

HUD Narratives

FY 2006 - 2010 Consolidated Plan

Approved by the Arlington County Board
May 17, 2005



DEPARTMENT OF COMMUNITY PLANNING, HOUSING &
DEVELOPMENT

2100 Clarendon Boulevard, Suite 700, Arlington, VA 22201
TEL (703)228-3760 FAX (703)228-3834
www.arlingtonva.us

Table of Contents
HUD Narratives
FY 2006 - 2010 Consolidated Plan

General Narratives	1
Housing Narratives	23
Homeless Narratives	48
Community Development Narratives.....	57
Non-Homeless Special Needs Narratives.....	72

GENERAL

Executive Summary

The Executive Summary is optional, but encouraged. If you choose to complete it, please provide a brief overview that includes major initiatives and highlights that are proposed throughout the 3-5 year strategic planning period.

3-5 Year Strategic Plan Executive Summary:

The Executive Summary is attached, labeled “Citizen Summary.” This eight-page document concisely captures data on demographics, housing, homelessness, and community development, identifies long-term objectives, and cites other documents that provide greater detail.

Strategic Plan

Due every three, four, or five years (length of period is at the grantee’s discretion) no less than 45 days prior to the start of the grantee’s program year start date. HUD does not accept plans between August 15 and November 15.

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 the above vision. It is designed to guide County housing, homeless and community development policies and programs over the five-year period. The plan provides a comprehensive overview of federal, state and local programs in those program areas. It describes needs, resources, goals, strategies and objectives.

The Annual Action Plan describes Arlington’s allocations for the CDBG, HOME, ESG, and HOPWA programs. These allocations fund activities to meet five major goals identified in the Five-Year Consolidated Plan for FY 2006-2010. These goals address: Affordable Housing, Homelessness, Community Development, Special Needs and Citizen Participation.

General Questions

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed.
2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) and the basis for assigning the priority (including the relative priority, where required) given to each category of priority needs (91.215(a)(2)).
3. Identify any obstacles to meeting underserved needs (91.215(a)(3)).

Arlington conducts a variety of countywide and neighborhood-specific housing and community development activities that benefit low and moderate income households, using federal, state and local resources. The County combines its HOME funds annually with local resources to create the Affordable Housing Investment Fund (AHIF). These funds are used countywide for new construction, acquisition and/or rehabilitation projects to preserve and improve the supply of affordable housing. Arlington uses the majority of its CDBG funds for “direct benefit” housing and community development activities that are limited to low and moderate income residents County-wide.

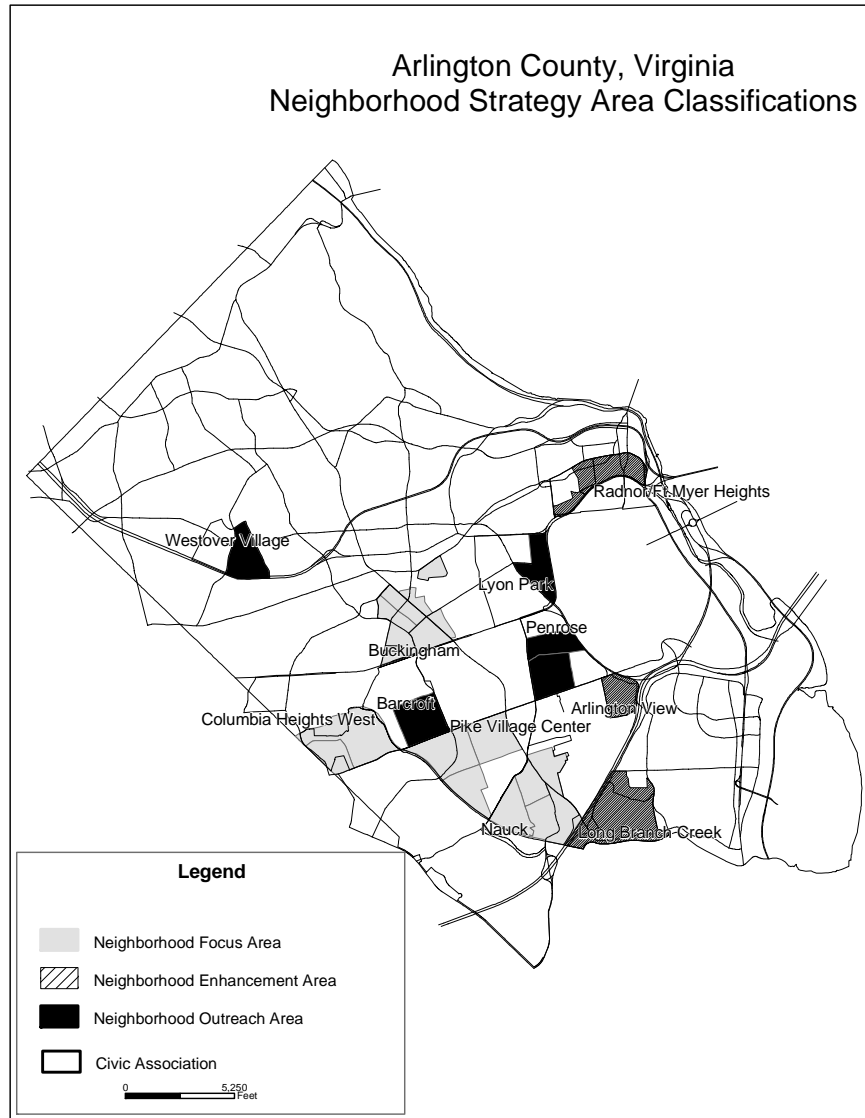
For more than 20 years, the County has concentrated a portion of its CDBG funds in Neighborhood Strategy Areas showing the greatest needs and opportunities for revitalization, as determined by income and other socio-economic criteria and trends. NSA designation is limited to areas where at least 51% of the residents are low and moderate income, making the areas eligible under Federal regulations for “area benefit” CDBG activities. The County uses approximately 10% of its annual CDBG funds on “area benefit” activities through its Neighborhood Strategy Area (NSA) program. Additionally about 5% of the annual allocation is made to public service activities that serve residents of the NSAs.

The County undertook a NSA re-designation process in 2003 following the release of HUD income eligibility data derived from the 2000 Census. Despite rising incomes with a strong local economy in the late nineties, the number of income-eligible areas in Arlington doubled from the 1990 Census to the 2000 Census. They include the seven areas identified in the 1990 Census as well as seven new areas. Residents and community organizations in all areas except for three supported their designation. The number of designated NSAs grew from four to eleven upon County Board adoption in April of 2004.

With the new designations, the County restructured its NSA program to implement a neighborhood classification system with three tiers. Each tier defines a level of need and establishes the foundation for the type and scope of assistance to be provided. This is described in more detail in the Community Development section.

Figure 1 shows the location of the 11 designated areas, which are one or more block groups within the following neighborhoods¹: Arlington View, Barcroft, Buckingham, Columbia Heights West², Douglas Park, Lyon Park, Long Branch Creek, Nauck, Penrose, Radnor/Ft. Myer Heights and Westover.

Figure 1



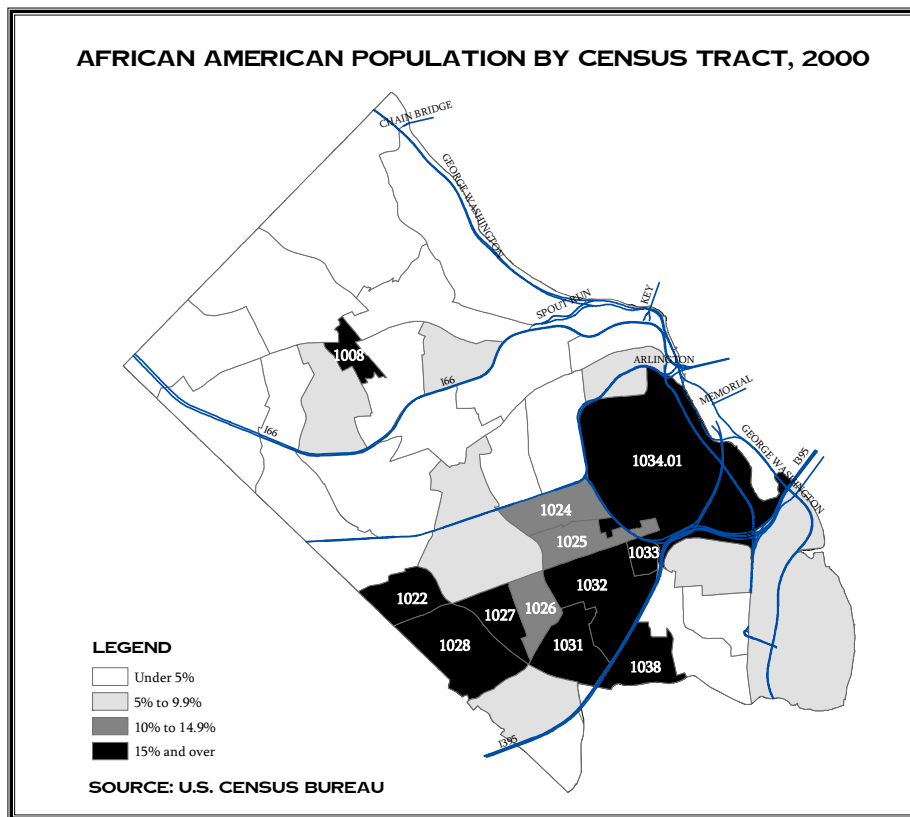
¹ These block groups are identified on Table I of Attachment I.

² The Forest Glen neighborhood adjacent to Columbia Heights West is now included in its NSA boundaries.

Minority Concentrations

Figures 2, 3, and 4 show the distribution of African-Americans, Hispanics and Asian-Americans in the County. Several areas of minority concentration³ existed in the County in 2000. Particularly high concentrations of African-Americans were found in three locations: High View Park, Nauck and Arlington View in which 45.4%, 59.9% and 62.4% of the total population, respectively, are African-American. The fact that High View Park, Nauck and Arlington View are historically African-American neighborhoods dating back to the Civil War accounts, in part, for their high concentration of African-Americans. 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 9.3%. Two of these neighborhoods—Nauck and Arlington View—are Neighborhood Strategy Areas.

Figure 2



³ Areas of concentration, as defined by HUD guidelines, are those with double the regional average percentage of a particular population. For example, if 10% of the region's population is members of a minority group, an area of concentration of that minority would be an area with more than 20% of that minority.

Figure 3

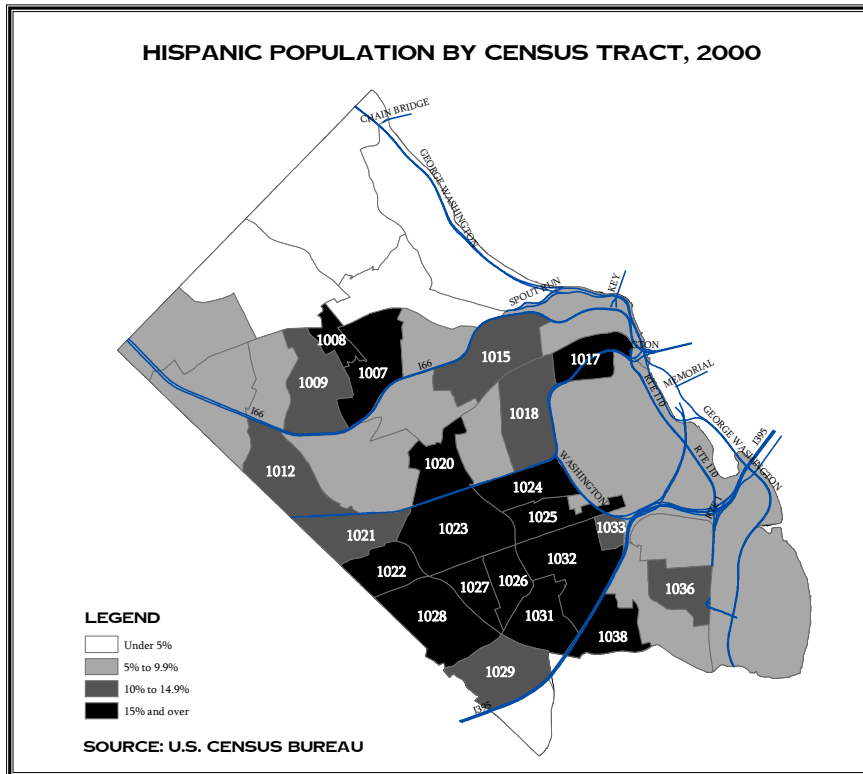
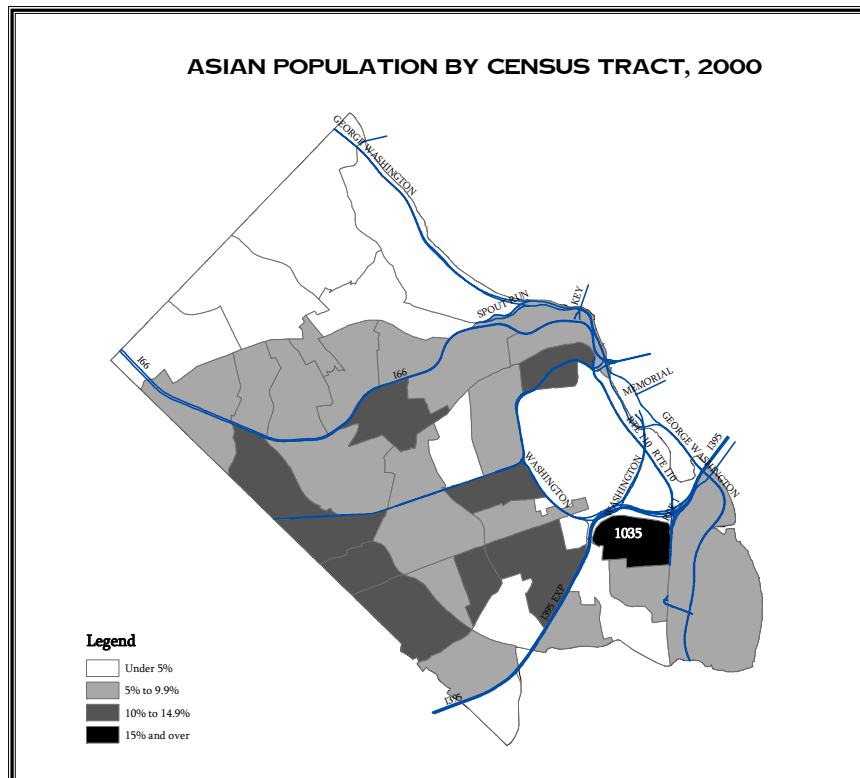


Figure 4



With 18.6% of the population of Hispanic ethnicity in 2000, four census tracts had concentrations of more than 45% Hispanic persons. The areas with the highest percentage of Hispanic residents were census tracts 1027 with 55.7% (in Douglas Park), 1038 with 55.4% (Long Branch Creek), 1022 with 50.4% (Columbia Heights West) and 1020 with 46% (Buckingham). All of these neighborhoods have block groups that are designated NSAs (the block groups designated within Douglas Park are named the Pike Village Center NSA).

Overall, the Asian population represented 8.7% of the County's total population. 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. Pentagon City (at 18.1%) and Glencarlyn (at 14.6%) contained the largest concentrations of Asians (census tracts 1035 and 1021). While a block group within Glencarlyn was income-eligible, the neighborhood decided against NSA designation.

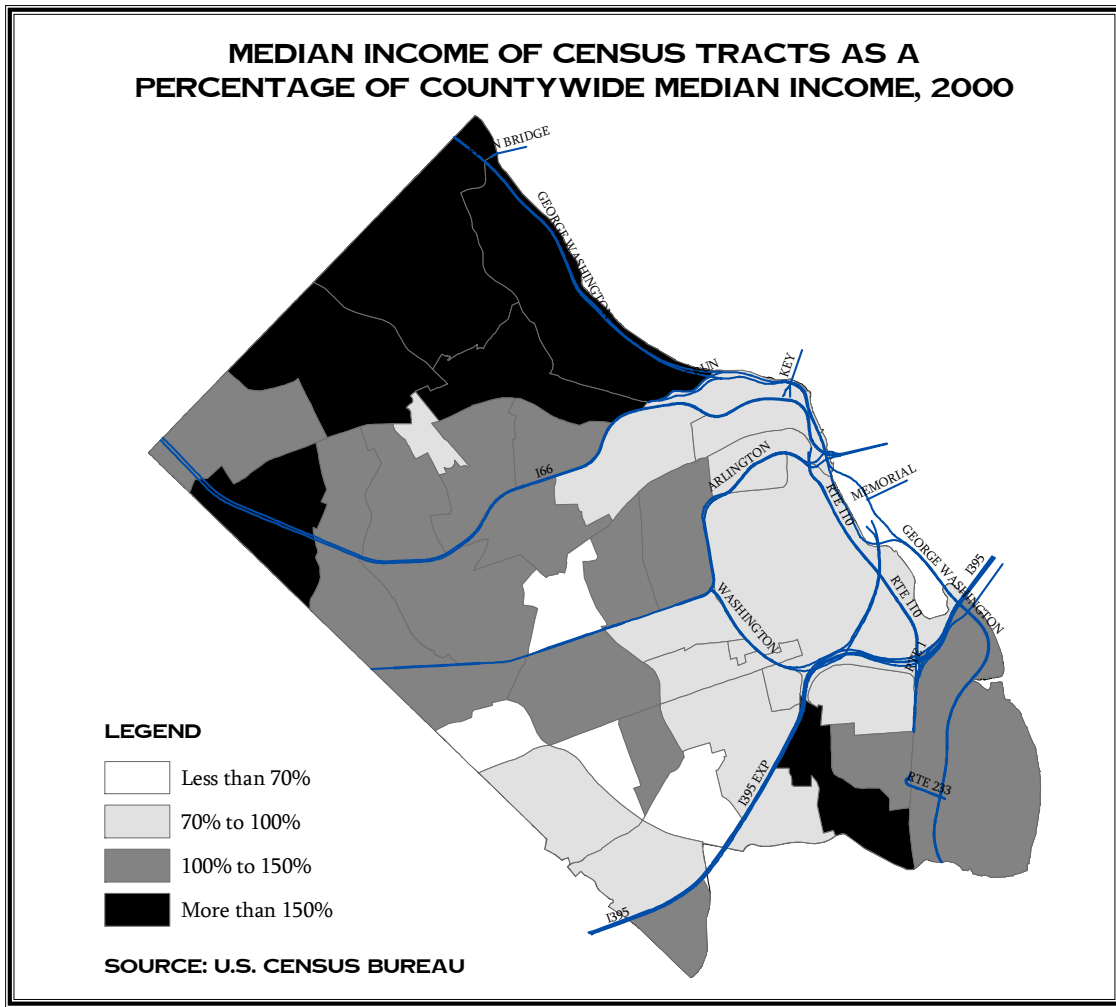
Low-Income Concentrations

Within the County, there continues to be large disparities in income by geographic area. In 2000, the County median household income was \$63,001 and the median family income was \$78,877. As seen in Figure 5, the northernmost census tracts—those located north of Lee Highway—have incomes 150% and higher than the County's overall median income. Two other census tracts in the County—one flanking Lee Highway in the East Falls Church area and one in Arlington Ridge—also have median incomes in this bracket. On the other hand, four census tracts have median incomes 70% and less of the Countywide median income. These tracts are located in the County's first tier NSAs: Buckingham, Columbia Heights West, Pike Village Center and Nauck.

Consistent with national patterns, the 2000 Census found that the median incomes of minority households in Arlington were below those of non-minorities, as shown below. There are also significantly higher percentages of minorities in poverty than of white persons. Between 1990 and 2000, the percentages of white persons and Hispanic persons in poverty both decreased, while the percentages of African-American and Asian-American increased.

Minorities, however, are not unrepresented at higher income levels. Over 62% of all Arlington households had incomes above \$50,000 in 2000, including 38% of all African-American, 48% of Asian-American and 44% of Hispanic households.

Figure 5



Managing the Process (91.200 (b))

1. Lead Agency. Identify the lead agency or entity for overseeing the development of the plan and the major public and private agencies responsible for administering programs covered by the consolidated plan.
2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.
3. Describe the jurisdiction's consultations with housing, social service agencies, and other entities, including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons.

*Note: HOPWA grantees must consult broadly to develop a metropolitan-wide strategy and other jurisdictions must assist in the preparation of the HOPWA submission.

3-5 Year Strategic Plan Managing the Process response:

Lead Agency

The Housing Division of Arlington's Department of Community Planning, Housing, and Development (CPHD) is the lead agency for the development of the Consolidated Plan. Arlington County receives funds from all four of HUD's formula grant programs covered by the Consolidated Plan: the Community Development Block Grant (CDBG), HOME Investment Partnerships program (HOME), Emergency Shelter Grant (ESG) and Housing Opportunities for Persons with AIDS (HOPWA) programs.

The Housing Division administers the Community Development Block Grant (CDBG) program and the HOME Investment Partnerships program. In FY 2006, there are 24 subrecipients of the CDBG program, including several County agencies, which administer a variety of housing, and community development activities. The attached chart, entitled "Proposed FY 2006 CDBG Projects" gives a listing of these public and private agencies for FY 2006.

The County's Department of Human Services (DHS) administers the Emergency Shelter Grant (ESG). The County's ESG allocation typically funds operating expenses of the Arlington Street People's Assistance Network's (A-SPAN) Emergency Winter Shelter and public health services for shelter clients.

The Washington D.C. metropolitan area is an Eligible Metropolitan Statistical Area (EMSA) that receives Housing Opportunities for Persons with AIDS (HOPWA) funds. Currently the administering agency is the Northern Virginia Regional Commission. The County's DHS receives a portion of the Suburban Virginia HOPWA award, which is one component of the HOPWA award for the D.C. area.

Consolidated Plan Development

While the Housing Division serves as the lead agency for the development of the Consolidated Plan, a number of other public and private agencies participated in its development. The Institutional Structure portion of this plan fully describes the various divisions and inter-departmental teams that took part in the development of the Consolidated Plan.

The County held a community forum in October of 2004, which was the primary tool for consulting with residents as well as a variety of housing, homeless, special needs and other service providers. Attachment II is a summary report of the forum which lists the names and affiliations of the more than 60 participants. Housing Division staff consulted closely with the Department of Human Services staff that focuses on supportive housing efforts for various special needs and homeless populations.

The consultant who developed the County's Supportive Housing Plan, the Technical Assistance Collaborative (TAC), conducted:

- 40 on-site interviews;
- 12 focus groups/group meetings; and
- 19 phone interviews.

Included in these meeting and interviews were: 1) representatives of a wide range of County Department of Human Services (DHS) and other staff involved in housing; 2) consumers; 3) advocates for consumers and advocacy agency representatives; 4) non-profit and for-profit housing developers; 5) supportive housing providers; 6) homeless advocates and service providers; and 7) citizen advisory commissions.

Prior to the County hiring TAC, it conducted similar interviews, held stakeholder meetings, and established a list of contacts to be kept informed on the development and implementation of the Supportive Housing Plan.

The Neighborhood Strategy Area planners also conducted a needs survey in the four Neighborhood Focus Areas: Buckingham, Columbia Heights West, Nauck and Pike Village Center. The surveys were distributed to residents at special drop in sessions held at key locations within the NSAs and at regular meetings of various groups within each Focus Area. The results of the surveys informed the prioritization of needs for the next five years in the Community Development Needs table.

Citizen Participation (91.200 (b))

1. Provide a summary of the citizen participation process.
2. Provide a summary of citizen comments or views on the plan.
3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.
4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

3-5 Year Strategic Plan Citizen Participation response:

Arlington's goal for citizen participation is to ensure broad participation of Arlington residents and service providers in housing and community development planning, program development, and program 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 (2006-2010).

Revised Community Participation Plan

The Five-Year Consolidated Plan includes a revised Citizen Participation Plan, now called the Community Participation Plan (Attachment III). The Plan has been updated to reflect new outreach mechanisms to ensure broad community involvement. Revisions have also been made to the CDCAC Role and Composition section of the Community Participation Plan. The revisions reflect the addition of seven low and moderate income neighborhoods as NSAs and revises the list of member organizations. Member organizations have been identified more generically to allow representation from interest groups and service providers directly involved in Consolidated Plan activities and programs. The revised Community Participation Plan was endorsed by CDCAC.

Community Forum

The primary tool for involving residents as well as a variety of housing, homeless, special needs and other service providers was the community forum, held in October of 2004. Attachment II is a summary report of the forum which lists the names and affiliations of the more than 60 participants.

County staff undertook a comprehensive outreach approach for the Community Forum, including email announcements, fliers, brochures, and notices in local papers and on a webpage. The email announcement/registration form was sent to numerous email lists, including interested parties that receive Housing Commission agendas and the Housing

Online newsletter; members of 18 County Board advisory commissions; the Homeless Services Coordination Committee; presidents of civic associations; a list of non-profits that work with CPHD and DHS; the Arlington Interfaith Council; the Neighborhood Strategy Area Service Providers' Committee; and other governmental agencies in the region.

Staff circulated stacks of fliers in English and Spanish through the County's recreation centers, Outreach Centers, libraries, public schools and 600 were given out to English as a Second Language (ESL) classes through the Clarendon Education Center. An announcement of the forum was included in The Arlington Gazette and the Arlington Connection and an article in the County's Housing Online newsletter. Finally, the Housing Division included a webpage linked through its "news and events" with detailed information about the forum and the focus group sessions. There was a link to this site from the County's main webpage the week before the forum.

Draft summaries of the Forum were distributed to those in attendance and made available by email and the County's website prior to its finalization.

Other Community Participation

Other efforts to solicit input from the low and moderate income neighborhoods included surveying clients in several outreach center programs, meetings with service providers in the NSAs, drop-in sessions with planners at key locations within the NSAs, discussions of needs at regular meetings of neighborhood groups such as civic associations and their executive committees and one on one conversations with residents. Efforts to identify needs of low and moderate income residents also included conversations with staff from other County agencies and non profit groups who work with NSA residents including special meetings organized solely to discuss NSA needs. Needs were also identified through review of data and information provided by other County agencies and groups. Persons with disabilities are represented by the Disability Advisory Commission's representative on the CDCAC. Publicity informed residents about the accessible locations and the availability of interpreters at forums and public hearings.

Review of the Draft Plan

The draft Consolidated Plan was widely distributed in print and on-line; public comment was solicited at several hearings. One public hearing was held by the Housing Commission and the CDCAC to solicit input on the draft Five Year Plan including the Annual Action Plan. The County Board held a public hearing on the County Manager's Proposed Budget and residents were encouraged to attend and offer comments.

Institutional Structure (91.215 (i))

1. Explain the institutional structure through which the jurisdiction will carry out its consolidated plan, including private industry, non-profit organizations, and public institutions.
2. Assess the strengths and gaps in the delivery system.
3. Assess the strengths and gaps in the delivery system for public housing, including a description of the organizational relationship between the jurisdiction and the public housing agency, including the appointing authority for the commissioners or board of housing agency, relationship regarding hiring, contracting and procurement; provision of services funded by the jurisdiction; review by the jurisdiction of proposed capital improvements as well as proposed development, demolition or disposition of public housing developments.

3-5 Year Strategic Plan Institutional Structure response:

INSTITUTIONAL STRUCTURE

The Director of the **Housing Division** in the County's Department of Community Planning, Housing and Development (CPHD) leads the County's housing and community development efforts from policy development and program design to program implementation and evaluation. Housing Division staff covers: Housing Planning, Housing Development (including HOME funds), Community Development Block Grant (CDBG) program administration, Home Ownership, Tenant-Landlord Program and other Housing Services. Division staff also provide liaison with other federal, state and local agencies; with the range of housing advocates, housing developers and housing service providers; and with local civic and tenant associations.

The Neighborhood Services Division oversees the Neighborhood Strategy Area (NSA) program. The Code Enforcement Office enforces the range of ordinances designed to ensure safe and decent housing. The County Manager integrated the County's affordable housing activities by moving the County's affordable housing development program to CPHD in FY 2004.

Supportive Housing: The Supportive Housing Coordinator coordinates housing activities in the County's Department of Human Services (DHS), including those addressing the needs of elders, persons who are homeless, and persons with mental illness, developmental disabilities, physical disabilities, HIV/AIDS, substance abuse, or other disabilities. DHS staff operate the County's Housing Choice Voucher program, the local Housing Grants rent assistance program, the Tax Relief Program, and the Homeless Program. The Homeless Services Coordination Committee ensures coordination among all of those providing services to persons who are homeless. DHS' Community Outreach Program helps new immigrant households acculturate, as well as access the range of County housing programs. The Crisis Assistance Bureau addresses emergency housing needs.

Coordination: Through the Housing Coordination Team, the Housing Division ensures that County staff coordinate the implementation of housing programs, involve all interested parties in housing planning, and keep the range of offices informed on housing activities. While the bulk of the housing activities are handled by staff in CPHD and DHS, other County departments are also involved. The Human Rights Office in the County Manager's Office implements the fair housing program.

The Housing Division staff ensure the accomplishment of its housing rehabilitation and development goals through a range of non-profit and for-profit agencies and partnerships. Several of the non-profit housing developers are also qualified as Community Housing Development Organizations (CHDOs). The Development staff ensure that the HOME funds dedicated for use by CHDOs are allocated within the statutory deadlines to these agencies.

Community Participation: The County has a range of citizen advisory commissions involved in housing programs and housing advocacy. These include the Housing Commission, Community Development Citizens Advisory Committee (CDCAC), the Community Services Board (CSB), the Disability Advisory Commission (DAC), the Commission on Aging, the Planning Commission, and others. The Housing Commission recommends funding levels and design of affordable housing projects, as well as recommending changes in housing policies. CDCAC analyzes all proposals for CDBG funding and recommends funding levels. The Housing Commission has active liaisons to all of the commissions listed, as well as others.

Public/Private Partnerships: Since Arlington does not have a housing authority, it creates affordable housing through its nonprofit and for-profit partners. Arlington has facilitated the development and operations of nonprofit housing development corporations, at least 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 who are encouraged to include affordable units in any new developments. The County has developed a range of innovative tools and incentives for the provision of affordable housing.

Strengths and Gaps:

Strengths:

County Board Commitment: A major strength is the County Board's commitment to increasing the supply of Committed Affordable Units (CAFs). In FY 2005 the County Board allocated over \$11 million in local general revenues to a range of housing programs, most notably over \$3 million to housing development and over \$5 million to housing subsidy programs. The County Board has made affordable housing the top priority of the County for a number of years.

The County Board has committed a substantive portion of a new funding resource, the Local Public Assistance Cost Allocation Plan (LPACAP), to supportive housing needs. Funds from LPACAP were used in FY 2004 to hire a consultant to develop a Supportive Housing Plan.

Supportive Housing Plan: A consultant, the Technical Assistance Collaborative, Inc. (TAC), prepared the Comprehensive Plan for Developing a Continuum of Supportive Housing for the County in December 2004. The Plan will guide the County's future efforts to expand the availability of supportive housing. Supportive housing is affordable housing integrated with services and supports to help persons with special needs sustain that housing and address other service needs.

The plan provides: 1) a comprehensive assessment of the need for affordable housing with support services; 2) summaries of best practices appropriate for and financially feasible in Arlington; 3) descriptions of financial resources and strategies; 4) recommendations for the delivery of support services; 5) a comprehensive 5-year implementation plan for developing a continuum of permanent supportive housing; and 6) a communications plan.

Innovative Tools: The County has developed a range of financial, zoning and other tools to encourage the development of Committed Affordable Units (CAFs). Examples of zoning tools include: bonus density, one-for-one replacement of existing affordable units, and sector plan incentives. Financial incentives include: \$3 million in local funds per year for housing subsidy, tax abatement, a \$20 million dollar credit facility, County credit support, and mortgage buy-downs to serve extremely low income persons. Developers who take advantage of these tools are asked to provide units for a minimum of 30 years to serve households with incomes below 60% of median.

New tools for home ownership include Live Near Your Work and deed covenants restricting resale to low and moderate income levels. The County also includes the neighboring community in the process of planning a project to help ensure that their concerns are met. Meeting neighborhood priorities, such as increasing home ownership and reducing parking problems, has usually resulted in solid support for the projects.

Best Practices: The County was recognized by the Environmental Protection Agency (EPA) with its first Smart Growth Award. The County uses smart growth principles to generate residential, retail, office and recreational development along the Rosslyn-Ballston transit corridor. Included in the smart growth principles is inclusion of affordable housing near mass transit.

The County has received awards for many of its affordable housing projects, awards that typically recognize Arlington's innovative practices, e.g., developing new financing and

zoning tools. Arlington's home ownership program has been recognized for providing its special homebuyer education and condominium workshops in Spanish, Vietnamese and American Sign Language. Arlington's Community Development program has been recognized for its performance measurement system.

Gaps:

Supportive Housing Service Delivery System: As new affordable supportive housing units become available for occupancy, it will be essential to match service funding with the people who will occupy the supportive housing in a way that meets these individuals' needs and choices, and in ways designed to foster successful tenancy. Because most of the supportive housing units developed will be permanent supportive housing scattered site independent apartments, the service delivery model will need to be:

- Mobile, as opposed to site-based;
- Consumer driven, as opposed to site or program driven;
- Competent to serve a variety of disability populations across a variety of funding streams; and
- Able to facilitate consumer access to a variety of mainstream benefits and community resources in addition to those delivered or contracted by DHS.

Continued improvement of existing services within the DHS systems of care is both necessary and desired. Conversion and re-deployment of resources is necessary because it is likely that new service resources will continue to be scarce, even if the Medicaid and related policy changes are realized. DHS is intent on implementing promising practices across its multiple systems of care. Permanent supportive housing is a cost effective paradigm that works best in systems of care that employ community service and support practices.

The Supportive Housing Plan recommends seven DHS service strategies designed to facilitate supportive housing development. These strategies depend to some degree on constant and successful advocacy with State officials and the Legislature to attain policy and funding changes. The strategies are:

- Create a Supportive Housing Coordination Unit.
- Establish an up-to-date clearinghouse of affordable and accessible housing resources for priority DHS supportive housing consumers.
- Expand and enhance mental health community support teams, and have these teams, in concert with the Program for Assertive Community Treatment (PACT) team, become the primary serve/support system for adults with mental illness or co-occurring mental illness and substance abuse (including those who are homeless or chronically homeless).
- In the course of re-contracting for mental health and MR/DD residential services, consider strategies to provide financial incentives to providers to convert programs and/or

expand capacity to serve people in permanent supportive housing and to increase Medicaid revenues for community-based services.

- Enhance DHS capacity for supportive housing administration, training and quality improvement.

NSA Program: NSA planners have developed a strategy to strengthen collaboration with County agencies and community organizations that work on projects that impact the Neighborhood Strategy Areas. Each NSA planner will be assigned a group of County departments and organizations to regularly communicate across NSAs. This strategy will facilitate: the identification of critical neighborhood needs; the monitoring of NSA trends and conditions; and the development of new activities and initiatives to respond to those needs.

Strengths and Gaps in Delivery System for Public Housing: Not applicable – Arlington has no public housing.

Monitoring (91.230)

1. Describe the standards and procedures the jurisdiction will use to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

3-5 Year Strategic Plan Monitoring response:

Program and financial management staff conduct formal onsite monitoring at least once every two years of CDBG and HOME funded projects implemented by subrecipients (more frequently if the subrecipient is new or is having difficulty meeting program or contract requirements). Review of monthly or quarterly reports, program evaluation forms, program visits and phone calls are also part of program monitoring procedures. Program participants are surveyed periodically to determine level of satisfaction with services and areas in need of improvement. Program monitoring ensures that the subrecipient's performance is adequate and in compliance with Federal and local regulations, as determined by the contract agreement and scope of service.

Components of project monitoring include compliance with eligible activities and National Objectives, HUD program rules and administrative requirements; progress against production goals; needs for technical assistance; and evidence of innovative or outstanding performance.

Financial monitoring ensures subrecipients comply with all of the Federal regulations governing their financial operations. This includes reviewing original supporting documentation for all financial transactions, time sheets, tracking expenditures into the general ledgers, check books and bank transactions, internal controls, reviewing financial transactions to ensure that they are within the approved budget, and that expenditures are eligible and reasonable. An overall monitoring schedule is established at the beginning of each program year, as well as an individual monitoring checklist for each activity.

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.

Assisted housing projects that have HOME or CDBG funds invested are monitored periodically. Some projects have a full code inspection by the Code Enforcement staff and Fire Marshall. 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, the waiting list procedures, property marketing plan and fair housing notices 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.

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.

Lead-based Paint (91.215 (g))

1. Estimate the number of housing units that contain lead-based paint hazards, as defined in section 1004 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, and are occupied by extremely low-income, low-income, and moderate-income families.
2. Outline actions proposed or being taken to evaluate and reduce lead-based paint hazards and describe how lead based paint hazards will be integrated into housing policies and programs.

3-5 Year Strategic Plan Lead-based Paint response:

Background

Lead-based paint poisoning among children is increasing nationwide. Research indicates that even a low level of lead in a child's blood can have harmful effects on physical and developmental health. The most common source of exposure is deteriorating lead-based paint and lead-contaminated dust found in the home, but other sources include pottery and imported makeup. In particular, housing built before 1978 may contain some lead-based paint since the use of lead-based paint became illegal that year. Since the amount of lead pigment in the paint tends to increase with a home's age, older housing is more likely to have lead-based paint hazards.

Current Regulations and Guidelines

In 1991, the Centers for Disease Control issued guidelines for identifying children with lead poisoning. It recommended that jurisdictions screen all young children for lead in their blood. Elevated blood lead level (greater than or equal to 10 ug/dL) in children is a reportable condition in Virginia and must be reported to the Virginia Department of Health's Office of Epidemiology. Children identified with blood poisoning (greater than 15 ug/dL) are to receive intervention to remove the source of the poisoning and reduce the blood lead level.

In 2000, HUD regulations took effect to streamline and consolidate all lead-based paint requirements in federally-assisted housing. These regulations apply to all rehabilitation, tenant based rental assistance and home purchase programs undertaken with CDBG, HOME, ESG, and Section 8 funds. In 2004, the State of Virginia released its Collaborative Strategic Plan to Eliminate Childhood Lead Poisoning by 2010. Five major long-term goals were identified, including reduction in cases, prevention, enforcement, utilization of surveillance systems, and increased screening rates.

Local Conditions

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

age of 6. Figure 6 shows the breakdown of low income owners and renters living in older housing with children under 6.

Figure 6

Pre-1950 Homes with Presence of Children under 6		
	Owners	Renters
<= 30.0% of AMI	590	300
30.01 - 50.0% of AMI	615	280
> 50.0% of AMI	2,355	7,315

Total Units – 11,455

Current Arlington Process

Arlington County currently uses a multi-pronged approach to reduce lead hazards for children.

Preserve and Improve Existing Stock of Affordable Housing

- The County’s Housing Division administers federally-funded housing rehabilitation and acquisition programs in order to preserve and increase the supply of decent affordable units. These programs have incorporated procedures and policies that require inspection and testing. If stabilization, control, or abatement is required, CDBG funds are available to address the problem.

Identification of At-Risk Children; Identify the Problem and Remediate

- The Arlington County Department of Human Services (DHS), Health Division, screens all child clients, at ages 9 or 12 months, 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. Figure 7 shows history of cases from 1995 to 2004.
- Arlington County DHS, Section 8 Housing Bureau inspectors are trained in visual assessment. Annual inspections are conducted at properties receiving Section 8 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 Section 8 program.

Figure 7

Cases of Elevated Blood Levels		
	>10 ug/dL	>15 ug/dL
1995	3	3
1996	8	5
1997	3	6
1998	2	5
1999	2	1
2000	2	1
2001	2	--
2002	1	--
2003	--	5
2004	2	1

Public Education

- 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. The Housing Division distributes information about lead safety at tenant education workshops conducted at affordable housing developments and Neighborhood Strategy Area meetings.

Five-Year Goal and Strategies

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

Housing Needs (91.205)

*Please also refer to the Housing Needs Table in the Needs.xls workbook

1. Describe the estimated housing needs projected for the next five year period for the following categories of persons: extremely low-income, low-income, moderate-income, and middle-income families, renters and owners, elderly persons, persons with disabilities, including persons with HIV/AIDS and their families, single persons, large families, public housing residents, families on the public housing and section 8 tenant-based waiting list, and discuss specific housing problems, including: cost-burden, severe cost-burden, substandard housing, and overcrowding (especially large families).
2. To the extent that any racial or ethnic group has a disproportionately greater need for any income category in comparison to the needs of that category as a whole, the jurisdiction must complete an assessment of that specific need. For this purpose, 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.

3-5 Year Strategic Plan Housing Needs response:

General Housing Needs

The Housing Needs Table displays these data on housing problems and the availability of affordable housing for Arlington. The data is based on special tabulations of the 2000 Census provided by HUD. "Any housing problems" was defined as cost burden greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities. Overcrowding is defined as 1.01 or more persons per room. The data shows that 6,392 (or 76%) of extremely low income households, 6,128 (or 81%) of very low income households, and 4,554 of low income (or 54%) have housing problems. Extremely low income households have income below 30% AMI; very low income, below 50% AMI; and low income, below 80% AMI.

Large related low income families had the greatest percentages of housing problems. More than 90% of large related renter families (0-50% AMI) and large related owner families (30-50% AMI) had housing problems. The majority of these households had a cost burden greater than 30% of their monthly income.

For the purpose of this plan, a racial or ethnic group has a disproportionately greater need 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. The 2000 Census data indicate that some African-American, Hispanic, Native American and Asian households have disproportionately greater needs than the overall County population. The following lists the subgroups of households of each race/ethnicity that have disproportionately greater housing needs. The Housing Needs table also displays this information.

African-American: “all other” renters <30%; elderly owners >80%; all elderly owners; all other owners; total owners; and total households.

Hispanic: renters <30%, owners <30%, especially elderly & family households; owners 30-50%; owners 50-80%; owners 50-80%; renters >80%, especially families; owners >80%, especially elderly & families; total renters & total owners.

Native American: renters <30%.

Asian: owners <30%; owners 30-50%; owners 50-80%; renters & owners >80%; total renters & owners.

Priority Housing Needs (91.215 (b))

1. Identify the priority housing needs in accordance with the categories specified in the Housing Needs Table (formerly Table 2A). These categories correspond with special tabulations of U.S. census data provided by HUD for the preparation of the Consolidated Plan.

2. Provide an analysis of how the characteristics of the housing market and the severity of housing problems and needs of each category of residents provided the basis for determining the relative priority of each priority housing need category.

Note: Family and income types may be grouped in the case of closely related categories of residents where the analysis would apply to more than one family or income type.

3. Describe the basis for assigning the priority given to each category of priority needs.

4. Identify any obstacles to meeting underserved needs.

3-5 Year Strategic Plan Priority Housing Needs response:

Priority Housing Needs

The Housing Needs Table allows Arlington to prioritize needs levels and funding for each household type and income category. The Housing Needs Table also indicates which categories the County plans to fund and if it will use CDBG, HOME, ESG, HOPWA or other funds. Finally, Section 215 renter and owner goals are included at the bottom of the table.

All rental households with incomes below 80% AMI are considered a high priority. All owner households are viewed as a medium priority. The high priority categories generally correlate to Arlington’s Goals and Targets for Affordable Housing, which were approved in December 2003, culminating a multi-year process begun by the Affordable Housing Task Force. The Affordable Housing Task Force was appointed in 1999 and issued a report in 2000, at which time the County Board adopted new Affordable Housing Principles and Goals, increased the funding for and the benefits in the Housing Grants program, and enhanced the main home ownership program. The County’s targets were adopted to guide performance and facilitate evaluation of progress towards the housing goals.

Moderate Income Households

Community members and housing advocates have recommended that the County expand the breadth of its housing policy to include moderate income households, such as those earning 80-100% of AMI. Many persons have testified over the past year about the need for workforce housing for the County's teachers, firefighter, nurses, and other essential service areas. In response, this Consolidated Plan covers households earning up to 100% of the AMI and provides strategies to incorporate this income group into County policy.

Obstacles to Meeting Underserved Needs

- Region-wide lack of affordable rental and owner housing
- Projected household growth exceeds anticipated growth in housing supply
- 1,800 condo conversions in process in Arlington as of January 2005
- Rents increasing at higher rate than incomes
- Extremely high cost of owner housing; rapidly rising cost of market rentals
- Lack of vacant land in Arlington
- High cost of land in Arlington
- Limited availability of federal and state funds
- Limited availability of funding for rent assistance programs such as the Federal Housing Choice Voucher program
- Opposition to affordable housing, i.e., NIMBYism (Not-In-My-Back-Yard)
- Length of site plan review process
- High cost of construction
- Level of subsidy needed to serve the lowest income households
- Cost of supportive housing services for households with special needs
- Lack of three-bedroom and larger rental units
- Need for more accessible housing
- Increasing gentrification of neighborhoods
- Impact of predatory lending
- Poor credit history among lower income households

Housing Market Analysis (91.210)

*Please also refer to the Housing Market Analysis Table in the Needs.xls workbook

1. Based on information available to the jurisdiction, describe the significant characteristics of the housing market in terms of supply, demand, condition, and the cost of housing; the housing stock available to serve persons with disabilities; and to serve persons with HIV/AIDS and their families.

POPULATION AND HOUSEHOLDS

Arlington's population grew from 170,936 in 1990 to 189,267 in 2000, an increase of 10.8%. The Planning Division estimates that the County's 2005 population is 198,267 (Arlington County's Round 7.0 of the region's Cooperative Forecast). In 2000, Arlington had 86,474 households. Of these, 39,903 or 46.1% were families, 40.8% were one-person households and 13.1% were 2 or more-person non-family households. Home to a large number of people in their 20s and early 30s, Arlington had the highest proportion of never-married individuals among the area's Virginia and Maryland jurisdictions (41.7%). In 42.6% of all families in Arlington, there were children under 18 years old.

The average household size in 2000 was 2.14. Arlington's population forecasts show a steady decrease in average household size over the coming years, from 2.12 in 2004 to 2.04 by 2025. This projected decrease in average household size is due to the most prevalent type of housing being built – multifamily buildings catered to singles with one- and two-bedroom units.

EMPLOYMENT

About three-quarters of Arlington County's population was in the labor force in 2000 (i.e., were working or actively seeking work). According to the 2000 Census, 2.0% of Arlington residents were unemployed, lower than the rates in all other jurisdictions except Fairfax County (1.9%) and Loudoun County (1.6%). Prince William County had the largest percentage of residents in the Armed Forces (3.9%), while Arlington County had the second highest proportion (2.2%).

The Planning Division estimates Arlington's job total to be 196,448 in 2004. The service industry makes up the majority (43.6%) of these jobs, followed by government jobs (28.2%), and then retail trade (9.2%).

HOUSING PROFILE

In 2000, there were 90,426 housing units in the County. Of these, 30.6% were single-family detached houses and 57.9% were multifamily units (3 or more units per structure). The median year structure built was 1959, with the largest percentage of units built in the 1950's (20%). The vacancy rate was a mere 4.5%. Of the occupied units, 43.4% percent were owners and 56.7% were renters.

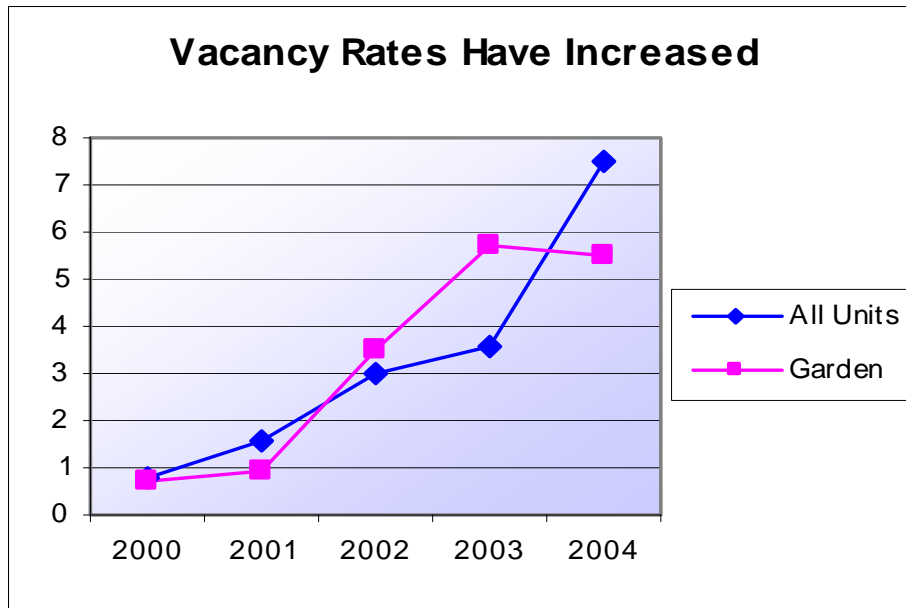
The total number of units has risen by over 5,000 since 2000 to an estimated 95,688 units with 91,776 households in 2004. The estimated single-family detached percentage dropped to 29% and the multifamily percentage climbed to 59.8%. In early 2005, over 9,100 units were in the pipeline, including 2,402 units under construction, 5,726 approved for construction, and 1,028 pending site plan approval.

HOUSING MARKET TRENDS

Arlington County’s highly desirable location has created tremendous demands for housing, jeopardizing economic diversity. The trends highlighted below show the pressures that have been put on affordable housing.

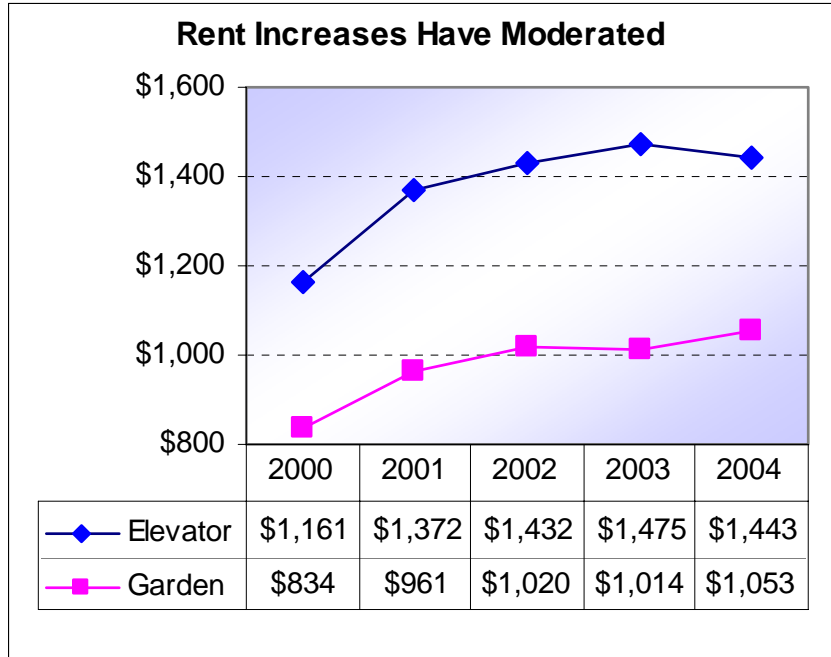
While rental vacancy rates eased substantially for elevator apartments in 2004, garden apartments are at the industry standard of 5%. The overall vacancy rate for rental units rose from 3.6% in 2003 to 7.5% in 2004. Figure 8 shows the vacancy rates for the years 2000 to 2004.

Figure 8



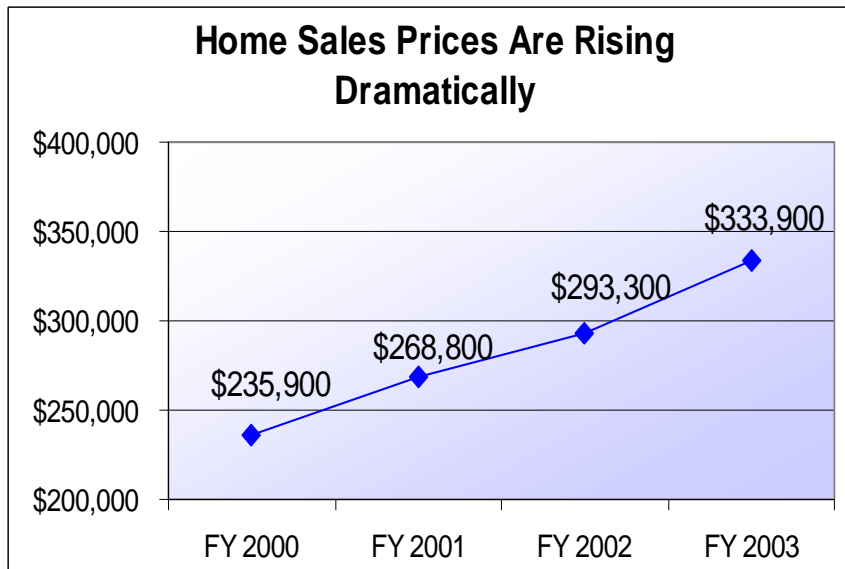
Rent increases have moderated. The 2004 Countywide average rent was \$1,270. Elevator building rents decreased by 2% between 2003 and 2004. Garden apartment rents continued to rise, by 4% between 2003 and 2004. Figure 9 shows the average rents for elevator and garden apartments for the years 2000 to 2004.

Figure 9



Competition for homes has driven prices up substantially. Average prices rose by \$40,600 or 14% between FY 2002 and FY 2003. This is added to \$24,500 or 9% during the year before. The average price of a single-family detached home was \$640,700 in FY 2003. Figure 10 shows the average prices for all homes for the years FY 2000 to FY 2003.

Figure 10



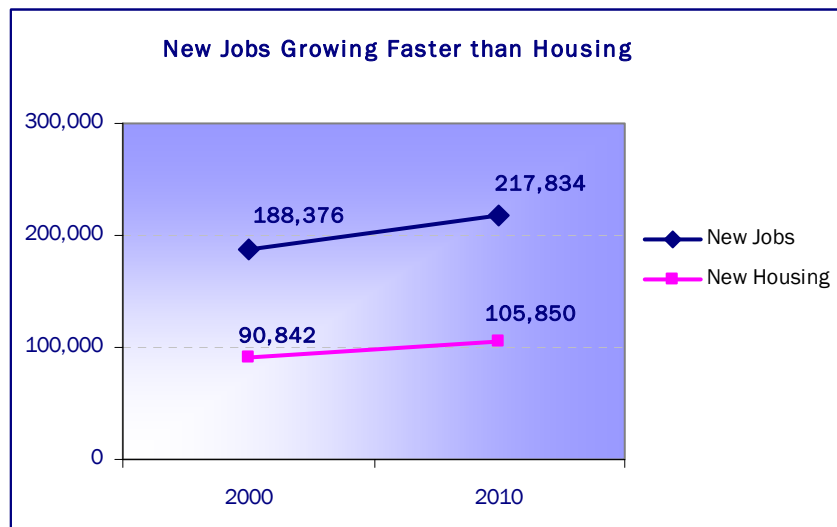
Imbalance: Jobs to Housing

Based on the trends of the last 25 years, Stephen Fuller, an economist with George Mason University, found that one housing unit is needed for every 1.6 new jobs. A jobs to housing ratio of 1.6 represents balance between employment and housing growth. In 2005, Arlington County estimated it had 195,705 jobs (civilian and armed forces) and 96,131 housing units, which creates a jobs to housing ratio of 2.0. Figure 11 shows this and Figure 12 shows the projected jobs and housing units in 2010, which will result in a ratio of 2.1. This means that the number of jobs is increasing faster than the number of housing units needed to serve them.

Figure 11

Jobs and Housing, 2005	
Jobs in County (Civilian and Armed Forces)	195,705
Housing Units	96,131
Jobs to Housing Ratio	2.0

Figure 12



As shown in Figure 12, anticipated job growth is expected to outpace housing growth. New jobs increase the number of people competing for housing. The scarcity of units drives up prices. Between 2000 and 2010, according to the Arlington County Forecasts of Major Statistics, 2000-2025, there will be over 29,458 new jobs, but only 15,008 new housing units. The jobs to housing ratio would remain at 2.1. Based on Bureau of Labor Statistics data,

20.7% of those new jobs will be low-wage. This increased demand will further exacerbate the shortage of affordable housing.

2. Describe the number and targeting (income level and type of household served) of units currently assisted by local, state, or federally funded programs, and an assessment of whether any such units are expected to be lost from the assisted housing inventory for any reason, (i.e. expiration of Section 8 contracts).

The County uses the term “Committed Affordable Units” (CAFs) to describe all units that are:

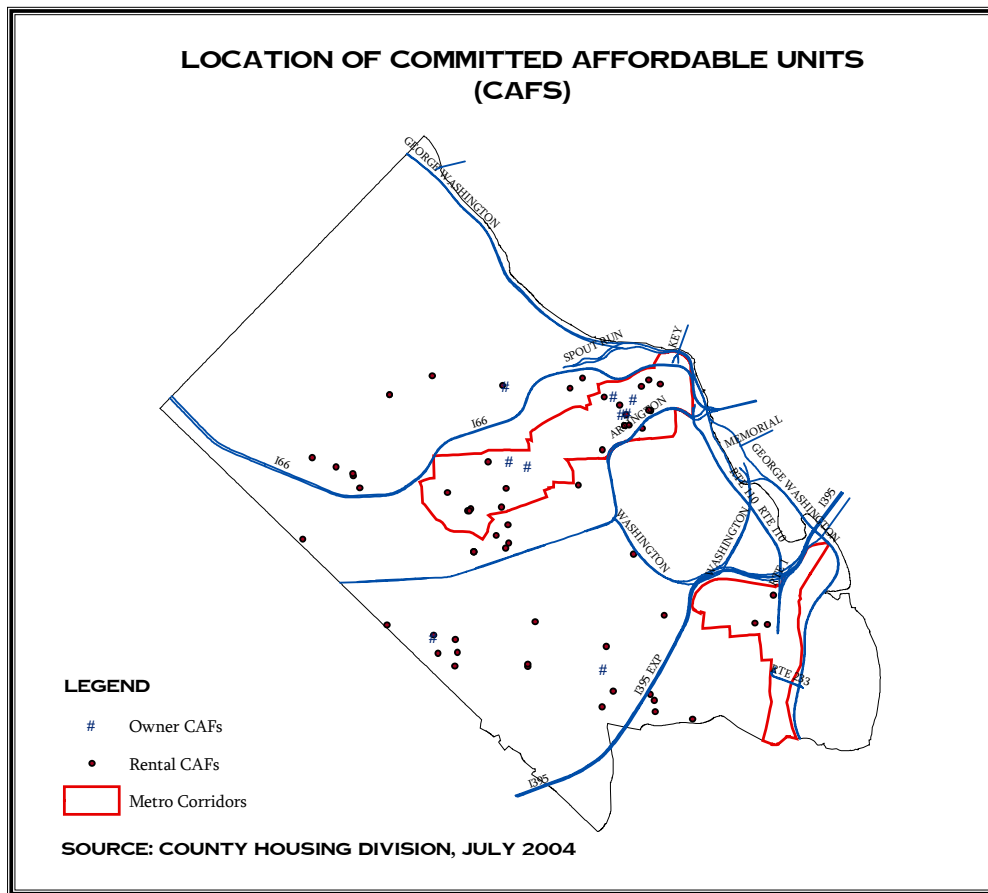
- 1) wholly owned by nonprofits, excepting any units planned to serve households with incomes above 80% of median family income;
- 2) guaranteed by agreement with the federal, state or County government to remain affordable to low and moderate income households for a specific period of time through mechanisms such as site plan requirements, contracts with private owners or IRS regulations governing tax-exempt financing; or
- 3) owner-occupied units whose owner received County subsidy to assist with the purchase.

CAF units are developed through the site plan process and through acquisition and rehab of existing projects. Some receive AHIF/HOME funding and some site plan units are in exchange for bonus density granted to developers. Older CAF units involved Section 8 project-based contracts or tax-exempt financing. Most CAF projects that have received tax-exempt financing and/or Low-Income Housing Tax Credits (LIHTC) have also received AHIF/HOME funding. Units developed by for-profit developers are typically committed to remain affordable for 30 years.

In FY 2004, there were 5,138 rental CAF units. As of January 2005, 410 additional affordable units have been approved that are not yet CAFs. These units will be considered CAFs once an initial building permit is obtained or a contract is executed with the County for funding.

Figure 13 is a map showing the distribution of CAF units throughout the County. The County’s CAF units are distributed throughout North and South Arlington, while the market affordable units (MARKS) are more concentrated in the South. As seen by the map, there are a large number of CAF units located within the Rosslyn-Ballston Metrorail corridor.

Figure 13



Between FY 2006 and FY 2010, the contracts of 73 units will expire. Goal 3 of Arlington’s Goals and Targets for Affordable Housing states, “Permit no net loss of committed affordable housing, and make every reasonable effort to maintain the supply of affordable market rate housing.” Target 3A states to replace all 73 committed affordable housing units expiring by FY 2010. The expiring contracts are shown in Figure 14.

Figure 14

Name of Project	Number of Units	Year of Expiration
Meridian I	39	2007
Meridian I	30	2007
Single-family Homes	4	2007 & 2008
Total Units	73	

While there are not a large number of CAF units that will expire in the next 5 years, there are a large number of market affordable units that are at risk of being lost from the affordable housing supply because of rehabilitation or redevelopment potential. Market Affordable

Rental Units (MARKS) have decreased substantially in recent years. Between 2000 and 2004, over 9,300 units became unaffordable to households with incomes below 60% of median. In 2000, a unit at the average rent required an income of 56% of median to be affordable; in 2004, it required 68% of the median income.

The significant loss of market affordable units shows the combined impact of low vacancy rates, significant increases in rent, and redevelopment of some affordable complexes. The MARKS dropped from 52% of the multi-family rental supply in 2000 to 38% in 2002 and 25% in 2004. A new wave of condo conversions began in 2003. Over 1,600 units were in the process of being converted to condo in early 2005. The increased demand for rental units by households being displaced will reduce vacancy rates and raise rents at market affordable complexes. Along with the permanent loss of affordable units from the supply through the conversion, this will further exacerbate the County's affordable housing crisis. Goal 3 of Arlington's Goals and Targets for Affordable Housing states: "Permit no net loss of committed affordable housing, and make every reasonable effort to maintain the supply of affordable market rate housing."

Supportive Housing

Through a federal revenue maximization effort called Local Public Assistance Cost Allocation Plan (LPACAP), DHS has set aside approximately \$7.7 million in non-recurring capital funds and \$1.075 million in ongoing funds to expand the creation of supportive housing for special needs populations served by DHS. As of January 2005, there are 74 targeted supportive housing units in the pipeline, located in five properties. Below is a brief discussion of these commitments.

1. **Arlington Assisted Living Residence (a.k.a. Oak Springs):** 39 units of affordable assisted living.
2. **Columbia Grove:** 8 units will be reserved as affordable supportive housing for very low income (\$250 a month). The mixed-income project has a total of 210 units, 105 of which are affordable.
3. **Views at Clarendon:** 6 units will be set aside as affordable supportive housing for very low income (\$275 a month). The mixed-income project has a total of 116 units, 70 of which are affordable.
4. **Milestones II and III:** 12 units of permanent supportive housing units will be targeted to serve homeless persons with serious mental illness (SMI) and/or dually diagnosed individuals. Participants are required to pay 30 percent of their gross income toward rent and the remaining rental balance is paid for with the Shelter Plus Care rental subsidy and

DHS collaborates with a local service provider to provide support services to assist Milestones tenants.

5. **The Gates of Ballston:** a minimum of nine of these affordable units will be set aside for supportive housing to DHS clients. Section 8 project-based vouchers will be used if available; if vouchers are not available, LPACAP funds will be used to lower rents to an amount not greater than \$275 per month. The mixed-income project has a total of 465 units, 348 of which are affordable.

In summary, the financial cost to support these five supportive housing projects is currently estimated at more than \$4.8 million of LPACAP funds for capital subsidies (approximately \$4.33 million for Oak Springs and \$530,000 for Columbia Grove), an additional \$500,000 annually from the recurring LPACAP funds to support services at Oak Springs, 15 Section 8 project-based vouchers (the Views at Clarendon and the Gates of Ballston) and 15 units will receive Shelter Plus Care subsidies.

Indicate how the characteristics of the housing market will influence the use of funds made available for rental assistance, production of new units, rehabilitation of old units, or acquisition of existing units. Please note, the goal of affordable housing is not met by beds in nursing homes.

3-5 Year Strategic Plan Housing Market Analysis responses:

Arlington's goals and targets, approved by the County Board in December of 2003, were developed as a critical step in the County's multi-year effort to address its affordable housing crisis that jeopardizes economic diversity. The targets were developed to plan for the needs of:

- families,
- older residents,
- persons with disabilities,
- entry level professionals and our teachers, police, firefighters and other public employees, and
- employees in the many jobs that support the County's strong economic development.

The targets are used to guide implementation activities and to track Arlington's progress in achieving its Affordable Housing Goals. For each target, baseline performance has been determined. The overall objective is to improve on the baseline performance each year. In addition to the baseline, "stretch" targets have been established for all goals and "aggressive" targets are offered for some. These targets reflect a more ideal outcome. The report, Arlington's Goals and Targets for Affordable Housing (Attachment IV) displays the baseline data, stretch and aggressive targets on graphs with short narrative accompanying each target.

Many of the targets are interrelated and may conflict in certain situations. This will require the County to set priorities among targets. Ultimately, Arlington must exercise judgment and creativity to strike the appropriate balance across a range of different affordable housing goals, which result in a community that is economically diverse and economically sustainable.

The development of the targets was achieved through extensive public discussion, including people of diverse interests. Recognition is especially due to the Targets Subcommittee of the Arlington Housing Commission, the full Commission and members of the public who participated in a forum and provided comments throughout the process.

An Annual Targets Report will be issued yearly to update the County Board and community on progress in meeting the targets. As a result of annual evaluations, the targets may be adjusted or new targets developed as needed. The County will also continuously research best practices across the country, develop and implement new strategies, and seek out new partners to help achieve the targets.

Specific Housing Objectives (91.215 (b))

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.

Arlington's Goals and Targets for Affordable Housing establish the County's objectives and outcome measures for affordable housing until FY 2010. The following lists the goals and targets.

- Balance support for the elderly and persons with disabilities with a transitional safety net for families with children.
 - Provide assistance to priority households in the following proportions by FY 2010:
 - 65% to families with children
 - 20% for the elderly, and
 - 15% for persons with disabilities.
 - Provide permanent housing to at least 95% of sheltered homeless elders and families with children and for 65% of the sheltered homeless persons with disabilities by FY 2010.
- Ensure through all available means that all housing in Arlington County is safe and decent.
 - Ensure that 100% of multi-family rental housing units have no major violations that are not corrected within the standard time permitted by the appropriate code enforcement agency by FY 2010.
 - Reduce the rates of major violations in multi-family rental housing by 10% each year.
 - Conduct annual common area inspections of all multi-family rental complexes over 20 years old.
 - Conduct annual full code inspections on 5% of all multi-family rental units over 30 years old.
- Permit no net loss of committed affordable housing, and make every reasonable effort to maintain the supply of affordable market rate housing.
 - Replace all 73 committed affordable housing units expiring by FY 2010.
 - Expand the County's total housing supply by at least 13,000 units by FY 2010.
 - Help maintain the supply of affordable housing by assisting an average of 400 net new committed affordable housing units per year, especially the preservation of existing affordable housing through partnerships with nonprofit housing providers, while

- meeting the targets for goals 4, 5, 6 and 7.
 - Encourage for-profit developers to provide at least 10% of all new units in residential site plan projects as affordable. If the density bonus is used, target 50% of the bonus units as affordable.
- Reduce the number of households in serious housing need (defined as those earning below 40% of median income who pay more than 40% of their income for rent).
 - Increase the number of households receiving rental assistance to 4,000 by FY 2010.
 - Provide that 25% of the new committed affordable rental units produced annually are reserved for households with incomes below 40% of median.
- Increase the number of housing units with two or more bedrooms in order to match the needs of households with children.
 - Increase the number of family-sized units in the County to 61,000 by FY 2010.
 - Provide that half of the rental committed affordable housing units added between FY 2001 and FY 2010 are family-sized, of which 25% would be greater than two bedrooms.
- Distribute committed affordable housing within the County, neighborhoods, and projects.
 - Distribute non-elderly, rental committed affordable housing units added between FY 2001 and FY 2010 in the following Neighborhood Service Areas (NSAs)⁴:
 - 25% in A, B, and C,
 - 60% in D, E, and H, and
 - 15% in F and G.
 - Provide that two-thirds of the large non-elderly projects developed with affordable units between FY 2001 and FY 2010 would have less than half of their units serving households with incomes below 60% of the median income.
- Increase the rate of home ownership throughout the County, and increase home ownership opportunities for low and moderate income households.
 - Increase the home ownership rate from 45.8% to 50% throughout the County by

⁴ These targets are not to be construed as caps or quotas, nor to limit the ability to take advantage of projects in any area of the County to advance other affordable housing goals.

- 2010.
 - Provide home ownership education to 700 households with incomes below 80% of median annually and annually assist 50 households with incomes below 80% of median to become homeowners.
 - Increase the home ownership rate for minority households from 24.2% to 30% by 2010.
- Ensure, through all available means, that housing discrimination is eliminated.
 - Reduce all indications of housing discrimination to zero by FY 2010, as measured by annual fair housing testing.

These comprehensive goals will be reported on in the Annual Targets Report, whereas the CAPER will report on the Section 215 housing goals shown in the Housing Needs Table.

2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

3-5 Year Strategic Plan Specific Housing Objectives response:

There are a number of resources and implementation tools that Arlington currently uses to increase the availability and affordability of housing, which involve the public, private and nonprofit sectors. The following section catalogs the main resources and tools that have been used and can reasonably be expected to be available in the coming five-year period.

The end of this section provides some potential resources and implementation tools that the County can choose to investigate or utilize during the next five years. These potential resources and tools were introduced by community members through various public meetings and/or the Consolidated Plan Community Forum held in October of 2004.

Financial Resources/Tools

Affordable Housing Investment Fund: The Affordable Housing Investment Fund (AHIF), is comprised of HOME funds and local general revenues. Established in 1985 as a revolving loan fund, it now has loan repayments, on average, of \$1.1 million annually. Occasionally there are larger one-time payments, e.g., a \$3 million payment in FY 2004. This funding is typically used for new construction, acquisition and rehabilitation projects to preserve and improve the supply of affordable housing.

In FY 2006, the AHIF will receive \$1,081,652 of the federal HOME allocation, to be leveraged with \$4,458,403 of local general fund revenues to equal a total of \$5,540,055 million. A separate \$120,184 from the County's HOME fund allocation is for program administration. Housing Division staff administers AHIF and the Housing Reserve Fund (HRF). The HRF uses private developer contributions from the site plan process to help finance the acquisition of units to mitigate substantial displacement of low income tenants and for apartment banking.

In addition, Housing Division staff facilitates and assists in obtaining the primary financing for affordable housing development through such mechanisms as tax-exempt mortgage revenue bonds, other bond financing, federal and state tax credit programs, and other state mortgage programs.

New Source of Funding: The County Board identified a new source of funding for affordable housing initiatives in FY 2006. All of an FY 2005 state-authorized increase in the recordation tax on real estate transfers was set aside for affordable housing in FY 2005 and FY 2006. The Board allocated funding from this source for supportive housing, expansion of the Housing Grants program, assistance to Culpepper Gardens senior housing complex, a staff person to work with condo conversions, and a \$2.9 million increase in AHIF funding. Of the \$2.9 million \$1,540,055 was allocated to the FY 2006 AHIF fund and \$1,377,000 to the FY 2005 AHIF.

Housing Grants: This County-funded rent assistance program serves low income working families, elderly persons and persons with disabilities. Rent subsidies allow participants to pay between 30% and 40% of income for rent. In FY 2006, \$3,908,864 will serve 731 households.

Homeownership Assistance: The American Dream Down payment Initiative (ADDI) is an available HOME allocation that Arlington will use to help low-income families become first-time homebuyers. The ADDI grant amount available to Arlington County in FY 2006 is \$45,000. This allocation will augment the currently CDBG-funded Moderate Income Purchase Assistance Program (MIPAP) that offers down payment and closing cost assistance to low and moderate income first time homebuyers. The MIPAP Plus program (new as of FY 2005), is a third trust mortgage, combined with the MIPAP second trust.

In addition, \$50,000 of general funds from increases in the recordation tax were allocated to the Northern Virginia Hispanic Committee to provide home ownership education and counseling. Approximately 10 families counseled by the Hispanic Committee will purchase homes in Arlington.

LPACAP (Local Public Assistance Cost Allocation Plan): This funding is the result of a cooperative partnership with the Virginia Department of Social Services. It is designed to maximize federal reimbursement of local costs for administering social services programs, including housing and housing services for special needs populations. The County Board used roughly \$2,700,000 from the one-time LPACAP Supportive Housing Fund for purchase of the 38-unit Oak Springs property for use as supportive housing for older persons with disabilities. The Special Needs section of the Consolidated Plan details future use of LPACAP funds.

Targeted Homeowners' Grants: In response to double digit increases in residential real estate assessments in recent years, the County Board approved a Targeted Homeowner's Grants program as part of the FY 2006 budget. This program will provide grants to eligible low and moderate owner-occupants. The grant amount is \$500 plus \$50 for each dependent. The income maximum would be \$72,000. Asset limits, excluding the value of the home, would also apply. It is anticipated that approximately 3,500 of the estimated 8,100 households eligible would apply, for a total estimated cost of almost \$2.2 million.

Real Estate Tax Relief: This local program provides exemptions and deferrals of real estate taxes to income-eligible elders and persons with disabilities. In CY 2005, an estimated 873 will receive real estate tax relief. In the FY 2006 Budget the County Board increased in the income maximums to \$72,000 and the asset levels, excluding the value of the home, to \$240,000 for exemptions and \$340,000 for deferrals, raising the total allocation to \$2,745,760.

AHIF Plus: This enhancement to the AHIF will provide up to \$20 million through a credit facility. The funds from this pool will be used as gap financing by developers to acquire, renovate, and/or build affordable housing. The County will provide the funds at below market interest rates for terms of up to 30 years. Unlike regular AHIF loans, repayment would begin as soon as the project was completed.

County Credit Support: The County can provide credit support (formerly referred to as a moral obligation). The County's obligation on a facility is legally limited. The County does not pledge its taxing authority or full faith and credit, but the County's statement creates an expectation in the financial markets that future County Boards, while not legally obligated to fulfill the commitment would, in fact, fulfill its obligation. This has been used at The Gates and was also used in the FY 1988 acquisition of the 364-unit Woodbury Park. This was also used at Ballston Park at Historic Buckingham Village in 1995.

Live Near Your Work Program: This local program provides a forgivable loan in the amount of \$3,700 in FY 2005 to qualified County or School Board employees purchasing a home in Arlington.

Historic Tax Credits: The use of both Historic and Low Income Housing Tax Credits made the FY 1996 acquisition and rehab of the 512-unit Ballston Park at Historic Buckingham Village have the highest leveraging and the lowest per unit subsidy cost of any project done. 45% of the units are Committed Affordable Units.

Community Development Block Grant: CDBG supports a number of Single-Family Housing Rehabilitation Programs, including the Volunteer Home Repair program through the Robert Pierre Johnson Housing Corporation (RPJ), and the Home Improvement program (HIP) and the Barrier Removal program through the Arlington Housing Corporation, Inc (AHC).

CDBG funds are also used to administer multi-family housing development and rehabilitation activities of AHC, Inc. and the Arlington Partnership for Affordable Housing (APAH). The CDBG Housing Development Revolving Fund is available for housing development loans.

Zoning Incentives/Tools

Voluntary Site Plan Guidelines: To provide incentives for private investment to support high-quality, mixed-use, smart-growth development with mixed-income projects, Arlington's special exception Site Plan Process that substantially increases development above by-right density, thereby adding significant value to such projects. The County creates this value by increasing the amount of density permitted and modifying height, parking, and other development standards. The enhanced density and value of some recent site plan projects have exceeded by-right options fivefold.

Special Affordable Housing Protection District (SAHPD): This is a special land use tool which can be used on existing affordable housing sites in the Rosslyn-Ballston Corridor when the site is planned for 3.24 FAR or higher. It seeks to retain or replace the existing affordable housing units on a 1-for-1 basis. This has been interpreted as replacing the number of bedrooms on a 1-for-1 basis. An example of this is the 314-unit project, The Gallery, which provided 38 two-bedroom units with 76 bedrooms, replacing 55 units (primarily one-bedrooms) with 70 bedrooms.

Density Bonus: The County's 25% density bonus, added to the zoning ordinance in 2001, to enhance the existing density increases available through the Site Plan process, permits both market-rate and affordable units, with the value of the market-rate bonus units designed to offset the cost of the affordable units. One of the targets seeks for half of the bonus gross floor area to be used for affordable units.

Potential Resources and Implementation Tools

During various public meetings—advisory commission meetings, roundtable processes, County Board meetings and the Consolidated Plan Community Forum—Arlington residents and housing advocates have suggested a number of new, potential implementation tools to increase and preserve the supply of affordable housing. A lot of these proposed tools have been used successfully in other jurisdictions.

The following is a list of *potential implementation tools* suggested by the community the viability of which have not yet been assessed.

- Consider putting affordable housing units on school land adjacent to schools, especially with redevelopment opportunities.
- Encourage location of affordable units along appropriate transportation corridors in North Arlington, such as East Falls Church Metro station and Lee Highway.
- Continue existing efforts to spread affordable housing throughout County by:
 - Looking at tax or other incentives to encourage owners to donate single-family homes to non-profits for affordable housing. Parents of persons with developmental disabilities might be interested in pursuing this.
 - Allowing duplexes and two-story flats in more zoning districts. Creating different housing styles.
- Consider using HOME funds as a rental supplement (e.g. tenant-based rental assistance that is authorized by HOME regulations) where appropriate.

Needs of Public Housing (91.210 (b))

In cooperation with the public housing agency or agencies located within its boundaries, describe the needs of public housing, including the number of public housing units in the jurisdiction, the physical condition of such units, the restoration and revitalization needs of public housing projects within the jurisdiction, and other factors, including the number of families on public housing and tenant-based waiting lists and results from the Section 504 needs assessment of public housing projects located within its boundaries (i.e. assessment of needs of tenants and applicants on waiting list for accessible units as required by 24 CFR 8.25). The public housing agency and jurisdiction can use the optional Priority Public Housing Needs Table (formerly Table 4) of the Consolidated Plan to identify priority public housing needs to assist in this process.

3-5 Year Strategic Plan Needs of Public Housing response:

While Arlington County does not have public housing, it does manage a Housing Choice Voucher program. In FY 2004, 1,543 households received Housing Choice Vouchers. The County's locally-funded Housing Grants program provided grants to 672 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/grant in single-family homes, townhouses and apartments where the owner agrees to rent under the program. Figure 15

shows the location where Housing Choice Vouchers and the County’s local Housing Grants are used. As seen by the map, the greatest concentrations of Housing Choice Voucher and Housing Grant recipients live in the County’s Neighborhood Strategy Areas (NSAs). Each of these areas has more than 50% low to moderate income populations.

Figure 15

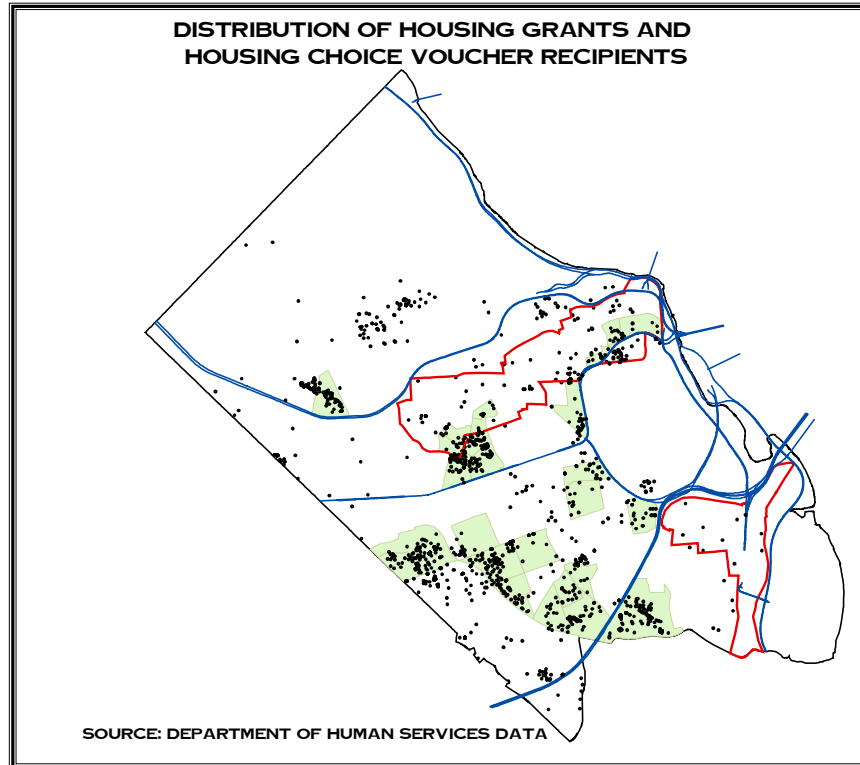


Figure 16 shows Housing Needs of Families in the Jurisdiction Served by the PHA and Figure 17 shows Housing Needs of Families on the Section 8 Tenant- Based Assistance Waiting Lists. As of April 2004, there were 4,835 families on the waiting list. Of these, 84% were extremely low income (earning less than 30% AMI); 14% were very low income (30-50% AMI); and 1% were low income (earning 50-80% AMI). More than half of the families on the list had children (52%) and 14% had disabled or handicapped members. The majority of the families on the waiting list were black (6,716 or 59%) and 16% were Hispanic.

Figure 16

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <= 30% of AMI	5,184	5	5	4	5	5	5

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income >30% but <=50% of AMI	4,948	5	5	3	5	5	4
Income >50% but <80% of AMI	3,433	3	5	4	4	4	4
Elderly	1,749	5	4	3	4	3	4

Figure 17

Housing Needs of Families on the Waiting List (as of April 2004)			
	# of families	% of total families	Annual Turnover
Waiting list total (families)	4835		
Extremely low income <=30% AMI	4081	84%	
Very low income (>30% but <=50% AMI)	694	14%	
Low income (>50% but <80% AMI)	37	1%	
Families with children	2525	52%	
Families with Disabled or Handicapped Members	658	14%	
Total Individuals on List⁵	11,328		
Total number of elderly (over 62)	566	5%	
Race/ethnicity	1= 1,618	14%	1=White
Race/ethnicity	2= 6,716	59%	2=Black
Race/ethnicity	3= 42	< 1%	3=American Indian/Alaskan Native
Race/ethnicity	4= 622	6%	4=Asian
Race/ethnicity	5= 114	1%	5=Native Hawaiian/Pacific Islander
Race	1789	16%	Hispanic
Race/Ethnicity	9539	84%	Non-Hispanic

Public Housing Strategy (91.210)

1. Describe the public housing agency's strategy to serve the needs of extremely low-income, low-income, and moderate-income families residing in the jurisdiction served by the public housing agency (including families on the public housing and section 8 tenant-based waiting list), the public housing agency's strategy for addressing the revitalization and restoration needs of public housing projects within the jurisdiction and improving the management and operation of such public housing, and the public housing agency's strategy for

⁵ Some of the figures may be duplicates (e.g. elderly family with disabled family member).

improving the living environment of extremely low-income, low-income, and moderate families residing in public housing.

2. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake to encourage public housing residents to become more involved in management and participate in homeownership. (NAHA Sec. 105 (b)(11) and (91.215 (k))
3. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation. (NAHA Sec. 105 (g))

3-5 Year Strategic Plan Public Housing Strategy response:

The mission of the Department of Human Services' (DHS) Section 8 office is to assist families to achieve their highest level of self sufficiency by providing affordable, decent, safe and sanitary housing through the provision of rental assistance. The office completes the 5-year PHA Plan and the Annual Plans. The current 5-year plan (for the County's Fiscal Years 2001-2006) states the following goals and objectives:

Need: Shortage of affordable housing for all eligible populations

Strategy 1: Maximize the number of affordable units available to the PHA within its current resources.

- Maintain or increase Section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction.
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required.
- Maintain or increase Section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration.
- Maintain or increase Section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program.
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies.

Strategy 2: Increase the number of affordable housing units.

- Apply for additional Section 8 units should they become available.
- Leverage affordable housing resources in the community through the creation of mixed - finance housing.
- Coordinate with Arlington Economic Development to identify prospective landlords and developers.
- Utilize voucher dollars to project-base units in existing housing.

Need: Specific Family Types: Elderly and Families with Disabilities

Strategy 1: Target available assistance to the elderly and families with disabilities.

- Apply for any NOFA's, should they become available, to families including those for elderly or disabled.
- Utilize voucher funds to project base units in existing housing geared primarily towards senior citizens.
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available.
- Work with developers and landlords to build accessible or modify units.

Strategy 2: Conduct activities to affirmatively further fair housing.

- Counsel Section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units.
- Market the Section 8 program to owners outside of areas of poverty /minority concentrations.

Barriers to Affordable Housing (91.210 (e) and 91.215 (f))

1. Explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction. Such policies include tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.
2. Describe the strategy to remove or ameliorate negative effects of public policies that serve as barriers to affordable housing, except that, if a State requires a unit of general local government to submit a regulatory barrier assessment that is substantially equivalent to the information required under this part, as determined by HUD, the unit of general local government may submit that assessment to HUD and it shall be considered to have complied with this requirement.

HUD Initiative: HUD's initiative on removal of regulatory barriers was begun as part of the FY 2004 Competitive Funding Allocations. The County responded to a questionnaire in the Notice of Funding Availability (NOFA) for Supportive Housing Program funds for housing for the homeless. The NOFA offered extra points to be considered in the proposal evaluation process as an incentive for the removal of such barriers.

The County does not have HUD-defined barriers such as:

- zoning ordinance minimum building size requirements that exceed the local housing or health code or is otherwise not based upon explicit health standards
- impact fees on development
- lack of use of a recent version of one of the nationally recognized model building codes
- land use regulations prohibiting the use of manufactured housing
- lack of a single, consolidated permit application process for housing development that includes building, zoning, engineering, environmental, and related permits
- lack of concurrent, not sequential, reviews for all required permits and approvals
- requirements for public review of affordable housing projects that are in full compliance with the zoning ordinance and other development regulations.

The County identified that it did have HUD-defined regulatory barriers in the following areas:

- *Accessory Dwelling Units:* HUD recommends that jurisdictions allow accessory units either as: a) a special exception or conditional use in all single-family residential zones; or b) by right in a majority of residential districts otherwise zoned for single-family housing.
- *By-Right Density Bonuses:* HUD recommends by-right density bonuses that provide for a fixed percentage or number of additional market rate dwelling units in exchange for the provision of a fixed number or percentage of affordable dwelling units and without the use of discretion in determining the number of additional market rate units.
- *Fast Track Permitting:* The County does not have expedited or fast track permitting and approvals for affordable housing projects. During the current period of high development activity, the County has hired an outside agency to assist with the permitting process in order to ensure expedited processing of all projects' permits.
- *Comprehensive Plan:* Jurisdictions are encouraged to include a housing element with estimates of current and anticipated housing needs, taking into account the anticipated growth of the region, for existing and future residents, including low, moderate and middle income families, for at least the next five years.
- *Graded Regulatory Requirements for Housing Rehabilitation:* The Virginia Uniform Statewide Building Code lacks language encouraging housing rehabilitation through graded regulatory requirements applicable as different levels of work are performed in existing buildings. HUD recommends code language that increases regulatory requirements in proportion to the extent of rehabilitation that an owner/developer chooses to do on a voluntary basis.

- *Time Limits for Government Review:* HUD recommends that jurisdictions establish time limits for government review and approval or disapproval of development permits. If, after the application is deemed complete, the government failed to act within the designated time period, the application would be automatically approved.
- *Waiver of Parking Requirements:* HUD recommends that localities have an explicit policy that adjusts or waives existing parking requirements for all affordable housing developments.

County Actions: Some strategies that the County might consider to eliminate regulatory barriers identified are:

- *Accessory Dwelling Units:* The County could investigate the feasibility of amending the zoning ordinance to allow accessory dwelling units (such as English basements, granny flats and garage units) in a limited number of neighborhoods.
- *Density Bonuses:* The County is expected to continue refining and expanding provisions for increased density in return for affordable housing. Examples of such actions by the County Board are:
 - the Virginia Square sector plan area allows developers to qualify for the higher density available if they provide 5% of all new units as affordable
 - the Nauck Village Center Action Plan provides for an increase in FAR from a maximum density of 1.5 to 2.0 on designated residential sites where the developer provides at least 10% of its units as affordable
 - the Fort Myer Heights North Plan provides an increase in allowable density from 48 to 72 units/acre for developers preserving existing affordable housing.
- *Fast Track Permitting:* Creation of fast track permitting for affordable housing projects could lessen their construction costs and would ensure their completion within budget and on time. Because of the building boom in Arlington, many projects are in the pipeline to receive building permits and obtain inspections of building components under construction. Affordable housing projects must wait in line for such permits. Cost overruns resulting from construction delays for any reason can have adverse financial effects on the development, the developer and the lenders. Significant delays can risk the loss of low-income housing tax credits which have a two-year period in which to build the project and place it in service. (At this time, affordable housing projects do not run any of the potential risks cited as, during the current period of high

development activity, the County has hired an outside agency to assist with the permitting process in order to ensure expedited processing of all projects' permits.)

Homeless Needs (91.205 (b) and 91.215 (c))

*Please also refer to the Homeless Needs Table in the Needs.xls workbook

Homeless Needs— The jurisdiction must provide a concise summary of the nature and extent of homelessness in the jurisdiction, (including rural homelessness where applicable), addressing separately the need for facilities and services for homeless persons and homeless families with children, both sheltered and unsheltered, and homeless subpopulations, in accordance with Table 1A. The summary must include the characteristics and needs of low-income individuals and children, (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered. In addition, to the extent information is available, the plan must include a description of the nature and extent of homelessness by racial and ethnic group. A quantitative analysis is not required. 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.

3-5 Year Strategic Plan Homeless Needs response:

Arlington County currently utilizes two sources of statistical information to provide information about the state of homelessness in the County: (1) a Point in Time (PIT) census conducted in January of each year; and (2) the statistical information collected by the shelters that indicates the number of persons served in Arlington County during a fiscal year. The PIT census conducted on January 21, 2004 surveyed 452 shelter and unsheltered persons in Arlington at the time of the count. There were 375 adults (71%) and 77 children (28%) counted on this date. Of those persons, 52% were considered unsheltered or chronically homeless. Of the 452 persons, 41% also fit into one of the subpopulations of being a chronic substance abuser, seriously mentally ill, or dually diagnosed. Additionally, 37 persons had a physical disability and 52 persons had a chronic illness.

In FY 2004 Arlington's four year-round homeless facilities provided emergency shelter to over 816 people. The Emergency Winter Shelter (EWS) that operates during the winter months provided shelter and outreach services to 316 individuals in FY 2004 and over 200 individuals participated in transitional housing programs.

In FY 2004, the County spent \$535,791 on homeless prevention activities, assisting 1,148 households in the County. DHS, Northern Virginia Family Services (NVFS), and Arlingtonians Ministering to Emergency Needs (AMEN) provided intake services, case management, and emergency financial assistance to pay rent and mortgages to prevent evictions.

Table 1A provides detail on the number of sheltered and unsheltered homeless individuals and families, based on the PIT census. The table also provides a count of sheltered and unsheltered homeless subpopulations. Finally, the table identifies the gap between the

current inventory of beds by type of housing to the total need of homeless individuals and families.

Priority Homeless Needs

1. *Using the results of the Continuum of Care planning process, identify the jurisdiction's homeless and homeless prevention priorities specified in Table 1A, the Homeless and Special Needs Populations Chart. The description of the jurisdiction's choice of priority needs and allocation priorities must be based on reliable data meeting HUD standards and should reflect the required consultation with homeless assistance providers, homeless persons, and other concerned citizens regarding the needs of homeless families with children and individuals. The jurisdiction must provide an analysis of how the needs of each category of residents provided the basis for determining the relative priority of each priority homeless need category. A separate brief narrative should be directed to addressing gaps in services and housing for the sheltered and unsheltered chronic homeless.*
2. *A community should give a high priority to chronically homeless persons, where the jurisdiction identifies sheltered and unsheltered chronic homeless persons in its Homeless Needs Table - Homeless Populations and Subpopulations.*

3-5 Year Strategic Plan Priority Homeless Needs response:

The Homeless Services Coordination Committee (HSCC) annually participates in the one day PIT census which collects homeless data for the Washington Metropolitan area. The HSCC collaborates with the Metropolitan Washington Council of Governments (COG) to determine an identified date which has usually been during the month of January of each calendar year.

The data for completing the Continuum of Care (CoC) Homeless Population and Subpopulations Chart was taken from the PIT census on January 21, 2004 and the 2003 CoC Housing Gaps Analysis Chart.

PIT Census Process: The one day PIT census provides the HSCC with a basis for determining unmet need. During the process of the survey, the type of “housing needed today” was indicated. Acknowledging that all homeless persons ultimately need permanent housing, the survey considered what housing was required within the CoC, i.e., Emergency Shelter, Transitional Housing, Permanent Supportive Housing, or Safe Haven, if unsheltered. If a person or family was sheltered AND ready to move within the CoC (e.g. from one type of housing to another) the type of housing needed was indicated, e.g. emergency shelter, transitional housing or permanent supportive housing. If the individual did not need OR was not ready to move out of the CoC today, then their current sheltered situation was listed. The Current Inventory was then compared with the need assessed in the census to determine the amount of unmet need.

Survey forms and instructions were distributed to all continuum members for use on the day

of the survey. Members participating in the survey included all public and private shelters in the County, transitional housing programs, as well as programs providing street outreach and case management services to homeless individuals on the streets. Surveys were completed for persons in residence at shelters and transitional programs on the day of the survey as well as for individuals who called in for shelter or services but who were turned away for lack of space. Surveys were completed for both individuals and families.

Programs operated by Arlington Street People's Assistance Network (A-SPAN), Opportunity Place and Community Residences, coordinated the street count. Outreach workers were assigned to specific sites throughout the County to make contact with and survey each individual who was homeless on January 21. Street sites included libraries, malls, areas under bridges, food distribution sites, churches, day labor congregation points, and programs providing emergency services. Every effort was made to eliminate duplication between the homeless street count and the Emergency Winter Shelter (EWS).

Priority: The HSCC has recognized chronically homeless persons who have disability as the priority population in Arlington County. In recent years HSCC has ranked the Milestones program as the number one priority program for the HUD SuperNOFA applications. This program provides permanent supportive housing to homeless individuals who have mental health concerns, using a combination of Housing Vouchers and supportive services. The determination for ranking Milestones as the number one priority has involved using the number of homeless person considered chronically homeless as well as the number of person considered to be seriously mentally ill or dually diagnosed.

Homeless Inventory (91.210 (c))

The jurisdiction shall provide a concise summary of the existing facilities and services (including a brief inventory) that assist homeless persons and families with children and subpopulations identified in Table 1A. These include outreach and assessment, emergency shelters and services, transitional housing, permanent supportive housing, access to permanent housing, and activities to prevent low-income individuals and families with children (especially extremely low-income) from becoming homeless. The jurisdiction can use the optional Continuum of Care Housing Activity Chart and Service Activity Chart to meet this requirement.

3-5 Year Strategic Plan Homeless Inventory response:

Arlington County has a number of facilities and a range of services to assist homeless individuals and families. The County has two organizations (A-SPAN and Community Residences) that provide street outreach to engage clients in the hope of linking persons to community resources. Outreach services include programs such as bag meals, shower services, low demand case management, transportation, and a place to receive mail. From an assessment perspective, the DHS Crisis Assistance Bureau, Arlington Street People's Assistance Network (A-SPAN), The Arlington Community Temporary Shelters (TACTS), NVFS, Community Residences (CR), Volunteers of America – Chesapeake (VOA), and the

Arlington-Alexandria Coalition (AACH) for the Homeless are the primary agencies responsible for intake assessment and referral activities.

At the present time there are four year-round shelters that provide emergency shelter services to homeless individuals and families. Arlington County has three distinct shelter programs that provide services to families and their children; two family shelters that provide shelter to men, women, and children; and one Domestic Violence Shelter in which all families receive case management services, assessment, and referral for services based upon family needs. One single shelter, the Residential Program Center (RPC), houses up to 44 single male and female clients. These clients receive weekly case management, substance abuse and mental health services, employment services, assessments, and linkage to mainstream services and unmet medical needs. The Emergency Winter Shelter is a low demand shelter that provides homeless persons protection from the winter elements. That shelter operates from November 1st through March 31 of each winter year.

Arlington County has six distinct transitional housing programs operated by various homeless service providers. The Adopt-A-Family program is a HUD-funded program operated by AACH that provides housing and case management services for 14 families. Another HUD-funded program is Independence House that provides transitional housing for single homeless persons who are in recovery from alcohol and drugs. A second transitional housing for families is operated by The Arlington Community Temporary Shelter (TACTS) that provides housing for up to ten families. Two additional programs include the Carlin Springs program that provides housing to single homeless persons with mental illness and the Borromeo House program that provide housing to adolescent females who are homeless and have children. In addition to the transitional housing programs, the County has a Safe Haven program funded by HUD called Susan's Place that provides housing and case management services to single homeless persons who are dually diagnosed.

The Continuum of Care for Arlington County has recently started the first permanent supportive housing program for homeless persons who have a serious mental illness. The Milestone I program is funded with Shelter Plus Care dollars via HUD and it provides independent apartments for eight single adults and one family. The HSCC is currently in the process of developing a second supportive housing program, Milestones II, which will provide apartment units for five single adults and one family.

At any point in time throughout this continuum of services, persons can be assessed and referred for the following: employment counseling, substance abuse and mental health services, medical services, food and transportation assistance, mainstream benefits, veteran services, HIV/AIDS services, domestic violence counseling, child protective services, case management services, childcare, healthcare, life skills training, and legal services.

Once an initial assessment has taken place, low income individuals and families who require immediate rent assistance to prevent an impending eviction are referred to an agency that can provide these funds. These agencies include the County Bureau of Crisis Assistance and Financial Assistance, NVFS Homeless Prevention Program, CR, and AMEN. Several community groups and ecumenical organizations also provide rent assistance to families and individuals on the verge of eviction, including the Hispanic Committee, Catholic Charities, and the Salvation Army.

Figure 18 provides the CoC Housing Activity Chart for Arlington.

Fundamental Components in CoC System - Housing Inventory Chart												
EMERGENCY SHELTER												
Provider Name	Facility Name	HMIS	Geo Code <input checked="" type="checkbox"/>	Target Population 2004 Year-Round Units/Beds					2004 All Beds			
				A	B	Family Units	Family Beds	Individual Beds	Year-Round	Seasonal	Overflow/Voucher	
Current Inventory												
Arlington-Alexandria Coalition for the Homeless	Sullivan House	P-8/04	519-013	FC		10	50			50		
Volunteers of America	Residential Program Center	P-8/04		SMF				44		44		
Arlington Street People's Assistance Program	Emergency Winter Shelter	P-8/04		SMF							40	22
The Arlington Community Temporary Shelter (TACTS)	TACTS Emergency Shelter	P-8/04		FC		5	14	2		16		
TACTS	TACTS Domestic Violence Shelter	P-8/04		FC DV		4	9	2		11		
				SUBTOTAL		19	73	48		121	40	22
Under Development												
				SUBTOTAL								
TRANSITIONAL HOUSING												
Provider Name	Facility Name	HMIS	Geo Code <input checked="" type="checkbox"/>	Target Population 2004 Year-Round Units/Beds					2004 All Beds			
				A	B	Family Units	Family Beds	Individual Beds	Total Beds	Seasonal	Overflow/Voucher	
Current Inventory												
Arlington-Alexandria Coalition for the Homeless	Adopt-A-Family Program	P-8/04	519-013	FC		22	79			79		
The Arlington Community Temporary Shelter (TACTS)	TACTS Transitional Housing Program	P-8/04		FC		10	30			30		
Arlington County Dept. of Human Services & Vanguard Services	Independence House	P-8/04		SMF				16		16		
Community Residences, Inc.	Options Safe Haven	P-8/04		SMF				5		5		
Community Residences, Inc.	Carlin Springs House	P-8/04		SMF				4		4		
Borromeo Housing	Elizabeth's House	P-8/04		FC		8	16			16		
				SUBTOTAL		40	125	25		150		
Under Development												
				SUBTOTAL								
PERMANENT SUPPORTIVE HOUSING												
Provider Name	Facility Name	HMIS	Geo Code <input checked="" type="checkbox"/>	Target Population 2004 Year-Round Units/Beds					2004 All Beds			
				A	B	Family Units	Family Beds	Individual Beds	Total Beds	Seasonal	Overflow/Voucher	
Current Inventory												
Arlington County Dept. of Human Services (DHS)	HOPE Program	P-8/04	519-013	SMF				4		4		
Arlington County DHS & AHC, Inc.	Milestones I	P-8/04		O		1	2	8		10		

Homeless Strategic Plan (91.215 (c))

1. *Homelessness*— Describe the jurisdiction's strategy for developing a system to address homelessness and the priority needs of homeless persons and families (including the subpopulations identified in the needs section). The jurisdiction's strategy must consider the housing and supportive services needed in each stage of the process which includes preventing homelessness, outreach/assessment, emergency shelters and services, transitional housing, and helping homeless persons (especially any persons that are chronically homeless) make the transition to permanent housing and independent living. The jurisdiction must also describe its strategy for helping extremely low- and low-income individuals and families who are at imminent risk of becoming homeless.
2. *Chronic homelessness*—Describe the jurisdiction's strategy for eliminating chronic homelessness by 2012. This should include the strategy for helping homeless persons make the transition to permanent housing and independent living. This strategy should, to the maximum extent feasible, be coordinated with the strategy presented Exhibit 1 of the Continuum of Care (CoC) application and any other strategy or plan to eliminate chronic homelessness. Also describe, in a narrative, relationships and efforts to coordinate the Conplan, CoC, and any other strategy or plan to address chronic homelessness.
3. *Homelessness Prevention*—Describe the jurisdiction's strategy to help prevent homelessness for individuals and families with children who are at imminent risk of becoming homeless.
4. *Institutional Structure*—Briefly describe the institutional structure, including private industry, non-profit organizations, and public institutions, through which the jurisdiction will carry out its homelessness strategy.
5. *Discharge Coordination Policy*—Every jurisdiction receiving McKinney-Vento Homeless Assistance Act Emergency Shelter Grant (ESG), Supportive Housing, Shelter Plus Care, or Section 8 SRO Program funds must develop and implement a Discharge Coordination Policy, to the maximum extent practicable. Such a policy should include "policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons." The jurisdiction should describe its planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how the community will move toward such a policy.

3-5 Year Homeless Strategic Plan response:

Institutional Structure and Strategy: DHS coordinates a community wide process to develop and implement Arlington's Continuum of Care (CoC) for the Homeless. This process is coordinated by Arlington County's Homeless Program Coordinator who convenes the Homeless Services Coordination Committee (HSCC). This committee involves all stakeholders – both public and private – in a coordinated effort to create a comprehensive system of care for homeless individuals and families and for those at risk for homelessness that is designed to end homelessness. In order to accomplish the goal of ending homeless, the HSCC meets year-round and holds additional meetings to address specific time-limited issues when necessary. HSCC has four distinct subcommittees that are charged with specific tasks and yearly goals identified by the HSCC. These subcommittees convene on a monthly basis and include the Continuum of Care, Data Collection, Permanent Housing, and Public Relations subcommittees. The ultimate goal of the HSCC is to assist homeless individuals and families *obtain* and *maintain* permanent housing and to *prevent* homeless recidivism.

The HSCC recognizes the diverse needs of the homeless population including serious mental illness (SMI), substance abuse, employment needs, access to basic primary healthcare to address routine and chronic illness, and access to mainstream benefits, to mention a few.

Arlington County has a comprehensive system of services that is linear in nature, however, homeless clientele can access various services based upon their needs at the time of assessment. These services include but are not limited to homeless prevention, street outreach, assessment and on-going assessment, emergency shelter, transitional housing, a Safe Haven facility, and permanent supportive housing programs dedicated to addressing homeless persons with serious mental illness. Services provided with the permanent housing programs include access to mainstream resources, education/English as a Second Language (ESL) classes, job readiness, legal services, the shelter liaison nurse for communicable diseases and other health concerns, and the Primary Healthcare Access Program (PHAP) which allows chronically homeless persons with no other source of healthcare to access primary healthcare services.

As part of the plan to end homelessness, Arlington County has identified several public institutions, non-profits organizations, faith-based organizations, and private industry in which relationships have been established or there is a need to develop one. Currently there are six homeless non-profit organizations that are active participants of the HSCC. Apart from the HSCC are other non-profit organizations whose focus is not homelessness but does provide services (eviction prevention, healthcare, furniture, food) to homeless individuals and families.

Chronic Homelessness: In addition to the current plan and strategies to end homelessness, the HSCC has established a goal of developing a 10-Year Plan to end homelessness in Arlington County. Thus far, the HSCC has identified the 10-year plan Outline as the tool that will be utilized in the development of the plan. The HSCC has also met with an expert in the development of 10-year plans. The HSCC is currently developing a timeline for the development and implementation of this plan. Once this plan has been completed, it will aid the HSCC in focusing on certain aspects of homelessness and in examining policies to address chronic homelessness.

The HSCC is working to collect better data through development of a Homeless Management Information System (HMIS). It is also creating a planning process focused on the outcome of ending homelessness. This process will bring to the table not only the homeless assistance providers, but also private businesses and the mainstream state and local agencies and organizations who serve homeless clients.

Arlington County has worked with the Technical Assistance Collaborative (TAC) to develop a Supportive Housing Plan that will provide supportive housing programs across disabilities that includes homeless persons. The HSCC implement the recommendations made as part of the strategies and objectives identified as part of future plans to end homelessness.

The HSCC currently utilizes the basic format developed by the National Alliance to End Homelessness to address ending chronic homeless. This strategy includes: 1) assessment and enhancement of outreach, mental health, and substance abuse services targeted to chronically homeless individuals; 2) improved coordination with mainstream resources; 3) implementing an HMIS system, and 4) development of permanent housing targeted to persons who are homeless.

The HSCC has worked with Arlington's Behavioral Healthcare Division over the past two years to provide supportive services for four Shelter Plus Care programs, Milestones I-IV. The committee will continue to work with this division and with other homeless organizations to develop supportive housing programs.

A key endeavor for the HSCC is to implement an HMIS system that will provide Arlington with an unduplicated count of homeless persons served as well as a database that will assist in determining future policies for homeless individuals and families. Another goal is to develop standard discharge planning protocols with the local County hospitals, the County jail, and the foster care system to create coordinated discharge planning. Other goals include raising the public's awareness about chronic homelessness in hopes of obtaining support for the development of more permanent supportive housing as well as evaluating the effectiveness of the Primary Healthcare Access Program (PHAP) which allows persons who are chronically homeless to access primary healthcare services.

Homelessness Prevention: Consumers who require immediate rental assistance to prevent an impending eviction are referred for prevention funding once an assessment is completed. Consumers can receive financial assistance from one of four organizations: (1) the County Bureau of Crisis Assistance and Financial Assistance, (2) the NVFS Homeless Prevention Program, (3) Community Residences, Inc., and (4) AMEN. There are also several community groups and religious organizations that also provide rental assistance to families and individuals on the verge of eviction, including the Hispanic Committee, Catholic Charities, and the Salvation Army.

During FY 2004, specific funds were dedicated to rental assistance as follows:

- DHS Crisis Assistance Bureau provides intake, assessment, case management, and emergency financial assistance for approximately 504 households per year through the General Relief Emergency fund (approximately \$218,812 direct client assistance per year) and referral to other financial assistance programs;
- NVFS provides intake, assessment, case management, and emergency financial assistance through the Housing Counseling Program and the Homeless Intervention Program. It served 120 households and provided \$142,418.56 in prevention funds in fiscal year 2003.
- AMEN provides approximately \$174,561 in emergency financial assistance to pay rent

and mortgages to prevent evictions for over 524 households.

- DHS provides two on-going mainstream programs to which all clients are linked (if eligible), including the HUD Housing Choice Voucher Program and the locally funded Housing Grants rent subsidy program. Clients are linked to these programs in order to provide on-going, monthly assistance to lower the rent burden and prevent future rent emergencies. When a freeze was implemented for the County's Housing Grants, households leaving shelters or the street for permanent housing were exempted from the freeze.

Discharge Coordination Policy: Arlington County has identified the following organizations/institutions needing discharge protocols: Arlington Hospital Center, jail systems including County, State, Parole officers, and the Arlington County Child & Family Services Foster Care program. Memorandums of agreement have been developed with the Arlington Hospital Center and the foster care program that provide concrete discharge planning steps to transition a client into homeless services. A memorandum will be developed in the near future to coordinate discharge planning for jail systems and mental health institutions.

COMMUNITY DEVELOPMENT

Community Development (91.215 (e))

*Please also refer to the Community Development Table in the Needs.xls workbook

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), – i.e., public facilities, public improvements, public services and economic development.
2. Describe the basis for assigning the priority given to each category of priority needs.
3. Identify any obstacles to meeting underserved needs.
4. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

NOTE: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

3-5 Year Strategic Plan Community Development response:

The Housing Division within CPHD administers the County's CDBG program and—as described in the General Section—uses its funds for countywide housing and economic development activities as well as “area benefit” community development activities. The area benefit activities are conducted through the County's Neighborhood Strategy Area (NSA) Program.

In addition to the activities funded through CDBG, numerous County departments perform community development activities utilizing local resources. The following community development programs and activities are funded by the County's General Fund and are administered by the respective County departments:

- planning, Neighborhood College, neighborhood conservation, inspection services and code enforcement – the Department of Community Planning Housing and Development (CPHD);
- after-school programs, summer camps and activities for the elderly – the Department of Parks, Recreation and Cultural Resources (PRCR);
- services for the homeless, elderly and persons with special needs; employment services; and the Housing Grants and Real Estate Tax Relief programs– Department of Human Services (DHS);

- green building program; infrastructure, transportation and pedestrian safety improvements – the Department of Environmental Services (DES)
- crime prevention and education – the Police Department.
- small business assistance – Arlington Economic Development
- adult education, including GED and English classes – Arlington Public Schools

Since the majority of the County’s non-housing CDBG activities are conducted in the Neighborhood Strategy Areas (NSAs), the ensuing section details the NSA program, including the basis for designating neighborhoods, the neighborhood classification system and the specific needs in the NSAs. The section concludes with the priority needs as specified in Table 2B and long- and short-term objectives for the program.

OVERVIEW OF THE NSA PROGRAM

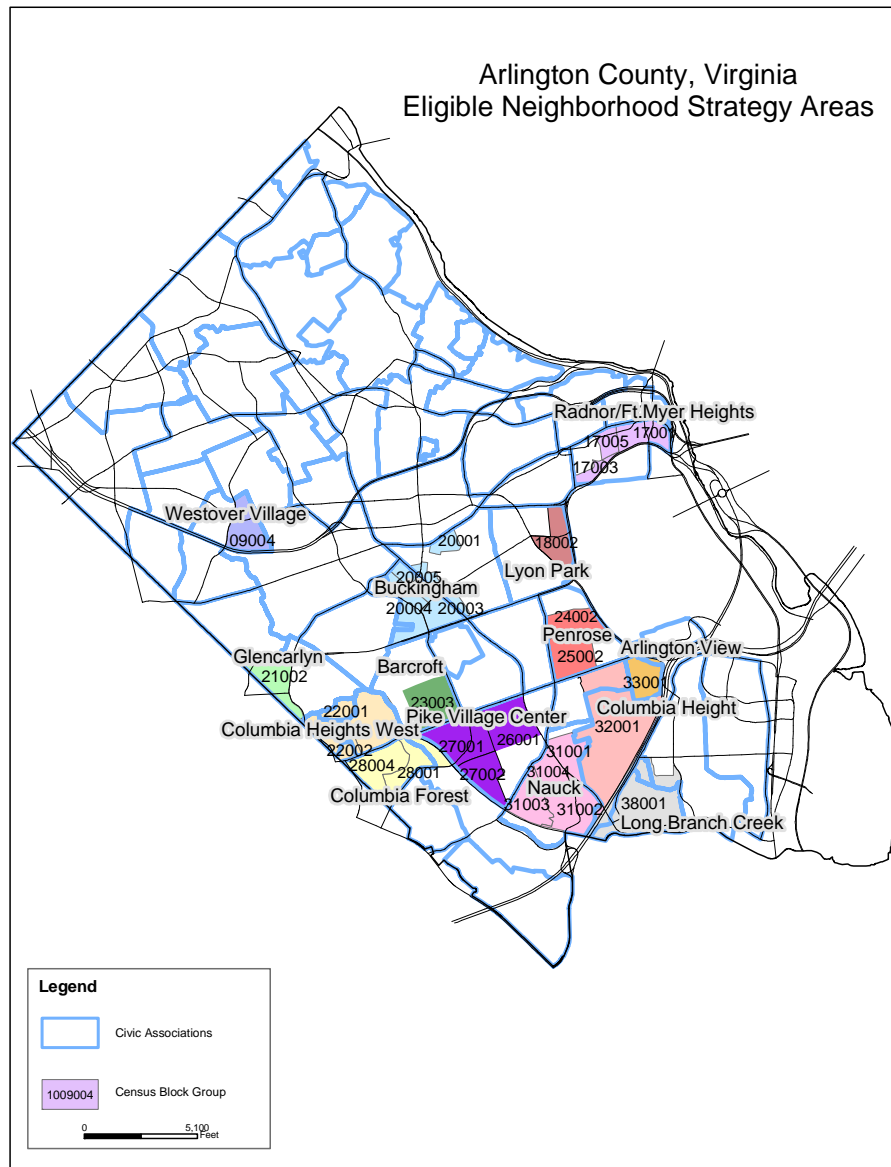
The NSA program was designed to concentrate funds in areas showing the greatest needs and opportunities for revitalization, as determined by income and other socio-economic criteria and trends. Designation as an NSA is limited to areas where at least 51% of the residents are low and moderate income.

The County began an NSA re-designation process in 2003 following the release of HUD income eligibility data derived from the 2000 Census. Despite rising incomes with a strong local economy in the late nineties, the number of income-eligible areas in Arlington doubled from the 1990 Census to the 2000 Census. They include the seven areas identified in the 1990 Census as well as seven new areas. Figure 19 shows the location of the 14 eligible areas, which are one or more block groups within the following neighborhoods⁶: Arlington View, Barcroft, Buckingham, Columbia Forest, Columbia Heights, Columbia Heights West⁷, Douglas Park, Glencarlyn, Lyon Park, Long Branch Creek, Nauck, Penrose, Radnor/Ft. Myer Heights and Westover.

⁶ These block groups are identified on Table X.

⁷ The Forest Glen neighborhood adjacent to Columbia Heights West is now included in its NSA boundaries.

Figure 19



RESTRUCTURED NSA PROGRAM

The significant increase in the number of eligible areas and in the number of low and moderate income residents in current NSAs warranted a change in how the program operates, particularly the practice of designating a limited number of areas. Early intervention in areas with incomes well below the County-wide median, though otherwise stable, will help to avoid the types of distress prevalent in traditional target areas. Additionally, there is a need for outreach on programs and services to increase awareness and participation across all eligible areas as well as improve civic engagement among the underrepresented.

A number of changes were implemented in the NSA program in FY 2005. The County:

- Designated all income-eligible areas as NSAs except for the Columbia Heights, Columbia Forest and Glencarlyn (neighborhoods which opposed designation);
- Implemented a three-tiered classification system that provides planning assistance and program support according to need;
- Assigned areas to the appropriate classification based on income and other socio-economic criteria;
- Established a strategic plan requirement for tier 1 areas and priority plan requirement for tier 2 areas to focus resources on the highest priority needs; and
- Developed a formal outreach and civic engagement component to involve residents in issue identification and resolution.

In FY 2006, the County Board expanded the number of block groups in the Radnor/Ft. Myer Heights to encompass all of census tract 1017.

The County continues to concentrate CDBG funds and planning assistance in the neighborhoods with the greatest needs. Some County services and other community resources will need to be re-directed to the second and third tier neighborhoods because CDBG and other federal funding sources are not likely to increase.

The importance of the County taking this action relates to the underlying trends. While the total population in the 14 areas comprises only 32% of the County's total population, the areas contain 55% of Arlington's low/mod population. In each of the block groups that make up the 14 eligible areas, the percent of low/mod persons increased from 1990 to 2000. This increase varied from 7% in one of Arlington View's eligible block groups to 200% in one of Nauck's.

NEIGHBORHOOD CLASSIFICATION SYSTEM

The restructured program uses a neighborhood classification system with three tiers, each defining a level of need and establishing the foundation for the type and scope of assistance that is provided. Assignment to one of the three tiers is based on an assessment of socio-economic and other conditions in each neighborhood. The three tiers are: Neighborhood Focus Areas, Neighborhood Enhancement Areas and Neighborhood Outreach Areas.

The neighborhood classifications are as follows:

Tier 1: *Neighborhood Focus Areas* are the areas with the greatest socio-economic needs and receive the highest level and scope of services. Neighborhood planners take part in strategic planning, which involves the identification of 3-5 major needs and an implementation program to address them. The Neighborhood Focus Areas are the only areas to receive CDBG-funded neighborhood-specific programs and services.

Tier 2: *Neighborhood Enhancement Areas* face challenges to neighborhood stability which warrant early intervention. They are designated to receive focused attention—or priority planning—which involves identifying the need for enhanced County services to meet 1 or 2 priority needs. This will allow the County to devote limited resources to the most critical neighborhood issues as opposed to a broad spectrum of community needs to meet. The County may choose to expand a CDBG-funded program to an Enhancement Area to meet its priority need. The County will rely more on other local resources to meet Enhancement Areas’ identified priority needs.

Tier 3: *Neighborhood Outreach Areas* are stable neighborhoods with high populations of low income persons but without major revitalization needs. They are designated to receive outreach, civic engagement support and monitoring. The focus in Outreach Areas is to ensure that low income households are aware of County-funded programs they are eligible for and to foster their participation in civic affairs.

The purpose of the classification system is to bring the attention of the County, community and nonprofits to the needs of all income-eligible areas. Another objective of the restructured program is that all areas receive increased outreach and advocacy based on their needs, planning and technical assistance from NSA planners, resident capacity building, and ongoing monitoring of physical conditions and trends.

Low income residents in all of the NSAs are underrepresented in civic activities. Resident capacity building efforts, such as the Neighborhood College, are designed to empower residents to participate in community dialogs and enhance their ability to advocate for services. Neighborhood College therefore will be open to residents of all NSAs.

NEIGHBORHOOD NEEDS ANALYSIS

To spearhead the County’s NSA re-designation process in 2003, an Interdepartmental Team reviewed the 14 eligible areas⁸ and recommended classification within the tiers. The designation process consisted of a team analysis of 2000 Census socio-economic data, an assessment of neighborhood conditions and resident participation at community meetings.

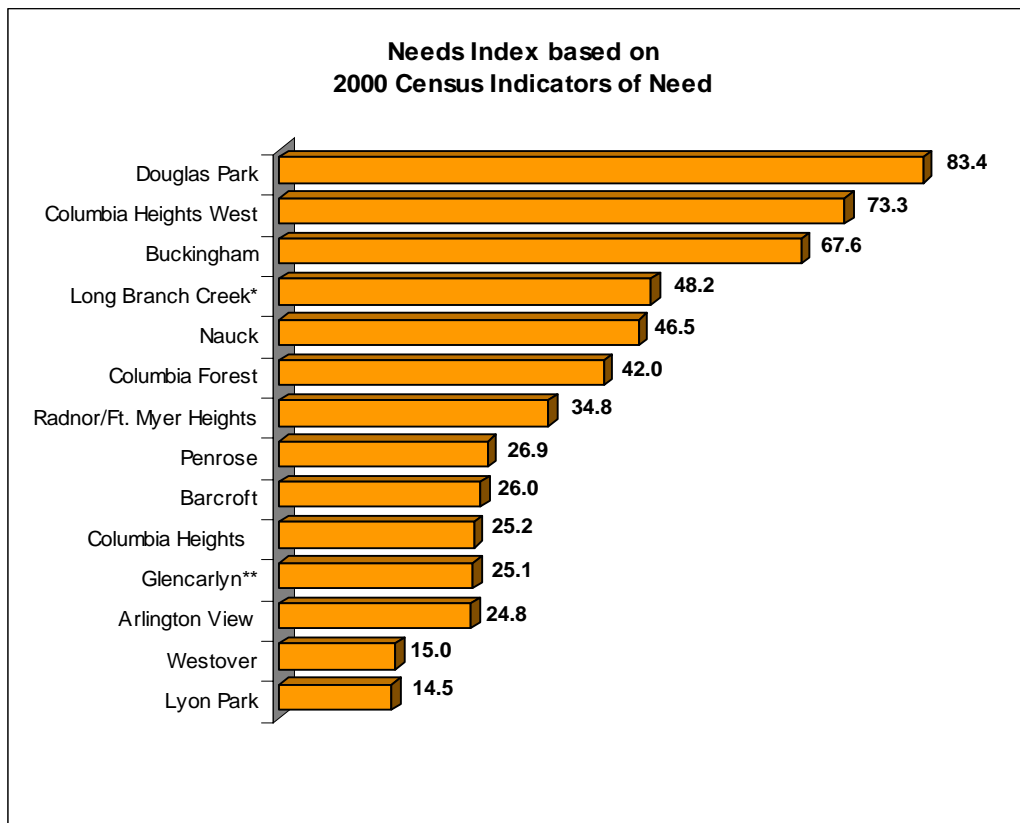
Needs Index based on Census Data: Census data was analyzed to provide demographic profiles of the eligible areas. A Needs Index was developed to facilitate comparison of need in the 14 neighborhoods based on the economic and demographic data most indicative of need from the 2000 Census. The data used to compute the Needs Index is displayed in Figures 20 and 21. Key indicators of economic need included unemployment, limited education, housing need, households paying over 30% of income for rent and age of housing.

⁸ NSA designation is limited to areas where at least 51% of the residents are low and moderate income, making the areas eligible under Federal regulations for “area benefit” CDBG activities.

Figure 20

Needs Index based on 2000 Census Indicators of Need		
Eligible Block Groups are in these Neighborhoods	Need Index	Ranking of Need
Pike Village Center	83.4	1
Columbia Heights West	73.3	2
Buckingham	67.6	3
Long Branch Creek*	48.2	4
Nauck	46.5	5
Columbia Forest	42.0	6
Radnor/Ft. Myer Heights	34.8	7
Penrose	26.9	8
Barcroft	26.0	9
Columbia Heights	25.2	10
Glencarlyn**	25.1	11
Arlington View	24.8	12
Westover	15.0	13
Lyon Park	14.5	14

Census Need Indicators Used to Determine Needs Index (Using both percentages and numbers)
Low and Moderate Income Persons
Persons in Poverty
Paying over 30% of Income for Rent
Unemployed Persons
Persons with No High School Degree
Female Single Parent Households
Linguistically Isolated Households
Units Over 50 Years Old



*This neighborhood's Census data is no longer accurate. It does not reflect higher income residents who have moved into new buildings (e.g., Avalon at Arlington Square, The Metropolitan) or lower income residents moving out of The Colonies.

**This Census data reflects low income elders whose needs are being served through subsidized units at Woodland Hill

Figure 21

<i>Eligible Block Groups are within these Neighborhoods:</i>	Census Tract	Block Groups	% Low and Moderate Income Persons	Number Low and Moderate Income Persons	% Persons in Poverty	Number Persons in Poverty	% Paying over 30% of Income for Rent	Number Paying over 30% of Income for Rent	% Unemployed Persons	Number Unemployed Persons	% Persons with No High School Degree	Number Persons with No High School Degree	% Female Single Parent Households	Number Female Single Parent Households	% Linguistically Isolated Households	Number Linguistically Isolated Households	% Units Over 50 Years Old	Number Units Over 50 Years Old
	Pike Village Center	26; 27	1; 1, 2	80.2%	7,046	13%	1,126	37%	929	5.1%	342	35%	1,896	13%	374	25%	733	57%
Columbia Heights West	22	1, 2	75.8%	5,736	18%	1,333	41%	654	4.1%	240	39%	1,828	10%	257	24%	591	47%	1,205
Buckingham	20	1, 3-5	67.8%	5,446	14%	1,146	39%	1,169	3.1%	212	30%	1,713	4%	155	24%	853	54%	1,998
Long Branch Creek*	38	1	60.9%	2,735	9%	415	35%	362	3.7%	130	41%	1,118	11%	150	30%	415	49%	704
Nauck	31	1,2,3,4	67.1%	2,784	13%	530	40%	282	3.5%	117	31%	856	14%	221	8%	131	52%	842
Columbia Forest	28	1, 4	65.6%	4,212	8%	517	37%	687	2.1%	109	25%	1,106	7%	178	12%	338	35%	942
Radnor/Fort Myer Heights	17	1, 3, 5	58.3%	2,948	13%	656	33%	818	2.1%	97	10%	376	2%	66	13%	402	51%	1,746
Penrose	24; 25	2; 2	58.6%	1,786	9%	288	33%	387	1.8%	48	12%	280	5%	84	10%	151	70%	1,098
Barcroft	23	3	57.4%	1,155	17%	347	26%	123	3.2%	49	21%	277	9%	61	17%	116	47%	353
Columbia Heights	32	1	63.8%	2,875	8%	339	34%	791	1.1%	43	11%	346	4%	95	9%	219	28%	717
Glencarlyn**	21	2	56.9%	406	27%	190	35%	96	0.6%	5	38%	277	2%	8	37%	144	21%	86
Arlington View	33	1	60.9%	736	10%	116	24%	39	3.8%	39	32%	274	15%	57	1%	6	59%	267
Westover	9	4	59.5%	858	5%	68	21%	120	1.4%	16	10%	103	6%	40	7%	50	93%	676
Lyon Park	18	2	57.8%	1,138	7%	146	27%	276	0.5%	8	10%	149	2%	26	7%	79	73%	825

*This neighborhood's Census data is no longer accurate. It does not reflect higher income residents who have moved into new buildings (e.g., Avalon at Arlington Square, The Metropolitan) or lower income residents moving out of The Colonies.

**This Census data reflects low income elders whose needs are being served through subsidized units at Woodland Hills.

Assessment of Neighborhood Conditions: The Needs Index was one tool to identify needs in the eligible areas. In addition, the Interdepartmental Team provided quantitative and qualitative information regarding neighborhood conditions, needs, requests for service and County efforts to address code enforcement, human services and public safety needs. The group developed criteria to utilize this information to classify areas into NSA tiers. The evaluation of information on neighborhood conditions for the eligible areas resulted in ratings of High, Medium or Low.

- **Code Enforcement Needs:** To assess current conditions in the eligible areas, staff considered critical factors that help to gauge the conditions that threaten a neighborhood's overall health. The team reviewed the level of code enforcement activity in each of the areas. Code Enforcement staff are responsible for enforcement of the Arlington County's Zoning Ordinance, Virginia Uniform Statewide Building Code/ Maintenance of Existing Structures, Condition of Private Property, and Noise Control Ordinance. Staff rated the level of activity in each of the areas, evaluating the number of open cases, whether the caseload was primarily multi-family or single-family housing, and the existence of chronic ongoing and recurring code problems in order to form an overall assessment of property maintenance throughout the areas.

The neighborhoods were rated High if code enforcement activity involved both single-family and multi-family housing, if the majority of the cases involved serious or life threatening violations and if the area had a large number of open cases. The neighborhood was rated Medium if, in general, the code activity affected a small number of individual rental apartment units within apartment complexes and if the area had a few problem properties scattered throughout the area. Eligible areas received a Low rating if there were few ongoing cases.

- **Human Services Needs:** To determine the level of human services needs in the eligible areas, staff identified the number of households being served through the Department of Human Services' major assistance programs. The Interdepartmental Team assessed the level of service by examining the number of households being served and comparing the areas to each other. Scores were developed for each of the neighborhoods computing the percentage of households within the area receiving public assistance. With that data, the neighborhoods were ranked.
- **Public Safety Needs:** In evaluating public safety, staff reviewed counts of police incident reports by general types of crimes for each area over a one year period. Staff focused on four types of incidents to gauge the level of police activity in the eligible areas: aggravated assault, simple assault, vandalism and public drunkenness. Rankings were based on the number of calls received per resident in these areas.

Attachment V devotes a page to each eligible area and provides additional demographic and housing data; the area's need index; a rating of high/medium/low for revitalization, human service and public safety needs; and additional information on specific issues in the eligible area.

ECONOMIC DEVELOPMENT NEEDS AND ACTIVITIES

For the purpose of Arlington's Consolidated Plan, priority economic development needs are those of low and moderate income persons residing in the NSAs as well as County wide. In spite of the low unemployment rate for Northern Virginia and the DC Metropolitan area, many residents are unable to compete for jobs or are underemployed. This is primarily due to limited English skills and a lack of specific job skills.

NSA residents need ESL and basic computer classes as well as employment training. Low and moderate income persons County-wide need help to develop and expand microenterprises. These public service activities as well as County-wide technical and financial assistance for microenterprise development will be given high priority since this will move low and moderate income persons toward better jobs and increased self-sufficiency.

Obstacles to meeting the employment needs of underserved clients include:

- the expense and the accessibility of English classes;
- the need for income during training;
- difficulty with transportation and child care;
- lack of computer skills;
- lack of legal status to obtain employment;
- lack of affordable space for microenterprises;
- lack of capital for establishment and expansion of microenterprises; and
- lack of technical assistance for microenterprises needing language accommodation.

OBSTACLES TO MEETING UNDERSERVED NEEDS IN NSAs

Obstacles around communication have made it difficult to obtain and convey information on needs of the target populations in the Neighborhood Strategy Areas. Staff has utilized several traditional ways of obtaining and communicating information with limited success. In past years, staff has utilized traditional means, including flyers, posters and meetings to obtain information and to identify needs within Neighborhood Strategy Areas. The obstacles include:

- Difficulty in communicating in native languages;
- Lack of reliable means for communicating directly with NSA clients;
- Overcoming lack of trust of government prevalent in target communities; and

- Fear of retaliation if criticisms are voiced.

PRIORITY NEEDS

Table 2A displays the priority non-housing community development needs for the next five years, for which CDBG funds will be used. This includes countywide economic development and neighborhood-specific needs. Since the first tier of the NSA program (Neighborhood Focus Areas) is the only one eligible to receive CDBG-funded programs and services, Table 2A primarily reflects the 5-year priority needs of that tier.

These priority needs are based on data gathered through the neighborhood needs analysis for the NSA re-designation process as well as community input by way of meetings and submission of CDBG proposals. The assignment of priority to each category was based on:

- the degree that the need would not be met by a County-funded program or service;
- the ranking of needs through survey tools and community meetings in the neighborhoods;
- the evidence of need in proposals submitted for CDBG funding; and
- the ranking of similar needs identified in the Community Report Card, developed by the Partnership for Youth and Families in November, 2003.

OBJECTIVES

Several charts link the County's five-year community development objectives to annual strategies/activities. These include: the Community Development Needs Table, Attachment VIII (FY 2006 CDBG Programs and Attachment IX (Annual Action Plan 5-Year Objectives and Annual Strategies/Activities).

The following summarizes the County's Five-year objectives and annual outcome measures for community development through the NSA program and economic development for low income persons Countywide.

- Improve physical conditions in NSAs.
 - Identify and prevent code violations and offer ways to resolve them.
 - Develop and implement physical improvements related to housing and public infrastructure.
 - Develop and implement opportunities for community beautification.
- Increase access to human services through the provision of information and service delivery.
 - Develop and implement community liaison program.
 - Plan and deliver series of community events.

- Facilitate partnerships that expand and improve services.
 - Fund priority projects.
 - Provide technical assistance to increase access to human services.
- Increase participation in community affairs.
 - Develop community leaders through the Neighborhood College.
 - Facilitate resident education and advocacy initiatives.
 - Use existing venues and events to educate and inform residents about neighborhood improvement activities.
 - Improve economic conditions of low and moderate income persons in the NSAs.
 - Provide job training and skills development opportunities that are accessible and affordable.
 - Provide services to remove barriers to employment.
 - Foster microenterprise development for low and moderate income business owners.
 - Provide technical and financial assistance to new or expanding businesses in appropriate language and format.

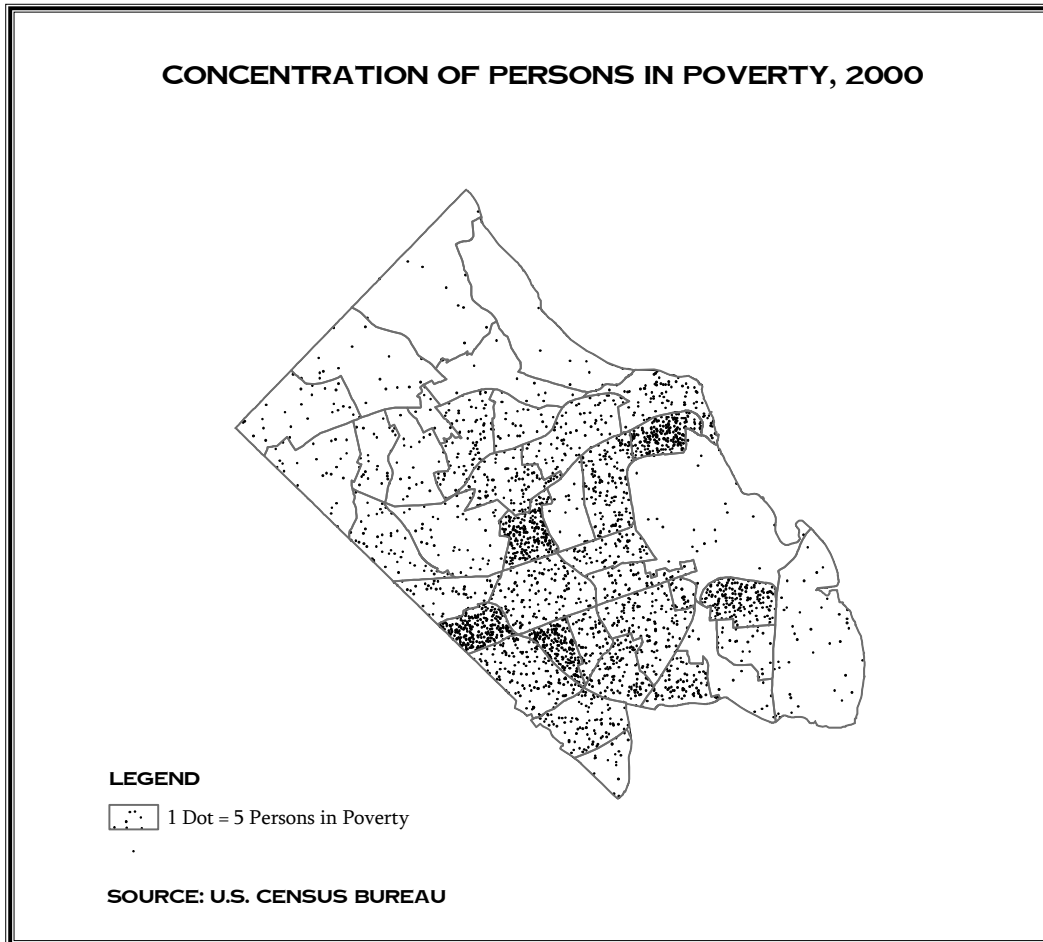
Antipoverty Strategy (91.215 (h))

1. Describe the jurisdiction's goals, programs, and policies for reducing the number of poverty level families (as defined by the Office of Management and Budget and revised annually). In consultation with other appropriate public and private agencies, (i.e. TANF agency) state how the jurisdiction's goals, programs, and policies for producing and preserving affordable housing set forth in the housing component of the consolidated plan will be coordinated with other programs and services for which the jurisdiction is responsible.
2. Identify the extent to which this strategy will reduce (or assist in reducing) the number of poverty level families, taking into consideration factors over which the jurisdiction has control.

3-5 Year Strategic Plan Antipoverty Strategy response:

Arlington County's overall poverty rate increased slightly between 1990 and 2000. In 2000, 5.0 percent of Arlington County families and 9.1 percent of Arlington's children lived in poverty. (The poverty threshold for a family of four in 2000 was \$17,603.) Figure 22 displays the most dense concentrations of poverty also in the first tier NSAs—Buckingham, Columbia Heights West, Nauck—as well as census tracts in Radnor/Fort Myer Heights and in Pentagon City.

Figure 22



Arlington County's anti-poverty strategies and activities support the overall effort in the county to move low-income families to economic self-sufficiency. The Arlington County Department of Human Services (DHS) is the nexus of the County's welfare reform program and is thus the lead anti-poverty agency. The Department administers several programs that help low-income households, such as:

- Virginia Initiative for Employment (not) Welfare (VIEW) and Temporary Assistance to Needy Families (TANF)
- Medicaid/Family Access to Medical Insurance Security (FAMIS)
- Food Stamp and the Food Stamp Employment and Training Program (FSET)
- Housing Grants and Section 8 (rental assistance)
- Home Energy Assistance
- Refugee Cash Assistance
- Community Service Block Grant (Arlington Employment Center/AEC)
- Homemaker and Adult Day Care Contract Program
- Emergency Shelter Grant Program (Crisis Assistance Bureau/CAB)

- Homeless Programs
- One Stop Career Center

Virginia Initiative for Employment/VIEW

The Arlington Department of Human Services administers VIEW, the County's primary anti-poverty program. This time-limited, goal-oriented program provides temporary cash assistance to needy families while assisting families toward economic self-sufficiency through child support and work. Families are eligible for cash benefits for no more than 24 months (whether sequential or not) before exiting the program for 12 months. The limit for lifetime assistance is 60 months. VIEW is designed to strengthen families, improve the work force, and reduce poverty by:

- 1) Having work, training and personal responsibility are the principles that guide this program. Adult family members must work or engage in training and educational activity for 30 hours a week. Each recipient develops a personal responsibility plan which details how he or she will work towards self-sufficiency. The plan also requires that children stay in school, get regular health checks, and are current on their immunizations.
- 2) Establishing firm, fair expectations of participants to work, and obtaining support for their children.
- 3) Building a better workplace by requiring work, by offering education and training opportunities, and by providing case management for families.
- 4) Reducing poverty through work requirements, carefully planned benefits packages, and transitional services.
- 5) Providing extensions, exemptions, and interruptions under certain circumstances as allowed by the State to waive work or time limit requirements, either temporarily (as when a participant has a child under 4 months old) or permanently (as when a participant is 60 years or older).
- 6) When a child lives with a relative who is not his or her parent, the adult may choose to be excluded from the grant and work requirement. Parent(s) that collect Social Security Disability Income are also excluded from the grant. The children are subject to neither work requirements nor time limits.

Key Aspects

In developing the plan and actions to reduce poverty in the County, a philosophy, goals and objectives were identified and agreed upon by the Director of the Department of Human

Services (DHS) and agency management and line staff. In this effort the County's leading agency director realized that fighting the war on poverty in the County required input and efforts from the whole community. One important action implemented in the effort to reduce poverty was co-locating many of the client services in one location and developing a team concept in providing services. The DHS staff came together and developed a plan and identified the services necessary to accomplish the goal of reducing poverty in the County. Resources were made available to ensure that services were provided as planned.

Many of the on-site services available to help families move toward achieving economic self sufficiency are as follows:

- Assessments (career, disability, mental health, substance abuse etc.)
- Therapy/Treatment
- Job/career guidance
- Job Readiness Training
- Skills Training
- High School/GED/Secondary Education
- Job Placement
- Transportation Assistance
- Parenting Training
- Child Care & Before/After School
- Clothing Assistance
- Housing Assistance
- Emergency Services
- Transition Assistance
- Client Incentives

The County provides the available services to help clients identify and address their specific needs. Addressing these needs prepare clients for gaining and maintaining employment. The County has learned that providing clients with comprehensive services increases the quality of their lives and significantly reduces poverty. Many of the County agencies have collaborated with and are committed to working in partnership with the DHS to reduce poverty by investing time and resources to aid in the effort. DHS also developed partnerships with many of the County's non-profit and community based organizations to provide specialized client services that are not readily available through County agencies. Some community-based organizations have initiated services such as providing clients with work clothing or access to cultural events/activities.

Anti-Poverty Strategy

The County's anti-poverty strategy is to help move families from welfare dependency to economic self-sufficiency. In instances where this may not be possible because of personal limitations, the goal is to enable them to achieve the maximum level of independence of which they are capable. Since the primary goal of the Community Development Block Grant and the HOME programs are to help low-income people and areas, DHS supports State and County efforts toward welfare reform and moving people to economic self-sufficiency.

5-Year Strategy:

Support State and County efforts to move low-income persons to economic self sufficiency or maximum level of economic independence.

Many of the Consolidated Plan strategies and objectives directly support the Anti-Poverty Strategy. Through partnerships and linkages to other agencies and service providers, DHS and the County make an ongoing effort to help serve specific populations and meet their needs.

NON-HOMELESS SPECIAL NEEDS

Non-homeless Special Needs (91.205 (d) and 91.210 (d)) Analysis (including HOPWA)

*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Estimate, to the extent practicable, the number of persons in various subpopulations that are not homeless but may require housing or supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction, and any other categories the jurisdiction may specify and describe their supportive housing needs. The jurisdiction can use the Non-Homeless Special Needs Table (formerly Table 1B) of their Consolidated Plan to help identify these needs.
*Note: HOPWA recipients must identify the size and characteristics of the population with HIV/AIDS and their families that will be served in the metropolitan area.
2. Identify the priority housing and supportive service needs of persons who are not homeless but require supportive housing, i.e., elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction by using the Non-homeless Special Needs Table.
3. Describe the basis for assigning the priority given to each category of priority needs.
4. Identify any obstacles to meeting underserved needs.
5. To the extent information is available, describe the facilities and services that assist persons who are not homeless but require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.
6. If the jurisdiction plans to use HOME or other tenant based rental assistance to assist one or more of these subpopulations, it must justify the need for such assistance in the plan.

3-5 Year Non-homeless Special Needs Analysis response:

Introduction

Arlington County has a good supply of group homes and other transitional congregate living facilities. However there is widespread acknowledgement that the need is greater than the current supply of County assisted housing.

DHS contracted with the Technical Assistance Collaborative, Inc. (TAC) to develop a comprehensive plan for state-of- the art supportive housing that meets current and projected need and includes realistic strategies to fund and implement the plan.

Arlington County has a unique opportunity to increase supportive housing for special needs populations served by the Department of Human Services. The County has been recognized for its integrated human service delivery system that provides services based on client population and need rather than on funding source streams. It has also authorized local expenditures for various welfare and social service programs. As a consequence, the VA

Department of Social Services, has claimed additional funds to cover administrative costs paid for by Arlington County with local funds, as provided for by a federal OMB Circular.

Permanent Supportive Housing

Permanent supportive housing refers to integrated permanent housing (typically rental apartments) linked with flexible community-based services that are available to tenants when they need them but are not mandated as a condition of occupancy. The permanent supportive housing model is based on a philosophy that supports consumer choice and empowerment, rights and responsibilities of tenancy, and appropriate, flexible, accessible, and available supports that meet each consumer's changing needs. Arlington includes the permanent supportive housing model within a broader Supportive Housing Typology that also includes Transitional Housing and Residential Services models. These two other supportive housing approaches will continue to provide valuable housing and supportive services to Arlington residents with special needs.

Identified Need

Arlington County Department of Human Services (DHS) has identified almost 400 individuals and families who currently or in the near future are expected to need supportive housing. These individuals are known to DHS because of their degree of disability, their need for community supports, and the fact that they are already receiving (or waiting for) some form of community services and supports under the auspices of DHS. The fact that Arlington has a well developed crisis and information/referral system means that most of the citizens with a current supportive housing need are already known to DHS staff. These 400 people provide a solid foundation for supportive housing strategic plan implementation since their level of functioning and community support needs can be accurately matched with units that will be coming out of the supportive housing pipeline.

Projected Need

Using DHS's March 2003 supportive housing needs assessment information as a clearly identified component of the overall need, the consultant for the Supportive Housing Plan—The Technical Assistance Collaborative (TAC)—extracted Arlington-specific information from other sources (e.g., Social Security Administration Supplemental Security Income data; Census data; and Virginia's reported prevalence data for certain disability populations) to develop an overall estimate of Arlington's need for supportive housing in the next five years. Based on these sources of data, TAC estimated that about 900 people with disabilities need and could benefit from supportive housing developed through this plan.

Figure 23 provides a summary table of these needs by disability type. The Supportive Housing Plan (Attachment VI) provides detailed explanations of how the needs for each of the subpopulations were derived. Supportive housing for all special needs populations are deemed high priorities for the duration of this 5-Year Consolidated Plan. The Supportive

Housing Plan provides the strategies for increasing supportive housing options during the next five years.

Elderly

There are approximately 17,800 elders (9.4 percent of the total population) residing in Arlington. National data suggest that 95 percent of elders remain independent and live in their own homes throughout their lifetimes. Of the approximately 5 percent of elders that reside in care facilities, approximately one-half are typically in nursing home level of care facilities, and one-half are in rest home or assisted living-type facilities. It is these 2.5 percent of elders needing some form of out-of-home assisted living that are the most likely demand component for supportive housing in Arlington.

The Social Security Administration reported that there were 13,685 Old Age, Survivors, and Disability Insurance (OASDI) beneficiaries residing in Arlington in 2003. Just fewer than six percent of elders living in Arlington (1,051) had incomes at or below the SSI level.

The Supportive Housing Plan estimated that approximately 440 elders (2.5 percent of the elder population) have sufficiently low incomes and support needs to benefit from supportive housing strategies, and will be served in assisted living facilities supported with auxiliary grants. A very small proportion of these (reported to be about 20 individuals this year, or 100 over five years) could benefit from specialized supportive housing models designed for people with Alzheimer's disease or other forms of dementia.

Figure 23

Category	(A) Need identified by Arlington County 3/29/03	(B) Estimated Demand Population	Comments
Adults with serious mental illness	214	275	<ul style="list-style-type: none"> ▪ 125 SSI including co-occurring MA/SA ▪ 140 homeless
Youth with serious emotional disturbance	26	30	6-8 per year reported to need housing with services to return to County after placement
People with mental retardation (MR)	71	200	<ul style="list-style-type: none"> ▪ 159 SSI between 19-64 ▪ 413 SSI total
People with developmental disabilities (non-MR)	Included in mental retardation population	90	
People with substance abuse	Included with serious mental illness	<ul style="list-style-type: none"> ▪ 55 chronic homeless ▪ 5 mothers with children 	
Single adult homeless	Included with serious mental illness, and co-occurring	NA	Included in other categories
Family homelessness (including domestic violence)	Not included	Not Included	60 domestic violence parallel to, but not included in, the needs estimates
People with physical disabilities	77	160	More data needed – probably captured in the category of people with physical disabilities
People with traumatic brain injury	Not included	NA	Supportive Elderly Housing (e.g. HUD Section 202) or Assisted Living Facility model.
Elders	Not included as a separate category in 3/29/03	100	
Total	388	≈ 915	

Current Supportive Housing

As of February 2004 approximately 310 persons from all disability populations served by the Department of Human Services (DHS) were living in supportive housing in Arlington County. DHS has 14 units of permanent supportive housing. At any given time, about 83 persons are being served in transitional housing. And 213 persons are receiving residential services in group homes, assisted living facilities, and supervised apartment living. Services are provided by DHS service providers and case managers, and through County mental health programs and other community services and support programs.

Through its new supportive housing initiative, DHS has 74 units in the development pipeline. Thirty-five of those units are permanent supportive housing and 39 are assisted living units. Twenty of the permanent supportive units will be occupied in FY 2006 and the remainder will be occupied in 2007.

In addition, there are 5 apartment buildings containing 1,044 units of affordable housing units in Arlington specifically for elders. Based on the availability of DHS funding for supportive services, eligible low income residents of these apartments who need these services have access to them. In any given year, approximately 400 residents receive these services. Figure 24 summarizes the current inventory of resources.

Obstacles

At a supportive housing focus group (held at the Consolidated Plan Community Forum), the facilitator asked community members what kind of NIMBY (Not-In-My-Back Yard) response the County might expect to supportive housing. The group felt that the County is currently dealing with various forms of NIMBY and would expect additional responses in regards to supportive housing projects. Participants noted that supportive housing projects must have enough supportive services in place to be successful. They suggested that landlords with successful programs testify to that success.

When asked what issues to expect when the County starts implementing new supportive housing programs, participants noted:

- It will be difficult to provide the deep subsidies required to make the housing affordable.
- There could be site and geographic concerns (Some areas may feel that they have enough affordable & supportive housing projects in their respective community).

Resource Barriers

Taking into consideration the commitments already in place for 77 supportive housing units (described in the Housing section), DHS has confirmed that \$3.1 million of LPACAP capital funding and \$475,000 in ongoing funds remain uncommitted as of January 2005. These resources are needed to directly fund as well as leverage other funding for supportive

housing capital, supportive housing subsidies, and supportive services for future supportive housing development.

Supportive housing best practices make it clear that a project-based rent subsidy is needed to ensure long-term affordability for each supportive housing unit created. Federal law limits Arlington's supply of Section 8 Housing Choice vouchers that can be targeted for supportive housing project-based assistance.

Most existing supportive services funding streams in Arlington – and in the Commonwealth of Virginia – are not currently configured to be used in supportive housing. Arlington is also located in a large metroplex covering two states and the District of Columbia – an area that differs in many respects from the rest of the Commonwealth of Virginia. Many of the Commonwealth's services delivery and funding policies reflect the more rural and lower cost portions of Virginia, with the result that Arlington experiences impediments to service delivery more serious than in other parts of the state.

Figure 24

A	B	C	D	E	F	G	H	I	J
Housing Name	Type of Housing ¹	Owner/ Manager of Property ²	Service Provider Name	Population Served ³	Capacity: Units; Slots; People	Accessible Units	Services Funding ⁴	Housing Funding ⁵	Additional Information
13th Street Assisted Living Facility (ALF)			DHS	MH	8 consumers				All bedrooms are shared, and a counselor is available 24-hours a day.
Adopt-A-Family			Arlington-Alexandria Coalition for the Homeless	HM, Fam					Transitional housing.
Buchanan St. Townhouses			DHS	MH, (women only)	3 consumers				Consumers must have Medicaid and be eligible to receive Support Services to be considered.
Carlin Springs Transitional Home			Community Residences	HM, MH	4 consumers				Transitional housing.
Cleveland Cheshire Home				PwD	6 units/1BR	6 units		HUD202, disabled	
Columbia Grove		Paradigm Management	DHS	PwD	8 units (potential)			LPACAP	Columbia Grove is currently under development. It will be an affordable housing project with a total of 210 units of one and two bedroom apartments.
Community Living Alternatives			Community Living Alternatives	MR/DD	4 consumers/ 2 units				
Community Residences			Community Residences	MR/DD	8 consumers				1 ICF/MR.
Community Residences			Community Residences	MR/DD	36 consumers/ 7 group homes				
Community Residences			Community Residences	MR/DD	9 consumers/ 3 units				
Community Residences			Community Residences	MR/DD	12 consumers/ 2 ICF				To be opened in FY05.
Community Systems			Community Systems	MR/DD	5 consumers/ 2 group homes				
Community Systems			Community Systems	MR/DD	2 consumers/ group home				
Culpepper Garden I		Culpepper Garden	DHS (?)	Eld, PwD	210 units/EF.	0 units		HUD Section 236	
Culpepper Garden II		Culpepper Garden	DHS (?)	Eld, PwD	63 units/1BR.	6 units		HUD 202	
Culpepper Garden III		Culpepper Garden	DHS (?)	Eld, PwD	73 units/1BR.	0 units		HUD202	
Elizabeth's House			Borromeo Housing	Fam, HM	20 consumers				Transitional housing.

¹ Code: PSH, Transitional, Other (i.e. Group Home, Congregate, ALF)

² If property is leased, indicate when lease expires

³ Code: MR/DD = Mental Retardation/Developmental Disabilities; MH= Mental Health; PwD = People with Disabilities (not targeted to specific disability subpopulation); PhysDis = Physical Disabilities; Youth; Eld = Elder; Fam = Family; DV = Domestic Violence; HM = Homeless (More than one code can be used per property); SA = Substance abuse

⁴ Code: Medicaid Only; Medicaid Plus other funds; State; County; HUD McKinney; LPACAP; Auxiliary Grants;

⁵ Code: HUD202; HUD811; HUD McKinney; Section 8 PBA, VHDA; County AHIF; LPACAP; Housing Grants; CDBG, Section 236, PRAC

<i>A.</i>	<i>B.</i>	<i>C.</i>	<i>D.</i>	<i>E.</i>	<i>F.</i>	<i>G.</i>	<i>H.</i>	<i>I.</i>	<i>J.</i>
<i>Housing Name</i>	<i>Type of Housing¹</i>	<i>Owner/ Manager of Property²</i>	<i>Service Provider Name</i>	<i>Population Served³</i>	<i>Capacity-Units, Slots, People</i>	<i>Accessible Units</i>	<i>Services Funding⁴</i>	<i>Housing Funding⁵</i>	<i>Additional Information</i>
Elmwood House				Eld	50 units/1BR	0 units		HUD202	
Emergency Winter Shelter			Arlington Street People's Assistance Program (A-SPAN)	HM	40 consumers				
Fillmore Street Assisted Living Facility (ALF)			DHS	MH	7 consumers				All bedrooms are shared, except one, and a counselor is available 24-hours a day.
Hartwood Foundation, Inc.			Hartwood Foundation, Inc.	MR/DD	1 consumer				Respite facility.
HOPE Program		Arlington Partnership for Affordable Housing	DHS	MH	4 consumers				Set-aside units in multi-family rental housing.
Hunter's Park Elderly Building								DHS (AHIF and Section 8 PBV)	Retain service coordinators on staff.
Independence House			DHS/Vanguard Services	HM, SA	16 consumers				Transitional housing.
Intensive Supported Living Service			Fellowship Health Resources, Inc.	MH	2BR/ 3BR				This housing offers two and three bedroom apartments and town homes. Staff is available on site during waking hours. Rent is \$200/month.
Ivy St. Townhouses			DHS	MH	3 consumers (men only)				Consumers must have Medicaid and be eligible to receive Support Services to be considered. There is no live-in, on-site supervision. Each consumer is assigned a support services staff person, who assists them with daily living skills.
Job Discovery, Inc.			Job Discovery, Inc.		4 consumers				Group home.
Lockwood House				Eld, PwD	100 units/ Eff/ 1 BR/ 2BR	10 units		HUD202	
Milestones		Arlington Housing Corporation (AHC)	DHS	HM, PwD	8 1BR units/ 1 2BR unit			HUD McKinney 5+C	Set-aside units in multi-family rental housing.
Nelson Cheshire Home		Community Residences		PwD	7 units/ 1BR	6 units		HUD811	
Oak Springs			DHS	PwD	39 units			LPACAP	The Oak Springs project is under development.
Patrick Henry Apartments			Fellowship Health Resources, Inc.	MR/DD	5 consumers/ 3 units				
Re-Entry Program			Vanguard Services	HM	4 consumers				
Residential Program Center			Volunteers of America	HM	44 consumers				Emergency shelter.
Roosevelt Street Group Home			DHS	MH	6 units	6 units/1BR		HUD811	Group home.

<i>A</i>	<i>B</i>	<i>C</i>	<i>D</i>	<i>E</i>	<i>F</i>	<i>G</i>	<i>H</i>	<i>I</i>	<i>J</i>
<i>Housing Name</i>	<i>Type of Housing^f</i>	<i>Owner/ Manager of Property^g</i>	<i>Service Provider Name</i>	<i>Population Served^h</i>	<i>Capacity: Units; Slots; People</i>	<i>Accessible Units</i>	<i>Services Fundingⁱ</i>	<i>Housing Funding^g</i>	<i>Additional Information</i>
Safe Haven			Community Residences	HM, MH, SA	5 consumers				Transitional housing.
South 7th Street Group Home				PwD	6 units/eff.	6 units		HUD811	
St. John's Community Services			St. John's Community Services	MR/DD	2 consumers/Group homes				Group homes in Fairfax.
Sullivan House			Arlington-Alexandria Coalition for the Homeless	HM, Fam	30 consumers				Emergency shelter.
TACTS Domestic Violence Shelter			Arlington Community Temporary Shelter	HM, Fam	16 consumers				Emergency shelter.
TACTS Emergency Shelter			Arlington Community Temporary Shelter	HM, Fam	11 consumers				Emergency shelter.
TACTS Transitional Housing			Arlington Community Temporary Shelter	HM, Fam	15 consumers				Transitional housing.
Vaughn Ball Group Home			DHS		8 consumers/ 8 1BR.				
Volunteers of America, Chesapeake			Volunteers of America		8 consumers/ 2 group homes				
			Behavioral Health Care	MH	70 consumers			DHS Bureau of Assistance Auxiliary grants	

Specific Special Needs Objectives (91.215)

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

3-5 Year Strategic Plan Specific Special Needs Objectives response:

Supportive Housing Priorities/Objectives

Arlington's Five-Year Supportive Housing Initiative would produce 375 – 425 new supportive housing units. These units would be in addition to the 77 units already committed. To create and sustain this supportive housing pipeline, there are three basic housing strategies recommended by the Supportive Housing Plan:

- Encourage small-scale supportive housing project development for various subpopulations. This strategy would use LPACAP funds for predevelopment assistance and capital subsidies to effectively leverage U.S. Department of Housing and Urban Development (HUD) supportive housing funding, including McKinney/Vento, Section 8 project-based assistance, Section 811 and Section 202 funds. This strategy would create 115 supportive housing units over a five-year period and could accommodate the development of a 20+ unit Single Person Efficiency (SPE) project.
- Establish a supportive housing goal based on a portion of Committed Affordable Rental Units supported by County funds that would be designated as supportive housing and linked to the County's Housing Grants Program subsidies. This strategy would create 185-235 supportive housing units over a five-year period.
- Establish a supportive housing goal based on a portion of affordable rental units negotiated through the County's Site Plan process that would be set aside as supportive housing and linked with Section 8 project-based rental assistance and the County's Housing Grants Program. This strategy would create up to 75 supportive housing units over a five-year period.

There are seven strategies for DHS services, recommended by the Supportive Housing Plan, designed to support and facilitate the supportive housing development strategies. These strategies are intended as much as possible to be cross-system, multi-disability and multi-funding stream services.

- \$200,000 of ongoing LPACAP funds be used to establish a unified Supportive Housing Services Coordination Unit. The Supportive Housing Services Coordination Unit would (1) convene service staff and/or contractors for each tenant moving into and remaining in

permanent supportive housing; (2) assist in developing a service plan and delivery approaches that are consistent with maintaining successful tenancy; and (3) intervene in crises or other tenancy-threatening events to engineer new levels or types of service necessary to prevent loss of tenancy.

- \$40,000 of ongoing LPACAP funds be used during the first year of implementation to assist DHS develop and maintain a Supportive Housing Clearinghouse. These one-time funds would be obtained from the \$200,000 in LPACAP funding in Strategy #1 – a portion of which will not be needed during the first year of implementation.
- \$225,000 of ongoing LPACAP funds into a flexible pool of services funding to be used to fill gaps in current services funding or capacity essential to assisting individual consumers to be successful in supportive housing.
- DHS enhance and improve Community Support Team services for consumers with mental illness or co-occurring mental illness and substance abuse.
- DHS continue its basic model for transition age youth augmented by access to the supply of new supportive housing units and services from the Supportive Housing Services Coordination Unit.
- Arlington re-contract its residential services programs by issuing an open, competitive request for proposals (RFP) for existing group home programs. The RFP process presents an opportunity to “challenge” providers to make the best possible use of existing congregate housing stock while expanding the number of people served and increasing Medicaid reimbursements.
- \$50,000 of ongoing LPACAP resources each year to support implementation and management of the supportive housing initiative through staff and provider training, enhanced administrative oversight and new quality management and quality improvement activities.

The seven service strategies attempt to make best use of the limited funds to facilitate the implementation of supportive housing, but do not attempt to supplant either existing service funding or compensate for the fact that State funding policies and priorities need to be changed.

Financial Resources

The Supportive Housing Plan outlined the following local, state, and federal housing resources available as of January 2005 that can potentially be used to fund Arlington's supportive housing initiative. While some of these resources will continue to be available throughout the time period of the plan, it is possible that some resources will not continue to be available.

LPACAP Funds: Based on the commitments, DHS has an estimated \$3.1 million of uncommitted one-time LPACAP funds.

Section 8 Housing Choice Voucher Project-Based Assistance: Under HUD's Section 8, up to 20 percent of DHS's Section 8 vouchers can now be converted to project-based vouchers, which means they can be "committed" to units in rental projects. This federal policy makes the Section 8 project-based program potentially ideal for supportive housing development. HUD rules expected to be finalized by June 2005 will allow Section 8 project-based supportive housing owners to maintain a separate waiting list and more targeted tenant selection preferences. These new rules will likely remove the only remaining barriers to using Section 8 project-based vouchers for supportive housing.

Under HUD rules, Arlington could convert up to 288 Section 8 vouchers to be used for project-based assistance (1,439 total vouchers x 20% = 288). However, Arlington has already made commitments for 65 project-based vouchers, which leaves a total of 223 vouchers, which theoretically could be used as project-based assistance and committed to future projects, including supportive housing. Most of DHS's Section 8 vouchers are leased and, therefore, are not currently available to be converted to project-based assistance. However, under HUD's rules, DHS can use future Section 8 voucher turnover to fulfill project-based commitments. Based on a review of DHS turnover history, the Supportive Housing Plan projects that DHS will have sufficient turnover vouchers to fulfill project-based commitments recommended in this Comprehensive Supportive Housing Plan.

Given that there are competing demands in Arlington for the use of Section 8 project-based assistance, the Supportive Housing Plan recommends that at least 50 percent of the future project-based assistance capacity (or 112 vouchers) be targeted to supportive housing. Of these 112 vouchers targeted for supportive housing, DHS has already made commitments of 15 Section project-based assistance vouchers to two projects (i.e., the Views at Clarendon and the Gates of Ballston) discussed above. Therefore, 97 Section 8 project-based assistance vouchers remain available for future supportive housing. Based on voucher turnover of approximately 40 units per year, the Supportive Housing Plan estimates that DHS could comfortably project-base 20 supportive housing units per year.

HUD McKinney/Vento Homeless Assistance Funds: HUD's McKinney/Vento Homeless Assistance programs are almost exclusively dedicated to supportive housing and are exclusively dedicated to people who meet HUD's definition of homeless. Tenants participating in McKinney/Vento funded programs pay no more than 30 percent of their income towards rent – thus, guaranteeing housing affordability for the lowest-income households. New HUD McKinney/Vento Homeless Assistance funds are potentially available to Arlington each year through a competitive Super Notice of Funding Availability (SuperNOFA) published by HUD in the late winter or spring. Arlington has successfully competed for these funds during the past few years, obtaining a total of 15 HUD Shelter Plus Care rent subsidies used in the DHS Milestones program. According to analysis in the Supportive Housing Plan, if federal McKinney/Vento appropriations policies remain in place for federal Fiscal Year 2005 and beyond, Arlington's Continuum of Care could access approximately 10 new Shelter Plus Care rent subsidies per year.

Arlington Housing Grants Program: Arlington's Housing Grants program is similar, although not identical, to HUD's Section 8 voucher program. Households receive a rent subsidy and pay a limited amount of their income towards rent. The Housing Grants program currently supports 640 households, including 202 disabled households. The average housing grant is \$435, although the average for disabled households is almost \$500 due to their extremely low incomes. "Turnover" in the Housing Grants program is 16-18 households per month or approximately 200 subsidies per year – a much higher rate than the Section 8 program.

Currently, unlike the Section 8 voucher program, Arlington's Housing Grants program does not have a project-based component. This fact limits the utility of the Housing Grants program for supportive housing development activities, since developers are likely to prefer the Section 8 project-based vouchers. For this reason, the Supportive Housing Plan recommends that Arlington consider adopting a project-based component to the Housing Grants program to be targeted to supportive housing. As much as possible, the Housing Grants project-based component should be a Section 8 project-based "look-alike" program so that supportive housing tenants receive identical housing benefits and to avoid the possibility that developers would prefer one subsidy resource over the other.

Arlington Affordable Housing Investment Fund (AHIF): This fund is Arlington's main financing program for the development of affordable housing, comprised of combination of federal HOME Investment Partnership funds and local County funds. The program provides low-interest, secondary loans to developers to create affordable housing (both rental and homeownership). In the past, the County's Housing Division has exercised some flexibility in providing permanent supportive housing projects with more favorable loan terms (i.e., deferred loans with 0 percent interest) recognizing the difficulty in making these type of projects financially feasible. The Supportive Housing Plan recommends that Arlington target a portion of AHIF-funded units to supportive housing.

HUD Section 811/Section 202 Programs: HUD's Section 811 Supportive Housing for Persons with Disabilities and the Section 202 Supportive Housing for the Elderly programs are the two other HUD programs dedicated to supportive housing. These programs provide development capital as well as an ongoing monthly operating subsidy (known as a Project-Based Rental Assistance Contract, or PRAC) to create supportive housing for people who are disabled and elderly. The funding is available only to non-profit organizations and is highly competitive. Section 811/202 funds are made available each year during the late winter or early spring through HUD's SuperNOFA. According to HUD, the Richmond Field office service area (which includes Arlington) had the following funding available during the 2004 SuperNOFA:

Section 811: 26 units \$1,930,071 for Capital Advances 5 Yr. PRAC

Section 202: 89 units \$6,848,225 for Capital Advances 5 Yr. PRAC

Virginia Housing Development Authority Programs: The Virginia Housing Development Authority (VHDA) administers several capital financing programs that support the development of affordable rental housing throughout Virginia. Developers of larger multi-family projects also supported by County AHIF funds take advantage of many of these programs. Below is a brief description of VHDA's primary multi-family housing programs:

- **The Virginia Housing Fund (VHF)/Sponsoring Partnerships and Revitalizing Communities (SPARC) Multi-Family Loan Program** provides below market interest rate loans with an amortization option of up to 30 years. For most localities, the maximum loan amount is \$950,000 per project with the exception of several Northern Virginia areas. \$10 million of VHF funds are dedicated to multi-family development each year. The SPARC loans are currently set at a 5 percent interest rate. VHDA has targeted four areas to use SPARC funds – housing for the homeless, housing for people with disabilities, preservation of affordable housing, and community revitalization efforts.
- **Bond Funded Loan Programs** (taxable or two forms of tax exempt) are VHDA's primary lending mechanism for multi-family development. VHDA typically refers to these programs as conventional financing.
- **The Low Income Housing Tax Credit (LIHTC).** The LIHTC Program offers federal income tax credit to owners that develop affordable rental housing. VHDA administers the LIHTC program in Virginia. The funding is made available once a year in January on a competitive basis. As part of its Qualified Allocation Plan, VHDA established a set-aside of 3 percent of its annual tax credit allocation in a non-competitive pool for use exclusively by developers of rental properties for people with disabilities. Mixed-income projects with a supportive housing component are not currently eligible to take

advantage of this set-aside for the supportive housing component. Despite this barrier, VHDA is committed to working with interested developers to use this special set-aside.

Commonwealth Priority Housing Fund: The Virginia Department of Housing and Community Development (DHCD) established the Commonwealth Priority Housing Fund in 2003. DHCD has targeted funds for gap-financing in the form of grants or deferred loans up to \$500,000 to assist hard-to-develop housing projects that target special needs housing, housing for people with disabilities, and housing for the elderly. Funds will be available until they are exhausted.

HOME Investment Partnership Program (Commonwealth of Virginia): DHCD recently announced that \$1 million of HOME funds will be made available over the next two years to support the development of permanent supportive housing for the chronically homeless throughout Virginia. Entitlement communities such as Arlington will be eligible for these funds.

Federal Home Loan Bank's Affordable Housing Program: The Federal Home Loan Banks (FHLBs) are wholesale banks, places where community financial institutions turn for funds. There are 12 banks in the Federal Home Loan Bank system including the Federal Home Loan Bank of Atlanta that covers Virginia as well as other Southeastern states. The Affordable Housing Program (AHP) provides below-market loans or grants for affordable housing activities. At least 20 percent of the units must be occupied and affordable to very low-income households (households earning less than 50 percent of median income). There are at least two funding rounds each year. Because of the scoring criteria established by FHLB, supportive housing projects that serve extremely low-income households tend to be very competitive for AHP funds.

Housing Opportunities for People with AIDS (HOPWA)

HOPWA funds are awarded to metropolitan areas with populations of 500,000 or more that have at least 1,500 AIDS cases, based on data from the Centers for Disease Control and Prevention (CDC). These funds can be used for housing assistance and related supportive services for persons with HIV/AIDS. In the DC metropolitan area, the administering agency in FY 2006 is the Northern Virginia Regional Commission. The administering agency submits the application for annual funds.

Arlington County Department of Human Services (DHS) and Whitman Walker Clinic both receive a portion of the Suburban Virginia HOPWA award, which is one component of the HOPWA award for the Washington, D.C. Eligible Metropolitan Statistical Area (EMSA).

DHS receives HOPWA funds to provide rental assistance to persons with HIV/AIDS and case management services to assess their needs and develop strategies to meet those needs.