



## ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item  
Meeting of July 11, 2009**

**DATE:** June 29, 2009

**SUBJECT:** Award of Community Development Block Grant Recovery (CDBG-R) Funds under the American Recovery and Reinvestment Act (ARRA) of 2009.

**C.M. RECOMMENDATION:**

Award previously appropriated and allocated CDBG-R funds to three nonprofit housing developers to undertake energy efficiency improvements at approved properties in these amounts:

- a. Up to \$151,120 to Arlington Partnership for Affordable Housing (APAH) for Carlyn Spring Apartments, 4318 North Carlin Springs Road and Calvert Manor, 1925 North Calvert Street
- b. Up to \$151,120 to AHC, Inc. for the Berkeley Apartments, 2900 South Glebe Road, and Harvey Hall, 860 South Greenbrier Street
- c. Up to \$151,120 to Wesley Housing Development Corporation (WHDC) for William Watters, 2008 North Adams Street

**ISSUES:** Award of CDBG-R funds to AHC, Inc., APAH, and WHDC for energy efficiency improvements.

**SUMMARY:** ARRA of 2009 authorized \$1 billion in HUD CDBG funds, and Arlington County will receive \$453,360 after the required allocation of \$22,408 to the City of Falls Church. At its May 16, 2009, meeting the County Board approved a Substantial Amendment to the Consolidated Plan, including allocation of CDBG-R funds to three nonprofit housing developers for energy efficiency improvements. This report recommends award of funds for specific properties.

**BACKGROUND:** Projects have been proposed by AHC, Inc., APAH, and WHDC that address several of the ARRA priorities:

County Manager: \_\_\_\_\_

County Attorney: \_\_\_\_\_

Staff: Jane Eboch, CPHD, Housing Division

- Preserving and creating jobs and promoting economic recovery;
- Assisting those most impacted by the recession;
- Providing investment needed to increase economic efficiency;
- Investing in transportation, environmental protection, or other infrastructure that will provide long-term economic benefits;
- Minimizing or avoiding reductions in essential services; or fostering energy independence.

Guidance from HUD instructs that CDBG-R recipients should give priority to projects that can award contracts based on bids within 120 calendar days from the date funds are made available.

**DISCUSSION:** The Board allocated CDBG-R funds to be awarded as grants to improve the energy efficiency of building systems and utilities in older apartment complexes owned and operated by our nonprofit housing partners, APAH, AHC, and WHDC. The selected nonprofits have demonstrated capacity to comply with the labor standards and environmental review requirements. Each organization has identified potential projects, many of which can be bid out and awarded within the desired 120 days from grant agreement.

Housing Division and Environmental Services staff reviewed the proposed projects and specifications submitted by the nonprofit owners. Improvements include window replacement, heating and air conditioning improvements, and installation of low flow toilets. At APAH's Carlyn Spring Apartments, the funds are sufficient to address a complete package of energy improvements. For AHC, the award will address a critical need for new boilers at two complexes serving more than 200 families. WHDC will be able to replace windows and a cooling tower for apartments that are almost 50 years old. Tenants will benefit directly or indirectly from all these improvements.

Cost estimates submitted by the nonprofits were between \$120,000 and \$150,000 for the specific improvements. Awards were rounded up to allow for contingencies. Should the identified project not require the full amount of \$151,120, the owner may request County approval for additional items. Agreements with the owners will detail the acceptable improvements, including energy savings ratings, project documentation, and HUD reporting requirements.

Citizen Review: The Community Development Citizens Advisory Committee reviewed the proposed use of the CDBG-R funds at its' May 6, 2009 meeting and the Housing Commission was briefed on May 7, 2009.

**FISCAL IMPACT:** None. The activities are funded by ARRA stimulus funds and there is no impact on net tax support.