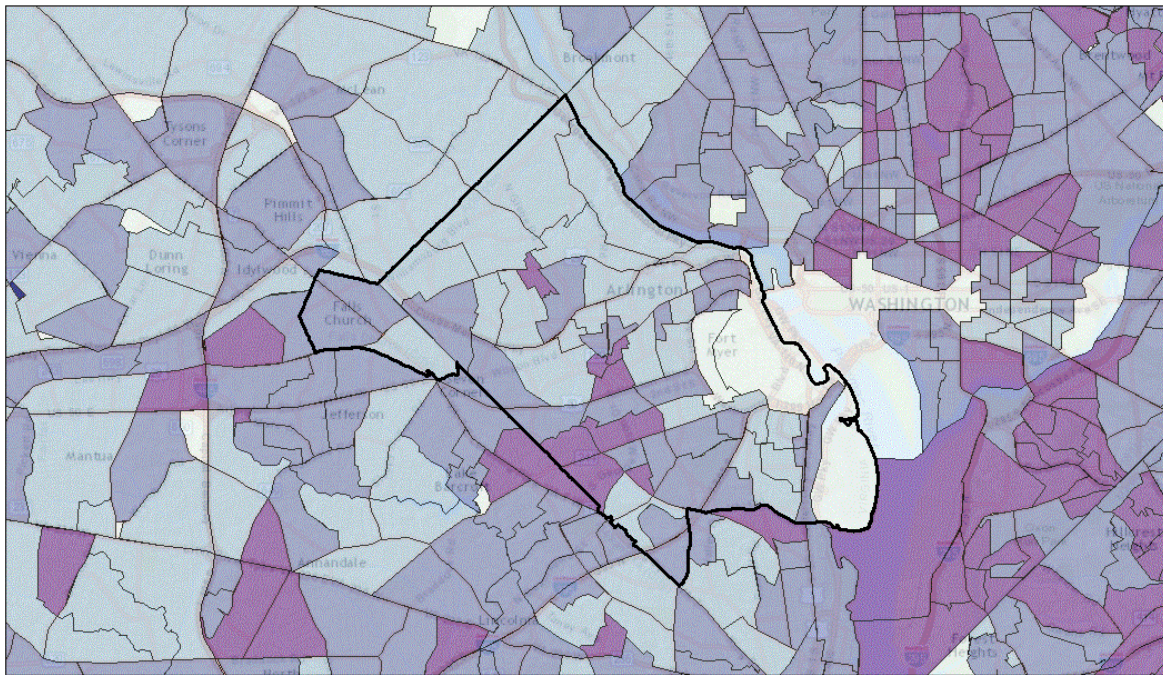
Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	7,725	9,550	10,565	800
White	51,035	11,185	5,900	400
Black / African American	4,425	1,895	1,520	90
Asian	5,450	1,700	1,315	130
American Indian, Alaska Native	105	23	85	25
Pacific Islander	14	0	10	0
Hispanic	4,750	2,735	2,365	130

Table 43 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

Housing Cost Burden -



January 22, 2015

Override 1 **HousingCostBurden**
B25106_CB_PCT

<11.6% Paying>30%

11.6-29.15% Paying>30%

29.15-44.93% Paying>30%

44.93-72.98% Paying>30%

>72.98% Paying>30%

1:131,015

0 1 2 4 mi
0 1.75 3.5 7 km

Source: Esri, HERE, DeLorme, USGS, Intermap, increment P. Corp., NRCAN, Esri, Japan, METI, Esri, China, Hong Kong, Esri, Thailand, TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Housing Cost Burden -

Discussion:

As mentioned elsewhere, having a cost burden is the most prevalent housing problem for residents of Arlington County. According to the CHAS data, African Americans, American Indian/Alaska Natives, Pacific Islanders, and Hispanics experience a disproportionate cost burden. Compared to 29% of the jurisdiction as a whole that is cost burdened, 42% of African Americans, 42% of American Indian/Alaska Natives, 40% of Pacific Islanders, and 50% of Hispanics are cost burdened. It should be noted that American Indian/Alaska Native and Pacific Islander households represent a very small sample of total households. While the margin of error is not available for this dataset, based on analysis of other ACS data sets, it is possible that data points this small may not be statistically reliable.

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

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

As mentioned elsewhere, having a cost burden is the most prevalent housing problem for residents of Arlington County. According to the CHAS data, African Americans, American Indian/Alaska Natives, Pacific Islanders, and Hispanics experience a disproportionate cost burden. Compared with 29% of the jurisdiction as a whole that is cost burdened, 42% of African Americans, 42% of American Indian/Alaska Natives, 40% of Pacific Islanders, and 50% of Hispanics are cost burdened. It should be noted that American Indian/Alaska Native and Pacific Islander households represent a very small sample of total households. While the margin of error is not available for this dataset, based on analysis of other ACS data sets, it is possible that data points this small may not be statistically reliable. Additionally, according to the CHAS data for severe housing problems, there were two categories that experienced disproportionately greater need: Asians in the income bracket of 30%-50% of area median income (AMI) and Hispanics in the income bracket of 80%-100% of AMI. While 35% of households earning 30-50% of AMI report one or more housing problem, 55% of Asian households do. Thirteen percent of households earning 80-100% of AMI report a housing problem and 24% of Hispanic households in this bracket do.

More than a third of non-Hispanic white renters and about one-fifth of non-Hispanic white homeowners in Arlington County spend more than 30 percent of their income on housing. But the shares of cost burdened households are substantially higher for African Americans and Hispanics in the county. Nearly half of African Americans—both renters and owners—are cost burdened. Fifty-seven percent of Hispanic renters and 48 percent of Hispanic owners are cost burdened.

Many of these African American and Hispanic households have lived in the county for many years and, according to our poll, many cite the county's location, low crime, and good schools as key reasons they live in the county. However, about 42 percent of Hispanic households and half of African American households think they will have to move out of Arlington within the next five years because they will not be able to find housing they want at a price they can afford. Nearly one out of five African American and Hispanic households have had to move out of a residence in Arlington because they could no longer afford the cost of living there.

In a focus group with Spanish speaking immigrants living in Arlington, housing costs were a major issue in these residents' lives. Many stated that a small increase in rents could mean sacrificing food, giving up their car, taking on weekend work or taking in boarders in order to keep up with housing costs.

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

All needs have been identified above.

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

The Metropolitan Statistical Area (MSA) of the Washington, D.C. region is 25.2% African American, 9.3% Asian, and 13.8% Hispanic or Latino, according to the 2010 Decennial Census. Even though there are no minority concentrations of the African-American population according to the HUD guidelines, three areas have particularly higher concentrations of African-Americans: Nauck, Arlington View, and High View Park in which there are 38.1%, 37.1% and 33.0%, respectively. These are historically African-American neighborhoods dating back to the Civil War. The concentrations of African-Americans have decreased in each of these three neighborhoods since 1990. These percentages compare with the County's overall African-American population of 8.2%.

The Hispanic or Latino population represents 15.1% of Arlington's 2010 population. Nine census tracts were considered minority concentrations, with the percentage of Hispanic or Latinos per census tract above twice that of the region's 13.8%. The areas with the highest percentage of Hispanic residents were the areas of: Douglas Park, comprised of two census tracts with Hispanics or Latinos representing 39.0% and 34.7% of the tracts population; Columbia Heights West with 52.8%; and Buckingham with two tracts representing 39.4% and 40.3%.

Overall, the Asian population represented 9.6% of the County's total population in the 2010 Census. While there were small areas of concentration of Asian-Americans in the County, this population was distributed more evenly throughout the County than other minority groups. Rosslyn (at 21.7%), Pentagon City (at 20.5%), and Glencarlyn (at 17.1%) contained the largest concentrations of Asians.

NA-35 Public Housing – 91.205(b)

Introduction

Arlington County does not have public housing but it does manage a Housing Choice Voucher program.

Totals in Use

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

Table 44 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

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

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

Table 45 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

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

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

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

Table 46 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

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

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

Table 47 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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

Arlington does not have public housing.

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

The most immediate needs are affordable units and larger bedroom sizes. Currently, there are approximately 3,500 families on the Housing Choice Voucher (HCV) waiting list, each with different needs. The need assessment is done once the family name is pulled from the waiting list, and the full application is completed. 75% of the families pulled for the HCV program must be Extremely Low Income (30%), and the other 25% can be up to the Very Low Income Level.

The City of Falls Church participates in the Housing Choice Voucher Program through Fairfax County. Information on the City's program is included in the Fairfax County Consolidated Plan.

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

Higher rents in Arlington make it difficult to serve low income households. According to Federal program rules, rent cannot exceed Federal 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. The lack of affordable units and, in particular, family sized affordable rental units is a problem throughout Arlington.

Discussion

The Housing Choice Voucher (HCV) 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. The County and its nonprofit partners will be hard pressed to supplement the need for rental assistance in the absence of additional funding for the HCV program.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Since its 2006 adoption of its Ten Year Plan to End Homelessness, Arlington County has been able to address homelessness through a variety of comprehensive and proactive programs, funded locally and through federal and state grants. The spectrum of assistance starts with a street outreach program and continues through emergency shelters and a safe haven, rapid rehousing programs, federally and locally funded permanent supportive housing programs, and local eviction prevention assistance and housing subsidies.

Although these robust programs have housed a substantial number of homeless households, 100 “street” individuals were housed in less than three years, and the eviction of many more was prevented, County residents still struggle to find and maintain housing in Arlington’s exceptionally expensive and competitive housing market. Arlington is a densely populated county. There is no rural homelessness.

The County has reduced the number of homeless persons counted in the Point in Time survey from 461 in 2011 to 291 in 2014, a 37% overall reduction. Over the next five years, Arlington will reduce its homeless point in time count to 200. In alignment with goals in the Federal Strategic Plan to Prevent and End Homelessness, Arlington County is on target to reach functional Zero for Homeless Veterans in 2016; for Chronically Homeless in 2017; and for Homeless Families by 2020. Arlington will strive to reduce, over five years, the number of days persons experience homelessness to 30 days, which is the HUD goal. Achieving this goal will be challenging, as homeless households find it difficult to access and then sustain affordable housing in Arlington.

The City of Falls Church participates with neighboring Fairfax County in its Ten Year Plan to End Homelessness, and its homeless estimates and goals are included in the Fairfax County Consolidated Plan. The City conducts an annual Point In Time survey as part of the Continuum of Care. The City also helps to support a 12 bed winter shelter. The needs of veterans are taken into account along with the general homeless population.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	113	266	0	149	107
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	51	127	587	0	44	0
Chronically Homeless Individuals	36	38	220	0	0	0
Chronically Homeless Families	0	0	6	0	0	0
Veterans	8	17	44	0	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	1	4	0	0	0

Table 48 - Homeless Needs Assessment

Data Source Comments:

Nightly sheltered and unsheltered homeless estimates from 2014 Point in Time survey. Annual estimates from baseline year 2014 in the HMIS. People in households with adults and children includes two family shelters, safe haven, and domestic violence shelter. People in households with only adults includes unduplicated count of two shelters of individuals. Number of chronically homeless in FY 2014 may not be accurate, based on HUD definition. End users will be trained on application of HUD homeless definition. Custom report will be built for data not currently available.

Indicate if the homeless population is: Has No Rural Homeless

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

In Arlington, only about 1% of households in rental units are evicted (388 households in FY 2014.) It is not known how many of these households become literally homeless as a result. Arlington has a very aggressive and successful “homeless prevention” program. This homeless prevention/rapid rehousing program was created in consultation with a wide body of stakeholders and Continuum of Care (CoC) members. The program is widely advertised and known by property managers, the staff of all human service organizations, public and private, and residents. Since it has been in existence the ability to assist individuals and families to prevent eviction has broadened significantly in the last several years.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	79	23
Black or African American	137	23
Asian	10	2
American Indian or Alaska Native	14	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	54	8
Not Hispanic	186	43

Data Source

Comments:

Data from 2014 Point in Time survey. Additional 3 unsheltered people identified as multiracial non-Hispanic.

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

853 individuals experience homelessness each year, 587 single individuals and 266 as part of a family household. Of these, 193 of these were identified as exiting into permanent housing, although the number may be higher since people frequently leave a program without announcing their destination.

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

See table above describing sheltered and unsheltered homeless by racial and ethnic group, per 2014 Point In Time count. An additional 3 unsheltered people identified as multi-racial non-Hispanic.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

In the January 2014 PIT count, Arlington identified a total of 291 homeless people; 51 of them unsheltered and 240 in a shelter, safe haven, or transitional housing program; 39% less than counted in 2013. Decline resulted from successful efforts to house vulnerable homeless individuals and the re-categorization of transitional housing to Rapid Rehousing.

Discussion:

Information from the Point in Time (PIT) count administered on January 29, 2014 and from the Homeless Management Information System (HMIS) for Arlington's Fiscal Year 2014 show the extent of Arlington's continued need. The City of Falls Church participates in the Fairfax County PIT count.

853 individuals experience homelessness each year, 587 single individuals and 266 as part of a family household. Of these, 193 of these were identified as exiting into permanent housing, although the number may be higher since people frequently leave a program without announcing their destination.

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

Introduction:

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

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

As of October 2014, Arlington County had a total of 251 PSH units, including County and nonprofit programs. The goal is to develop another 174 PSH units over the next three to five years. Resources needed to achieve this goal include 1) capital dollars to buy down Committed Affordable Units (CAFs) to 50% or 40% AMI rents; 2) on-going rental subsidy to pay the difference between the tenant payment and the rent; and 3) case management and support services, and 4) PSH unit staff.

Arlington County has about 241 beds in group homes, transitional, assisted living, intermediate care facilities, intensive residential living, and supervised apartments for the County Community Services Board (CSB) populations, including SMI, SA and IDD. There are more than 1,000 apartments in HUD financed senior buildings. All of these buildings have waiting lists. Arlington County provides mental health, home health assistance, and nursing case management to over 200 frail elderly persons in these buildings.

The City of Falls Church contracts with neighboring Fairfax County to serve the special needs population in the City. These needs will be included in the Fairfax Consolidated Plan.

Describe the characteristics of special needs populations in your community:

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

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

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

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

Low-income seniors and frail elderly require affordable housing and access to community services, including financial assistance, recreational and social activities, transportation, and affordable healthcare. Frail elderly also need help with activities of daily living, such as nutritious meals, personal care, and housekeeping. Over time, frail elderly often need to transition to assisted living or to housing communities for seniors with on-site services.

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

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

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

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

In Arlington County there are 1,340 people living with HIV disease. In calendar year 2014, there were 55 new HIV infections in Arlington County. Between 2010 and 2014 the number of annual HIV infections for adults in VA has fluctuated between 45 to 70 new cases for an average of 59 cases per year.

Discussion:

Current supportive housing and wait lists for special needs populations are below (as of June 30, 2014):

- Permanent Supportive Housing (MH, SA, IDD): 174 occupied*; 34 wait list
- Group homes (MH, SA, IDD): 83 occupied, 37 wait list
- Transitional housing (MH, SA): 37 occupied, 35 wait list
- Intensive residential (MH): 4 occupied, 3 wait list
- ICF-IID (IDD): 24 occupied, 6 wait list
- Supervised apartments (IDD): 21 occupied, 0 wait list
- Mary Marshall Assisted Living Residence (MH, IDD): 50 occupied, 0 wait list**
- Residents transitioning from state Training Centers (IDD): 22 occupied***, 0 wait list

*includes County local program only

**wait list not maintained

***only 10 of the 22 desire housing in Arlington

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

Describe the jurisdiction's need for Public Facilities:

Public facilities have traditionally been funded through local resources, not through federal CDBG or HOME funds. Most acquisition, demolition, rehabilitation or construction projects of public facilities are financed with the use of general obligation bonds or other local financing tools. Arlington County's building inventory totals over two million square feet of floor area. Energy used in these buildings account for most of the greenhouse gas emissions related to government operations. Improvements in building energy efficiency helped the County surpass its 2012 goal of reducing emissions from government operations by ten percent (10%) from 2000 levels. The County encourages developers to build high performance green buildings to reduce environmental impacts in the County. The County's voluntary green building program uses the U.S. Green Building Council's LEED® rating system as a standard. Site plan projects are development projects seeking a special exception to the Zoning Ordinance on a case-by-case basis.

The County owns one parking facility at Ballston Metro Station, and manages more than 5,300 on-street parking spaces. As part of its Master Transportation Plan (MTP), adopted in 2011, parking and curb space are carefully coordinated in developing housing and commercial space. A bicycle element of the MTP promotes increased use of bicycles in Arlington's urban environment. Federal funds have not been used to construct public parking facilities.

There is a strong system of parks and recreation facilities throughout the County. The County does not use CDBG funds to acquire, construct, or rehabilitate park and recreation facilities. The County operates 14 community centers, including six senior centers, enhance the physical and mental wellbeing of Arlington's community through programs and activities fostering wellness and social involvement. Multiple low-cost activities are provided throughout the County for youth, seniors, families and individuals.

Arlington also offers services to help adults with functional limitations remain in the community as long as possible. Adult day health care provides support and respite to caregivers. While the County does not operate facilities exclusively dedicated to persons with physical disabilities, there is a dedicated Disability Coordinator and a community advisory group, the Disability Advisory Commission, to promote maximum independence and access for persons with disabilities. CDBG funds are used for removal of barriers, with an average of 6 units per year modified with this program. Similarly, the County's Intellectual and Developmental Disability Services Program assists residents in accessing services to enable them to remain in the community. Funding for these programs primarily comes from the state, nonhousing federal funds, and local general funds.

In 2012, the County acquired a seven-story office building in the Courthouse neighborhood to replace the Emergency Winter Shelter with a permanent, comprehensive Homeless Services Center. Center-based programs and services will include employment and life skills training, benefit enrollment, mental health and substance abuse counseling and treatment, shelter, shower, laundry and mail facilities. The center

will feature 50 year-round shelter beds, 25 winter hypothermia prevention beds, and 5 medical respite beds. The Homeless Services Center will be a critical component of the community's efforts to end homelessness. A best-practice model that uses integrated, comprehensive services will facilitate moving homeless persons into permanent housing as quickly as possible. The center is expected to open in FY 2015.

How were these needs determined?

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

City of Falls Church Public Facilities Needs

The City of Falls Church has several public facility needs, including expanded public library space, updated and expanded City Hall, more space for community meetings and events, additional group housing facilities, and more land area for parks and open space.

According to an ongoing evaluation of the City's public library, an additional 7,000 to 15,000 square feet of space is needed to meet the City's needs for the next 15 to 30 years. Additionally, the building needs several updates to meet Americans with Disabilities Act (ADA) design standards.

The current City Hall exhibits several deficiencies. Space for employees is becoming a critical issue as staff size grows to meet the public service needs of the City's growing population. Additionally, there are several life safety needs. The current building lacks overhead sprinklers and a modern fire suppression system. The Police Department and Sheriff's Office must use public corridors for transporting court defendants and convicted criminals when court is in session. Further, those same departments lack secure parking areas in which to manage equipment transfers among vehicles.

The City has growing needs for parks, open space, and recreation facilities. As the population grows, demand for open space and recreation is growing, and more space and facilities are needed. This includes space for community meetings and events.

The City also has a need for more group housing facilities.

These needs were identified through multiple City-wide and neighborhood-level planning efforts, including comprehensive planning and small area planning, community forums and online surveys, and staff analysis.

Describe the jurisdiction's need for Public Improvements:

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

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

Arlington's Master Transportation Plan, adopted in 2007, guides development of transit-related improvements, such as streets, sidewalks, and parking. It follows five guiding policies: provide high-quality transportation services, move more people without traffic, promote safety, establish equity, and manage effectively and efficiently. Citizens who wish to have concrete curb, gutter or sidewalks installed on their block are encouraged to participate in the County's Neighborhood Conservation program, a general funded community-based program for comprehensive block improvements

Public facilities in the jurisdiction have traditionally been funded through local resources, not through federal CDBG or HOME funds.

How were these needs determined?

See Public Facilities section.

City of Falls Church Public Improvements Needs

The City of Falls Church has several underfunded needs for stormwater management, including repair and rehabilitation of infrastructure that was installed decades ago. It also includes installation of green and grey infrastructure to meet growing demands of stormwater management and to meet new guidelines enacted to protect and preserve the Chesapeake Bay.

The City has several transportation accessibility needs. Much of the needs revolve around increasing transportation options. Pedestrians need more safe crossings and better lighting in order to fully access the City. Increased bus service is needed to meet the travel needs of individuals unable or unwilling to drive. Lastly, automobile parking in the City's commercial areas needs to be better managed. Large swaths of automobile parking go unused while other portions are overcrowded.

These needs were identified through multiple City-wide and neighborhood-level planning efforts, including comprehensive planning and small area planning, community forums and online surveys, and staff analysis.

Specific to stormwater management, the City adopted a watershed management plan in February 2012. The plan includes a comprehensive review of the City's stormwater needs.

Specific to transportation, the City adopted an updated Master Transportation Plan titled "Mobility for all Modes" in May 2014. The Plan provides a mode-by-mode look at the City's transportation needs.

Describe the jurisdiction's need for Public Services:

Public services or non-housing community development needs are important to the quality of life of residents. These services complement the County's housing priorities and serve specific populations. For example, more than a fifth of Arlington's population is foreign born and about 36% of them speak Spanish as their primary language. The County makes a great effort to ensure that there is adequate language capability to serve and address the need for services for this population. Other services specific to the needs of this group include legal services to ensure that low-income immigrants know how to navigate the U.S. immigration system to obtain proper documents for legal employment and also become aware of their rights with regard to earning and receiving correct wages. Programs for youth such as after school care, academic support and enrichment are also needed such as providing academic tutoring and mentoring for students who reside in subsidized housing, and also programs that encourage community engagement. Other types of public services focus on the needs of tenants that include workshops to discuss tenant rights and responsibilities, fair housing education and counseling for tenants and landlords.

Public health, including dental services, have been identified as priority areas. The continued goal is to promote the health of the Arlington community and prevent diseases and other conditions that would harm the community. Morbidity and mortality statistics show that Arlington County has a relatively healthy population overall; however, there are a number of subpopulations whose health related needs are high. These include low and moderate income families with young children, recent immigrants, persons with HIV, the elderly and workers with no health insurance. Many low and moderate income persons cannot afford health care. It is estimated that about 22,000 Arlington residents do not have health insurance, and, according to national trends, that number is expected to continue to increase significantly. There are factors that prevent those who need services most from accessing it, such as

hours of operation which are often not convenient for those who work several jobs. The location and availability of convenient transportation services to access the service can be another factor.

Additional needs include reducing obesity and tobacco use through physical exercise and proper nutrition; prevention services for women and children; and prevention and treatment of communicable diseases such as tuberculosis, sexually transmitted infections and HIV. Anticipated future needs include services for the elderly, as Arlington's "Baby Boomers" grew by 48.8 percent over the last 12 years. This will have implications for housing and associated services for this aging population. There is also an increase in the number of families which will affect school enrollment and have implications for housing size and type.

How were these needs determined?

Community needs were determined through data analysis, consultation, and a community survey to which 638 persons responded. The survey was conducted in English and Spanish (the primary non-English language); and was available online as well as in print over a three month period. The respondents comprised 44 percent Latino, 25 percent white and 21 percent African Americans or Black low/moderate income residents. A significant majority of respondents were renters (78%).

The five highest ranking needs were:

- The availability of housing that is affordable - 293
- Public health services, like health or dental care - 212
- Job training or job opportunities - 162
- Services to prevent homelessness - 146
- Housing for elderly residents - 137

Consultations were held with the Arlington Department of Human Services and community service providers. Two Consolidated Plan meetings were held, as well as discussions with Commissions such as the Housing, and Community Development Citizen Advisory Commissions. These groups are comprised of representatives of the community and various interest organizations.

City of Falls Church Public Service Needs

The City needs to increase offerings of several effective and well-used services currently operating. These include increasing subsidized transportation for the senior and disabled populations (for example, the FareWheels Program that provides taxi coupons to low-income residents), providing more transitional housing, and providing more energy efficiency and building safety upgrades for low-income populations.

These needs were identified through multiple City-wide and neighborhood-level planning efforts, including comprehensive planning and small area planning, community forums and online surveys, and staff analysis.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

As of January 2013, the population of Arlington was estimated to be 212,900 persons. During the ten-year period from 2000 to 2010, Arlington added an additional 18,174 persons to the population, an increase of 9.6 percent (or at an annual growth rate of 0.92). In the same ten-year period, the Metropolitan Washington region grew by 15.1 percent (or 1.42 annually). By 2040 Arlington's population is forecasted to increase by 33 percent to 276,100 persons, while the forecasted population increase for Northern Virginia is 39.6 percent. Viewing Arlington's population compared to the greater Metropolitan Washington Region, it is striking to note the difference in the age distribution of the population. Arlington has a significantly greater proportion of its population in the 25 to 34 year-old age range and a lower proportion of school-aged (5-19 years) children.

During the period from 2000 to 2010, Arlington's Hispanic/Latino population declined by 11 percent, while the Hispanic/Latino population in the region overall increased by 75.2 percent. However, the persons of Hispanic/Latino origin represent 15.1 percent of Arlington's population, which is comparable to most neighboring jurisdictions, and slightly higher than this population's regional share. During the same period, the share of Arlington's non-Hispanic white population increased by 3.6 percentage points making up 64 percent of the population in 2010.

The needs of Arlington's disabled population are of particular interest, as the special housing needs for this group need to be taken into consideration. The population of Arlington residents with a disability is estimated to be 10,265 persons. This represents 5 percent of the total population, and includes hearing, vision, cognitive, ambulatory and self-care difficulties.

As of January 2013, Arlington had an estimated 100,400 households, an increase of 14,048 households over 2000. The average household size was 2.16 persons. Compared to the Metropolitan Washington Region, Arlington had a greater share of 2, 3, and 4-person households; and fewer 1-person households and fewer 5 or more person households. Single parent households also represented a significantly smaller share of the household types than in the Metropolitan Region. The median household income for Arlington County was \$99,651 in 2011. Median household incomes vary widely by the race of the householder. For white (non-Hispanic/Latino) households the estimated median income in 2011 was \$115,045 while the median household income for black/African American households was \$58,479, \$60,210 for Hispanic/Latino households and \$83,135 for Asian households.

Arlington County is a job center for the region and is a net importer of workers, with 226,700 jobs located in the County and a total civilian labor force residing in Arlington County of 138,505. According to the American Community Survey, less than a third of Arlington's workforce (workers who are residents of Arlington) work within the County; a greater number work in the District of Columbia. The three top

places of origin for persons working in Arlington County are Fairfax County (48,242), Prince Georges County (16,082), and the District of Columbia (13,205). Over the next 27 years, Arlington is forecasted to add another 82,130 jobs. Growth in employment leads to growth in population as more workers migrate towards new jobs. This in turn increases the need and demand for housing. As employment growth continues to outpace household growth (households is equal to all of the housing stock less vacancies), demand for housing is expected to increase, creating a tighter housing market.

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

Introduction

Arlington's housing stock increased by 17,574 units from 2000 to January 2013, an increase of 19.4 percent, bringing the total number of housing units in the County to 108,000. The increase in the housing stock was primarily in multi-family housing (new apartments and condominiums with more than 3 units) representing 92.3 percent of the increase in housing, or 16,227 units.

Arlington's supply of affordable rental housing comes from both the private, nonprofit and public sector's investments in rental property. Arlington County does not have public housing. When affordable housing is held by private investors without any governmental restrictions for tenants they are called Market Rate Affordable, or MARKs. The other source of affordable housing is Committed Affordable housing, or CAFs. CAFs are housing units that have legally binding agreements with the federal, state, or County Government to remain affordable to low and moderate income households for a specified period of time; or wholly owned by nonprofits. Tenants must be within established income limits in order to rent a Committed Affordable housing unit. Over the last ten years, Arlington has lost over half of its inventory of 60% AMI MARKs while the number of CAFs and the inventory of 80% (moderate income) marks has increased.

Arlington had 6,622 Committed Affordable Housing units (CAFs) as of June 30, 2013. Committed Affordable Units make up 14 percent of the rental stock in the County. From 2000 to 2013, Arlington has added 2,981 CAFs to the housing inventory, an increase of 82 percent. At the same time that Arlington has been increasing the number of CAFs, the County has also pursued longer affordability restrictions (up to 60 years), ensuring the long term affordability of these apartments. As part of the overall housing inventory, CAFs play an important role in ensuring that households of all income levels can live in Arlington.

Average apartment rents in Arlington have steadily increased over the past ten years and have tracked fairly close to average salaries with the exception of the change from 2011 to 2012. In 2012, the average rent jumped 13 percent, outpacing salary growth. Over the ten-year period 2012-2013, average rent increased 47 percent while the average salary increased 37 percent. For lower income employment sectors (such as retail, hospitality and food services) average salaries have not kept pace with the increase in average rents, contributing to an affordability gap between rent and income.

The other component of the housing market is "for-sale" housing. The median sale price for a single family home in 2012 was \$690,000, according to the Arlington County Department of Real Estate Assessments. For the same period the median price for condominium properties was \$372,000. According to the U.S. Census, the homeownership rate in Arlington increased from 43.3 percent in 2000 to 46.6 percent in 2011. Although substantially lower than the homeownership rates for inner suburban and outer suburban Counties in the Metropolitan Washington Region which range from 64 to 71 percent, the rate is comparable with the other central jurisdictions of Alexandria (45 percent) and the District of

Columbia (42.8 percent). The homeownership rate for Arlington is in the middle range when compared to other cities throughout the country.

Arlington has a program to assist moderate income (up to 80% of Area Median Income) households to purchase homes. The price limit for homes purchased with this program is \$362,790 (established by HUD). Of the 448 homes listed for sale in Arlington on June 10, 2013, only 105 were listed at or below the price limit for Arlington County’s Moderate Income Purchase Assistance Program (MIPAP); 97 of these were condominiums or cooperatives. This presents a particular challenge to larger families who may be looking for 3+ bedrooms.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	31,060	28%
1-unit, attached structure	11,263	10%
2-4 units	4,645	4%
5-19 units	15,019	14%
20 or more units	47,161	43%
Mobile Home, boat, RV, van, etc	373	0%
Total	109,521	100%

Table 49 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

Number and percentage of occupied housing units by structure type	Owner	Pct	Renter	Pct	Total	Pct
1-unit Detached	24,166	55.98	3,650	7.49	28,935	28.32
1-unit Attached	6,810	15.78	2,827	5.80	10,180	9.97
2 to 4 Units	1,104	2.56	2,927	6.01	4,298	4.21
5 to 19 Units	2,751	6.37	10,501	21.55	14,722	14.41
20 or More Units	8,237	19.08	28,652	58.80	43,656	42.73
Other (mobile home, RV, etc.)	100	0.23	167	0.34	365	0.36
Total	43,168	48,724	102,156			
2007-11 ACS						

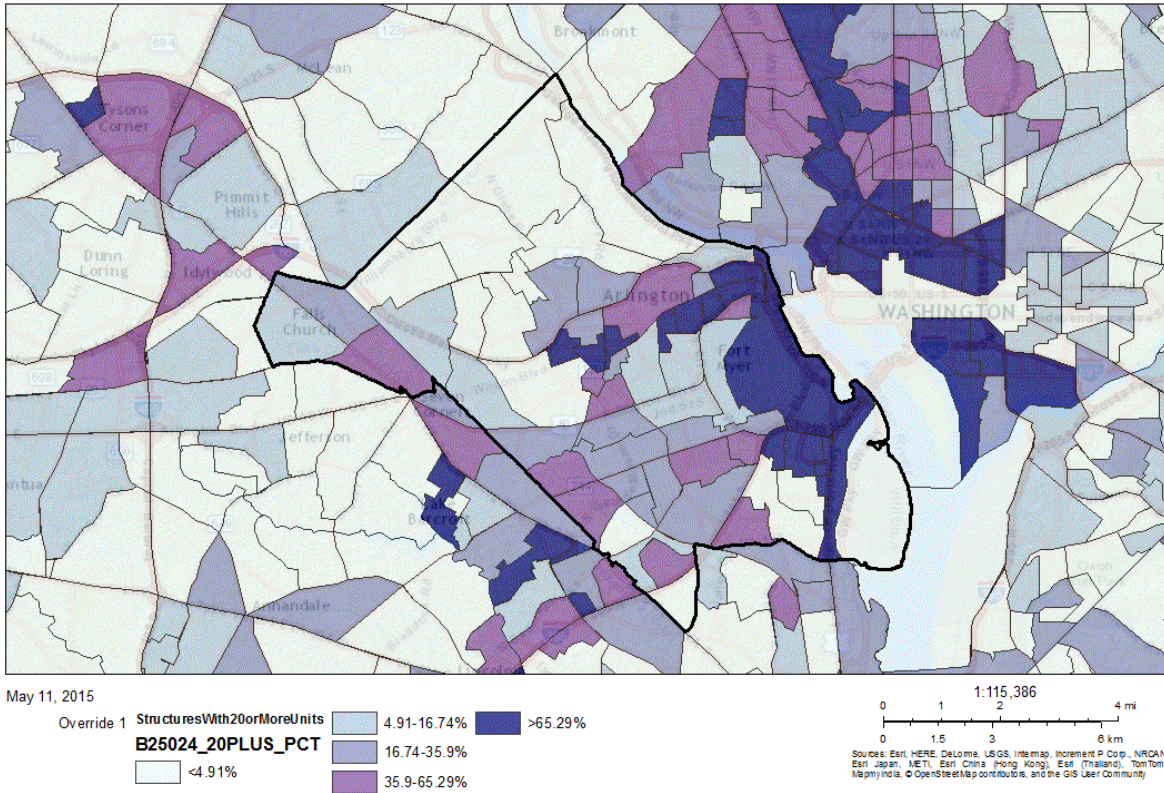
Table 50 - For Arlington (Place) - Number and percentage of occupied housing units by structure type

Number and percentage of occupied housing units by structure type	Owner	Pct	Renter	Pct	Total	Pct
1-unit Detached	1,985	66.03	301	17.71	2,342	43.84
1-unit Attached	618	20.56	161	9.47	890	16.66
2 to 4 Units	0	0	117	6.88	153	2.86
5 to 19 Units	119	3.96	245	14.41	364	6.81
20 or More Units	284	9.45	876	51.53	1,593	29.82

Other (mobile home, RV, etc.)	0	0	0	0	0	0
Total	3,006	1,700	5,342			
2007-11 ACS						

Table 51 - For Falls Church (Place) - Number and percentage of occupied housing units by structure type

Percentage of Structures with 20 or More Units - Consolidated Plan and Continuum of Care Planning Tool



Percentage of Structures with 20 or More Units - Consolidated Plan and Continuum of Care Planning Tool

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	213	0%	3,076	6%
1 bedroom	5,523	12%	23,940	47%
2 bedrooms	11,807	26%	16,440	32%
3 or more bedrooms	28,519	62%	7,725	15%
Total	46,062	100%	51,181	100%

Table 52 – Unit Size by Tenure

Data Source: 2007-2011 ACS

Number and percentage of owner-occupied housing units by bedrooms	Number	Percentage
No bedroom	242	0.56

1 bedroom	5,927	13.73
2 bedrooms	10,633	24.63
3+ bedrooms	26,366	61.08
Total	43,168	
2007-11 ACS		

Table 53 - For Arlington (Place) - Number and percentage of owner-occupied housing units by bedrooms

Number and percentage of renter-occupied housing units by bedrooms	Number	Percentage
No bedroom	2,999	6.16
1 bedroom	22,857	46.91
2 bedrooms	16,020	32.88
3+ bedrooms	6,848	14.05
Total	48,724	
2007-11 ACS		

Table 54 - For Arlington (Place) - Number and percentage of renter-occupied housing units by bedrooms

Number and percentage of owner-occupied housing units by bedrooms	Number	Percentage
No bedroom	9	0.30
1 bedroom	97	3.23
2 bedrooms	522	17.37
3+ bedrooms	2,378	79.11
Total	3,006	
2007-11 ACS		

Table 55 - For Falls Church (Place) - Number and percentage of owner-occupied housing units by bedrooms

Number and percentage of renter-occupied housing units by bedrooms	Number	Percentage
No bedroom	63	3.71
1 bedroom	719	42.29
2 bedrooms	491	28.88
3+ bedrooms	427	25.12
Total	1,700	
2007-11 ACS		

Table 56 - For Falls Church (Place) - Number and percentage of renter-occupied housing units by bedrooms

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

Arlington’s rental housing development assistance program provides financing and technical assistance to support the construction, acquisition, and rehabilitation (“creation and/or preservation”) of committed affordable housing (CAF) units within Arlington County. These units are designed to accommodate renter households earning up to 80% 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 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. AHIF is funded through annual County Board appropriation together with Federal funds from CDBG and HOME, contributions from private developers, and repayments of previous loans. Arlington County's current planning target 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 households. Beyond the sheer number of CAFs, the county has also made it a priority to ensure that 25 percent of new CAFs are for very low income households (below 40% AMI). Arlington has also made it a priority to create family-sized units. 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. The total CAF rental supply as of the end of FY 2014 was 6,945 units. Arlington County also provides a range of funding and technical assistance programs aimed at helping low to moderate income (below 80% AMI) households purchase and remain in homes in the county. Tools used by the County include a variety of purchasing assistance, home renovation, and homebuyer education initiatives.

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 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. In FY 2013, an average of 1,178 households received a grant each month with an average grant amount of \$575. 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.

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

Through 2018, there are six properties with expirations of County affordability terms; three of these are extended till 2022 or longer due to Low Income Housing Tax Credit (LIHTC) restrictions. The County makes it a priority to replace lost committed affordable units due to expirations of the affordability period.

- Patrick Henry (110 units) – Expiration in 2015 (LIHTC through 2030)
- South Ballston Place (10 units) – Expiration in 2016
- Fields of Arlington (189 units) - Expiration in 2017 (LIHTC through 2029)
- Library Courts (10 units) – Expiration in 2017
- Meridian III (17 units) – Expiration in 2017
- Clarendon Court Apartments (103 units) – Expiration in 2018 (LIHTC through 2022)

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

Based on an analysis of the number of households at different incomes compared to the amount of housing at different rents and prices, the county's rental stock appears to be serving fairly well both families and single-person households who have incomes above 80 percent of area median income, and the homeownership market serves well only higher income households. Based on forecasts of household growth, between 2010 and 2040, the county will add 3,700 households with incomes below 30 percent of area median income and 3,700 households with incomes between 30 and 60 percent of area median income. Currently, neither the market nor the County's full set of affordable housing policies is sufficient to meet the housing needs of these households. Without ensuring a sufficient supply of lower cost housing, or providing direct financial assistance to families and individuals, low-income households will find it difficult to live in Arlington and the county will risk diminishing its economic diversity.

Based on forecasts of household growth, the county is expected to add 7,700 households with three or more people between 2010 and 2040. While the county will continue to attract single-person households in large numbers, the number of larger households will increase at a slightly faster rate during the first decade of the forecast period. In addition, the number of homes with three or more bedrooms in the county has shrunk over the past 13 years, leaving larger households particularly underserved. Many of these larger households will be families with children. These families often have children in Arlington County public schools and benefit from the services and amenities available in the county.

The number of senior households will grow substantially over the coming decades, and they will have a wide range of housing and service needs. Based on household forecasts, the number of households is expected to grow three times faster than the number of households headed by someone under age 65. The county is expected to add 9,200 senior-headed households between 2010 and 2040. Between 2010 and 2040, it is anticipated that the number of households with a disabled person will increase by 3,900 households. These households include people with a range of disabilities, including physical, cognitive and self-care or independent living disabilities. This disabled population will have a variety of housing needs, but critical to being an inclusive community is providing opportunities to this population to live independently within the community and to take advantage of the county's amenities.

Rising home prices over the past 12 years have made it very difficult for moderate-income households to afford to buy a home in the county. The desire for homeownership remains strong, even among the Millennial population. According to the forecasts, between 2000 and 2040 the county will add 5,500 households with incomes between 80 and 120 percent of area median income. Based on recent counts of the homeless population, there are several hundred individuals and families in Arlington without a place to live. Some of these individuals are chronically homeless, and need intensive supportive services to help with health care issues, substance abuse and other difficulties.

Describe the need for specific types of housing:

Rental housing for very low-income (<60% AMI) and extremely low income (<30% AMI) households is needed to close the current housing gap and meet future needs. This group of individuals and families includes many workers who serve the Arlington community and economy, and the lower-wage jobs they work in will comprise a larger share of the region's overall employment in the years to come. This group of households faces the most stress associated with rent increases, and the supply of housing that is affordable to this group has declined sharply over the past decade. Families with children will need homes with two, three or more bedrooms. Families with children make up a growing segment of the Arlington community. They are also more likely than other types of households to face affordability challenges and to find housing that meets their families' needs. Senior households will have a variety of needs but many will need new housing options to be able to remain in Arlington or will need assistance—either with physical modifications or financial assistance—to age in place in their homes. Many long-term residents of Arlington will be entering retirement and many will want to remain in their community.

The growing number of persons with disabilities will need housing to enable them to live independently in the community. Among the most vulnerable populations in Arlington are low income people with disabilities. Homeownership for moderate-income households will be needed to create opportunities that have diminished in recent years. In order for a range of households to have choices with regards to homeownership in the county, there is need for expanded homeownership opportunities for moderate-income households and first-time homebuyers. Permanent and supportive housing is needed for homeless and near homeless individuals and families to help promote well-being and self-sufficiency. As the county grows and prospers in the future, it will be important to ensure that the most vulnerable of the community have a place to call home.

Discussion

City of Falls Church

The housing stock in the City of Fall's Church decreased by 12 units from 2010 to 2013 to bring the total number to 5,477. However in in 2014 a new development the Northgate apartments opened which brought an additional 94 rental units in multifamily housing to the City for a total of 5,571. The total housing stock in the City is 41% single family housing, 21% Condominiums, 28% apartments and 10% townhomes. When looking at age of housing, there are 841 units built since 2000, 550 units built from 1970 to 1989 and 4,152 units built from 1970 and earlier. Therefore 75% of the City's housing stock is aging.

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

Introduction

Arlington's housing market has been characterized by escalating rents and home prices over the past decade. While rents and home prices increased all across the region, they increased faster in Arlington and, in general, the County was insulated from the housing market downturn. Between 2000 and 2013, the average home sale price in Arlington increased by 140.3 percent, while the average rent increased by 90.9 percent. The number of homes—including both rental and homeownership—affordable to low- and moderate-income households has declined precipitously since 2000. Homes affordable to households earning below 60 percent of area median income took a particular hit, as thousands of market rate affordable rental homes were lost from the county's housing stock through rent increases, condo conversion, and redevelopment.

The appeal of the Washington, DC region, and Arlington County, in particular, has increased demand for housing in the county. Changing socioeconomic characteristics of its residents have led to substantial increases in housing costs and changes in the types of housing being built in the county. According to the Arlington County Rent and Vacancy Survey, in 2000, the average rent for an apartment in Arlington was \$1,013. By 2013, the average rent had nearly doubled to \$1,934. Rents increased substantially even as apartment units got smaller. Over 60 percent of the net new apartment units added to the stock between 2000 and 2013 were efficiency (zero bedroom) or one bedroom apartments, while 37 percent were two bedroom units and just two percent had three or more bedrooms. The limited supply and the steady demand for larger units put tremendous pressure on the rents for larger units, even those in older buildings. For example, the average rent for a three-bedroom home in a garden apartment building increased from \$1,111 in 2000 to \$2,188 in 2013. At the same time, there were 80 fewer garden apartments with three bedrooms in the stock in 2013 than there were in 2000. Over the 13-year period, the county added just 149 net new apartments with three or more bedrooms—all in high rise buildings—while adding over 4,600 units with zero or one bedroom.

The cost of buying also escalated dramatically in Arlington County since 2000. In 2000, the median home price in Arlington was \$218,500, including single-family detached homes, townhouses and condominiums. By 2013, the average home in Arlington sold for \$525,000, which reflects an increase of 140 percent over 13 years. The Arlington housing market did experience a bit of a downturn in 2008 but it rebounded quickly, returning to above the pre-bust peak by 2012. Compared with the rest of the Washington, DC region, Arlington weathered the housing crisis better, with home prices falling only modestly, and prices in Arlington are among the highest in the area. Housing costs were up for all housing types and across neighborhoods throughout the county. Condominiums made up more than half of all home sales in 2013, and the average condo price was \$381,500, up from \$140,500 in 2000.¹⁵ Condominium prices in the 22204 ZIP code increased much faster than in the rest of the county, rising from \$85,000 in 2000 to \$296,000 in 2013, an increase of 248 percent.

In 2013, townhouses sold for an average of more than \$650,000, up 163 percent from \$247,500 in 2000. There is significant variation across the county, however, with an average townhouse price in ZIP code

22209 of over \$1 million and an average of \$406,000 in ZIP code 22206. The average single-family detached home sold for nearly \$770,000 in 2013, a 146 percent increase from \$312,000 in 2000. The inventory of homes for sale in Arlington remains at a historically low level. As of April 2014, there were only 562 homes for sale in Arlington. Nearly two-thirds had asking prices of \$450,000 or more.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	233,700	575,600	146%
Median Contract Rent	871	1,533	76%

Table 57 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	3,210	6.3%
\$500-999	5,062	9.9%
\$1,000-1,499	16,969	33.2%
\$1,500-1,999	14,264	27.9%
\$2,000 or more	11,676	22.8%
Total	51,181	100.0%

Table 58 - Rent Paid

Data Source: 2007-2011 ACS

Renter-occupied units by contract rent and bedrooms	Bedrooms	Number	Percent
Less Than \$200	None	91	3.03
Less Than \$200	1	527	2.31
Less Than \$200	2	114	0.71
Less Than \$200	3+	0	0
\$200-\$499	None	40	1.33
\$200-\$499	1	453	1.98
\$200-\$499	2	275	1.72
\$200-\$499	3+	62	0.91
\$500-\$999	None	656	21.87
\$500-\$999	1	2,977	13.02
\$500-\$999	2	1,367	8.53
\$500-\$999	3+	574	8.38
\$1000 or More	None	2,156	71.89
\$1000 or More	1	18,616	81.45
\$1000 or More	2	13,927	86.94
\$1000 or More	3+	5,884	85.92

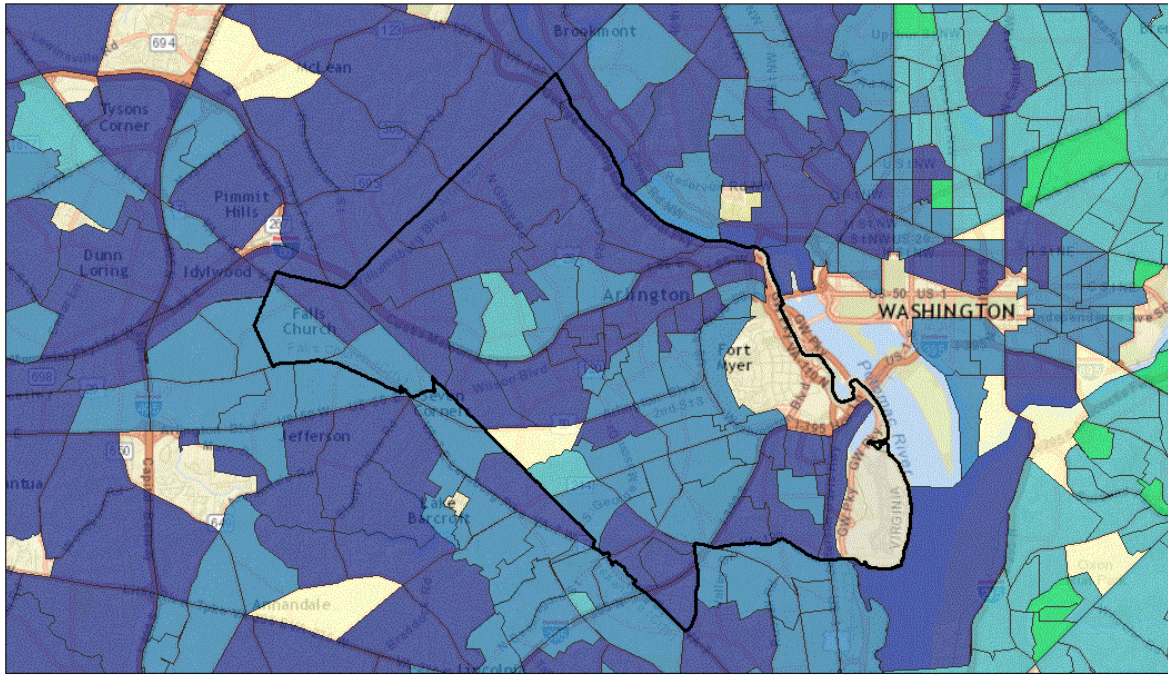
No Cash Rent	None	56	1.87
No Cash Rent	1	284	1.24
No Cash Rent	2	337	2.10
No Cash Rent	3+	328	4.79
2007-11 ACS			

Table 59 - For Arlington (Place) - Renter-occupied units by contract rent and bedrooms

Renter-occupied units by contract rent and bedrooms	Bedrooms	Number	Percent
Less Than \$200	None	0	0
Less Than \$200	1	68	9.46
Less Than \$200	2	0	0
Less Than \$200	3+	0	0
\$200-\$499	None	0	0
\$200-\$499	1	68	9.46
\$200-\$499	2	37	7.54
\$200-\$499	3+	0	0
\$500-\$999	None	0	0
\$500-\$999	1	114	15.86
\$500-\$999	2	19	3.87
\$500-\$999	3+	13	3.04
\$1000 or More	None	47	74.60
\$1000 or More	1	464	64.53
\$1000 or More	2	414	84.32
\$1000 or More	3+	364	85.25
No Cash Rent	None	16	25.40
No Cash Rent	1	5	0.70
No Cash Rent	2	21	4.28
No Cash Rent	3+	50	11.71
2007-11 ACS			

Table 60 - For Falls Church (Place) - Renter-occupied units by contract rent and bedrooms

Median Contract Rent - Consolidated Plan and Continuum of Care Planning Tool



May 11, 2015
 Override 1 MedianContractRent B25058EST1
 Legend:
 < \$454 (Yellow)
 \$454-\$702 (Light Green)
 \$702-\$1,019 (Teal)
 \$1,019-\$1,498 (Blue)
 > \$1,498 (Dark Blue)
 Scale: 0 to 4 miles / 0 to 6 km
 Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P. Corp., NRCAN, Esri, Japan, METI, Esri, China (Hong Kong), Esri, Thailand, TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Median Contract Rent - Consolidated Plan and Continuum of Care Planning Tool

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,910	No Data
50% HAMFI	4,400	460
80% HAMFI	10,995	790
100% HAMFI	No Data	1,590
Total	17,305	2,840

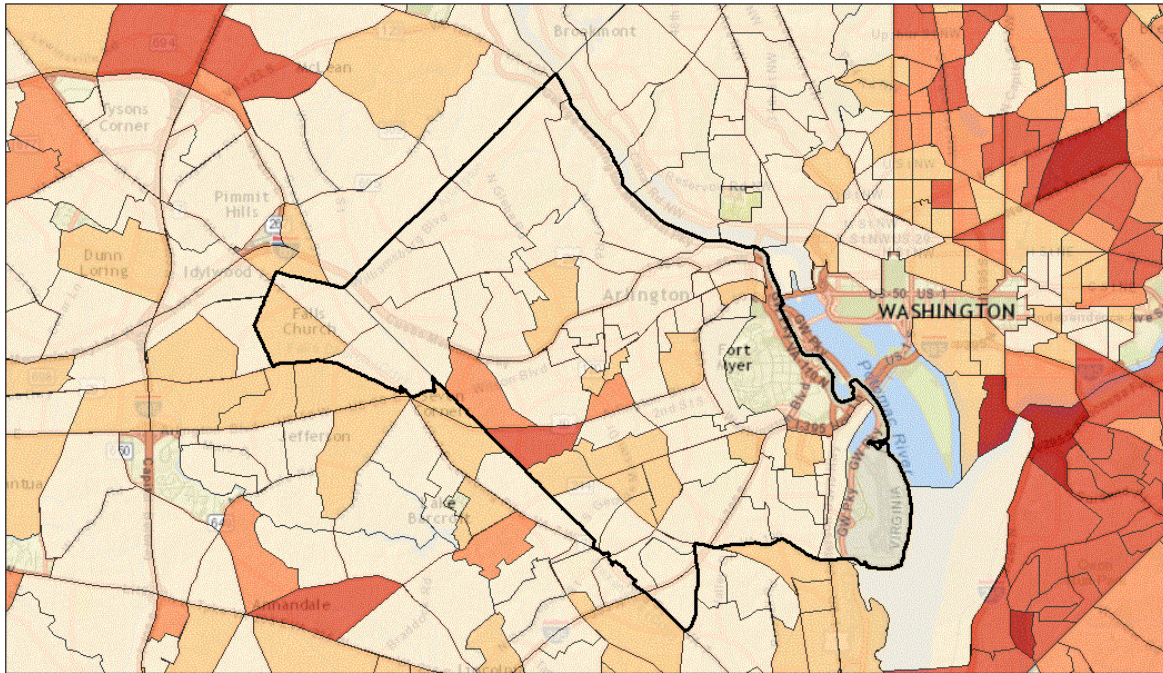
Table 61 – Housing Affordability

Data Source: 2007-2011 CHAS

Units Affordable to Households Earning	Owner	Renter
30% HAMFI	No Data	1,790
50% HAMFI	405	4,215
80% HAMFI	695	10,455
100% HAMFI	1,445	No Data
2007-11 CHAS		

Table 62 - For Arlington (Place) - Units Affordable to Households Earning

Percentage Renter Units Affordable to 50% HAMFI - Consolidated Plan and Continuum of Care Planning Tool



May 11, 2015
 Override 1 RenterUnitsTo50PercentHAMFI
AFF_AVAIL_50_R_PCT
 <10.49% 10.49-27.93% 27.93-47.42% 47.42-76.57% >76.57%
 1:115,386
 0 1 2 4 mi
 0 1.5 3 6 km
 Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri, Japan, METI, Esri, China (Hong Kong), Esri, Thailand, TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Percentage Renter Units Affordable to 50% HAMFI - Consolidated Plan and Continuum of Care Planning Tool

Units Affordable to Households Earning	Owner	Renter
30% HAMFI	No Data	120
50% HAMFI	55	185
80% HAMFI	95	540
100% HAMFI	145	No Data
2007-11 CHAS		

Table 63 - For Falls Church (Place) - Units Affordable to Households Earning

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,130	1,191	1,412	1,890	2,374
High HOME Rent	1,118	1,199	1,441	1,656	1,828
Low HOME Rent	941	1,008	1,210	1,397	1,558

Table 64 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Costs	Number	Percentage
Paying > 30%	29,821	32.45
Earning Less than \$34,999 paying > 30%	10,936	11.90
Earning More Than \$35,000 paying > 30%	18,885	20.55
Owner Occupied Earning Less than \$35,000 paying > 30%	2,348	5.44
Owner Occupied Earning More than \$35,000 paying > 30%	9,440	21.87
Renter Occupied Earning Less than \$35,000 paying > 30%	8,588	17.63
Renter Occupied Earning More than \$35,000 paying > 30%	9,445	19.38
2007-11 ACS		

Table 65 - For Arlington (Place) - Costs

Number and percentage of occupied housing units by bedrooms	Number	Percentage
No bedroom	4,117	4.48
1 bedroom	32,991	35.90
2 bedrooms	30,390	33.07
3+ bedrooms	34,658	37.72
Total	91,892	
2007-11 ACS		

Table 66 - For Arlington (Place) - Number and percentage of occupied housing units by bedrooms

Number and percentage of renter-occupied units by contract rent	Number	Percentage
No cash rent	1,005	2.06
\$0-\$499	2,104	4.32
\$500-\$599	524	1.08
\$600-\$699	533	1.09
\$700-\$799	655	1.34
\$800-\$899	1,661	3.41
\$900-\$999	2,847	5.84
\$1000-\$1249	8,670	17.79
\$1250-\$1499	8,664	17.78
\$1500-\$1999	12,382	25.41
\$2000 or More	9,679	19.86
Total	48,724	
2007-11 ACS		

Table 67 - For Arlington (Place) - Number and percentage of renter-occupied units by contract rent

Costs	Number	Percentage
Paying > 30%	1,625	34.53
Earning Less than \$34,999 paying > 30%	447	9.50
Earning More Than \$35,000 paying > 30%	1,178	25.03
Owner Occupied Earning Less than \$35,000 paying > 30%	146	4.86

Owner Occupied Earning More than \$35,000 paying > 30%	726	24.15
Renter Occupied Earning Less than \$35,000 paying > 30%	301	17.71
Renter Occupied Earning More than \$35,000 paying > 30%	452	26.59
2007-11 ACS		

Table 68 - For Falls Church (Place) - Costs

Number and percentage of occupied housing units by bedrooms	Number	Percentage
No bedroom	252	5.35
1 bedroom	928	19.72
2 bedrooms	1,258	26.73
3+ bedrooms	2,904	61.71
Total	4,706	
2007-11 ACS		

Table 69 - For Falls Church (Place) - Number and percentage of occupied housing units by bedrooms

Number and percentage of renter-occupied units by contract rent	Number	Percentage
No cash rent	92	5.41
\$0-\$499	173	10.18
\$500-\$599	22	1.29
\$600-\$699	8	0.47
\$700-\$799	11	0.65
\$800-\$899	53	3.12
\$900-\$999	70	4.12
\$1000-\$1249	317	18.65
\$1250-\$1499	251	14.76
\$1500-\$1999	439	25.82
\$2000 or More	264	15.53
Total	1,700	
2007-11 ACS		

Table 70 - For Falls Church (Place) - Number and percentage of renter-occupied units by contract rent

Is there sufficient housing for households at all income levels?

Affordability has declined dramatically in Arlington over the past 12 years, primarily as a result of surging housing costs but also because of flat or declining incomes among some groups. While finding affordable housing is a challenge for many households, several key populations face particular challenges in Arlington:

- Older renters have higher cost burdens than households headed by someone under age 65. Nearly two-thirds of senior renters pay more than 30 percent of their income on housing, compared with 40 percent of all renter households. In addition, low-income senior households on

fixed incomes face growing financial stress around rent and condo fee increases. Many seniors who participated in the telephone poll said they want to remain in Arlington County for the rest of their lives, but many are worried that rising housing costs will force them to leave.

- Racial or ethnic minority households are much more likely than white households to face affordability challenges. Nearly half of African American households—including both renters and owners—are cost burdened; 57 percent of Hispanic renters and 48 percent of Hispanic owners are cost burdened. In fact, nearly one out of five Hispanic and African American households said they have already moved out of a home in Arlington because they could no longer afford the cost of living there. Many feel certain they will not be able to remain in Arlington over the coming years.
- Families with children, especially single-parent families, face higher cost burdens than other types of households. Seventy percent of single-parent renters spend more than 30 percent of their income on housing. In addition, many families with children struggle to find housing in the county that is large enough to meet their families' needs.
- Arlington's low-income households face the most serious affordability challenges and often face stark choices when it comes to finding ways to pay for housing. Many low-income households reported through focus groups that they spend less on food, transportation, utilities and other necessities in order to cover housing costs. Small increases in rents can have a major impact on these families' budgets.

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

There are two sources of affordable rental housing in Arlington—MARKs (market rate affordable homes) and CAFs (committed affordable homes). MARKs have market rents that are affordable to low- and moderate-income households by virtue of the age, location, condition and/or amenities of the property. These units are not regulated by the county or any other public agency, so there is no assurance that lower-income households live in these lower-rent housing units. In addition, there is no guarantee that these homes will remain affordable to lower-income households. Property owners can raise rents—as the market will bear—and generally can sell and/or redevelop their properties as long as they comply with zoning and other requirements. The number of MARKs that are affordable to households with incomes below 60 percent of AMI has dropped precipitously since 2000. According to the Arlington County Housing Division, in 2000, there were nearly 20,000 market rate affordable rental units affordable to households below 60 percent of AMI; in 2012 there were just over 5,000. The primary means by which MARKs are taken out of the inventory are through rent increases, renovation and condominium conversion. In addition, more than 2,500 MARKs have been converted to Committed Affordable Units (CAFs) with long-term affordability guarantees. The supply of MARKs affordable to households with more moderate incomes, between 60 and 80 percent of AMI, has remained fairly constant since 2003. The fairly constant supply of MARKs affordable to households between 60 and 80 percent of AMI is due in some part to increases in rents that have moved MARKs that had been affordable to households at or below 60 percent of AMI into the higher income category.

CAFs are rental units that are built by private and non-profit developers with a subsidy from the federal, state and/or local government. These units are covered by legally binding agreements with a public agency that requires that they remain affordable to low- and moderate-income households for a specified period of time. Only households within specified income limits are allowed to rent CAFs, and the County monitors compliance with these regulations. Through the development process, the County has steadily added to the CAF inventory and the number of CAFs has increased from 3,920 in 2000 to nearly 6,600 in 2013.

Despite the commitment of the County to increasing the number of affordable rental units through the development process, the market has taken far more units out of the inventory than the number of CAFs that has been added. While the county added 2,665 CAFs between 2000 and 2012, there has been a loss of 11,547 MARKs, for a net loss of nearly 8,900 rental homes affordable to low- and moderate-income households. The majority of this loss in inventory is among units affordable to households with incomes before 60 percent of AMI.

This trend is likely to carry on into the future and the County will continue to dedicate resources to create and preserve affordable housing as well as supply rental assistance to low-income families, seniors and persons with disabilities.

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

Rents set to be affordable at 60% AMI are slightly higher than High HOME rent limits. HUD FMRs, in turn, are slightly higher than 60% AMI rents, except in the cases of 3BRs and 4BRs in which the FMRs are substantially higher (by about 17% and 32%, respectively). Rental units set to be affordable at High HOME rents, or especially Low HOME rents, will be more affordable than the other options; however, housing projects must of course balance the trade-off between affordability and financial viability.

Arlington County is aware of the need to produce affordable housing for a range of income levels, including households for whom even Low HOME rents would be a burden; this is why the current Goals and Targets adopted by the County call for 25% of the new committed affordable rental units produced annually to be reserved for households with incomes below 40% of median. These 40% AMI level rents are lower than even Low HOME rents. Many residents at 40% or below of area median income also benefit from the Housing Grants program, providing an additional layer of support for very low income residents.

Discussion

City of Falls Church

Among the challenges confronting the City today is ensuring that an ample range of affordable housing opportunities exist. Due to the increase in land values, Falls Church is faced with limited affordable

housing development opportunities. In addition, rents are increasing at formerly affordable multi-family projects.

Rental Units

A gap exists between what households can afford in the City and available housing units. Because of this, nearly half of all low income renters are *housing cost burdened*, that is, paying more than 30% of their income for housing.

Average rents in the City range from \$1,538 per month for a 1-bedroom to \$2,475 per month for a 3-bedroom. A one-person household with a moderate income (\$59,920 a year) is not able to afford the lowest *average* rent in the City. Out of the 13 apartment complexes in the City, this same one-person household would be able to afford: a studio apartment at three complexes in the City, a 1 – bedroom at eight complexes in the City, and a 2-bedroom apartment at four complexes in the City. A household is experiencing *severe* cost burden if its housing cost exceed 50% of its income. According to the 2007-11 HUD American Community Survey, there are 1,625 households in the City paying more than 30% of their income towards rent.

The Fields, the City's most affordable rental property, serves residents up to 60% of Area Median Income (AMI) and utilizes low-income housing tax credits for households (median income of all residents in 2014 was \$44,940). Their tax credits will expire in 2026.

As predicted in the 2007 report, Merrill House and Lee Square properties are no longer affordable to clients with up to 80% AMI. IN addition in 2014 two other properties are on track to become not affordable. Added to this is a virtually non-existent vacancy rate. All four properties combined represent a loss of 418 affordable units. These report findings have come to pass.

For Sale Units

A gap also exists between what households can afford to buy in the City and available housing units. Because of this, 29% of low income homeowners are *housing cost burdened*. That is, paying more than 30% of their income for housing.

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

Introduction

Definitions

Substandard Condition:

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

Substandard condition but suitable for rehabilitation:

Any structures not considered by the Arlington County Building Maintenance Official as blighted but in violation of the 2012 Virginia Maintenance Code would be considered suitable for rehabilitation or repair. The 2012 Virginia Maintenance Code is based on ICC International Property Maintenance Code and is designed to identify maintenance concerns before those concerns adversely affect the structure or environmental health conditions of the structure. The Virginia Maintenance Code covers, by chapter, each main category which are General Requirements (interior exterior and interior: surfaces, windows, doors, non-mechanical systems, garbage, rubbish, exterior property areas and pest elimination); Light, Ventilation and Occupancy Limitations; Plumbing Facilities and Fixture Requirements; Mechanical and Electrical Requirements; Fire Safety Requirements. It also contains Appendix A, Boarding Standard for Windows and Doors.”

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	11,442	25%	18,057	35%
With two selected Conditions	122	0%	1,023	2%
With three selected Conditions	87	0%	231	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	34,411	75%	31,870	62%
Total	46,062	100%	51,181	99%

Table 71 - Condition of Units

Data Source: 2007-2011 ACS

Number of occupied housing units by tenure and presence of selected housing conditions*	Owner	Pct	Renter	Pct	Total	Pct
None of the selected housing conditions	31,844	73.77	30,517	62.63	62,361	67.86

1 selected conditions	11,170	25.88	17,039	34.97	28,209	30.70
2 selected conditions	124	0.29	1,024	2.10	1,148	1.25
3 selected conditions	30	0.07	144	0.30	174	0.19
4 selected conditions	0	0	0	0	0	0
Total	43,168	46.98	48,724	53.02	91,892	
*Selected housing conditions = (1. lacks complete plumbing facilities, 2. lacks complete kitchen facilities,						
3. housing costs greater than 30% of household income 4. more than one person per room)						
2007-11 ACS						

Table 72 - For Arlington (Place) - Number of occupied housing units by tenure and presence of selected housing conditions

Number of occupied housing units by tenure and presence of selected housing conditions*	Owner	Pct	Renter	Pct	Total	Pct
None of the selected housing conditions	2,173	72.29	882	51.88	3,055	64.92
1 selected conditions	814	27.08	771	45.35	1,585	33.68
2 selected conditions	19	0.63	47	2.76	66	1.40
3 selected conditions	0	0	0	0	0	0
4 selected conditions	0	0	0	0	0	0
Total	3,006	63.88	1,700	36.12	4,706	
*Selected housing conditions = (1. lacks complete plumbing facilities, 2. lacks complete kitchen facilities,						
3. housing costs greater than 30% of household income 4. more than one person per room)						
2007-11 ACS						

Table 73 - For Falls Church (Place) - Number of occupied housing units by tenure and presence of selected housing conditions

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	4,426	10%	7,843	15%
1980-1999	8,014	17%	11,730	23%
1950-1979	16,823	37%	23,007	45%
Before 1950	16,799	36%	8,601	17%
Total	46,062	100%	51,181	100%

Table 74 – Year Unit Built

Data Source: 2007-2011 CHAS

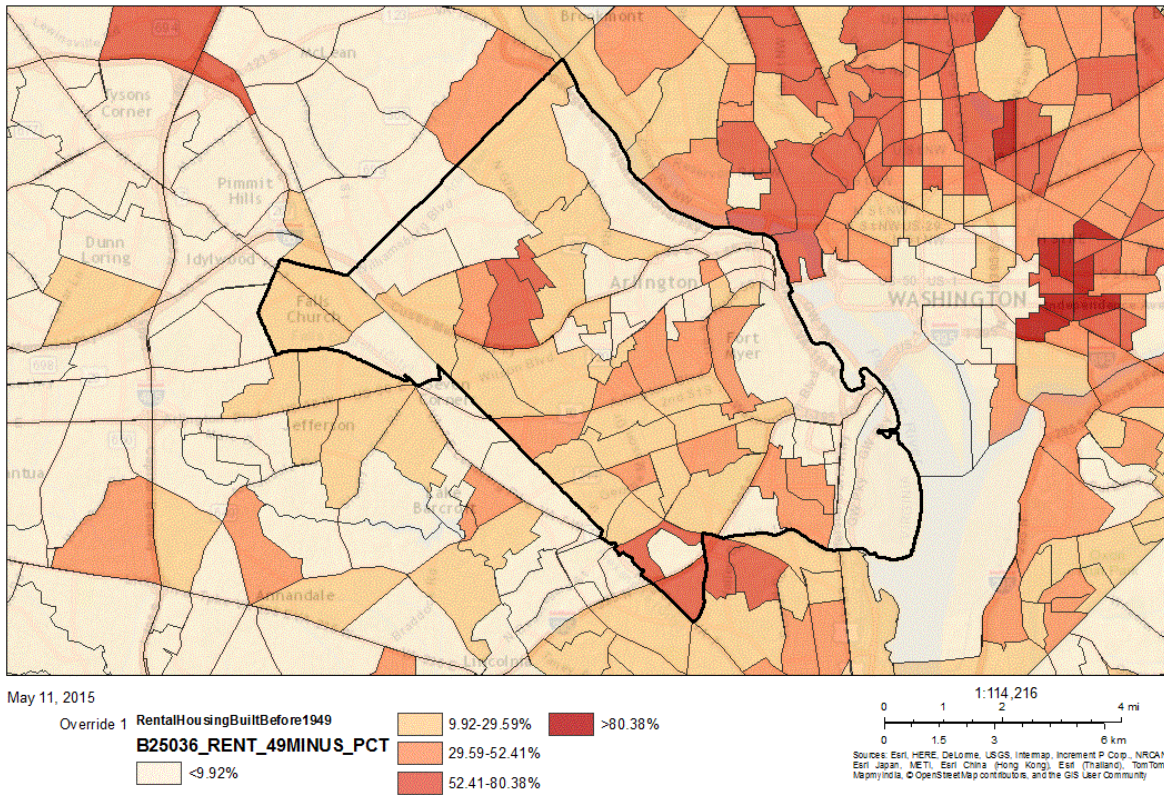
Number of occupied housing units by tenure and year structure built	Owner	Pct	Renter	Pct	Total	Pct
Built 2000 or later	3,394	7.86	6,870	14.10	10,264	11.17
Built 1980-1999	7,900	18.30	11,780	24.18	19,680	21.42
Built 1950-1979	15,640	36.23	22,100	45.36	37,740	41.07
Built 1949 or earlier	16,234	37.61	7,974	16.37	24,208	26.34
Total	43,168	46.98	48,724	53.02	91,892	
2007-11 ACS						

Table 75 - For Arlington (Place) - Number of occupied housing units by tenure and year structure built

Number of occupied housing units by tenure and year structure built	Owner	Pct	Renter	Pct	Total	Pct
Built 2000 or later	256	8.52	175	10.29	431	9.16
Built 1980-1999	332	11.04	251	14.76	583	12.39
Built 1950-1979	1,356	45.11	976	57.41	2,332	49.55
Built 1949 or earlier	1,062	35.33	298	17.53	1,360	28.90
Total	3,006	63.88	1,700	36.12	4,706	
2007-11 ACS						

Table 76 - For Falls Church (Place) - Number of occupied housing units by tenure and year structure built

Percentage Rental Housing Built Before 1949 - Consolidated Plan and Continuum of Care Planning Tool



Percentage Rental Housing Built Before 1949 - Consolidated Plan and Continuum of Care Planning Tool

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	33,622	73%	31,608	62%
Housing Units build before 1980 with children present	1,535	3%	1,145	2%

Table 77 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Vacant Units

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

Table 78 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

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

In Arlington and the City of Falls Church, there is a growing need for services that allow seniors to "age in place." Many seniors and persons with disabilities need special modifications to their homes, such as ramps, grab bars, lower countertops, and improve lighting. Both jurisdictions have housing rehabilitation programs that are designed to address this need.

In the City of Falls Church, the rental units at Winter Hill Apartments, for seniors and persons with disabilities, were built in the 1940s. The City has worked with this property to make much needed weatherization and other repairs to the 80 units of housing.

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

Lead was banned from residential paint in 1978, prior to which it was a major ingredient in most interior and exterior oil-based house paint. Housing built before 1978, therefore, may present a lead hazard if any coat of paint contains lead. The older the home, the more likely it is to contain lead based paint. The majority of homes in Arlington County were built before 1979; according to the Census, 74% of owner-occupied and 62% of renter-occupied housing was built before 1979.

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

According to the 2010 Census, approximately 30% of the households in Arlington had a household income below 80% of the area median income. Of the approximately 62,000 units built before 1979, it can be estimated that 18,500 of them are occupied by a low or moderate income family.

There were approximately 2,000 homes built in the City of Falls Church before 1960 that would potentially require a risk assessment or abatement before rehabilitation could be done. The income level of the residents is unknown. The City has used CDBG funds to rehabilitate 80 units of housing at the Winter Hill Apartments in which lead abatement was conducted. In addition, lead testing and abatement was done at the Ives House group home rehabilitation project, serving 3 households.

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

Introduction

While Arlington County does not have public housing, it does manage a Housing Choice Voucher program. In FY14, 1,356 households received Housing Choice Vouchers. Of these, there were 692 families with/without children; 271 persons with disabilities, and 392 elderly. The County’s locally-funded Housing Grants program provided grants to 1,218 working families, elderly and/or disabled households. Both of these programs are designed to increase the housing choices of low income households by allowing them to use a voucher or grant in single family homes, townhouses and apartments where the owner agrees to rent under the program. The attached map shows where Housing Choice Vouchers and the County’s local Housing Grants are used.

Totals Number of Units

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

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

Table 79 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

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

Arlington County does not have public housing units.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 80 - Public Housing Condition

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

Both the Housing Choice Voucher and the Housing Grant programs are designed to increase the housing choices of low income households by allowing them to use a voucher or grant in single family homes, townhouses and apartments where the owner agrees to rent under the program. The map below shows where Housing Choice Vouchers and the County’s local Housing Grants are used.

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

Affordable housing is located throughout the County, with the same access to schools, transit, and other assets as market rate housing.

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

Introduction

Arlington County has a core network of interconnected facilities, programs and services to assist people who are homeless or at risk of becoming homeless. The Continuum of Care includes County government and nonprofit programs and services. Arlington's 10 Year Plan to End Homelessness was launched in 2008 with a consortium of more than 100 stakeholders from public, private and faith-based community organizations. The plan's primary goal is that no individual or family that calls Arlington home shall lack access to decent affordable housing. The Arlington County CoC Annual Report for Fiscal Year 2013 includes the following highlights:

- 195 people were served in family shelters, 173 people in individual shelters, 71 people in domestic violence shelters, and 464 in emergency winter shelter. Additionally, 934 people were served through street outreach and engagement, 237 households through the homelessness prevention and rapid rehousing program, 612 through eviction prevention programs, and 68 through transitional housing.
- Arlington's 100 Homes for 100 Homeless Campaign kicked off in 2011, with a goal to house 100 of Arlington's homeless residents. As of October 2014, this goal had been met.
- Since 2004, Arlington has had permanent supportive housing programs. In FY 2013, there were 179 formerly homeless people in PSH programs, an increase of 22% (32 people) over the number of formerly homeless people in PSH in FY 2012. Retention rates were reported as excellent, with about 85% of people retaining housing since 2004.
- The number of homeless veterans dropped from 29 in January 2011 to 13 in January 2013. Seven of these were housed through the HUD-VASH program.
- Nonprofit shelter Doorways for Women and Families completed a much-needed comprehensive renovation of its Domestic Violence Safehouse, a 60-year old single family home that serves 11 women and children. The head-to-toe transformation of the facility ensures the Safehouse will continue to be a place where women and children can escape abuse, receive life-changing support services, and begin new lives of stability, dignity, and self-sufficiency.
- The CoC continued to lay the foundation for fully complying with the HEARTH Act, including reviewing and revamping its governance structure, developing a CoC-wide spending plan, and developing a report card using system data to measure performance against adopted standards.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	82	0	42	197	0
Households with Only Adults	44	0	0	0	0
Chronically Homeless Households	0	0	0	51	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 81 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

For shelter, Doorways Family Shelter (21 beds) serves individuals and families; Safe House (11 beds) serves individuals, families, and domestic violence clients, Sullivan House (50 beds) serves individuals and families, emergency winter shelter (73 beds) serves individuals, residential program center (44 beds) serves individuals, singles, substance abuse and mental health clients. For transitional housing, Elizabeth House (8 beds) serves homeless individuals, families, and pregnant teens; Homestart (13 beds) serves individuals and families; Adopt a Family (21 beds) serves individuals and families. For permanent supportive housing, Milestones, In-roads, and Homebound I/II (48 beds) serves homeless and serious mental illness; and multiple PSH programs (200 beds) serve persons with disabilities. * In June 2015, the 73 seasonal beds will go away when the Homeless Services Center (HSC) will open. The HSC will have 50 year round beds for individual adults, 5 medical respite beds, and 25 slots for extreme weather from November through March.

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

Arlington County has an integrated services system. Housing, behavioral healthcare, homeless services, public health, employment services are all under one roof. When there are no services to address a particular need, the County will contract with nonprofit agencies through the Department of Human Services.

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

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

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

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

The City of Falls Church contracts with the Fairfax County Office to Prevent and End Homelessness for homeless services. The CoC includes County government and nonprofit programs and services. City services are described in the Fairfax County Consolidated Plan.

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

Arlington County currently has 489 beds to meet the needs of homeless persons: 199 shelter beds for singles and families; 42 transitional housing beds for homeless individuals and families; and 248 permanent supportive housing units.

In October 2011, Arlington County kicked off its 100 Homes for 100 Homeless Arlingtonians Campaign. More than 150 volunteers hit the streets for three consecutive nights to survey and register 153 homeless persons living on the streets of Arlington. Since then, outreach workers, shelter and housing providers, mental health and substance abuse specialists, and others worked collaboratively to track each vulnerable individual, assign them a lead worker, and bring them in off the streets. As of October 2014, Arlington had met its goal of housing 100 of these chronically homeless individuals.

The number of homeless veterans in Arlington dropped from 29 in January 2011 to 13 in January 2013. This is due to local efforts to leverage resources through the HUD Veteran Affairs Supportive Housing (HUD-VASH) program. In FY 2013, seven veterans were housed through this program.

The County's new year-round homeless services center will fill a significant gap in services for homeless individuals, and will feature 50 year-round shelter beds, 25 winter hypothermia prevention beds, and 5 medical respite beds. It will also include center-based programs and services including employment and life skills training, benefit enrollment, mental health and substance abuse counseling and treatment, and shower, laundry and mail facilities. The center is expected to open in FY 2015.

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

Introduction

Arlington recently completed the needs analysis component of its comprehensive Affordable Housing Study, which highlighted that providing affordable housing to the growing elderly and disabled populations will present a significant challenge for the future (see www.arlingtonva.us/housing). Strategies to meet this challenge are now being developed. If Arlington is to remain a diverse community in all ways, supportive housing must be included among these strategies.

The City of Falls Church contracts with Fairfax County for the provision of services to City residents with special needs. Information on City of Falls Church needs and programs is included in the Fairfax County Consolidated Plan.

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

Low-income elderly and frail elderly require affordable housing and access to community services, including financial assistance, recreational and social activities, transportation, and affordable healthcare. Frail elderly also need help with activities of daily living, such as nutritious meals, personal care, and housekeeping. Over time, frail elderly often need to transition to assisted living or to housing communities for seniors that have on-site services.

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

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

Persons who experience moderate to severe substance use (SA) disorders frequently are involved with the criminal justice system, are homeless or have had periods of homelessness, have erratic employment histories and limited work skills, are IV drug users, have co-occurring psychiatric disorders, have various medical programs, and/or have prior treatment experiences and are at high risk for relapse behavior. Transitional housing for persons with SA is for individuals in early recovery with at least 30 days

of abstinence. The programs focus on the development of life skills which support independence and recovery. Persons are expected to be employed or engaged in daytime activities that support continued recovery.

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

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

Myriad services are provided to address the housing and supporting needs of the IDD population:

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

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

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

- PSH: Approximately 177 new units are need to reach ten year goal of 425, rental subsidy to occupy the current available for unoccupied units, additional PSH unit staff, and additional case management and support services.
- Group homes: two new group homes are required for 8-10 residents currently residing in state training centers for persons with IDD. One of both of the homes should be fully accessible for persons with mobility and physical impairment and/or in wheelchairs.

- Ongoing rental assistance: persons with disabilities and persons over age 65 living on fixed incomes require ongoing rental assistance to sustain their housing. The need for rental assistance is expected to increase 6-8% annually.
- In-home and community-based supports: Special needs populations often require support services coupled with housing. These services include, but are not limited to, mental health and SA counseling, case management, assistance with activities of daily living, home health aide, recreational and social support.
- Transitional housing: Persons with SMI or SA often need temporary housing after experiencing a housing crisis and/or while waiting for entry into PSH. Transitional housing is congregate housing where individuals have their own bedroom but share kitchen and other space. Individuals are engaged in mental health and SA services, but minimal or no services are provided on site. There is a need for two transitional facilities with 4-8 beds.
- Intensive Community Residential Treatment (ICRT): An average of 9 people in the Northern Virginia region await placement into an ICRT at any given time. One new regional 4-6 bed ICRT is needed.

In addition to services provided by Fairfax County, the City of Falls Church has issued an RFP to develop a group home for persons with disabilities to be developed on City-owned land. There is currently no group home in the City.

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

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

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

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Arlington County makes efforts to ensure that public policies do not have a negative impact on affordable housing and residential investment. A recommendation of the draft Affordable Housing Plan, to be adopted in FY 2015, is to re-examine current land use and zoning policies to enable more flexibility in housing types outside the urban corridor. The County's affordable housing ordinance provides incentives such as additional building heights and bonus densities to encourage developers to provide additional affordable units without negatively impacting the community.

Due to its location, schools and many other desirable amenities and services, Arlington County has increasingly become a sought-after location for highly educated and affluent professionals. The high cost of housing puts it out of reach for many wage earners in the 30-60% AMI range. The growing gap between income and rents at lower wages creates a significant burden for low-income families. As mentioned previously, a telephone poll conducted in spring 2014 identified over 51% of renters in the \$30,000-\$59,000 income category who indicated a concern of being forced out of the county due to increasing housing costs.

Of the 6,000 individuals with special needs in the county, over 90% have annual incomes that are less than \$37,600. Needs for this population range from accessible units to case management services.

Barriers to housing also include personal barriers such as poor credit history, involvement with the law, limited knowledge about tenants' rights and the complaints process. Tenant advocates speak about the practices of property managers with regard to not making housing information available in different languages to meet the needs of a diverse population. This can have an impact on renters in a county where approximately 36% of the population is foreign born and over ninety-six languages are spoken.

The City of Falls church found the following barriers to affordable housing: *Source of Income:* In 2014 there are four properties no longer affordable to persons eligible to receive Housing Choice Vouchers. *Disabilities:* According to City Data.com which gets its information from the US Census, the City of Falls Church has 155 disabled residents enrolled in hospital insurance and or Medicare supplemental insurance. There is a lack of housing for persons with disabilities in the City. *Senior Population:* The senior population in the City grew by 31 persons between 2000 and 2010. In 2013 seniors represented 10.7% of the population which continues to show growth. There is only one property (80 units) in the City targeted specifically to seniors and persons with disabilities.

The most common problem that the City's Housing office sees is the lack of affordable housing for renters. This is based on the number of housing inquiries through the City's client database. This is especially true for seniors who many times may be on a fixed budget. In addition there is a need for assisted living units so that seniors may have the ability to age in place and remain in their community.

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

Introduction

See section on Non-Housing Community Development Needs (NA-50) for description of assets related to public facilities, public improvements and public services, including parks, community centers, and senior and youth programs.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	58	7	0	0	0
Arts, Entertainment, Accommodations	11,078	17,569	11	13	2
Construction	2,973	2,568	3	2	-1
Education and Health Care Services	13,372	16,723	14	12	-1
Finance, Insurance, and Real Estate	6,386	7,546	7	6	-1
Information	4,107	5,328	4	4	0
Manufacturing	1,226	677	1	1	-1
Other Services	9,246	11,237	10	8	-1
Professional, Scientific, Management Services	31,112	42,958	32	32	0
Public Administration	0	1	0	0	0
Retail Trade	6,893	10,246	7	8	1
Transportation and Warehousing	1,241	6,677	1	5	4
Wholesale Trade	1,965	1,961	2	1	-1
Total	89,657	123,498	--	--	--

Table 82 - Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	141,684
Civilian Employed Population 16 years and over	136,641
Unemployment Rate	3.56
Unemployment Rate for Ages 16-24	17.53
Unemployment Rate for Ages 25-65	2.70

Table 83 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	66,747
Farming, fisheries and forestry occupations	4,003
Service	8,284
Sales and office	20,371
Construction, extraction, maintenance and repair	5,138
Production, transportation and material moving	1,903

Table 84 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	70,695	54%
30-59 Minutes	55,152	42%
60 or More Minutes	6,210	5%
Total	132,057	100%

Table 85 - Travel Time

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	6,347	586	1,958
High school graduate (includes equivalency)	7,995	642	1,994

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Some college or Associate's degree	13,501	476	2,752
Bachelor's degree or higher	89,189	2,079	10,043

Table 86 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	733	1,784	1,654	1,543	1,478
9th to 12th grade, no diploma	1,806	1,009	1,159	1,779	1,098
High school graduate, GED, or alternative	3,165	3,331	2,446	5,007	3,892
Some college, no degree	4,094	3,785	2,539	5,511	2,558
Associate's degree	399	1,793	1,154	2,350	726
Bachelor's degree	9,575	24,634	10,758	13,271	4,028
Graduate or professional degree	1,204	20,506	14,281	19,926	5,151

Table 87 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	21,459
High school graduate (includes equivalency)	26,064
Some college or Associate's degree	44,201
Bachelor's degree	68,131
Graduate or professional degree	90,273

Table 88 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

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

The Arlington employment base has grown in the first decade of the 21st century, but not across all industry clusters in the economy. Two industry clusters, government and government enterprises and professional, scientific, and technical services, dominate employment in Arlington. These clusters together comprise 46 percent of all employment and form the backbone of the region's economy. Employment in the jurisdiction's largest industry cluster, government employment, has

declined by 3 percent and military employment by 14 percent over a decade. The arts, entertainment, and recreation and the educational services clusters both experienced real and notable employment growth in the region.

In the City of Falls Church, the major employer is government, with Falls Church City Public Schools and Falls Church City government. This is followed by health, with Kaiser Permanente being the third largest employer, followed by services including tax analysts and retail, including Koons Ford Nissan.

Describe the workforce and infrastructure needs of the business community:

Arlington County is home to a diverse group of higher education institutions, including law schools, graduate schools, university research centers, undergraduate programs and community college and technical training programs. Among these programs are George Mason University (GMU) School of Public Policy and Law School, Marymount, and Northern Virginia Community College. Arlington County is known for its destination retail and dining.

The arts, entertainment and recreation cluster grew 102% in the period between 2001 and 2008. Over the past decade there has been a growing recognition of the critical role of the arts and creative industries in Arlington's economic development. Under the leadership of the Crystal City Business Improvement District (BID), the Crystal City neighborhood in the Jefferson Davis Corridor has made the arts, both public art and the dramatic arts, an integral part of the area's economic development and quality of life strategy. The Arlington Arts Center, a private, nonprofit contemporary visual arts center, hosts artist exhibitions, educational programs and subsidized studio space for emerging artists. A number of theaters and arts institutions already exist in Arlington, including the Synetic Theater, Signature Theater, and the Artisphere, among many others.

Transportation has long been among the top public policy and infrastructure concerns in the Greater Washington Metropolitan Area. Aging and overburdened infrastructure, long commutes and poor air quality remain persistent regional challenges. With only 19% of Arlington workers being Arlington residents, the vast majority of Arlington employees commute into the region to work. Every day workers commute into the region from jurisdictions more than 40 miles away. These peripheral jurisdictions are suburban and exurban in nature, and thus not well served by public transportation. They are defined by land use patterns that are conducive only to the use of personal motor vehicles.

The housing stock profile of the Arlington differs significantly from the nation and the Commonwealth of Virginia. The far greater proportion of multifamily units found in Arlington County reflect the jurisdiction's urban development. In other communities around the country a high number of multifamily and renter households may signal that a community is comparatively more affordable. However, Arlington housing prices are relatively higher than in surrounding jurisdictions, particularly those on the exurban fringe of the Greater Washington, DC region.

The City of Falls Church is only 2.2 square miles, but growing in population. New mixed use development is bringing additional commercial space, tax revenue, and new residents. In 2011, the City adopted a new policy to provide additional incentives such as tax increment financing and partial, temporary abatement of business taxes. Staff examined policies of other jurisdictions in the region to develop enabling legislation. The City's Economic Development Office works closely with the Economic Development Authority and the Chamber of Commerce to meet the needs of the business community.

Very low and low income residents are more likely to remain persistently unemployed than higher income residents, and may find self-employment through small business a viable option. However, the following barriers are consistently identified in the region by residents and business providers: lack of business planning skills, language and cultural barriers, lack of business techniques and tools, and limited access to capital.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The Arlington economy is highly dependent on federal government and contracting related employment. Government and government related enterprises comprise 26 percent of the total employment base in Arlington. Employment in the closely related professional, scientific and technical services sector that includes government contracting makes up another 20 percent of the jurisdiction's total employment. Analysis in a 2003 Arlington Economic Development report, *The Federal Presence in the Urban Village*, found that in Arlington the federal government held one-third of all leased office space (11.4 million square feet), and it owned an additional 7.3 million square feet. In total, in 2003 the federal government leased or owned 46 percent of all Arlington office space. Federal contractors tend to cluster their offices near those of their clients, greatly amplifying the impact of the federal presence in Arlington. Fostering a diversification of the Arlington firm and employment base is a significant challenge, but one that is becoming increasingly necessary and urgent. Federal civilian employment in the region has not grown significantly in the region in recent years, and a number of trends, enhanced building security standards, the aging and retirement of much of the existing workforce, reductions in the size of the federal government and increased telework capabilities, has reduced the federal demand for office space in Arlington.

The City of Falls Church has benefited from an unprecedented wave of new development and investment that has occurred along its primary commercial corridors over the past decade. The Broadway (2003), Byron (2006), Read Building (2007), Pearson Square (2007), Spectrum (2008), and Northgate (2014) have followed a pattern of higher-density mixed-use development on underutilized infill sites. Collectively, these projects produce about \$6.1 in gross revenue, and \$2.9 million in net revenue, for the City annually. Commercial space in these mixed-use buildings is 93 percent occupied, and each is at or approaching full residential occupancy. The Spectrum, with 32,000 square feet of condo office space, recently sold its final available suite. The Tax Analysts Building contains 85,000 square feet of Class A

office and retail space that is 95 percent occupied. Financed by an Industrial Revenue Bond issued by the Falls Church Economic Development Authority, it was the largest office building constructed in the City in 20 years. A nonprofit publisher of printed and online materials, Tax Analysts is also one of the City's largest employers.

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

Arlington County and the City of Falls Church are the county and city with the highest educated citizenry in the country. The workforce is predominantly employed in high-skill, high-wage professions. Nearly half of the workforce is employed in just one of two advanced information sectors: government and government enterprises or professional, scientific and technical services. Yet, workers in advanced information economy sectors are not the only workers needed to ensure a healthy, fully functional and equitable regional economy. Both jurisdictions are increasingly recognizing the need to provide more resources for economic and workforce development efforts focused on skilled trade and middle-skilled professions, i.e. those professions that typically do not require a four-year Bachelor's degree, but some other form of post-secondary education. In Virginia and in the DC metro region, the challenges of recruiting and training the next generation of skilled labor in a number of trades and key non-information sectors are becoming increasingly apparent. According to National Skills Coalition analysis, at the state level in Virginia around 50% of jobs are in middle-skill occupations, but only 37% of the state's workers likely have the appropriate training for these jobs.

The top employers of the City of Falls Church workforce are government and the service industry. The City's participation with the Skill Source Center, along with many educational opportunities in northern Virginia (George Mason University, Marymount University, and Northern Virginia Community College) prepare workers to meet demand.

Regionally, the gap between the need for employees with mid-level skills and the availability of these employees is known to exist in a number of sectors. There is an acute local shortage of those that are well qualified to fill middle-skilled jobs, which comprise 30-50% of all the jobs in the Washington metropolitan area. Labor shortages are also known to exist among utility workers, electricians, truckers and other transportation workers, nurses and health care assistants, public safety professionals (police, firefighters), child care workers, clerical workers, computer/informational technology specialists and numerous other middle-skilled professions. The Alexandria/Arlington Workforce Investment Board (WIB) is working with industry representatives in a number of these sectors to identify ways in which regional workforce development services can be tailored to help fill specific occupational needs. With additional resources the WIB could more fully address existing critical workforce development needs in a greater number of sectors and occupations.

The dominance of high-skill, high wage employment has also increased the cost of living in Arlington and Falls Church, making it difficult for households with low and moderate incomes to afford to live in the jurisdiction. In some locally critically understaffed occupations there are many qualified, possibly

underemployed individuals living in other regions, but the high cost of living in these two jurisdictions makes relocating here prohibitive. The rapid housing price appreciations of the early 2000s far exceeded real income growth, and as a result there remains a significant mismatch of housing prices relative to median incomes.

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

Arlington County helps local businesses fill their open positions by skilling-up job seekers to secure in-demand occupations. Arlington uses a mixture of CDBG, U.S. Department of Labor, and other state and local funds to develop a variety of workforce training programs. Two of the most successful are Arlington Culinary Training Program and IT Jobs for Veterans. Arlington Culinary Training Program prepares and places 20 individuals who are formerly homeless or at risk of homelessness in promising jobs, helps them achieve economic independence, and aids a local industry in need of workers. The Culinary Training Program is a collaboration between the Alexandria/Arlington Workforce Investment Board, Alexandria City Department of Community and Human Services, Arlington County Department of Human Services, both jurisdiction's One-Stop Employment Centers, and local business partners Hyatt Regency and Marriott. The program consists of four primary components: outreach and recruitment, screening, training, and job placement. Various social services, like housing support and transportation assistance, is provided by the Departments of Human Services throughout the program. Hyatt and Marriott assist in providing candidates with an overview of the culinary career path in local hotels, as well as provide locations for culinary internships and assistance in soliciting other hotels and restaurants into this program. Training is delivered in a professional kitchen-lab setting. Successful participants earn a SafeServe Certification and receive a set of chef's knives.

IT Jobs for Veterans program provides free training, certification and career development assistance to ex-military so that they can enter in-demand occupations. IT Jobs for Veterans is a community partnership between the WIB, Northern Virginia Community College, Virginia Employment Commission (VEC), the Arlington Employment Center, and Alexandria JobLink. Successful completers of this program are earning an average of \$70,000 per year.

The County's BizLaunch program is Arlington's small business assistance network, and partners with a wide variety of small business organizations to provide small businesses with information on writing a business plan, taxes, permits, licensing, marketing, and financing. The County offers assistance in multiple languages, generally Spanish, Vietnamese and Korean, either through its own programs or through nonprofit partners.

The City of Falls Church partners with the Skill Source Center, a nonprofit organization that offers a wide range of free job placement, training and educational services to employers, job seekers, and incumbent workers. They also work with businesses to recruit, retain and advance qualified workers. In 2013, the City adopted a Section 3 plan, whereby the City has an agreement with the Skill Source Center to train

workers for possible employment opportunities with the City. This arrangement also prepares City workers for employment opportunities throughout the region.

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

Yes

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

Comprehensive Economic Development Strategy initiatives that can be coordinated with the Consolidated Plan includes industry cluster training programs, such as the CDBG-supported Culinary Arts Training Program; low and moderate income working family support services, such as financial literacy training; and workforce housing support, such as Arlington's development of Committed Affordable Units for low income residents. Additionally, the executive director of the Arlington Alexandria Workforce Investment Board is an active member of the Community Development Citizens Advisory Committee, which facilitates communication and coordination of economic development strategies.

The City of Falls Church does not participate in a CEDS. The City does participate with Virginia Business Development Assistance and the Virginia Economic Development Partnership when the opportunity and need arises. Affordable housing efforts are coordinated with economic development initiatives, as in the past 10 years mixed-use development has been a successful model for addressing both needs. The commercial space created helps to meet the needs mentioned above.

MA-50 Needs and Market Analysis Discussion

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

Map attached, showing levels of concentration.

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

Eleven census tracts in Arlington have a population that is at least 65% low or moderate income; with 15 census tracts at 51%-65% low or moderate income population, and 18 census tracts at 36%-50% low or moderate income population. (As an exception community, Arlington's neighborhoods can qualify as low or moderate income at 35.77% or higher). See attached map.

Low and moderate income census tracts are scattered throughout the County, although the highest number occur in the southwestern areas along Columbia Pike and Four Mile Run Drive, the Buckingham neighborhood in the center of the County, and the eastern portion of the Rosslyn-Ballston corridor. Of the eleven census tracts with populations of 65% or more low or moderate income, seven are located in the western end of Columbia Pike, an area with Arlington's most significant stock of multi-family garden style housing, both rental and owner-occupied.

Because of Arlington's strong commitment to developing and preserving affordable housing as opportunities arise throughout the County, many of its traditionally market rate affordable housing has been preserved as committed affordable housing. For example, in the neighborhoods along Columbia Pike west of South George Mason Drive, 2,761 units were market rate affordable (MARKs) in 2013, while 1,471 were committed affordable (CAF) to 60% AMI because of a County investment of federal, state or local dollars. In Buckingham, significant resources have resulted in preservation of affordable housing in a community rich in assets, including proximity to Metrorail; in 2013, 1,528 units were committed affordable, while 651 units remained market rate affordable. In the Nauck and Long Branch Creek neighborhoods along South Four Mile Run, 525 units were committed affordable in 2013, while 1,430 were market rate affordable.

In addition to these larger neighborhoods, there are multiple census tracts and smaller neighborhoods throughout the County with affordable housing investments. For example, the Clarendon-Courthouse neighborhood, a center of luxury apartments and townhouses along the Metro corridor, has 484 committed affordable units and 122 market rate units. In 2013, the rapidly re-developing Rosslyn and Fort Myer Heights neighborhoods had over 800 market rate affordable units, and over 500 committed affordable units.

See attached map.

In the City of Falls Church, the racial minority with the largest presence is Hispanic (11% in Census Tract 5002). The next largest is 10% Asian, in Census Tract 5003.

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

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

Along with the higher income housing, market pressures are having an impact on affordable housing stock. Redevelopment and higher rental costs are decreasing the availability of market rate affordable housing, with over 11,000 units lost since 2000. Many of these are in the Columbia Pike, Buckingham, and Nauck neighborhoods. The County's strong commitment to affordable housing has ameliorated the impact somewhat, with a significant investment in preserving Arlington's vibrant and diverse neighborhoods.

Are there any community assets in these areas/neighborhoods?

As a well-resourced County in a small geographic area, Arlington residents are highly served by community assets. The county operates fourteen community centers, and supports several community-based centers, including centers located in the income-eligible neighborhoods of Columbia Heights West, Buckingham, and Nauck. The County's Community Outreach Program provides multilingual staff and programming in the income-eligible neighborhoods of Buckingham, Long Branch Creek, Columbia Heights West, and Woodbury Park, and partners with nonprofit providers for employment, education and civic programs. There are nine libraries and six senior centers, located either within one mile of eligible neighborhoods or accessible via public transit. Arlington public schools are consistently rated among the top in the country, with \$18,047 per pupil investment in FY 2012. Public transportation in all income-eligible neighborhoods is excellent, served either through Metrorail (Buckingham, Radnor Fort Myer Heights, Courthouse, Rosslyn, and Crystal City), or through bus lines (Nauck, Long Branch Creek, Westover, and Columbia Pike). Arlington has 152 parks, so that every neighborhood is served by at least one open space.

As part of its General Land Use Plan, Arlington periodically develops smaller-scale sector or neighborhood plans. The Columbia Pike Neighborhoods Area Plan, adopted in 2012, focuses on promoting economic

revitalization along Columbia Pike while preserving its diverse character. One ambitious component of the Columbia Pike Plan is to preserve 100% of 60% area median income and 50% of 80% area median income housing along "the Pike," or 6,200 units over 30 years. Preservation will occur through direct investment and planning tools such as bonus density and transfer of development rights. The entire Columbia Pike area has a strong civic structure, with 12 civic associations meeting regularly to ensure that community needs are addressed.

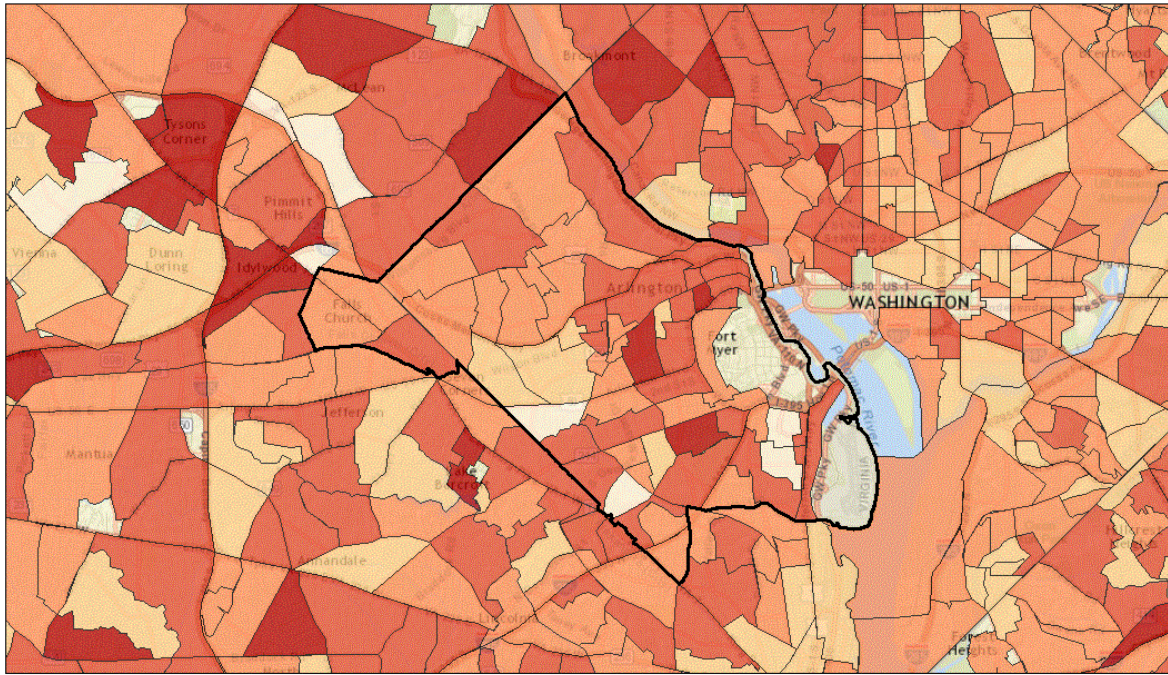
The Buckingham neighborhood provides an excellent example of Arlington's commitment to preserving community assets. 52 buildings have been designated the Historic Buckingham District for their significance as garden-style apartments of the 1940s. In March 2009, the County purchased 140 units for \$34.5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

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

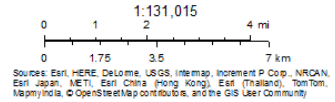
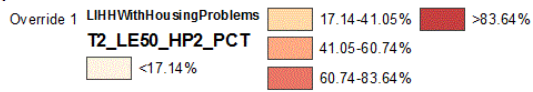
Are there other strategic opportunities in any of these areas?

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

% of LI Households With Any of 4 Severe Housing Problems -

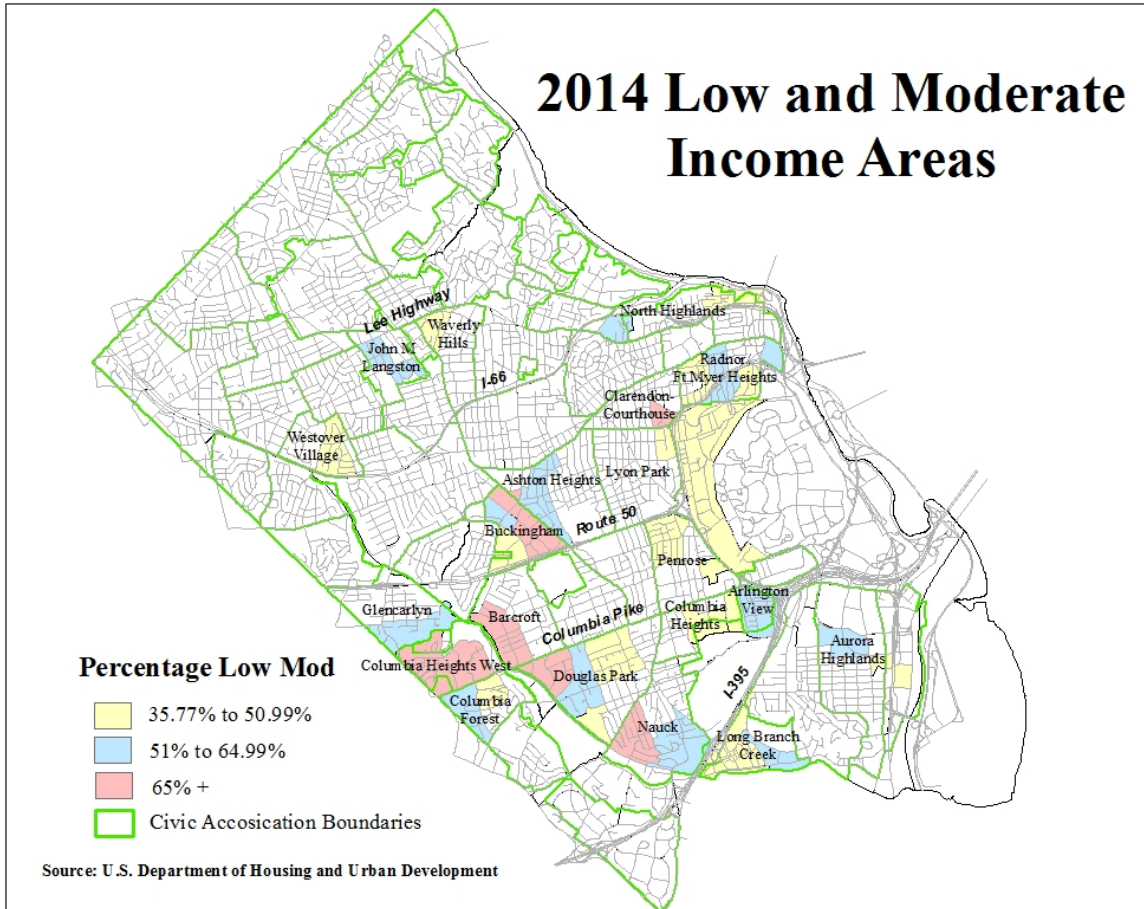


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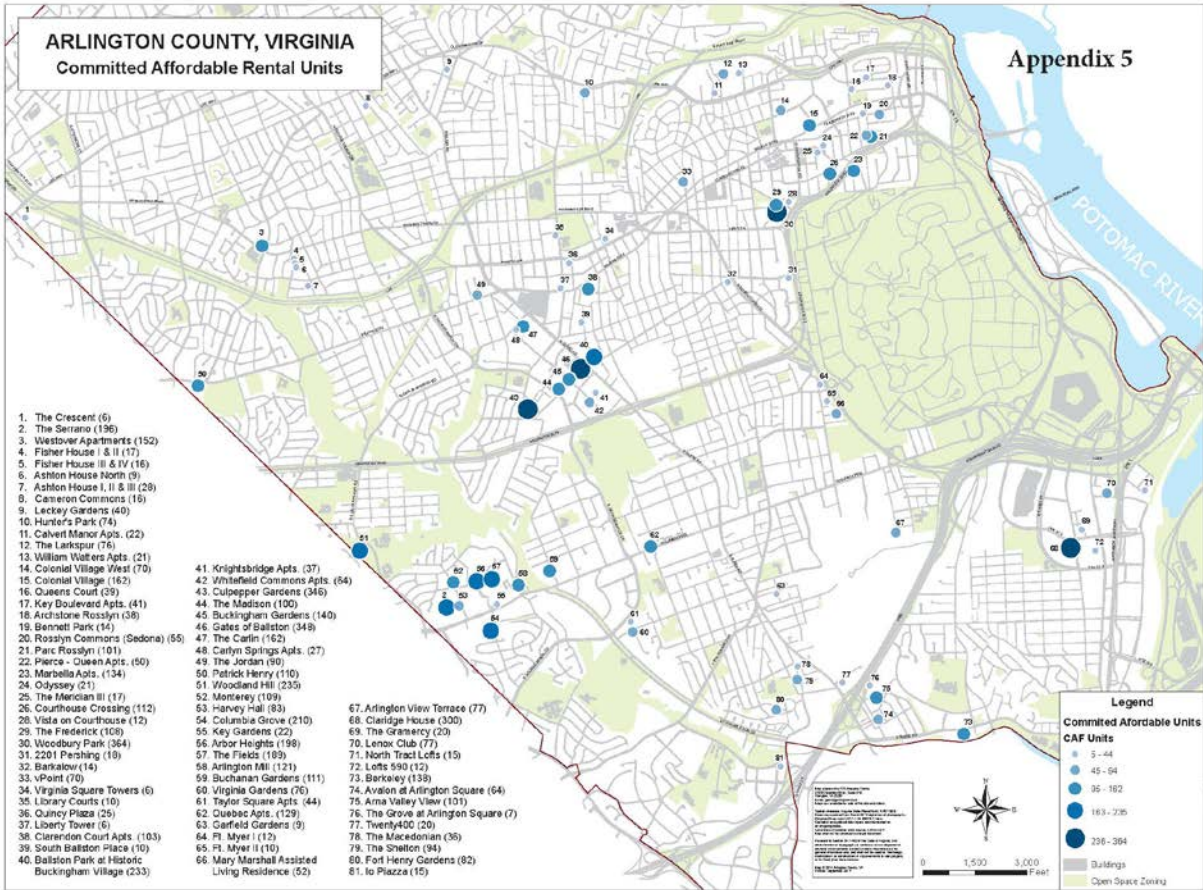


% of LI Households With Any of 4 Severe Housing Problems -

2014 Low and Moderate Income Areas



Low Mod Income Areas



Committed Affordable Units Map

Strategic Plan

SP-05 Overview

Strategic Plan Overview

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

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

Geographic Area

Table 89 - Geographic Priority Areas

General Allocation Priorities

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

Over the past decades, Arlington has concentrated its CDBG resources, particularly economic development and public service dollars, into target areas, known locally as Neighborhood Strategy Areas. In past years, the majority of low and moderate income residents were clustered in a few neighborhoods. This pattern is changing: using its exception criteria of 35.77%, Arlington County now has 72 block groups within 37 census tracts that are eligible low-moderate income areas. These areas are located throughout the County, although the largest proportion is in the primarily multi-family southwest neighborhoods along Columbia Pike and Four Mile Run, and the northeast neighborhoods around Rosslyn and Fort Myer Heights. As a geographically small location in an urban setting, many residents are able to benefit from community assets, regardless of their economic status or physical location. For example, an estimated 90% of County residents live within one mile of public transit and Arlington County schools are consistently ranked as among the best in the country.

Housing. The County combines its HOME and CDBG funds with state and local resources, including the local Affordable Housing Investment Fund (AHIF), for new construction, acquisition, and/or rehabilitation projects to preserve and improve the supply of affordable housing throughout the County. Attached map shows location of housing affordable to residents 60% and below, both market-rate affordable (known as MARKs) and committed affordable (known as CAFs). The County uses planning and zoning tools, such as its General Land Use Plan and area plans, to determine feasibility of affordable housing in specific locations. For example, the award-winning Columbia Pike Area Neighborhoods Plan has set a goal of preserving all market-rate affordable housing over 30 years along this economically and ethnically diverse, but rapidly revitalizing, corridor.

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

Public services. Public service needs range from after-school programs for low and moderate income youth, to housing counseling for potential homebuyers, to job training for County residents. In general, public services are offered County-wide to income-eligible residents. Some programs may be offered in a

specific neighborhood or affordable housing development, particularly when transportation may be an issue; for example, after-school programs are generally most accessible and effective when they are neighborhood-based. Also, outreach and education to low- and moderate-income residents, particularly those with primary languages other than English, has been identified as a continuing priority, specifically in tenant issues, mediation, homeownership counseling, and home improvement resources. These activities will be conducted primarily in the local target areas of Buckingham, Nauck, Columbia Heights West, and Pike Village Center, and in other income-eligible areas or affordable housing developments as appropriate.

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

Priority Needs

Table 90 – Priority Needs Summary

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

	Description	<p>Arlington’s housing market has been characterized by escalating rents and homes prices over the past decade. While rents and home prices increased all across the region, they increased faster in Arlington and, in general, the County was insulated from the housing market downturn. Between 2000 and 2013, the average home sale price in Arlington increased by 140.3 percent while the average rent increased by 90.9 percent.</p> <p>The number of homes—including both rental and homeownership—affordable to low- and moderate income households has declined precipitously since 2000. Homes affordable to households earning below 60 percent of area median income took a particular hit, as thousands of market rate affordable rental homes were lost from the county’ housing stock through rent increases, condo conversion, and redevelopment.</p>
	Basis for Relative Priority	<p>Affordability has declined dramatically in Arlington over the past 12 years, primarily as a result of surging housing costs but also because of flat or declining incomes among some groups. While finding affordable housing is a challenge for many households, Arlington’s low-income households face the most serious affordability challenges and often face stark choices when it comes to finding ways to pay for housing. Many low-income households spend less on food, transportation, utilities and other necessities in order to cover housing costs. Small increases in rents can have a major impact on these families’ budgets.</p>
2	Priority Need Name	Economic self-sufficiency and well-being
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly
	Geographic Areas Affected	
	Associated Goals	Promote healthy and self-sufficient families Stabilize households at risk of homelessness

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

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

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

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The County is not planning to use Federal funds for TBRA over the Consolidated Planning period.
TBRA for Non-Homeless Special Needs	The County is not planning to use Federal funds for TBRA over the Consolidated Planning period.
New Unit Production	<p>Because of Arlington’s location, amenities and public services, demand for a home in the county is high and, as a result, higher income households have been able to put upward pressure on home prices and rents, which makes it harder for low- and moderate-income households to find housing they can afford.</p> <p>Demand for rental housing in the future will be driven by local and regional increases in jobs. However, many of these jobs will be in sectors with low and moderate wages. Based on the forecast which factors in the aging of the population over time; in-migration and out-migration; household formation; and employment by industry. It is estimated that the County will need to add 21,000 net new rental units to the stock between 2010 and 2040 in order to meet projected demand for rental housing at all income levels.</p>
Rehabilitation	<p>Arlington strives to provide safe, accessible, healthy, and cost efficient housing for residents. Providing energy and water efficient homes helps residents afford their monthly utility bills. This focus on “affordable living” reduces ongoing costs for residents and landlords and aligns with Arlington’s sustainability goals.</p> <p>The average lifespan of a house, according to HUD, is 40 to 50 years, without significant annual maintenance. According to the most recent American Community Survey (2009-2013), about 40% of Arlington’s units were built before 1960. Persons and households with fewer housing choices may live in housing that does not fully and consistently meet codes or are overcrowded. Arlington will be vigilant in monitoring compliance and enforcement of all health and safety codes and will aspire to a high quality living environment for all persons. Safe and decent housing serves as a platform for positive outcomes for individuals, families and neighborhoods. Families that live in safe, code compliant housing are more likely to be healthy. In addition to increasing the supply and access of affordable housing, Arlington County is committed to creating and maintaining safe, healthy, well-maintained housing and neighborhoods for residents of all needs and income levels.</p>

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Acquisition, including preservation	The number of market affordable units (MARKs) that are affordable to households with incomes below 60 percent of AMI has dropped precipitously since 2000. In 2000, there were nearly 20,000 market rate affordable rental units affordable to households below 60 percent of AMI; in 2012 there were just over 5,000. The primary means by which MARKs are taken out of the inventory are through rent increases, renovation and condominium conversion. In order to preserve some of these units the County will need to intervene. Since 2000, more than 2,500 MARKs have been converted to Committed Affordable Units (CAFs) with long-term affordability guarantees.

Table 91 – Influence of Market Conditions

Summary Information for Basic Demographic and Socioeconomic Characteristics	
Total Population:	197,467
Total Households:	91,892
Homeownership Rate:	46.98
Average Household Size of Occupied Housing Units:	2.11
Average Household Size of Owner occupied Housing Units:	2.30
Average Household Size of Renter occupied Housing Units:	1.95
Median Household Income In The Past 12 Months:	94,880
Aggregate Household Income In The Past 12 Months:	11,147,890,300
Median Family Income In The Past 12 Months:	126,947
Median Nonfamily Household Income In The Past 12 Months:	78,039
2007-11 ACS	

Table 92 - For Arlington (Place) - Summary Information for Basic Demographic and Socioeconomic Characteristics

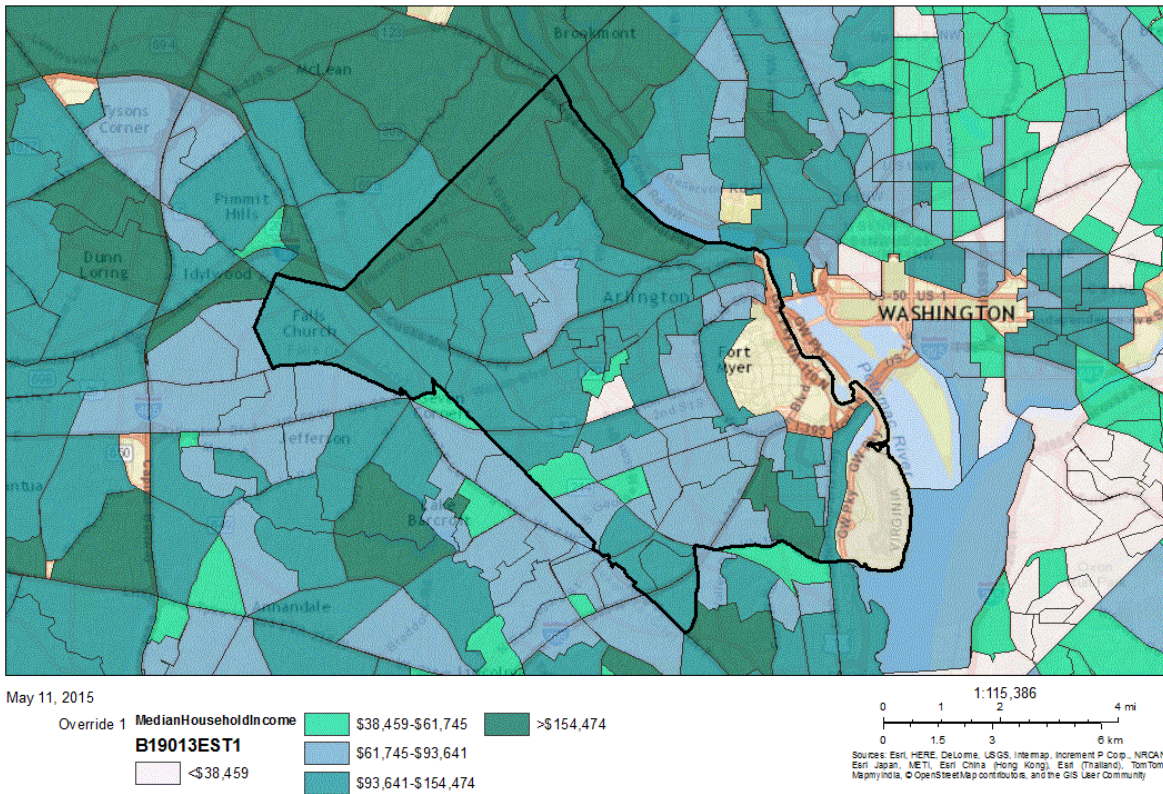
Household Income in the Past 12 Months	Number	Percentage
Less than \$14,999	5,508	5.99
\$15,000 to \$24,999	3,955	4.30
\$25,000 to \$34,999	4,124	4.49
\$35,000 to \$44,999	4,574	4.98
\$45,000 to \$59,999	8,557	9.31
\$60,000 to \$74,999	8,370	9.11
\$75,000 to \$99,999	13,218	14.38
\$100,000 to \$124,999	11,441	12.45
\$125,000 to \$149,999	7,936	8.64
\$150,000 or more	24,209	26.35
Total	91,892	
2007-11 ACS		

Table 93 - For Arlington (Place) - Household Income in the Past 12 Months

Household-level Information	Number	Percentage
Households with one or more people under 18 years:	18,721	20.37
Households with one or more people 60 years and over:	18,987	20.66
One person Household:	38,182	41.55
2007-11 ACS		

Table 94 - For Arlington (Place) - Household-level Information

Median Household Income - Consolidated Plan and Continuum of Care Planning Tool



Median Household Income - Consolidated Plan and Continuum of Care Planning Tool

Household Income in the Past 12 Months	Number	Percentage
Less than \$14,999	285	6.06
\$15,000 to \$24,999	84	1.78
\$25,000 to \$34,999	224	4.76
\$35,000 to \$44,999	275	5.84
\$45,000 to \$59,999	394	8.37
\$60,000 to \$74,999	450	9.56
\$75,000 to \$99,999	405	8.61
\$100,000 to \$124,999	459	9.75
\$125,000 to \$149,999	548	11.64
\$150,000 or more	1,582	33.62

Total	4,706	
2007-11 ACS		

Table 95 - For Falls Church (Place) - Household Income in the Past 12 Months

Household-level Information	Number	Percentage
Households with one or more people under 18 years:	1,712	36.38
Households with one or more people 60 years and over:	1,466	31.15
One person Household:	1,498	31.83
2007-11 ACS		

Table 96 - For Falls Church (Place) - Household-level Information

Summary Information for Basic Demographic and Socioeconomic Characteristics	
Total Population:	11,465
Total Households:	4,706
Homeownership Rate:	63.88
Average Household Size of Occupied Housing Units:	2.44
Average Household Size of Owner occupied Housing Units:	2.53
Average Household Size of Renter occupied Housing Units:	2.27
Median Household Income In The Past 12 Months:	114,409
Aggregate Household Income In The Past 12 Months:	631,846,400
Median Family Income In The Past 12 Months:	142,035
Median Nonfamily Household Income In The Past 12 Months:	67,500
2007-11 ACS	

Table 97 - For Falls Church (Place) - Summary Information for Basic Demographic and Socioeconomic Characteristics

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

Introduction

Arlington County strongly supports affordable housing and community development; in FY 2015, 5% of its total budget was allocated to affordable housing development, direct housing subsidies (including both federal Housing Choice Vouchers and locally-funded Housing Grants), and related programs.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	113,749	1,500,000	2,000,000	3,613,749	8,000,000	Assuming level funding for FY 2016-2020 (approximately \$1.1 million), plus approximately \$900,000 program income annually)

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	487,865	210,000	15,000	712,865	200,000	Assuming \$450,000 annually for FY 2016-2020

Table 98 - Anticipated Resources

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

The Affordable Housing Investment Fund (AHIF) is Arlington's local trust fund for development of affordable housing, established in 1985. It is leveraged with federal HOME funds and or federal Low Income Housing Tax Credits, and comprised of annual general fund appropriations, 1% of recordation tax received by the County, Affordable Dwelling Unit Ordinance contributions from developers, and loan repayments. In FY2015, \$12 million in local general funds was allocated to AHIF. AHIF funding is typically used for new construction, acquisition and rehabilitation projects to preserve and improve the supply of affordable housing. A small proportion of AHIF funds (\$200,000 in FY 2015) are also leveraged with CDBG public service funds to support housing services for low-income residents.

The Real Estate Tax Relief Program provides an exemption, partial exemption and/or deferral of real estate taxes to eligible homeowners based on household income and assets. Eligible homeowners must be at least 65, or permanently and totally disabled, and not engaged in substantial gainful employment. Program is income-restricted; for example, in FY 2015, income for a one or two person household must be below \$55,595 for full exemption. Assets may not exceed \$340,000 for exemption and \$540,000 for deferral.

Arlington has a locally-funded equivalent to the Housing Choice Voucher program, known as housing grants. It provides rent assistance to low-income working families, elderly persons, and persons with disabilities, allowing households to pay about 40% of income in rent. Need for this program continues to increase: in FY2014, program was funded at \$8 million, up from \$4.9 million in FY 2010. In FY 2013, an average of 1,178 households was served monthly.

Arlington has a partial exemption from increase to the tax assessments (only improvements, not land value) available for developers who do substantial rehabilitation on multifamily rental projects. The County offers developers various bond financing options. The Industrial Development Authority (IDA) of Arlington can provide below market rate financing for the acquisition and new construction or rehabilitation of affordable housing projects. The Virginia Housing Development Authority (VHDA) provides tax-exempt and taxable bond financing to developers. VHDA has over \$100 million in annual tax-exempt bond authority.

A local Tenant Assistance Fund supports income-eligible households that are displaced by redevelopment. In FY 2014, 111 households were assisted in six properties.

Arlington's Permanent Supportive Housing program for low-income adults with disabilities leverages an average of \$1.4 million annually, in addition to federal and state funds. The County also funds a transitional housing program, with 26 individuals served in FY 2013; annual budget over the past five years has been \$227,000 in local funds. A group home program for the mentally ill served 79 individuals, with an annual budget of \$1.7 million. Independent and assisted living for low-income seniors, some with intellectual disability or mental illness, served 392 residents, with an annual budget of \$3.0 million.

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

In January, 2015, the Arlington County Board and the Arlington School Board launched a broad-based, year-long community facilities planning effort. The two Boards appointed the 24-member Study Committee to lead a long-range, collaborative planning effort that will build a consensus framework regarding the community's future funding and facility needs. The two Boards charged the Study Committee to build a consensus framework regarding future revenue and facility needs that will inform County and School Board decision-making related to meeting the community's requirements for additional school, fire station, vehicle storage sites and other facility needs in the context of Arlington's and the region's projected economic and demographic growth.

The Study Committee is charged with identifying strategic community challenges that, if unaddressed, could threaten Arlington's overall sustainability such as our continuing losses of affordable and workforce housing. The Committee will develop a detailed description of the challenge, identify the constraints and barriers to addressing identified challenges and develop alternative strategies to address identified challenges. Consideration should be given to finding more efficient ways to use existing facilities and sites, co-location of appropriate uses, and temporary or permanent use of private space. The Study Committee shall report to the two boards in September 2015 and November 2015.

Discussion

The City of Falls Church uses its CDBG and HOME funds throughout the 2.1 square mile City. This falls in line with the City's goal of integrating affordable housing into neighborhoods.

SP-40 Institutional Delivery Structure – 91.215(k)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
ARLINGTON COUNTY	Government	Ownership Planning Rental neighborhood improvements public services	
Arlington County Department of Human Services	Government	Homelessness Rental	

Table 99 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

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

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

Because it doesn't have a public housing authority, Arlington creates affordable housing through its housing developer partners. Arlington has facilitated the development and operations of nonprofit housing development corporations, two of which qualify as Community Housing Development Organizations (CHDOs). The County works with for-profit developers who use federal and state programs

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

A major strength of the County's institutional delivery system is the strong support of elected officials in providing affordable housing and associated services. In FY 2015, approximately 5% of the County's overall budget was dedicated to affordable housing, including a \$12 million contribution to the Affordable Housing Investment Fund. The County is investing in a year-round Homeless Services Center, and has committed to reducing functional homelessness to zero

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

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

Table 100 - Homeless Prevention Services Summary

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

Arlington County has an integrated services system. Housing, behavioral healthcare, homeless services, public health, employment services are all under one roof. When there are no services to address a particular need, the County will contract with nonprofit agencies through the Department of Human Services

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

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

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

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

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

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

There are gaps in Arlington County's service delivery system. Service providers of permanent supportive housing and rapid rehousing have difficulty housing their clients due to poor credit and criminal backgrounds. While Arlington County has made recent strides in obtaining dedicated vouchers for

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

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

To overcome the gap of not finding housing for individuals with high housing barriers, the 10 Year Plan to End Homelessness has formed a Landlord Partnership Task Force. The purpose of this task force is for landlords and service providers to identify ways to house individuals with high housing barriers. It is anticipated that landlords will be more willing to relax their application standards for individuals who are in certain programs that receive case management and rental assistance.

To overcome the gap of services for veterans, Arlington County plans to work closely with the U.S Veterans Administration (VA) on ways to decrease the amount of time it takes for veterans to access services. The Arlington County Continuum of Care includes active participation from the VA.

To overcome the gap of difficulty in identifying unaccompanied youth, Arlington County will continue to partner with the Arlington County Public School system; especially on how to identify unaccompanied youth during the Point In Time count. Arlington County's Continuum of Care has representation from the Public School system.

To overcome the gap of insufficient staffing for PSH programs, Arlington County PSH has recently re-organized its staffing patterns so that designated staff are responsible for designated functions in the PSH unit. There is now a dedicated staff person to respond to tenancy issues.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Create and sustain affordable housing	2015	2019	Affordable Housing		Affordable Housing	CDBG: \$2,013,500	Rental units constructed: 250 Household Housing Unit Rental units rehabilitated: 1000 Household Housing Unit Homeowner Housing Rehabilitated: 140 Household Housing Unit Direct Financial Assistance to Homebuyers: 50 Households Assisted
2	Promote healthy and self-sufficient families	2015	2019	Non-Housing Community Development		Economic self-sufficiency and well-being	CDBG: \$193,300	Public service activities other than Low/Moderate Income Housing Benefit: 4125 Persons Assisted Jobs created/retained: 125 Jobs Businesses assisted: 150 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Stabilize households at risk of homelessness	2015	2019	Homeless		Affordable Housing Economic self-sufficiency and well-being	CDBG: \$150,000	Public service activities for Low/Moderate Income Housing Benefit: 500 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 545 Households Assisted Homeless Person Overnight Shelter: 1800 Persons Assisted Homelessness Prevention: 3645 Persons Assisted
4	Foster vibrant and sustainable neighborhoods	2015	2019	Affordable Housing Non-Housing Community Development		Affordable Housing Sustainable neighborhoods	CDBG: \$1,035,000	Public service activities other than Low/Moderate Income Housing Benefit: 7255 Persons Assisted Housing Code Enforcement/Foreclosed Property Care: 1100 Household Housing Unit

Table 101 – Goals Summary

Goal Descriptions

1	Goal Name	Create and sustain affordable housing
	Goal Description	<ul style="list-style-type: none"> • Support a portion of the development costs of nonprofit housing developers to acquire or construct affordable housing (5 year outcome - 250 units will be acquired or constructed with assistance of federal CDBG or HOME funds). • Offer affordable rehabilitation and repair programs for low and moderate income homeowners, particularly focused on helping seniors to age in place (5 year outcome - 140 units will be rehabilitated or repaired; 125 for Arlington and 15 for Falls Church). • Offer affordable rehabilitation and repair programs for low and moderate income renters (5 year outcome - 1,000 rental houses will be rehabilitated and repaired; 600 for Arlington and 400 for Falls Church). • Assist low and moderate income households to become homeowners by offering technical and financial assistance to eligible first time homebuyers (5 year outcome - 50 households assisted). • Support energy conservation and efficiency efforts in rental and owner-occupied housing.

2	Goal Name	Promote healthy and self-sufficient families
	Goal Description	<p>Improve economic conditions and help to ensure well-being of low and moderate income individuals and families through the following strategies:</p> <ul style="list-style-type: none"> • Provide job training and skills development opportunities that are accessible and affordable (5 year outcome - 750 persons will be assisted with job training and placement; of these, 125 jobs will be created or retained). • Foster micro-enterprise development for business owners by providing technical and financial assistance to new or expanding businesses (5 year outcome - 150 new or expanding microbusinesses will be assisted with technical and/or financial assistance). • Reduce barriers to employment such as lack of English or literacy skills, legal issues such as work authorizations, lack of transportation, or lack of affordable childcare (5 year outcome - 1,405 persons will reduce barriers to employment). • Assist families to build assets through education and training, in areas such as financial literacy, credit counseling and homeownership education (5 year outcome - 350 persons will build assets). • Support increased educational attainment, including job training and/or civic engagement, among low-income residents, including youth (5 year outcome - 400 persons will increase educational attainment). • Increase individual and family well-being through increased access to health, financial, or social resources (5 year outcome - 1,550 persons will increase well-being through increased access to health, financial or social resources).

3	Goal Name	Stabilize households at risk of homelessness
	Goal Description	<p>Over the next five years, Arlington expects to reduce the annual number of homeless persons by 25 percent, by diverting 67 persons in households with adults and children and 147 persons in adult only households. In alignment with goals in the Federal Strategic Plan to Prevent and End Homelessness, Arlington County is on target to reach functional Zero for Homeless Veterans in 2016; for Chronically Homeless in 2017; and for Homeless Families by 2020. Arlington will strive to reduce, over five years, the number of days persons experience homelessness to 30 days, which is the HUD goal. Achieving this goal will be difficult as homeless households find it difficult to access and then sustain affordable housing in Arlington. Over the next five years, Arlington plans to dedicated 10% of its committed affordable housing as permanent supportive housing.</p> <p>Five year outcomes include the following:</p> <ul style="list-style-type: none"> - Provide permanent supportive housing for homeless persons with disabilities (five year outcome - 500 persons supported in permanent housing). - Rapidly rehouse homeless persons through case management and/or rental subsidies (five year outcome - 545 households rapidly rehoused: 500 in Arlington, and 45 in Falls Church). - Prevent households from becoming homeless through case management, financial assistance, financial counseling, and/or diversion services (five year outcome - 3,645 households prevented from becoming homeless: 3,000 in Arlington, and 45 in Falls Church). - Provide emergency housing for persons who are not able to be diverted (five year outcome - 1,800 persons supported in emergency shelter).

4	Goal Name	Foster vibrant and sustainable neighborhoods
	Goal Description	<p>Create and maintain safe and well-maintained housing and neighborhoods for residents of all needs and income levels through the following strategies:</p> <ul style="list-style-type: none"> • Inspect committed affordable units to ensure safe and decent housing (5 year outcome - 1,100 units will be inspected, as well as 110 common area inspections). • Provide tenants, landlords, homeowners, and homebuyers with technical assistance (5 year outcome - 1,055 residents will receive technical assistance or referral on housing resources). • Conduct community events and workshops for landlords, tenants, homeowners and/or homebuyers on housing issues, including fair housing, code enforcement, homeownership, and others (5 year outcome - organize and conduct 130 educational events or workshops, with 3,000 participants). • Provide small grants for neighborhood activities, events, and fairs (5 year outcome - 1,000 residents of income-eligible neighborhoods will participate in neighborhood activities). • Coordinate neighborhood clean-ups in eligible areas of Nauck and Columbia Heights West (5 year outcome - 2,200 residents of eligible areas will participate in 10 neighborhood cleanups). <p>In addition, the following strategies will be undertaken and monitored by Arlington staff:</p> <ul style="list-style-type: none"> • Conduct assessments of Committed Affordable Units prior to acquisition or renovation by development partners to identify deficiencies, replacement schedule for major systems and appliances, physical accessibility issues, and energy efficiency issues (5 year outcome - 100% of all CAF complexes will be assessed and monitored). • Conduct inspections of federally-funded rehabilitation projects (5 year outcome - 100% of all federally funded rehabilitation projects will be inspected to ensure compliance with federal and state code requirements). • Improve energy efficiency and sustainability at committed affordable units (5 year outcome - Track energy and water use at 20% of all CAF complexes annually, show a 15% reduction in energy use and 10% reduction in water use within monitored complexes). • Develop a uniform reporting method and reporting categories to report fair housing inquiries and complaints.

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

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

In the past five years (2010-2014) the County has added 1,108 CAF rental units and has assisted 29 households become homeowners. The number of new CAFs in any one year relates to opportunities in the market but it is anticipated that the County will produce similar numbers in the next five years.

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

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

Not applicable, Arlington County does not have public housing.

Activities to Increase Resident Involvements

Not applicable, Arlington County does not have public housing.

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

N/A

Plan to remove the ‘troubled’ designation

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

Barriers to Affordable Housing

Arlington County makes efforts to ensure that public policies do not have a negative impact on affordable housing and residential investment. A recommendation of the draft Affordable Housing Plan, to be adopted in FY 2015, is to re-examine current land use and zoning policies to enable more flexibility in housing types outside the urban corridor. The County's affordable housing ordinance provides incentives such as additional building heights and bonus densities to encourage developers to provide additional affordable units without negatively impacting the community.

Due to its location, schools and many other desirable amenities and services, Arlington County has increasingly become a sought-after location for highly educated and affluent professionals. The high cost of housing puts it out of reach for many wage earners in the 30-60% AMI range. The growing gap between income and rents at lower wages creates a significant burden for low-income families. As mentioned previously, a telephone poll conducted in spring 2014 identified over 51% of renters in the \$30,000-\$59,000 income category who indicated a concern of being forced out of the county due to increasing housing costs.

Of the 6,000 individuals with special needs in the county, over 90% have annual incomes that are less than \$37,600. Needs for this population range from accessible units to case management services.

Barriers to housing also include personal barriers such as poor credit history, involvement with the law, limited knowledge about tenants' rights and the complaints process. Tenant advocates speak about the practices of property managers with regard to not making housing information available in different languages to meet the needs of a diverse population. This can have an impact on renters in a county where approximately 36% of the population is foreign born and over ninety-six languages are spoken.

The City of Falls church found the following barriers to affordable housing: *Source of Income:* In 2014 there are four properties no longer affordable to persons eligible to receive Housing Choice Vouchers. *Disabilities:* According to City Data.com which gets its information from the US Census, the City of Falls Church has 155 disabled residents enrolled in hospital insurance and or Medicare supplemental insurance. There is a lack of housing for persons with disabilities in the City. *Senior Population:* The senior population in the City grew by 31 persons between 2000 and 2010. In 2013 seniors represented 10.7% of the population which continues to show growth. There is only one property (80 units) in the City targeted specifically to seniors and persons with disabilities.

The most common problem that the City's Housing office sees is the lack of affordable housing for renters. This is based on the number of housing inquiries through the City's client database. This is especially true for seniors who many times may be on a fixed budget. In addition there is a need for assisted living units so that seniors may have the ability to age in place and remain in their community.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Arlington has developed a draft Affordable Housing Master Plan, with County Board adoption anticipated in 2015. The plan will be an element of the County's Comprehensive Plan, and incorporates data analysis, citizen engagement, and economic forecasting to provide a 25-year shared vision of affordable housing in the community. Consolidated Plan goals have been developed in conjunction with the Affordable Housing Master Plan, as federal CDBG and HOME funds contribute to Arlington's affordable housing efforts. Goals and objectives of the draft Affordable Housing Master Plan are below; draft documents including related policies and implementation strategies can be found at www.arlingtonva.us/housingstudy.

Goal 1 – Arlington County shall have an adequate supply of housing available to meet community needs.

- Objective 1.1 – Produce and preserve a sufficient supply of affordable rental housing to meet current and future needs.
- Objective 1.2 – Produce and preserve a sufficient supply of affordable ownership housing to meet future needs.

Goal 2 - Arlington County shall ensure that all segments of the community have access to housing.

- Objective 2.1 – Affirmatively further fair housing.
- Objective 2.2 – Ensure low and moderate income individuals can access housing.
- Objective 2.3 - Prevent and end homelessness.
- Objective 2.4 – Enable Arlington residents to age in the community.
- Objective 2.5 – Enable persons with disabilities to live as independently as possible in the community.

Goal 3 – Arlington County shall ensure that its housing efforts contribute to a sustainable community.

- Objective 3.1 – Ensure that all housing is safe and code compliant.
- Objective 3.2 – Promote affordable housing close to transit.
- Objective 3.3 – Ensure environmental sustainability practices are incorporated into new and retrofitted affordable housing developments.
- Objective 3.4 – Promote long term affordability and financial feasibility of Committed Affordable Units.
- Objective 3.5 – Ensure that the County's affordable housing goals are integrated into other County plans and policies where appropriate.

The City of Falls Church plans to: Educate landlords to provide more rental opportunities for persons with vouchers and to issue an RFP for a Group Home

SP-60 Homelessness Strategy – 91.215(d)

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

Reaching out to and engaging unsheltered homeless persons is the first step toward housing those individuals.

Arlington County has three programs that provide outreach and engagement services to individuals currently living on the streets of Arlington County or places not meant for human habitation. The Opportunity Place Program has outreach workers who engage and assess the needs of homeless persons on streets, in parks, and under bridges within the County. The program covers all of Arlington County. Outreach workers have geotagged the key areas of the County in which homeless households are known to live and congregate. Outreach staff use creative engagement strategies to develop relationships and move unsheltered clients to “housing first” permanent housing solutions.

A second program is the Treatment on Wheels (TOW) program that coordinates mental health and substance abuse services for persons living on the streets. Services can include addiction screening, counseling, referrals for treatment to include inpatient and outpatient services, and advocacy to ensure households access the necessary programs to address their mental health and substance abuse needs.

The Opportunity Place and TOW programs assist persons with 1) applying for identification cards and birth certificates, 2) accessing mainstream benefits, and 3) applying for employment services and opportunities. Staff of both programs were active participants in the Arlington 100 Homes Campaign which focused on housing individuals most likely to die on the streets. As part of the campaign, outreach workers, shelter case managers, housing providers and mental health and substance abuse workers diligently tracked homeless individuals, assigned them a leader worker and brought them off the street. Over 100 vulnerable homeless were housed during a two and one-half year period.

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

In total, about 900 homeless persons in FY 2014 received these “core” services. This number includes homeless individuals from jurisdictions outside Arlington. About 50% of the total served are engaged with outreach staff for a minimum of three months and the remainder receive services on a sporadic basis.

Addressing the emergency and transitional housing needs of homeless persons

Persons who are literally homeless and require shelter are seen by the CoCs Centralized Access System (CAS). (Persons at risk of homelessness also come through CAS to access prevention and housing

assistance programs.) CAS screens and assesses households using a nationally recognized screen tool called the Service Prioritization Decision Assistance Tool (SPDAT) which recommends households for the best housing program that meets their needs. When diversion from emergency shelter is not plausible, the individuals or family are placed into one of the following programs:

- **Family Shelter:** The County has two family shelter programs containing 71 beds for families.
- **Single Shelters:** The County has two emergency shelters for single adults, one year round shelter with 44 beds and a hypothermia shelter with room for 73 beds. The hypothermia shelter will be converted to a year-round shelter (Homeless Services Center) in summer 2015. It will include 50 year-round beds, 25 hypothermia beds, and 5 medical respite beds.
- **Domestic Violence Shelter:** The County has one emergency shelter with 11 beds for families and single adults that experience domestic violence.

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

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

The County also has three transitional housing programs – two for families and one for single households. While the Arlington CoC converted most of its transitional housing to Rapid Re-housing in FY 13, it retained these programs in order to provide longer term financial and service support to three special populations: young women with children, family households who have significant needs and requirements that can't be addressed with short or medium term supports; and substance abusers in recover. Families for these programs are currently identified through CAS, the shelters, and the CoC's Detoxification and Early Recovery programs.

- **Elizabeth's House:** A one year transitional housing program for young mothers with one child. The program has a primary focus on helping mothers complete their secondary education. Program can serve 4 households at any time.
- **Cameron Commons:** A maximum two year program that can serve five households. Households are provided rental subsidy, housing focused case management services, comprehensive family services, and linkage to community resources.
- **Independence House** - A transitional housing program for single households who are currently active in recovery and have secured at least part-time employment. Persons can reside in the

program up to 24 months but typically stay in the program about six months before moving into permanent housing. This program can serve 17 individuals at a time.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

As part of the 10 Year Plan to End Homelessness, the CoC has established two national best practice models:

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

The CoC has the capacity to serve about 54 families in RR at any given time. The average length of stay in RR ranges between six and nine months. Case conferencing on families finding it difficult to achieve housing stability and linkage to community resources are commonly used strategies to assist RR households.

- **Permanent Supportive Housing (PSH):** Arlington CoC PSH programs provide supportive services and a rental subsidy to help households who are chronically homeless and persons with disabilities who have a critical housing need obtain and maintain housing in the community.

Arlington CoC provided PSH services to 181 homeless or individuals at risk of becoming homeless in FY 2014. About 90 of these households were chronically homeless when they entered the PSH program. Arlington CoC continues to build its inventory of PSH units by 1) re-allocating its older CoC PSH units for the chronically homeless, 2) applying for Bonus PSH projects in HUD's annual homeless services funding application, and 3) designating some of its locally funded PSH units for the chronically homeless.

In addition, Arlington CoC has a safe haven program that serves 6 hard-to-reach homeless persons with severe mental illness who come primarily from the street and have been unable or unwilling to participate in housing or supportive services.

Arlington CoC implements initiatives aimed at ending homelessness that assist in the full utilization of RRH and PSH programs:

- **100 Homes Campaign:** The 100 Homes Campaign was the local initiative affiliated with the national 100,000 homes campaign established by Community Solutions. The 100 Homes campaign surveyed and identified the most vulnerable homeless households living on the streets of Arlington. (Vulnerable individuals are those most likely to die if they remained on the streets.) Arlington exceeded its goal of placing 100 vulnerable homeless individuals in housing six months ahead of its goal.
- **Zero: 2016:** In line with the federal Strategic Plan to end chronic and veteran homelessness, Arlington County has applied and been accepted to participate in the national Zero: 2016 Campaign, also sponsored by Community Solutions. The focus is to end veteran homelessness by December 2015 and to end chronic homelessness (individuals & families) by December 2016.
- **VASH Vouchers:** The CoC advocated with the Veteran Affairs office to secure Housing and Urban Development-Veterans Administration Supportive Housing (HUD/VASH). Over the past two years, Arlington County has been able to secure seven HUD/VASH vouchers for formerly homeless veterans. The CoC will continue to work to secure additional vouchers and will reach out to community organizations to secure other VA resources for homeless Veterans.

While Arlington did not count any unaccompanied youth in its 2014 PIT, the CoC is committed to helping homeless youth, or youth at risk of becoming homeless, by working with the Arlington Public Schools Social Work Unit and the Arlington Child and Family Services Division.

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

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

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

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

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

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

Arlington County has many resources to help low-income households avoid homelessness, including the Department of Human Services (DHS) itself. DHS is a unique public organization that has consolidated programs for households, families and children under one roof. DHS services, funded through federal, state and local dollars, include Public Health, public assistance benefits such as SNAP and Medicaid, the Arlington Employment Center, child and family services, adult and disabled services, the Office on Aging, the Community Services Board, and housing programs including the federal Section 8 Housing Choice voucher program, permanent supportive housing, locally subsidized rental and homeowner assistance programs, and homeless services. In addition, DHS houses a community assistance bureau that is the entry point for residents in economic distress. Strong communication, facilitated by both interdisciplinary teams and technology, helps ensure that staff are aware of the services and benefits that are available to their clients and that referrals are made.

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

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

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

Arlington County's goal is to protect the public's health and safety from environmental hazards, including lead-based paint hazards, through a four-pronged strategy that includes: collaboration; assessment and testing; public education; and enforcement of public health laws.

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

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

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

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

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

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

The Arlington County DHS' Health Division, screens all child clients at ages 9 or 12 months and two years and any child new to the clinic over the age of two. Cases of elevated blood level are provided counseling and are monitored until the case is resolved. The DHS also requires that private physicians and laboratories notify it in cases of elevated blood levels. If the elevated blood lead level is greater than 15 µg/dL for any DHS child client, the case is referred to Environmental Health Bureau for environmental history. An Environmental Health Specialist visits the dwelling with a Public Health Nurse to determine the source of the lead by completing a questionnaire and conducts sampling of paint, dust, water, soil or other likely lead sources. A written report including the sampling results and any recommendations is given to the tenant and if relevant, to the owner of the property.

The Arlington County DHS Health Services Division focuses on day care providers and preschool programs to alert parents and teachers of the dangers of lead and methods for identifying it. In compliance with a

Virginia Health Department guideline, all two year old children seen at County Department of Human Services health clinics are screened for lead. Children are also tested if a screening questionnaire places them in a high risk category.

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

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

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

Arlington Housing Assistance Bureau inspectors are trained in visual assessment. Annual inspections are conducted at properties receiving Housing Choice Voucher rent subsidies to ensure that paint conditions are stable. Section 8 staff compares subsidized unit addresses with Environmental Health to ensure that no units identified with lead hazards are in the Housing Choice Voucher program.

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

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

For more than 20 years, affordable housing has been a budget priority in Arlington. Many different County programs address this need, including rental assistance, housing production, homeownership, code enforcement, and tenant assistance. Many of these programs target residents below 30% and between 30% and 50% of AMI. The Tenant Assistance Fund (TAF) is a program that provides temporary financial assistance for tenants who are affected by increased rents resulting from redevelopment, renovation or acquisition of CAF properties. This comprehensive policy, adopted in 2013, enables eligible households to remain either “onsite or nearby” following a renovation or redevelopment.

Ending and preventing homelessness is another County priority. As a result of the 100 Homes for 100 Homeless Arlingtonians Campaign, more than 100 chronically homeless persons are off the street and placed in permanent supportive housing. Arlington’s Community Services Board (CSB) represents clients with mental health, substance use and intellectual and developmental disabilities. These more than 6,000 clients tend to be very low income, and affordable housing can be out of reach without government support. The County’s Comprehensive Supportive Housing Plan issued in 2005 committed to developing 375-425 new supportive housing units; about half of this goal has been met.

Another critical component to lifting households out of poverty is helping individuals and families to develop economic self-sufficiency and well-being. For workforce training, the County provides programs through the Arlington Employment Center. These programs are provided as a continuum and include employment counseling, skills acquisition and job placement. One program which has been targeted specifically at individuals at risk of homelessness is the Culinary Arts program, which has graduated a total of 24 clients in 4 cohorts. The participants have been successful in obtaining well-paying jobs prior to graduating the program. Other employment training programs for the population at or near poverty level include the VIEW program and WIA, targeted towards low income and low-skilled clients, often with limited English proficiency. Generally the programs have good performance rates that exceed federal and State mandated goals. Retention rates are good and, if continued, could result in economic stability and a resulting positive effect towards reducing poverty.

Economic self-sufficiency for families includes more than just bringing home a paycheck. For many families in poverty, support services such as financial literacy and credit counseling provide an opportunity to become economically stable, and even to build assets. For young Arlingtonians, increasing educational attainment and developing job skills are priorities. Through the Community Service Block Grant program, Arlington has supported low-income youth through the statewide Project Discovery, a program to encourage first generation higher education; as well as youth programs to increase school performance and build community leadership.

Individual and family well-being also contribute to stability and self-sufficiency. Access to affordable healthcare continues to be challenging for many residents; while Arlington County offers an array of locally-funded and state-funded programs from dental care to prenatal care, waitlists can be long and

eligibility can be restrictive. As Arlington's population continues to age, services to help low-income seniors age in community include physical, financial, and social supports. Robust civic engagement ensures that residents and families are supported and help to support community improvements and stability.

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

See Section SP-55 (Barriers to Affordable Housing) for more information on Arlington's draft Affordable Housing Master Plan.

Many of the previously mentioned programs and policies are aimed at the extremely low and very-low income households in the County, including persons unable to work due to disability or age; low wage workers including many retail, restaurant and service worker; the elderly; and families with children. Strategies aimed at addressing these challenges and increasing the number of affordable units include construction and preservation of units utilizing a combination of financial, regulatory and other incentives to include public and private partnerships. In addition to providing housing units, there will be need for additional services and programsto help residents in poverty raise their standard of living.

Arlington's programs supported through federal CDBG, HOME and CSBG contribute to many services that assist residents living in poverty, with the goal of raising their standard of living. For example, legal service programs have provided legal representation and education for clients to improve and/or acquire legal status to become productive citizens and to educate others about their right to earned wages. Other economic development programs, have assistedclients with start-up and continuing businesses to either supplement existing income or become entrepreneurs.

SP-80 Monitoring – 91.230

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

Program and financial management staff conducts formal on-site monitoring of CDBG and HOME funded projects at least once every two years. Staff works closely with subrecipient agencies to develop performance measures and budgets that are appropriate, outcome-based, and compliant with federal requirements. Program participants are surveyed periodically to determine level of satisfaction with services and areas in need of improvement.

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

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

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

A Housing Inspector conducts physical inspections of a sample of units as part of most on-site compliance reviews. Some projects have a full code inspection by the Code Enforcement staff and Fire Marshal.

When discrepancies are noted, the owner is required to make corrections. Corrective action ranges from the owners making corrections on their report to providing a replacement affordable unit when the existing household is ineligible for the unit. Other changes might be preparing a more effective marketing plan or repayment of rent to tenants.

Each year, the City of Falls Church conducts monitoring of all CDBG/HOME subrecipients. All assessments are conducted using the most current HUD requirements. This information is stored onsite, and detailed reports are given to each agency. The City is monitored bi-annually by Arlington County staff. Since 2006, there have been no findings for the City.

Expected Resources

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

Introduction

Arlington County strongly supports affordable housing and community development; in FY 2015, 5% of its total budget was allocated to affordable housing development, direct housing subsidies (including both federal Housing Choice Vouchers and locally-funded Housing Grants), and related programs.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	113,749	1,500,000	2,000,000	3,613,749	8,000,000	Assuming level funding for FY 2016-2020 (approximately \$1.1 million), plus approximately \$900,000 program income annually)

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	487,865	210,000	15,000	712,865	200,000	Assuming \$450,000 annually for FY 2016-2020

Table 102 - Expected Resources – Priority Table

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

The Affordable Housing Investment Fund (AHIF) is Arlington's local trust fund for development of affordable housing, established in 1985. It is leveraged with federal HOME funds and or federal Low Income Housing Tax Credits, and comprised of annual general fund appropriations, 1% of recordation tax received by the County, Affordable Dwelling Unit Ordinance contributions from developers, and loan repayments. In FY2015, \$12 million in local general funds was allocated to AHIF. AHIF funding is typically used for new construction, acquisition and rehabilitation projects to preserve and improve the supply of affordable housing. A small proportion of AHIF funds (\$200,000 in FY 2015) are also leveraged with CDBG public service funds to support housing services for low-income residents.

The Real Estate Tax Relief Program provides an exemption, partial exemption and/or deferral of real estate taxes to eligible homeowners based on

household income and assets. Eligible homeowners must be at least 65, or permanently and totally disabled, and not engaged in substantial gainful employment. Program is income-restricted; for example, in FY 2015, income for a one or two person household must be below \$55,595 for full exemption. Assets may not exceed \$340,000 for exemption and \$540,000 for deferral.

Arlington has a locally-funded equivalent to the Housing Choice Voucher program, known as housing grants. It provides rent assistance to low-income working families, elderly persons, and persons with disabilities, allowing households to pay about 40% of income in rent. Need for this program continues to increase: in FY2014, program was funded at \$8 million, up from \$4.9 million in FY 2010. In FY 2013, an average of 1,178 households was served monthly.

Arlington has a partial exemption from increase to the tax assessments (only improvements, not land value) available for developers who do substantial rehabilitation on multifamily rental projects. The County offers developers various bond financing options. The Industrial Development Authority (IDA) of Arlington can provide below market rate financing for the acquisition and new construction or rehabilitation of affordable housing projects. The Virginia Housing Development Authority (VHDA) provides tax-exempt and taxable bond financing to developers. VHDA has over \$100 million in annual tax-exempt bond authority.

A local Tenant Assistance Fund supports income-eligible households that are displaced by redevelopment. In FY 2014, 111 households were assisted in six properties.

Arlington's Permanent Supportive Housing program for low-income adults with disabilities leverages an average of \$1.4 million annually, in addition to federal and state funds. The County also funds a transitional housing program, with 26 individuals served in FY 2013; annual budget over the past five years has been \$227,000 in local funds. A group home program for the mentally ill served 79 individuals, with an annual budget of \$1.7 million. Independent and assisted living for low-income seniors, some with intellectual disability or mental illness, served 392 residents, with an annual budget of \$3.0 million.

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

In January, 2015, the Arlington County Board and the Arlington School Board launched a broad-based, year-long community facilities planning effort. The two Boards appointed the 24-member Study Committee to lead a long-range, collaborative planning effort that will build a consensus framework regarding the community's future funding and facility needs. The two Boards charged the Study Committee to build a consensus framework regarding future revenue and facility needs that will inform County and School Board decision-making related to meeting the community's requirements for additional school, fire station, vehicle storage sites and other facility needs in the context of Arlington's and the region's projected economic and demographic growth.

The Study Committee is charged with identifying strategic community challenges that, if unaddressed, could threaten Arlington's overall sustainability such as our continuing losses of affordable and workforce housing. The Committee will develop a detailed description of the challenge, identify the constraints and barriers to addressing identified challenges and develop alternative strategies to address identified challenges. Consideration should be given to finding more efficient ways to use existing facilities and sites, co-location of appropriate uses, and temporary or permanent use of private space. The Study Committee shall report to the two boards in September 2015 and November 2015.

Discussion

The City of Falls Church uses its CDBG and HOME funds throughout the 2.1 square mile City. This falls in line with the City's goal of integrating affordable housing into neighborhoods.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Create and sustain affordable housing	2016	2020	Affordable Housing		Affordable Housing	CDBG: \$402,700	Rental units constructed: 50 Household Housing Unit Rental units rehabilitated: 200 Household Housing Unit Homeowner Housing Rehabilitated: 28 Household Housing Unit Direct Financial Assistance to Homebuyers: 10 Households Assisted
2	Promote healthy and self-sufficient families	2016	2020	Non-Housing Community Development		Economic self-sufficiency and well-being	CDBG: \$386,600	Public service activities other than Low/Moderate Income Housing Benefit: 836 Persons Assisted Jobs created/retained: 25 Jobs Businesses assisted: 30 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Stabilize households at risk of homelessness	2016	2020	Homeless		Affordable Housing Economic self-sufficiency and well-being	CDBG: \$30,000	Public service activities for Low/Moderate Income Housing Benefit: 100 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 109 Households Assisted Homeless Person Overnight Shelter: 280 Persons Assisted Homelessness Prevention: 729 Persons Assisted
4	Foster vibrant and sustainable neighborhoods	2016	2020	Affordable Housing Non-Housing Community Development		Sustainable neighborhoods	CDBG: \$207,000	Public service activities other than Low/Moderate Income Housing Benefit: 1251 Persons Assisted Housing Code Enforcement/Foreclosed Property Care: 220 Household Housing Unit

Table 103 – Goals Summary

Goal Descriptions

1	Goal Name	Create and sustain affordable housing
	Goal Description	<p>Goal is to create and sustain affordable housing. This is an Arlington County Board priority, and significant local, state and federal funds are leveraged. Annual Action Plan goal focuses on affordable housing created and sustained through CDBG, HOME and CSBG funds.</p> <ul style="list-style-type: none"> - Increase the supply of Committed Affordable Units, including 10% permanent supportive housing (one year outcome - 50 committed affordable units developed. Of these, 5 will be permanent supportive housing). - Improve owner-occupied housing (one year outcome - 28 owner-occupied homes improved: 25 in Arlington and 3 in Falls Church). - Rehabilitate or repair rental housing, including increased energy efficiency (one year outcome - 200 rental homes rehabilitated or repaired: 120 in Arlington and 80 in Falls Church). - Assist low-income households to become homeowners (one year outcome - 10 households become homeowners).

2	Goal Name	Promote healthy and self-sufficient families
	Goal Description	<p>Improve economic conditions and help to ensure well-being of low and moderate income individuals and families through the following strategies:</p> <ul style="list-style-type: none"> • Provide job training and skills development opportunities that are accessible and affordable (one year outcome - 210 persons will be assisted with job training and placement; of these, 155 will be placed and retain employment for 90+ days, and 25 jobs will be created or retained). • Foster micro-enterprise development for business owners by providing technical and financial assistance to new or expanding businesses (one year outcome - 30 new or expanding microbusinesses will be assisted with technical and/or financial assistance). • Reduce barriers to employment such as lack of English or literacy skills, legal issues such as work authorizations, lack of transportation, or lack of affordable childcare (one year outcome - 281 persons will reduce barriers to employment: 250 in Arlington and 31 in Falls Church). • Assist families to build assets through education and training, in areas such as financial literacy, credit counseling and homeownership education (one year outcome - 70 persons will build assets). • Support increased educational attainment, including job training and/or civic engagement, among low-income residents, including youth (one year outcome - 80 persons will increase educational attainment). • Increase individual and family well-being through increased access to health, financial, or social resources (one year outcome - 300 persons will increase well-being through increased access to health, financial or social resources).

3	Goal Name	Stabilize households at risk of homelessness
	Goal Description	<p>Over the next five years, Arlington expects to reduce the annual number of homeless persons by 25 percent, by diverting 67 persons in households with adults and children and 147 persons in adult only households. In alignment with goals in the Federal Strategic Plan to Prevent and End Homelessness, Arlington County is on target to reach functional Zero for Homeless Veterans in 2016; for Chronically Homeless in 2017; and for Homeless Families by 2020. Arlington will strive to reduce, over five years, the number of days persons experience homelessness to 30 days, which is the HUD goal. Achieving this goal will be difficult as homeless households find it difficult to access and then sustain affordable housing in Arlington. Over the next five years, Arlington plans to dedicated 10% of its committed affordable housing as permanent supportive housing.</p> <p>One year outcomes include the following:</p> <ul style="list-style-type: none"> - Provide permanent supportive housing for homeless persons with disabilities (one year outcome - 100 persons supported in permanent housing). - Rapidly rehouse homeless persons through case management and/or rental subsidies (one year outcome - 109 households rapidly rehoused: 100 in Arlington, and 9 in Falls Church). - Prevent households from becoming homeless through case management, financial assistance, financial counseling, and/or diversion services (one year outcome - 729 households prevented from becoming homeless: 720 in Arlington, and 9 in Falls Church). - Provide emergency housing for persons who are not able to be diverted (one year outcome - 360 persons supported in emergency shelter).

4	Goal Name	Foster vibrant and sustainable neighborhoods
	Goal Description	<p>Create and maintain safe and well-maintained housing and neighborhoods for residents of all needs and income levels through the following strategies:</p> <ul style="list-style-type: none"> • Inspect committed affordable units to ensure safe and decent housing (one year outcome - 220 units will be inspected, as well as 22 common area inspections). • Provide tenants, landlords, homeowners, and homebuyers with technical assistance (one year outcome - 211 residents will receive technical assistance or referral on housing resources: 200 in Arlington and 11 in Falls Church). • Conduct community events and workshops for landlords, tenants, homeowners and/or homebuyers on housing issues, including fair housing, code enforcement, homeownership, and others (one year outcome - organize and conduct 26 educational events or workshops, with 600 participants). • Coordinate neighborhood clean-ups in eligible areas of Nauck and Columbia Heights West (one year outcome - 440 residents of eligible areas will participate in two neighborhood cleanups). <p>In addition, the following strategies will be undertaken and monitored by Arlington staff:</p> <ul style="list-style-type: none"> • Conduct assessments of Committed Affordable Units prior to acquisition or renovation by development partners to identify deficiencies, replacement schedule for major systems and appliances, physical accessibility issues, and energy efficiency issues (one year outcome - 20% of all CAF complexes will be assessed and monitored). • Conduct inspections of federally-funded rehabilitation projects (one year outcome - 100% of all federally funded rehabilitation projects will be inspected to ensure compliance with federal and state code requirements). • Improve energy efficiency and sustainability at committed affordable units (one year outcome - Track energy and water use at 20% of all CAF complexes annually, show a 15% reduction in energy use and 10% reduction in water use within monitored complexes). • Develop a uniform reporting method and reporting categories to report fair housing inquiries and complaints.

Projects

AP-35 Projects – 91.220(d)

Introduction

Arlington’s vision is to be “a diverse and inclusive world-class urban community with secure, attractive residential and commercial neighborhoods where people unite to form a caring, learning, participating, sustainable community in which each person is important.” The Five-Year Consolidated Plan provides the framework for implementation of this vision. It is designed to guide the County’s affordable housing, homeless, community and economic development policies and programs over the FY 2016-2020 period, particularly those funded with federal CDBG, HOME and CSBG funds.

The Annual Action Plans describe Arlington’s annual funding allocations for the Community Development Block Grant (CDBG), HOME Investment Partnership, Community Services Block Grant (CSBG), and Affordable Housing Investment Fund (AHIF) Services. These allocations fund activities to meet four goals: create and sustain affordable housing, promote healthy and self-sufficient families, stabilize families at risk of homelessness, and foster vibrant and sustainable neighborhoods.

Projects

#	Project Name
1	CDBG Administration
2	APAH- Housing Development
3	Rebuilding Together - Volunteer Home Repair Program
4	Single Family Program Delivery
5	AHOME - Achieve Your Dream
6	Single Family Homeownership Program
7	Arl. Co. Housing Outreach Program
8	Arl Co. CAF Services Program
9	ACE - Energy Efficiency Education
10	A-SPAN Volunteer Coordinator
11	BDAG- Small Business Assistance
12	EDG - Micro-Enterprise Loan Program
13	AEC - Employment and Training Programs
14	Goodwill - Career Navigation
15	ServiceSource - Aspiring. Skills. Determined
16	B2I - Enhancing Stability through Micro-Business
17	OAR - Job Placement and Support
18	NVFS - Training Futures
19	NSA Small Grants

#	Project Name
20	Bugata- Buckingham Youth Brigade
21	Liberty's Promise - Empowering Immigrant Youth
22	WHDC - Building Communities of Promise
23	Arl Co. Admin of Falls Church CDBG Program
24	Falls Church CDBG Administration
25	FC- Mt. Daniels Family Literacy Program
26	FC - Homestretch Transitional Housing
27	FC- CASA de Maryland
28	FC Community Services Council
29	FC Senior Housing Upgrade
31	Liberty's Promise - Can't delete
32	Liberty's Promise - Can't delete

Table 104 – Project Information

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

Allocation priorities were based on community needs, identified through data analysis, consultation, and a resident survey.

Based on these identified needs, funding allocation for projects is determined through a competitive or Notice of Funding Availability (NOFA) process. County staff, including subject matter experts, and the Community Development Citizen Advisory Committee (CDCAC) review and rank projects that meet the goals as outlined in the Consolidated Plan. Recommended projects include housing and housing services; economic self-sufficiency and well-being, and neighborhood development.

Housing development projects utilize HOME and CDBG funds and local resources to deliver affordable housing rental units. In addition, special housing programs serve the needs of the special needs population. Economic development projects include job training to increase individual skills for better job placement and ability to obtain and keep a job. Economic development programs also include those that provide financial and technical assistance to individuals to start and maintain small businesses.

Obstacles to addressing underserved needs include individual obstacles which may hinder an individual from accessing available services. These may include issues such as the lack of English proficiency which could limit housing access and job access; and personal constraints such as poor credit history or criminal records which could provide an additional obstacle to independence. In terms of institutional obstacles, limited financial resources affect the number of projects that can be funded.

AP-38 Project Summary
Project Summary Information

1	Project Name	CDBG Administration
	Target Area	
	Goals Supported	Create and sustain affordable housing Promote healthy and self-sufficient families Stabilize households at risk of homelessness Foster vibrant and sustainable neighborhoods
	Needs Addressed	Affordable Housing Economic self-sufficiency and well-being Sustainable neighborhoods
	Funding	CDBG: \$294,956
	Description	a) administer the Community Participation Plan for the CDBG/CSBG Program, including staffing the Community Development Citizens Advisory Committee (CDCAC); b) conduct outreach to low and moderate income and multi-cultural communities; c) manage the CDBG, CSBG, and HOME programs in accordance with the Federal requirements and County priorities detailed in the Consolidated Plan, including City of Falls Church Cooperation Agreement; d) implement CD program planning and development; e) provide financial management and oversight for CD programs; and f) monitor program performance and assess program effectiveness in producing desired outcomes.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	County government offices are located at 2100 Clarendon Boulevard, Arlington, Virginia.
	Planned Activities	Activities include program administration and management, citizen participation, monitoring and evaluation.
2	Project Name	APAH- Housing Development
	Target Area	
	Goals Supported	Create and sustain affordable housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$40,000

	Description	Staff and related program delivery costs to develop multifamily housing for low and moderate income households.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	50 affordable housing units will be acquired or redeveloped.
	Location Description	Location has not yet been identified.
	Planned Activities	
3	Project Name	Rebuilding Together - Volunteer Home Repair Program
	Target Area	
	Goals Supported	Create and sustain affordable housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$700,000
	Description	Staff and related costs to manage two home repair programs.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Fifteen low or moderate income households, headed by elderly people or people with disabilities, will be helped to age in place through minor housing repair and rehabilitation, including energy audits and efficiency measures.
	Location Description	Locations have not yet been determined.
Planned Activities	Volunteers conduct energy audits and repair houses owned and occupied by low and moderate income persons who are elderly or have disabilities.	
4	Project Name	Single Family Program Delivery
	Target Area	
	Goals Supported	Create and sustain affordable housing
	Needs Addressed	Affordable Housing
	Funding	:
	Description	Administration and program delivery for single family rehabilitation programs, including the Home Improvement Program (HIP) to assist low and moderate income homeowners rehabilitate their homes, and the Barrier Removal Program

	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	8 LMI households will rehabilitate their homes. 10 properties adapted to meet the needs of physically disabled persons.
	Location Description	Arlington County, locations yet to be selected.
	Planned Activities	Oversight of the program
5	Project Name	AHOME - Achieve Your Dream
	Target Area	
	Goals Supported	Create and sustain affordable housing Promote healthy and self-sufficient families
	Needs Addressed	Affordable Housing Economic self-sufficiency and well-being
	Funding	CDBG: \$35,000
	Description	Outreach and workshops to eligible prospective home buyers that will promote homeownership for low and moderate income and minority households.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	30 first time low and moderate income potential home buyers will complete homeownership education classes required to qualify for Virginia Housing Development Authority loans.
	Location Description	Workshops will be held in Arlington County.
	Planned Activities	Outreach will be conducted, and workshops held for eligible prospective home buyers, in order to educate them on the home buying process and potentially build assets through homeownership. Workshops are held in English, Spanish, and other languages as appropriate, i.e., Russian, Vietnamese.
6	Project Name	Single Family Homeownership Program
	Target Area	
	Goals Supported	Create and sustain affordable housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$100,000

	Description	Administration and program delivery for Moderate Income Purchase Assistance Program (MIPAP), including down payment and closing cost assistance, and buyback programs to acquire and rehabilitate deteriorated houses and sell them to low and moderate income families.
	Target Date	6/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	Ten income-eligible households will become first-time homebuyers; in addition, two homes will be purchased as buybacks and resold to eligible families.
	Location Description	Homeowners will be supported for home purchase opportunities throughout Arlington County.
	Planned Activities	Program includes administration and program delivery for Moderate Income Purchase Assistance Program, including notification list maintenance and outreach, intake, underwriting, and loan portfolio management.
7	Project Name	Arl. Co. Housing Outreach Program
	Target Area	
	Goals Supported	Foster vibrant and sustainable neighborhoods
	Needs Addressed	Sustainable neighborhoods
	Funding	CDBG: \$122,561
	Description	Technical assistance and referrals to tenants, landlords, homeowners, and homebuyers on housing issues; community events and workshops for landlords, tenants, homeowners, and/or homebuyers on housing issues, including fair housing, code enforcement, homeownership, and others.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	200 persons will benefit from technical assistance and referrals in Arlington (landlord-tenant, homebuyers, and mediation), and 11 persons will benefit from technical assistance and referrals in Falls Church (CASA de Virginia). 600 persons will benefit from community events and workshops for landlords, tenants, homeowners and/or homebuyers on housing issues, including fair housing, code enforcement, homeownership, and others. 440 persons will benefit from two neighborhood cleanups, held in Nauck and Columbia Heights West neighborhoods.

	Location Description	Most activities will take place throughout Arlington County. Cleanups will be held in Nauck and Columbia Heights West neighborhoods.
	Planned Activities	Planned activities include technical assistance and referrals; community events and workshops; and neighborhood cleanups.
8	Project Name	Arl Co. CAF Services Program
	Target Area	
	Goals Supported	Foster vibrant and sustainable neighborhoods
	Needs Addressed	Sustainable neighborhoods
	Funding	CDBG: \$79,438
	Description	Inspections at committed affordable unit complexes throughout the County to ensure safe, decent and energy efficient housing.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	220 households living in committed affordable units will have homes inspected. In addition, households at 22 affordable housing developments will have common area inspections conducted.
	Location Description	Committed affordable unit complexes throughout Arlington County.
	Planned Activities	Activities include establishing incentives for affordable housing developers to incorporate energy efficient systems and features in Affordable Housing Complexes (CAFs) to include building energy and utilities performance benchmarking; conducting needs assessments of potential and existing CAF complexes as needed; conducting assessments of multifamily structures; conducting assessments of proposed CAF multifamily renovation projects; conducting inspections and assessments of the physical accessibility; ensuring compliance of applicable federal lead-based paint requirements for renovation projects utilizing CDBG or HOME funding; participating in ongoing policy development towards Green Building within CAF complexes.
9	Project Name	ACE - Energy Efficiency Education
	Target Area	
	Goals Supported	Create and sustain affordable housing
	Needs Addressed	Economic self-sufficiency and well-being
	Funding	CDBG: \$18,000

	Description	Arlingtonians for a Clean Environment (ACE) to train volunteers to weatherize apartments in NSAs and educate residents about energy efficiency measures.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	50 families living in Committed Affordable Housing Units.
	Location Description	Activities will be undertaken in affordable housing developments throughout Arlington County.
	Planned Activities	25 "energy master" volunteers will be trained in weatherization techniques, with 15 workshops held. Trained volunteers will weatherize 50 committed affordable units and educate residents about energy efficiency.
10	Project Name	A-SPAN Volunteer Coordinator
	Target Area	
	Goals Supported	Stabilize households at risk of homelessness
	Needs Addressed	Affordable Housing Economic self-sufficiency and well-being
	Funding	CDBG: \$30,000
	Description	Support for nonprofit homeless service provider Arlington Street People's Assistance Network (A-SPAN) for Volunteer Coordinator to manage and recruit volunteer leaders.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	280 homeless persons will be served through street outreach and bagged meals programs; 120 new volunteers will be recruited
	Location Description	Services are provided at A-SPAN's office in Arlington, as well as street locations throughout the County.
	Planned Activities	Volunteer Coordinator to manage and recruit volunteer leaders. The Volunteer Coordinator is responsible for over \$397,000 in volunteer hours annually, for street outreach, bagged meals, and other programs to serve homeless residents.

11	Project Name	BDAG- Small Business Assistance
	Target Area	
	Goals Supported	Promote healthy and self-sufficient families
	Needs Addressed	Economic self-sufficiency and well-being
	Funding	CDBG: \$43,500
	Description	Nonprofit Business Development Assistance Group to provide counseling and technical assistance on small business creation, retention and expansion.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Twelve businesses will be assisted to start or expand.
	Location Description	Business Development Assistance Group office is located at 2100 Washington Boulevard, Arlington, Virginia. Workshops and technical assistance may also be held at other locations throughout the County.
Planned Activities	Business counseling and technical assistance to help microbusinesses to start or expand.	
12	Project Name	EDG - Micro-Enterprise Loan Program
	Target Area	
	Goals Supported	Promote healthy and self-sufficient families
	Needs Addressed	Economic self-sufficiency and well-being
	Funding	CDBG: \$45,000
	Description	Matching funds to operate a micro-loan program and assist eligible clients in the Ethiopian Community Development Council's (ECDC) small business incubator.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	30 small Arlington businesses to receive technical assistance and/or loans.
	Location Description	Enterprise Development Group is located at 901 S. Highland Street, Arlington, Virginia.

	Planned Activities	18 small businesses will receive technical assistance, and \$300,000 in loans will be made to 12 businesses.
13	Project Name	AEC - Employment and Training Programs
	Target Area	
	Goals Supported	Promote healthy and self-sufficient families
	Needs Addressed	Economic self-sufficiency and well-being
	Funding	CDBG: \$129,163
	Description	Arlington Employment Center will provide employment training and support services to low income residents County-wide.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	150 persons will complete training to gain or improve employment; of these, 105 persons will be placed and retain employment for 90 days. 25 jobs will be created or retained.
	Location Description	Arlington Employment Center is located at 2100 Washington Blvd., Arlington, Virginia.
	Planned Activities	Training services provided by outside contractors as well as County staff, and include culinary arts program for residents who are formerly homeless or at risk of homelessness; computer training; and individualized training.
14	Project Name	Goodwill - Career Navigation
	Target Area	
	Goals Supported	Promote healthy and self-sufficient families
	Needs Addressed	Economic self-sufficiency and well-being
	Funding	CDBG: \$35,000
	Description	Goodwill of Greater Washington for its Career Navigation program to help low and moderate income resident to develop a career path, and for Security & Protective Services programs to train low and moderate income residents in the security and protective services fields.
	Target Date	6/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	35 low or moderate income residents will be placed into job training, 25 graduates will be placed into employment, and 20 will retain employment for 90 days or longer. In addition, 10 residents will participate in the RISE coaching program to develop a career path.
	Location Description	Goodwill Industries is located at 10 South Glebe Road, Arlington, Virginia.
	Planned Activities	Activities include recruitment, enrollment, training, job coaching and placement.
15	Project Name	ServiceSource - Aspiring. Skills. Determined
	Target Area	
	Goals Supported	Promote healthy and self-sufficient families
	Needs Addressed	Economic self-sufficiency and well-being
	Funding	CDBG: \$30,000
	Description	Service Source to assist individuals with autism spectrum disorder (ASD) in obtaining employment and increasing self-sufficiency.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	25 individuals with autism spectrum disorder will participate in the "Soft Skills" Club, addressing barriers to employment; 5 individuals will receive situational assessments or work experiences; and 8 individuals will be placed in community employment alongside individuals without disabilities.
	Location Description	Service Source is located at Woodmont Arlington CIC, 2422 N. Fillmore St., Arlington, Virginia.
	Planned Activities	Program includes intake and assessment, placement in the "Soft Skills" Club, internships and temporary work experiences, situational assessments, job development, job placement, job coaching, follow-along support, and case management.
16	Project Name	B2I - Enhancing Stability through Micro-Business
	Target Area	
	Goals Supported	Promote healthy and self-sufficient families
	Needs Addressed	Economic self-sufficiency and well-being
	Funding	CDBG: \$38,000
	Description	Bridges to Independence (formerly Arlington Alexandria Coalition for the Homeless) to help families with limited resources augment their income through microenterprise.

	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	20 families with limited financial resources will participate in the program, with an additional 10-15 families completing advanced training through the Micro Business Academy. A minimum of 10 new volunteers will be recruited to serve as advisors and mentors. A minimum of 5 families will secure finances for business start-up through the lending club or other leveraged sources. At least 4 additional families who have already established their business enterprises will meet their revenue goals.
	Location Description	Bridges to Independence is located at 3103 N 9th Road, Arlington, Virginia.
	Planned Activities	Activities will include training and coaching of families to establish microbusinesses through the Micro Business Academy (MBA), job training and internships, assistance with securing financial assistance through Kiva-Zip or other platform.
17	Project Name	OAR - Job Placement and Support
	Target Area	
	Goals Supported	Promote healthy and self-sufficient families
	Needs Addressed	Economic self-sufficiency and well-being
	Funding	CDBG: \$20,000
	Description	Offender Aid and Restoration to establish a job placement and support program for ex-offenders.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	25 ex-offenders will participate in program to develop job skills and assist with job placement; 15 will be placed in employment for at least 90 days.
	Location Description	Offender Aid and Restoration office is located at 1400 N. Uhle Street, Arlington, Virginia.
	Planned Activities	Enroll participants, provide individual and group training, identify employers willing to interview clients, hold Advocacy Group meetings.
18	Project Name	NVFS - Training Futures
	Target Area	
	Goals Supported	Promote healthy and self-sufficient families
	Needs Addressed	Economic self-sufficiency and well-being

	Funding	CDBG: \$18,000
	Description	Northern Virginia Family Service 6-month Training Futures program and employment readiness activities for unemployed or underemployed residents.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	15 unemployed or underemployed Arlington residents will receive services that will result in 1) employment placement; 2) increased wages; 3) earned college credits, and 4) job retention over time.
	Location Description	Training Futures program is offered at Tysons Corner in neighborhood Fairfax County. Site is accessible via Metro, bus, and private transportation.
	Planned Activities	Activities include identifying eligible candidates; implementing program that includes 16 weeks of intensive office/computer skills training, 3 weeks of internship, and 5 weeks of job searching; and job development and placement.
19	Project Name	NSA Small Grants
	Target Area	
	Goals Supported	Foster vibrant and sustainable neighborhoods
	Needs Addressed	Sustainable neighborhoods
	Funding	CDBG: \$5,000
	Description	Grants of less than \$1,000 to neighborhood organizations to provide educational and cultural opportunities to residents to build communities.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 200 low and moderate income neighborhood residents will benefit from neighborhood events and activities.
	Location Description	Arlington County neighborhoods and affordable housing complexes. Neighborhoods or community groups submit applications for funding.
	Planned Activities	Activities include neighborhood fairs, events, and educational programs.
	Project Name	Bugata- Buckingham Youth Brigade

20	Target Area	
	Goals Supported	Promote healthy and self-sufficient families
	Needs Addressed	Economic self-sufficiency and well-being
	Funding	CDBG: \$16,000
	Description	BUGATA to provide after-school program to encourage educational attainment, civic involvement, and leadership development among youth and their families in the Buckingham neighborhood.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	15-20 low or moderate income high school youth, primarily first-generation immigrants from the Buckingham community, will increase educational attainment, civic involvement, and leadership skills.
	Location Description	Program will be held in the Buckingham neighborhood of Arlington.
	Planned Activities	Activities include recruitment; weekly meetings; training to access community services and educational resources, make positive decisions, and develop interpersonal and cultural competencies; field trips; and service projects.
21	Project Name	Liberty's Promise - Empowering Immigrant Youth
	Target Area	
	Goals Supported	Promote healthy and self-sufficient families
	Needs Addressed	Economic self-sufficiency and well-being
	Funding	CDBG: \$18,000
	Description	Liberty's Promise for internship and after-school civics program for low-income immigrant youth at Wakefield High School.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	50 low-income immigrant high school students will participate in the 10-week "Civics and Citizenship" program; 37 participants will feel more involved in the community, be better prepared for college, and be better prepared for jobs. 10 low-income immigrant high school students will participate in the "Opportunities Plus" program, including an 8-week internship; 7 participants will be more prepared to apply for a job, be more prepared for the American workforce, and have a better understanding of the expectations of the American work environment.

	Location Description	Program will be held at Wakefield High School, Arlington, Virginia, and at internships at workplaces throughout the County.
	Planned Activities	Planned activities include reviewing curriculum, scheduling guest speakers and field trips, recruiting hosting organizations and students, identifying business locations and volunteers, holding workshops, matching students with internships, conducting site visits, and collecting program evaluations.
22	Project Name	WHDC - Building Communities of Promise
	Target Area	
	Goals Supported	Promote healthy and self-sufficient families
	Needs Addressed	Economic self-sufficiency and well-being
	Funding	CDBG: \$24,000
	Description	Wesley Housing Development Corporation's resident services programs designed to foster economic self-sufficiency and academic achievement at Whitefield Commons Community Resource Center.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	14 adults will achieve basic, intermediate or advanced computer literacy; 15 students participating in the summer camp program will show improvement in self-esteem, social skills and team building; 20 elementary-aged children will maintain or improve their overall academic performance or will advance to the next grade level; 12 preschool aged students will have emergent literacy and numeracy skills. In addition, 100 low or moderate income resident will be informed of and linked to available support or employment services, so that they can maintain current, permanent housing.
	Location Description	Activities will be at Wesley Housing's Whitefield Commons apartment complex in the Buckingham neighborhood.
	Planned Activities	Activities will include housing stability/information and referral; computer literacy; English as a Second Language; Arlington Food Assistance Center; job readiness; financial literacy and management; health and wellness; summer camp; After School Activities Program (ASAP); and kindergarden readiness.
23	Project Name	Arl Co. Admin of Falls Church CDBG Program
	Target Area	

	Goals Supported	Create and sustain affordable housing Promote healthy and self-sufficient families Stabilize households at risk of homelessness Foster vibrant and sustainable neighborhoods
	Needs Addressed	Affordable Housing Economic self-sufficiency and well-being Sustainable neighborhoods
	Funding	CDBG: \$5,339
	Description	Funds to Arlington County for oversight of program administration of the CDBG program.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	NA
	Location Description	2100 Clarendon Blvd., Suite 700, Arlington, VA
	Planned Activities	Oversight of program administration of the CDBG program.
24	Project Name	Falls Church CDBG Administration
	Target Area	
	Goals Supported	Create and sustain affordable housing Promote healthy and self-sufficient families Stabilize households at risk of homelessness Foster vibrant and sustainable neighborhoods
	Needs Addressed	Affordable Housing Economic self-sufficiency and well-being Sustainable neighborhoods
	Funding	CDBG: \$5,341
	Description	Program administration including program management, monitoring and assessment, environmental review, and technical assistance to subrecipients.
	Target Date	6/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	NA
	Location Description	200 Park Avenue, Falls Church, VA
	Planned Activities	Management of CDBG program.
25	Project Name	FC- Mt. Daniels Family Literacy Program
	Target Area	
	Goals Supported	Promote healthy and self-sufficient families
	Needs Addressed	Economic self-sufficiency and well-being
	Funding	CDBG: \$2,980
	Description	Falls Church Public Schools for childcare provision so that adults may enroll in the literacy program. Funds also pay for school staff time to run and afterschool homework tutoring program.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	31 low and moderate income individuals will participate in the program, including adults and youth.
	Location Description	Program will be held in Falls Church, Virginia.
	Planned Activities	Program supports childcare provision so that adults may enroll in the literacy program.
26	Project Name	FC - Homestretch Transitional Housing
	Target Area	
	Goals Supported	Stabilize households at risk of homelessness
	Needs Addressed	Economic self-sufficiency and well-being
	Funding	HOME: \$23,718
	Description	HOME funds to Homestretch to provide rental assistance to transitional low income families.
	Target Date	6/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	Nine formerly homeless families will be assisted with transitional rental housing.
	Location Description	Transitional housing will be located in Falls Church, Virginia.
	Planned Activities	Provision of transitional housing for nine families.
27	Project Name	FC- CASA de Maryland
	Target Area	
	Goals Supported	Foster vibrant and sustainable neighborhoods
	Needs Addressed	Economic self-sufficiency and well-being
	Funding	CDBG: \$1,034
	Description	CASA de Maryland for tenant counseling and education, legal clinics, and community engagement.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	11 low or moderate income families will receive technical assistance on housing issues.
	Location Description	Program will be held in Falls Church, Virginia.
	Planned Activities	Technical assistance and referrals will be provided to 11 low or moderate income families
28	Project Name	FC Community Services Council
	Target Area	
	Goals Supported	Stabilize households at risk of homelessness
	Needs Addressed	Economic self-sufficiency and well-being
	Funding	CDBG: \$4,000
	Description	Community Services Council for emergency monetary assistance for low-income residents to assist with rent and utilities.
	Target Date	6/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	Nine households will receive emergency assistance to prevent homelessness.
	Location Description	Location will be in Falls Church, Virginia.
	Planned Activities	Nine low-income households will receive emergency services and assistance to prevent homelessness.
29	Project Name	FC Senior Housing Upgrade
	Target Area	
	Goals Supported	Create and sustain affordable housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$74,973
	Description	Falls Church Housing Corporation for boiler replacement at Winter Hill Apartments to create a heating and cooling center for the community and increase energy efficiency.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	80 low or moderate income households will be assisted by creation of a heating and cooling center at Winter Hill Apartments in Falls Church.
	Location Description	Location is Winter Hill Apartments, Falls Church, Virginia.
	Planned Activities	Boiler will be replaced to create a heating and cooling center, and increased energy efficiency.
30	Project Name	Liberty's Promise - Can't delete
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	:
	Description	
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
31	Project Name	Liberty's Promise - Can't delete
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	:
	Description	
	Target Date	6/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	

AP-50 Geographic Distribution – 91.220(f)

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

Over the past decades, Arlington has concentrated its CDBG resources, particularly economic development and public service dollars, into target areas, known locally as Neighborhood Strategy Areas. In past years, the majority of low and moderate income residents were clustered in a few neighborhoods. This pattern is changing: using its exception criteria of 35.77%, Arlington County now has 72 block groups within 37 census tracts that are eligible low-moderate income areas. These areas are located throughout the County, although the largest proportion is in the primarily multi-family southwest neighborhoods along Columbia Pike and Four Mile Run, and the northeast neighborhoods around Rosslyn and Fort Myer Heights. As a geographically small location in an urban setting, many residents are able to benefit from community assets, regardless of their economic status or physical location. For example, an estimated 90% of County residents live within 1 mile of public transit and Arlington County schools are consistently ranked as among the best in the country.

Housing. The County combines its HOME and CDBG funds with state and local resources, including the local Affordable Housing Investment Fund (AHIF), for new construction, acquisition, and/or rehabilitation projects to preserve and improve the supply of affordable housing throughout the County. The County uses planning and zoning tools, such as its General Land Use Plan and area plans, to determine feasibility of affordable housing in specific locations throughout the County. For example, the award-winning Columbia Pike Area Neighborhoods Plan has set a goal of preserving all market-rate affordable housing over 30 years along this economically and ethnically diverse, but rapidly revitalizing, corridor.

Economic self-sufficiency and well-being. Priority self-sufficiency and well-being areas include financial literacy, workforce training and development, small business development, and programs that reduce barriers to employment. Programs in these areas are offered County-wide to income-eligible residents, and care is taken to provide programming that is accessible to residents regardless of their neighborhood. For example, the County's Employment Center is centrally located, accessible via bus, and offers individualized training to eligible residents. Some services are offered on-site at affordable housing developments, such as Arlington Partnership for Affordable Housing (APAH)'s financial literacy project or AHC, Inc.'s eviction prevention project.

Public services. Public service needs range from after-school programs for low and moderate income youth, to housing counseling for potential homebuyers, to job training for County residents. In general, public services are offered County-wide to income-eligible residents. Some programs may be offered in a specific neighborhood or affordable housing development, particularly when transportation may be an issue; for example, after-school programs are generally most accessible and effective when they are place-based. For example, the BU-GATA Youth Brigade primarily serves youth in the Buckingham neighborhood, while Greenbrier Learning Center's clients are primarily youth in the Columbia Heights West neighborhood. Also, outreach and education to low- and moderate-income residents, particularly

those with primary languages other than English, has been identified as a continuing priority, specifically in tenant issues, mediation, homeownership counseling, and home improvement resources. These activities will be conducted in the local target areas of Buckingham, Nauck, Columbia Heights West, and Pike Village Center.

Geographic Distribution

Target Area	Percentage of Funds

Table 105 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

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

- Increase the supply of Committed Affordable Units, including 10% permanent supportive housing (one year outcome - 50 committed affordable units developed. Of these, 5 will be permanent supportive housing).
- Improve owner-occupied housing (one year outcome - 28 owner-occupied homes improved: 25 in Arlington and 3 in Falls Church).
- Rehabilitate or repair rental housing, including increased energy efficiency (one year outcome - 200 rental homes rehabilitated or repaired: 120 in Arlington and 80 in Falls Church).
- Assist low-income households to become homeowners (one year outcome - 10 households become homeowners).
- Rapidly rehouse homeless persons through case management and/or rental subsidies (one year outcome - 109 households rapidly rehoused: 100 in Arlington, and 9 in Falls Church).

One Year Goals for the Number of Households to be Supported	
Homeless	280
Non-Homeless	
Special-Needs	5
Total	285

Table 106 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental	9
The Production of New Units	50
Total	59

Table 107 - One Year Goals for Affordable Housing by Support Type

Discussion

AP-60 Public Housing – 91.220(h)

Introduction

Arlington County does not have public housing. The City of Falls Church does not have public housing.

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

Not Applicable

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

Not Applicable

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

Not Applicable

Discussion

Not Applicable

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

Introduction

Since its 2006 adoption of its Ten Year Plan to End Homelessness, Arlington County has been able to address homelessness through a variety of comprehensive and proactive programs, funded locally and through federal and state grants. The spectrum of assistance starts with a street outreach program and continues through emergency shelters and a safe haven, rapid rehousing programs, federally and locally funded permanent supportive housing programs, and local eviction prevention assistance and housing subsidies.

Although these robust programs have housed a substantial number of homeless households, 100 “street” individuals were housed in less than three years, and the eviction of many more was prevented, County residents still struggle to find and maintain housing in Arlington’s exceptionally expensive and competitive housing market. Arlington is a densely populated county. There is no rural homelessness.

Over the next five years, Arlington expects to reduce the annual number of homeless persons by 25 percent, by diverting 67 persons in households with adults and children and 147 persons in adult only households. In alignment with goals in the Federal Strategic Plan to Prevent and End Homelessness, Arlington County is on target to reach functional Zero for Homeless Veterans in 2016; for Chronically Homeless in 2017; and for Homeless Families by 2020. Arlington will strive to reduce, over five years, the number of days persons experience homelessness to 30 days, which is the HUD goal. Achieving this goal will be difficult as homeless households find it difficult to access and then sustain affordable housing in Arlington.

The City of Falls Church participates with neighboring Fairfax County in its Ten Year Plan to End Homelessness, and its homeless estimates and goals are included in the Fairfax Consolidated Plan. The City conducts an annual Point In Time survey as part of the Continuum of Care. The City also helps to support a 12 bed winter shelter. The needs of veterans are taken into account along with the general homeless population.

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

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

Reaching out to and engaging unsheltered homeless persons is the first step toward housing those individuals. In the January 2014 Point in Time count, Arlington identified a total of 291 homeless people; 51 of them unsheltered and 240 in a shelter, safe haven, or transitional housing program; 39% less than counted in 2013. Decline resulted from successful efforts to house vulnerable homeless individuals and

the re-categorization of transitional housing to Rapid Rehousing.

Arlington County has three programs that provide outreach and engagement services to individuals currently living on the streets of Arlington County or places not meant for human habitation. The Opportunity Place Program has outreach workers who engage and assess the needs of homeless persons on streets, in parks, and under bridges within the County. The program covers all of Arlington County. Outreach workers have geotagged the key areas of the County in which homeless households are known to live and congregate. Outreach staff use creative engagement strategies to develop relationships and move unsheltered clients to “housing first” permanent housing solutions.

A second program is the Treatment on Wheels (TOW) program that coordinates mental health and substance abuse services for persons living on the streets. Services can include addiction screening, counseling, referrals for treatment to include inpatient and outpatient services, and advocacy to ensure households access the necessary programs to address their mental health and substance abuse needs.

The Opportunity Place and TOW programs assist persons with 1) applying for identification cards and birth certificates, 2) accessing mainstream benefits, and 3) applying for employment services and opportunities. Staff of both programs were active participants in the Arlington 100 Homes Campaign which focused on housing individuals most likely to die on the streets. As part of the campaign, outreach workers, shelter case managers, housing providers and mental health and substance abuse workers diligently tracked homeless individuals, assigned them a leader worker and brought them off the street. Over 100 vulnerable homeless were housed during a two and one-half year period.

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

In total, about 900 homeless persons in FY 2014 received these “core” services. This number includes homeless individuals from jurisdictions outside Arlington. About 50% of the total served are engaged with outreach staff for a minimum of three months and the remainder receive services on a sporadic basis. In FY 2016, Arlington plans to serve a similar number of unsheltered homeless persons.

Addressing the emergency shelter and transitional housing needs of homeless persons

Persons who are homeless and require shelter are seen by the CoCs Centralized Access System (CAS). CAS screens and assesses households using a nationally recognized screen tool called the Service Prioritization Decision Assistance Tool (SPDAT) which recommends households for the best housing program that meets their needs. When diversion from emergency shelter is not plausible, the individuals

or family are placed into one of the following programs:

- The County has two family shelter programs containing 71 beds for families.
- The County has two emergency shelters for single adults, one year round shelter with 44 beds and a hypothermia shelter with room for 73 beds. The hypothermia shelter will be converted to a year-round shelter (Homeless Services Center) in summer 2015. It will include 50 year-round beds, 25 hypothermia beds, and 5 medical respite beds.
- The County has one emergency shelter with 11 beds for families and single adults that experience domestic violence.

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

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

The County also has three transitional housing programs – two for families and one for single households. While the Arlington CoC converted most of its transitional housing to Rapid Re-housing in FY 13, it retained these programs in order to provide longer term financial and service support to three special populations: young women with children, family households who have significant needs and requirements that can't be addressed with short or medium term supports; and substance abusers in recover. Families for these programs are currently identified through CAS, the shelters, and the CoC's Detoxification and Early Recovery programs.

- Elizabeth's House: A one year transitional housing program for young mothers with one child. The program has a primary focus on helping mothers complete their secondary education. Program can serve 4 households at any time.
- Cameron Commons: A maximum two year program that can serve five (5) households. Households are provided rental subsidy, housing focused case management services, comprehensive family services, and linkage to community resources.
- Independence House: A transitional housing program for single households who are currently active in recovery and have secured at least part-time employment. Persons can reside in the program up to 24 months but typically stay in the program about six months before moving into permanent housing. This program can serve 17 individuals at a time.

One year goals are to provide emergency housing to 360 persons who are not able to be diverted, and to

rapidly rehouse 100 persons through case management and/or rental subsidies.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

As part of the 10 Year Plan to End Homelessness, the CoC has established two national best practice models:

- **Rapid Re-Housing (RRH):** Designed to serve homeless families, the program reduces the amount of time households are in shelter and eliminates barriers to securing housing. Programs utilize progressive engagement and housing focused case management. Often the program will make use of housing location services for households with severe housing barriers like criminal history or poor rental history. The County also has a RRH program to serve homeless individuals. The CoC has the capacity to serve about 54 families in RR at any given time.
- **Permanent Supportive Housing (PSH):** Arlington CoC PSH programs provide supportive services and a rental subsidy to help households who are chronically homeless and persons with disabilities who have a critical housing need obtain and maintain housing in the community. The goal of the plan is to develop 425 units of Permanent Supportive Housing (PSH) and develop sufficient small scale supportive housing to meet the housing needs of special needs sub-populations. The goal is to develop another 174 PSH units over the next three to five years.

In addition, Arlington CoC has a safe haven program that serves 6 hard-to-reach homeless persons with severe mental illness who come primarily from the street and have been unable or unwilling to participate in housing or supportive services.

Arlington CoC implements initiatives aimed at ending homelessness that assist in the full utilization of RRH and PSH programs:

- **100 Homes Campaign:** The 100 Homes Campaign was the local initiative affiliated with the national 100,000 homes campaign established by Community Solutions. The 100 Homes campaign surveyed and identified the most vulnerable homeless households living on the streets of Arlington. (Vulnerable individuals are those most likely to die if they remained on the streets.) Arlington exceeded its goal of placing 100 vulnerable homeless individuals in housing six months ahead of its three year three year timeframe to achieve the goal.
- **Zero: 2016:** In line with the federal Strategic Plan to end chronic and veteran homelessness, Arlington County has applied and been accepted to participate in the national Zero: 2016 Campaign, also sponsored by Community Solutions. The focus is to end veteran homelessness by

December 2015 and to end chronic homelessness (individuals & families) by December 2016.

- **VASH Vouchers:** The CoC advocated with the Veteran Affairs office to secure Housing and Urban Development-Veterans Administration Supportive Housing (HUD/VASH). Over the past two years, Arlington County has been able to secure seven HUD/VASH vouchers for formerly homeless veterans. The CoC will continue to work to secure additional vouchers and will reach out to community organizations to secure other VA resources for homeless Veterans.

Arlington County has about 241 beds in group homes, transitional, assisted living, intermediate care facilities, intensive residential living, and supervised apartments for the County Community Services Board (CSB) populations, including SMI, SA and IDD. There are more than 1,000 apartments in HUD financed senior buildings. All of these buildings have waiting lists. Arlington County provides mental health, home health assistance, and nursing case management to over 200 frail elderly persons in these buildings.

One year goals are to provide permanent supportive housing for 100 persons with disabilities, and to rapidly rehouse 100 persons through case management and/or rental subsidies.

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

In Arlington, only about 1% of households in rental units are evicted (388 households in FY 2014.) It is not known how many of these households become literally homeless as a result. Arlington has a very aggressive and successful homeless prevention program. This homeless prevention/rapid rehousing program was created in consultation with a wide body of stakeholders and Continuum of Care (CoC) members. The program is widely advertised and known by property managers, the staff of all human service organizations, public and private, and residents. Since it has been in existence the ability to prevent evictions has continued to broaden. One year goal is to prevent 600 persons from becoming homeless through case management, financial assistance, and/or financial counseling, and to prevent 125 persons from becoming persons from becoming homeless through diversion services.

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

Introduction:

Arlington County makes efforts to ensure that public policies do not have a negative impact on affordable housing and residential investment.

Arlington has developed a draft Affordable Housing Master Plan, with County Board adoption anticipated in 2015. The plan will be an element of the County's Comprehensive Plan, and incorporates data analysis, citizen engagement, and economic forecasting to provide a 25-year shared vision of affordable housing in the community. Consolidated Plan goals have been developed in conjunction with the Affordable Housing Master Plan, as federal CDBG and HOME funds contribute to Arlington's affordable housing efforts. In addition to the Affordable Housing Master Plan, an implementation framework has been drafted that identifies financial, land use and regulatory, and services strategies that will have a significant impact on increasing the supply of affordable housing (available at www.arlingtonva.us/housing). Examples of proposed implementation strategies include the following:

- Enable increased flexibility in housing types outside the urban corridors through zoning and land use policies. For example, Arlington has an Accessory Dwelling Ordinance that allows homeowners to create self-contained apartments in owner occupied single family homes or lots. This ordinance is highly restrictive, but, with review and possible revision, could be an effective tool to increase the supply of rental housing for older adults, or provide supplemental income and or allow them to remain in a home that may otherwise be too big for their needs.
- Through the County's Affordable Housing Ordinance, continue to use bonus densities to encourage developers to provide additional affordable units without negatively impacting the community. Bonus density has proven to be an effective tool for producing affordable housing.
- The locally-funded Affordable Housing Investment Fund (AHIF) is a revolving fund that provides gap financing for developers to preserve or build Committed Affordable Housing units throughout the County. A key strength of this highly effective tool is its ability to use public funds to leverage private investment for affordable housing.
- Other financial tools in place and being reviewed for wider application throughout the County include creation of Tax Increment Financing (TIF) Districts and Transit Oriented Affordable Housing (TOAH) Fund used for infrastructure development costs.

Arlington and the City of Falls Church have also completed Analysis of Impediments to Fair Housing, and Fair Housing Plans. Barriers to fair housing include the following:

- High housing cost affecting affordability of housing to residents earning 60% or below of area median

income.

- Limited supply of affordable housing for residents with disabilities.
- Residents face individual barriers, such as poor credit history and criminal background.
- Residents face language barriers when seeking services.
- Residents have limited knowledge of rights and of the complaints process.

Fair Housing Plan is available at www.arlingtonva.us/housing.

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

on residential investment

Actions include the following:

Financial Tools:

- Multifamily rehabilitation partial property tax exemption
- Transit Oriented Affordable Housing (TOAH) Fund
- Pooled Equity Fund
- Public/Private Partnership Fund for development of permanent supportive housing

Land Use and Regulatory Tools:

- Bonus density review
- Form-based Code
- Accessory Dwelling Ordinance review
- Affordable housing parking standards
- simplified land use approvals

Services Tools:

- Landlord partnership agreement and risk reduction fund
- Voluntary rent guidelines
- Assistance for condominium associations
- By-right development displacement mitigation

Discussion:

The City of Falls Church found the following barriers to affordable housing:

Source of Income: In 2014 there are four properties no longer affordable to persons eligible to receive Housing Choice Vouchers.

Disabilities: According to City Data.com which gets its information from the US Census, the City of Falls Church has 155 disabled residents enrolled in hospital insurance and or Medicare supplemental insurance. There is a lack of housing for persons with disabilities in the City. Senior Population: The senior population in the City grew by 31 persons between 2000 and 2010. In 2013 seniors represented 10.7% of the population which continues to show growth. There is only one property (80 units) in the City targeted specifically to seniors and persons with disabilities.

The most common problem that the City's Housing office sees is the lack of affordable housing for renters. This is based on the number of housing inquiries through the City's client database. This is especially true for seniors who many times may be on a fixed budget. In addition there is a need for assisted living units so that seniors may have the ability to age in place and remain in their community.

AP-85 Other Actions – 91.220(k)

Introduction:

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

Actions planned to address obstacles to meeting underserved needs

- Language barriers – ensure that marketing materials for county funded programs are available in languages specific to the populations seeking information
- Ensure availability and access to programs aimed at increasing financial literacy and money management skills to address the obstacle of individuals with poor credit and limited housing history. Service providers funded to provide intensive one-on-one counseling to residents in affordable housing units to help them manage their finances and budgeting to reduce risk of homelessness.
- Continue to provide access to services such as English language training; legal services to reduce obstacles to obtaining employment.

Actions planned to foster and maintain affordable housing

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

- Support a portion of the development costs of nonprofit housing developers to acquire or construct affordable housing.
- Offer affordable rehabilitation and repair programs for low and moderate income homeowners, particularly focused on helping seniors to age in place.
- Assist low and moderate income households to become homeowners by offering technical and financial assistance to eligible first time homebuyers.
- Support energy conservation and efficiency efforts in rental and owner-occupied housing.

Actions planned to reduce lead-based paint hazards

The County will complete an in-house review form to ensure compliance with all Federal statutes concerning lead-based paint in any Federally-assisted capital project. Testing will be done for lead-based paint on all units built prior to 1978 that are being rehabilitated using Federal funds as required per statutes. The nonprofit developers responsible for each project will report findings to the County. Costs associated with lead based paint testing and mitigation are eligible to be charged to federal entitlement grants. The Code Enforcement Unit of Inspection Services Division will inspect units and notify owners of the need to take corrective action regarding encapsulation or abatement of lead-based paint in a dwelling

unit. This could include testing by a licensed contractor and laboratory.

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

Arlington Housing Assistance Bureau inspectors are trained in visual assessment. Annual inspections will be conducted at properties receiving Housing Choice Voucher rent subsidies to ensure that paint conditions are stable. Staff will compare subsidized unit addresses with Environmental Health to ensure that no units identified with lead hazards are in the Section 8 program

Actions planned to reduce the number of poverty-level families

- Tenant Assistance Fund (TAF) is a temporary project-based program that provides financial assistance for tenants who are affected by increased rents resulting from redevelopment, renovation or acquisition of CAF properties. This policy enables eligible households and at least 60% of current CAF residents at any affected property to remain either “onsite or nearby” following a renovation or redevelopment.
- Economic independence is critical to lifting households out of poverty and the County provides services through the Arlington Employment Center. These services are provided as a continuum and include employment counseling, skills acquisition and job placement. One specific training programing which has been targeted specifically at individuals at risk of homelessness has been the Culinary Arts program which has graduated a total of 14 clients in 4 cohorts (?). The participants have been successful in obtaining well- paying jobs prior to graduating the program.
- Other employment training programs for the population at or near poverty level include the VIEW program and WIA, targeted towards low income and low-skilled clients often with limited English proficiency. Generally the programs have good performance rates that exceed federal and State mandated goals. Retention rates are good and if continued could result in economic stability and a resulting positive effect towards reducing poverty.
- Other economic development programs such as Business Development Assistance Group and ECDC and AACH Microbusiness Development programs assists clients with start-up and continuing businesses to either supplement existing income or become entrepreneurs. These programs will continue to be supported.

Actions planned to develop institutional structure

Instead of public housing, Arlington develops and maintains affordable housing through nonprofit and

for-profit partners, through direct financing, technical assistance, and through a range of innovative tools and incentives for the provision of affordable housing. Two nonprofit partners qualify as Community Housing Development Organizations (CHDOs). Falls Church also does not have public housing, and uses a similar model for the development and maintenance of affordable housing.

The Director of the Department of Community Planning, Housing and Development's Housing Division leads the County's housing and community development efforts, from policy development and program design to implementation and evaluation. The Housing Division is responsible for affordable housing development, housing planning, community development, homeownership, tenant-landlord mediation, and neighborhood outreach. Division staff also serve as liaison to other federal, regional, state and local organizations, including the Metropolitan Washington Council of Governments, the Housing Association of Nonprofit Developers, and the National Association of County Community and Economic Development. The Housing Division ensures coordination of the implementation of housing programs and ensures broad civic engagement in housing and community development planning. Staff serve as liaison to three County Board advisory committees - the Community Development Citizens Advisory Committee, the Housing Commission, and the Tenant Landlord Commission.

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

Continued institutional structure will be developed in FY 2016 through coordination with regional and County agencies, service providers, and citizens, including Metropolitan Washington Council of Government, Arlington County advisory commissions, Ten Year Plan to End Homelessness steering committee, and frequent consultation with relevant County agencies.

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

To overcome the gap of not finding housing for individuals with high housing barriers, the 10 Year Plan to End Homelessness has formed a Landlord Partnership Task Force. The purpose of this task force is for landlords and service providers to identify ways to house individuals with high housing barriers. It is anticipated that landlords will be more willing to relax their application standards for individuals who are in certain programs that receive case management and rental assistance.

To overcome the gap of services for veterans, Arlington County plans to work closely with the U.S Veterans Administration (VA) on ways to decrease the amount of time it takes for veterans to access

services. The Arlington County Continuum of Care includes active participation from the VA.

To overcome the gap of difficulty in identifying unaccompanied youth, Arlington County will continue to partner with the Arlington County Public School system; especially on how to identify unaccompanied youth during the Point In Time count. Arlington County's Continuum of Care has representation from the Public School system.

To overcome the gap of insufficient staffing for PSH programs, Arlington County PSH has recently re-organized its staffing patterns so that designated staff are responsible for designated functions in the PSH unit. There is now a dedicated staff person to respond to tenancy issues.

Program Specific Requirements

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

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	95.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(l)(2)

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

Arlington County highly leverages federal HOME and CDBG funds. For a typical tax credit housing development project, these CDBG or HOME funds make up 3% of the total cost, while private

investment tax credit equity makes up 44%, first trust loan is 24%, local Affordable Housing Investment Fund is 22%, and developer contribution is 7%.

The other use of HOME funds is Arlington's Moderate Income Purchase Assistance Program. Again, funds are highly leveraged with CDBG and local sources, and are used as a revolving loan in a shared equity model.

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

HOME Program funds are utilized for down payment and closing cost assistance through the Moderate Income Purchase Assistance Program (MIPAP).

MIPAP provides a second trust loan calculated as up to 25% of the purchase price. When eligible households receive MIPAP assistance for home purchases in the open marketplace, a deed covenant is included that adds a 30-year affordability requirement on re-sales.

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

Arlington County has the first right of refusal to repurchase the property at its current market value, as calculated at the time of repurchase. During the affordability period, when a current household chooses to sell or refinance the property, Arlington County will receive as repayment the original MIPAP loan amount borrowed, plus 25% of the net appreciation of the property, if any. If the option to repurchase is exercised, then the property subsequently will be made available to a new low/moderate income first time home buyer via the Notification List of Affordable Properties.

When MIPAP funds are utilized to purchase an Affordable Dwelling Unit (ADU), the affordability period is in perpetuity. In these cases, the appreciation that the household will receive is calculated based on annual increases in the Area Median Income (AMI). When the County exercises its right to repurchase the property, the property is made available for resale via to a subsequent low/moderate income eligible household via the Notification List for Affordable Properties.

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

Arlington does not use HOME funds to refinance existing debt.