HUD Narratives

FY 2011 Annual Action Plan

Approved by the County Board on

ARLINGTON
VIRGINIA

DEPARTMENT OF COMMUNITY PLANNING, HOUSING & DEVELOPMENT

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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 during the next year.

Program Year 1 Action Plan Executive Summary:

The Executive Summary is Attachment I, FY 2011 CDBG, HOME, HOPWA, CSBG and AHIF Services Projects.

Strategic Plan

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 the County's affordable housing, homeless, community and economic development policies and programs over the FY 2011 – 2015 five-year period. The Plan provides a comprehensive overview of federal, state and local efforts in these program areas and it describes the County's needs, resources, goals, strategies and objectives.

The Annual Action Plans describe Arlington's annual funding allocations for the Community Development Block Grant (CDBG), HOME Investment Partnership, Community Services Block Grant (CSBG), Affordable Housing Investment Fund (AHIF) Services, and Housing Opportunities for Persons With AIDS (HOPWA) programs. These allocations fund activities to meet five major goals: Affordable Housing, Homelessness, Community Development, Special Needs and Citizen Participation, as identified in the Five-Year Consolidated Plan for FY 2011 - 2015.

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 during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.

2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) during the next year and the rationale for assigning the priorities.

3. Describe actions that will take place during the next year to address obstacles to meeting underserved needs.

4. Identify the federal, state, and local resources expected to be made available to address the needs identified in the plan. Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan.

Program Year 1 Action Plan General Questions response:

Arlington conducts a variety of County-wide 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 County-wide for new construction, acquisition and/or rehabilitation projects to preserve and improve the supply of affordable housing. HOME funds also support homeownership activities. Arlington uses the majority of its CDBG and CSBG funds for housing and community development activities and services that are limited to low and moderate income residents in Neighborhood Strategy Areas (NSAs) and County-wide.

For more than 30 years, the County has concentrated a portion of its CDBG funds in NSAs 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 part of its annual CDBG funds on "area benefit" activities through its NSA program. Additionally, part of the competitive Community Development Fund annual allocation is made to public service activities that serve residents of the NSAs.

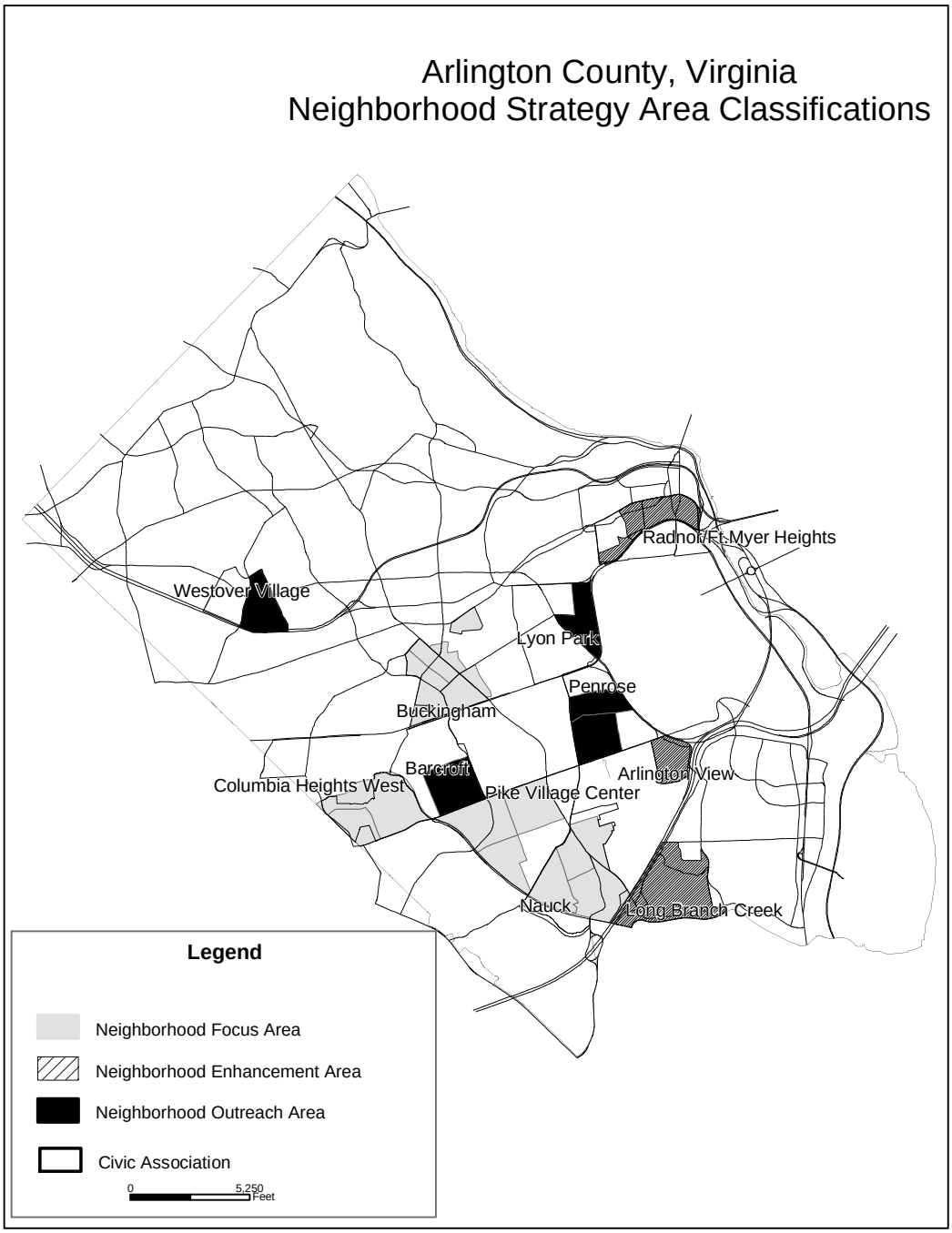
For this Consolidated Plan and Action Plan, data from the 2000 Census, the 2008 American Community Survey, local data and public input was utilized to allocate resources and assign priorities.

The NSA program utilizes 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 system utilizes the 2000 Census and is described in more detail in the Community Development section and in Appendix 1 of the Five Year Consolidated Plan.

The map shows the location of the 11 designated areas, which are one or more block groups within the following neighborhoods[1]: Arlington View, Barcroft, Buckingham, Columbia Heights West[2], Douglas Park, Lyon Park, Long Branch Creek, Nauck, Penrose, Radnor/Ft. Myer Heights and Westover.

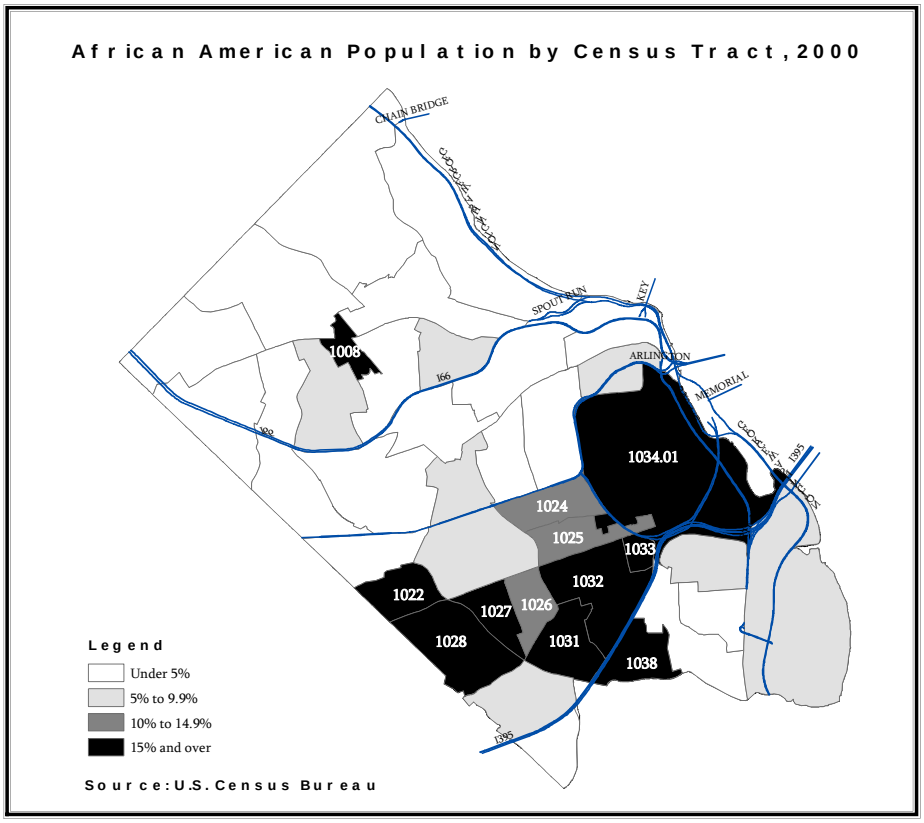
[1] These block groups are identified on Table I of Appendix 1.

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

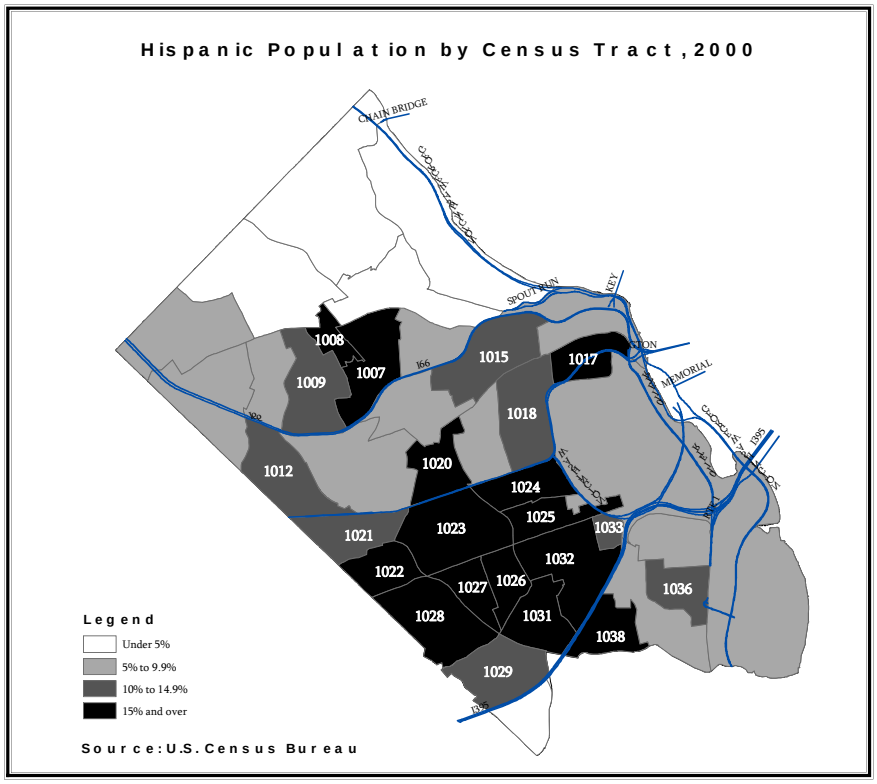

Arlington County, Virginia
Neighborhood Strategy Area Classifications
Radnor/Ft. Myer Heights
Westover Village
Lyon Park
Penrose
Buckingham
Barcroft
Columbia Heights West
Pike Village Center
Arlington View
Nauck
Long Branch Creek
Legend
Neighborhood Focus Area
Neighborhood Enhancement Area
Neighborhood Outreach Area
Civic Association
0
5,250
Feet

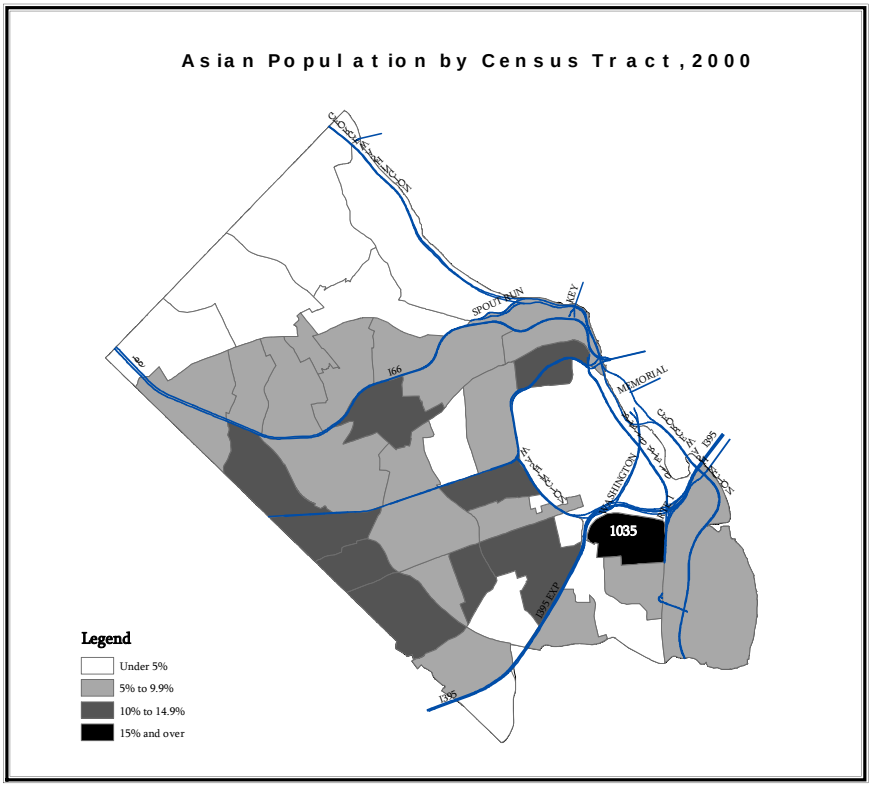
Minority Concentrations

The following maps show the distribution of African-Americans, Hispanics and Asian-Americans in the County. Several areas of minority concentration[3] 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.



[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.





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).

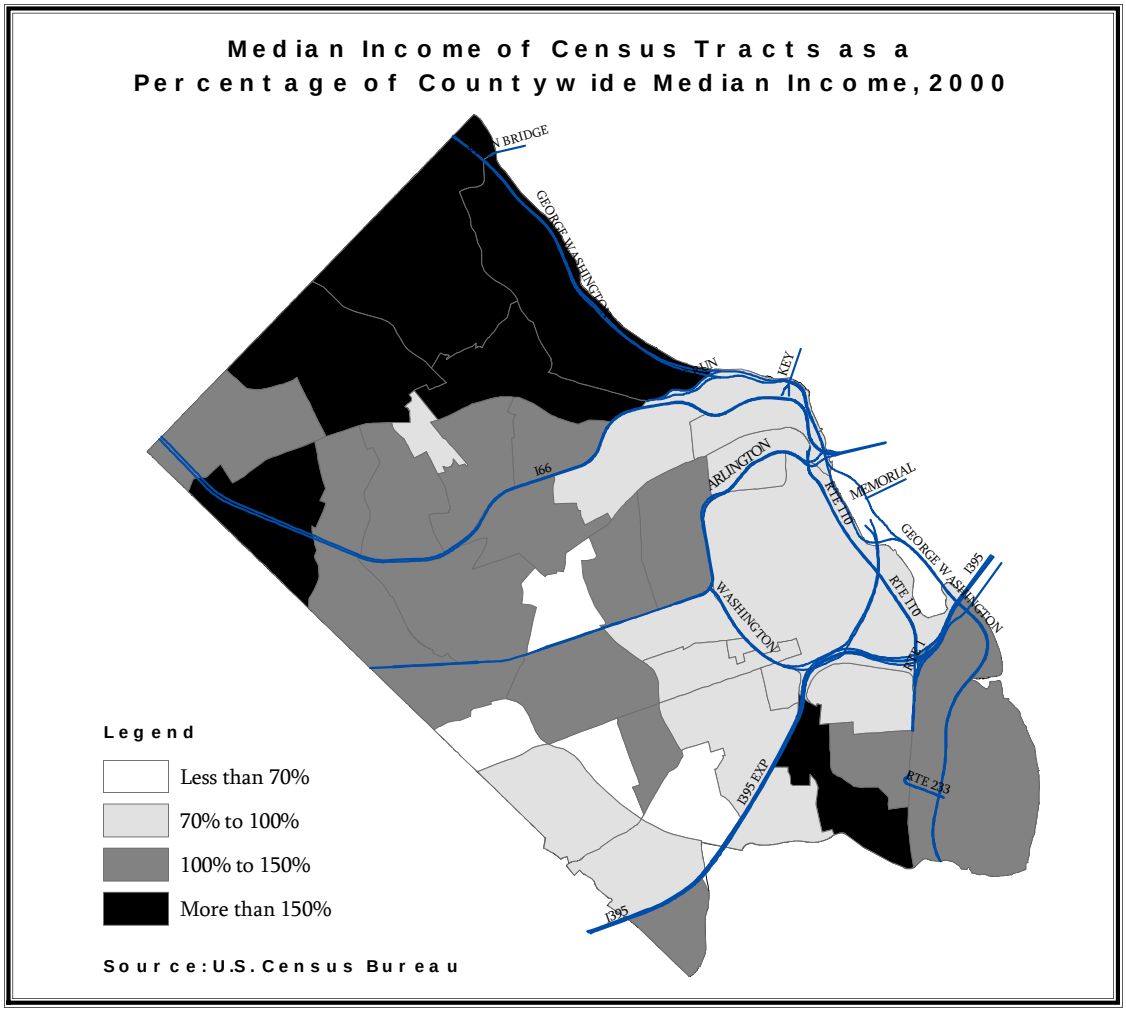
Overall, the Asian population represented 8.7% of the County's total population in the 2000 Census. While there were small areas of concentration of Asian-Americans in the County, this population was distributed more evenly throughout the County than other minority groups. Pentagon City (at 18.1%) and 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 the map below, 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.



In FY 2011 Arlington will receive $1,914,758 in CDBG, $1,263,978 in HOME, and $238,535 CSBG. Additionally, $1,432,500 program income will be used to address the needs identified in this Plan. Of Arlington's FY 2011 federal funds, Falls Church will receive $90,185 of the CDBG allocation and $53,466 HOME.

Obstacles to Meeting Underserved Needs

There are a variety of obstacles to meeting underserved needs in the County. These include limited availability of federal and state funds, limited availability of accessible and affordable housing, cultural and language barriers, lack of technical skills, immigration status that prevents employment or training, and distrust of, or lack of familiarity with, government, in

general. These obstacles and others will be discussed in more detail in several sections of this Plan.

Managing the Process

- Identify the lead agency, entity, and agencies responsible for administering programs covered by the consolidated plan.
- 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.

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 Plan. A significant amount of local funds are also utilized to accomplish the County's housing and community development goals: primarily the Affordable Housing Investment Fund (AHIF)) and the Housing Grants rent assistance program.

- The Housing Division administers the CDBG, CSBG, HOME Investment Partnerships, and the County AHIF programs. The Action Plans describe proposed CDBG, CSBG, HOME, AHIF Services Projects and list public and private agencies which will administer the various housing and community development activities each year.

- The County's Department of Human Services (DHS) administers ESG, HPRP, and other Continuum of Care programs for the homeless. The County receives ESG funds competitively from the state, and typically funds operating expenses of the Emergency Winter Shelter and the County-owned Residential Program Center (RPC).

- Additionally, the County is a Local Government Community Action Program, and receives Community Services Block Grant (CSBG) funds from the U.S. Department of Health and Human Services, through the Virginia State Department of Social Services.

The Washington D.C. metropolitan area is an Eligible Metropolitan Statistical Area (EMSA) that receives 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 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, the Department of Human Services plays a major role in planning and administering Consolidated Plan programs. A number of other public and private agencies participated in the Plan 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 September, 2009, which was an important tool for consulting with residents as well as housing, homeless, special needs and other service providers. During the last year, staff also attended community and commission meetings to solicit input, and conducted a housing needs survey, distributed by internet and hard copy. County staff consulted closely with the public /private Implementation Task Force (ITF) that is implementing the 10 Year Plan to End Homelessness and DHS to develop the Plan sections related to supportive housing and emergency assistance for various special needs and homeless populations.

The Community Development staff 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 key locations within the NSAs and at regular meetings of various resident and advisory 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 .

The development of the Consolidated Plan also included collaboration and consultation with the Metropolitan Washington Council of Governments (COG), Northern Virginia Regional Commission (NVRC), Virginia Department of Housing and Community Development (DHCD), the Virginia Coalition to End Homelessness (VCEH), Virginia Department of Health and Virginia State Historic Preservation Officer.

- Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.

- Housing Division staff members are active on the Ten Year Plan to End Homelessness Implementation Task Force. The County and community collaboration has multiple strategies to implement the Ten Year Plan.
- Housing Division will continue to convene and facilitate bi-monthly Housing Coordination Team meetings. This interdepartmental team discusses housing activities and projects planned or underway to ensure coordinated service delivery.
- Staff will provide training sessions for subrecipients to discuss compliance with requirements and provide an opportunity for development of coordinated efforts to address needs.

- County staff from various departments and members of the Community Development Citizens Advisory Committee and the Housing Commission will review proposals submitted for consideration in the Community Development Fund.
- A capacity-building initiative for nonprofits continues to be implemented in cooperation with several public and private agencies, and assists participating nonprofits to develop collaborative partnerships.
- Health, housing and code enforcement staff will review procedures and collaborate on issues related to lead-based paint.

Citizen Participation

1. Provide a summary of the citizen participation process.

2. 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.

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, program implementation and evaluation. The Community Development Citizens Advisory Committee (CDCAC) and the Citizens Advisory Commission on Housing (Housing Commission) are the lead groups for the Consolidated Plan citizen participation processes. Both groups were involved in the development of the Five-Year Consolidated Plan and this Action Plan. Other County Board Advisory Commissions including the Tenant-Landlord Commission, the Disability Advisory Commission, Partnership for Children, Youth and Families, Community Services Board, Commission on Aging, and the Environment and Energy Conservation Commission were consulted.

Community Participation Plan

The Five-Year Consolidated Plan includes the Community Participation Plan as an attachment. It was amended in April 2009 and reflects outreach mechanisms to ensure broad community involvement. Member organizations are identified to allow representation from interest groups and service providers directly involved in Consolidated Plan activities and programs. The Community Participation Plan also meets the requirements of the CSBG Community Advisory Board membership and procedures.

Community Forum

This year the primary tool for involving residents as well as a variety of housing, homeless, special needs and other service providers was the Community Forum, referenced in the previous Consolidate Plan Development section.

County staff undertook a comprehensive outreach approach for the Community Forum, including bi-lingual email announcements, fliers, brochures, and notices in local papers, webpages and the Division's electronic newsletter. The email announcement was sent to members and staff liaisons of 18 County Board advisory commissions; the Implementation Task Force of the 10 Year Plan to End Homelessness, presidents of civic associations; a list of nonprofits that work with CPHD and DHS; and other governmental agencies in the region.

Staff circulated fliers in English and Spanish through the County's recreation centers, Outreach Centers, libraries, public schools and English as a Second Language (ESL) classes through the Clarendon Education Center. An announcement of the forum was included in The Arlington Citizen, and 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 a "Con Plan Blog" was set up to keep the community informed and to allow communication among interested people.

Housing and Community Development Survey

In the summer and fall of 2009, the Housing Division conducted a Housing and Community Development Survey. The purpose of the survey was to get feedback from the community about current housing and community development needs and services and to use the results to guide strategies for developing the County's 2011-2015 Consolidated Plan. The complete results of the survey can be found in the FY 2011-2015 Five Year Consolidated Plan.

CDCAC and Housing Commission Review of Proposed Projects

A total of 27 proposals/renewals were received in September. The CDCAC, Housing Commission, and staff reviewed the requests and met with eight sponsors. Staff also reviewed submissions from the agencies delivering housing and economic development programs, evaluating performance and proposed FY 2011 activities and costs. Many of these "negotiated" program providers met with CDCAC to review FY 2009 performance and discuss program activities for next fiscal year. The scores/ranks for each Community Development Fund proposal were considered as the recommended FY 2011 Community Development Program and Budget was developed.

Other Community Participation

Other recent 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, discussions of needs at regular meetings of neighborhood groups such as civic associations, Neighborhood College members, and one-on-one conversations with

residents. Efforts to identify needs of low and moderate income residents also included review of data and information provided by other nonprofit groups who work with NSA residents. Organizations such as CHOICE and ENDependence Center were consulted were also consulted. 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.

3. Provide a summary of citizen comments or views on the plan.

Comments from community are summarized in Attachment XX

4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

Attachment XX provides a summary of staff response to the comments.

Institutional Structure

1. Describe actions that will take place during the next year to develop institutional structure.

- Arlington County is working with the Metropolitan Washington Council of Governments (COG) Housing Directors Advisory Committee to develop the report "Affordable Housing Goals for the National Capital Region". The report is a step forward towards gauging the need for affordable housing in the region and will be a useful reference for future studies that will offer a more prescriptive plan of action.
- The County continues to support its Nonprofit Assistance Network that includes: a resource center at Central Library with a business librarian; a coordinating council of nonprofits; workshops and classes around a nonprofit curriculum; organizational assessment and coaching for nonprofit executives and boards.
- The County has established a Leadership Consortium of Arlington's 10-year Plan to End Homelessness. The Leadership Consortium, comprised of public, private, and community representatives is guiding the implementation of the 10-year Plan. The Implementation

Task Force leads and manages the detailed implementation of the Plan, under the guidance of the Leadership Consortium. Guided by the broad goals and strategies of the Leadership Consortium, the Task Force develops detailed annual operational plans with specific actions and timetables. (Refer to Homelessness section for more specifics.)

Monitoring

1. Describe actions that will take place during the next year to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

Program and financial management staff conduct formal on site 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; accessibility to all sites where federally-assisted programs are implemented; progress against production goals; needs for technical assistance; composition and activity of a subrecipient's board; statements of non-conflict of interest by board members; compliance with equal employment opportunities and labor practices; reviewing client files where appropriate; reviewing program brochures and printed material to ensure compliance with language accessibility; and evidence of innovative or outstanding performance.

Financial monitoring ensures that subrecipients comply with all of the Federal regulations governing their financial operations. This includes reviewing original supporting documentation for financial transactions, time sheets, independent audit reports and management letters, 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.

Monitoring of a subrecipient that results in multiple significant findings will require a corrective action plan and repeated interim monitoring visits by County staff. If corrective

actions are not taken within a prescribed period or if the findings are egregious in nature, project reimbursement is immediately suspended until the deficiencies are corrected. Any financial malfeasance would be immediately reported to the CPD office of the Washington Field Office of the US Department of Housing and Urban Development as well as the HUD Inspector General.

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.

Federally-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 Marshal. 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

1. Describe the actions that will take place during the next year to evaluate and reduce the number of housing units containing lead-based paint hazards in order to increase the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families.

Currently the Community Development Staff completes the in-house review form to ensure compliance with all Federal statutes concerning lead-based paint in any Federally-assisted capital project. The NSA inspector is to be certified in Lead Based Paint program administration.

Testing for lead-based paint on all units built prior to 1978 that are being rehabilitated using Federal funds is required per statutes. The nonprofit developers responsible for each project must report findings to the County. Costs associated with lead based paint testing and mitigation are eligible to be charged to federal entitlement grants.

Code Enforcement Unit of Inspection Services Division inspects units and notifies owners of the need to take corrective action regarding encapsulation or abatement of lead-based paint in a dwelling unit. This could include testing by a licensed contractor and laboratory.

Public Education includes taking steps to inform the public of the dangers of lead-based paint which include providing pamphlets to targeted population sectors and awareness campaigns by the Virginia Department of Public Health and Arlington County Public Schools.

The Arlington County DHS' Health Division, screens all child clients at ages 9 or 12 months and two years and any child new to the clinic over the age of two. Cases of elevated blood level are provided counseling and are monitored until the case is resolved. The DHS also requires that private physicians and laboratories notify it in cases of elevated blood levels.

If the elevated blood lead level is greater than15 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. This table shows the history of cases from 2000 to 2009.

Arlington County DHS, Housing Assistance Bureau inspectors are trained in visual assessment. Annual inspections are conducted at properties receiving Housing Choice Voucher (formerly 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. In 2008 and 2009 there were no "hits" matching a Housing Choice Voucher subsidized unit with an incident of elevated lead in the blood.

As part of Arlington County's five-year goal to protect public health and safety from environmental hazards, including lead-based paint hazards, it will address the issue 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

Specific Housing Objectives

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

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.
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 this Action Plan.

Arlington's goals and targets, approved by the County Board in December of 2003, established the County's overall objectives and outcome measures for affordable housing until FY 2010. The goals and targets were developed to plan for the needs of families; older residents; persons with disabilities; entry level professionals; teachers, police, firefighters and other public employees; and employees in the many jobs that support the County's strong economic development. The Five-Year Consolidated Plan lists the goals and targets and attached Arlington's Goals and Targets for Affordable Housing, which displays baseline data, stretch and aggressive targets with graphs and short narrative accompanying each target.

The purpose of the targets is to establish a long term vision of where the County would ideally like to be and to provide a quantitative way to measure its progress. The targets guide implementation activities and track Arlington's progress in achieving its Affordable Housing Goals. Many of the targets are interrelated and may even be in conflict in certain situations. This will require the County to set priorities among targets. For example, creating more family-sized housing units may result in a lower overall number of units created. Due to the costs, creating committed units in the Metrorail corridors will likely result in fewer units than outside the corridors. Ultimately, Arlington must exercise judgment and creativity to

strike the appropriate balance across a range of different affordable housing goals, which, together, result in a community that is economically diverse and economically sustainable.

An Annual Targets Report is issued each year to update the County Board and community on progress in meeting the targets. For each target, baseline performance has been determined. The overall objective is to improve on the baseline performance each year. All of the targets will not be met. Thus, the "baseline" is at least equally as important as the target.

The Housing Commission formed a subcommittee and invited an array of nonprofit developers, housing service providers, housing activists and County staff members to participate in the review of the Goals and Targets. The charge was three-fold: review and discuss the outcomes reported for each Goal and Target, note whether targets were being met, and make recommendations for refining existing targets or adding new ones to the Housing Commission and, ultimately, to the County Board. Additionally, one of the breakout sessions at the Consolidated Plan Forum was a public discussion of the County's Goals and Targets, at which Housing Commission representatives described the Goals and Targets, discussed some proposed refinement to targets and solicited feedback from forum attendees. The Housing Commission's recommendations for revisions to the Affordable Housing Goals and Targets are described in this Action Plan.

Section 215 Goals

While the Annual Targets Report will report on progress towards the County's comprehensive housing goals and targets, the CAPER will report on the Section 215 housing goals shown in the Housing Needs Table. For Fiscal Year 2011, the Section 215 renter goal is 46 and the 215 owner goal is 70. These goals are based upon the CDBG and HOME-funded programs/units that meet the 215 definition.

Resources

Attachment I is a chart that details the FY 2011 CDBG, HOME, HOPWA, CSBG and AHIF services activities and expected outcomes. In addition, there are a number of other financial resources that are expected to be available this year to help address the identified affordable housing needs of the County. Below is a listing of these resources and estimated funding levels, while there are detailed descriptions of each in the Five-Year Consolidated Plan.

Affordable Housing Investment Fund: In FY 2011, the Affordable Housing Investment Fund (AHIF) will receive $1,137,580 of the Federal HOME allocation, to be leveraged with an estimated $2,853,089 of local general fund revenues and an estimated $1,228,532 in incremental recordation tax revenues to equal more than $5.2 million. A separate $126,398 from the County's HOME fund allocation will be used for program administration. Additional funds from loan repayments will also be received during FY 2011.

Homeownership Assistance: The CDBG and HOME-funded Moderate Income Purchase Assistance Program (MIPAP) offers down payment and closing cost assistance to low and moderate income first time homebuyers. The MIPAP Program was recently changed to a shared appreciation program that provides more substantial downpayment assistance to eligible homebuyers. CDBG and HOME program income from loan repayments and other HOME funds are sources of support for this activity in FY 2011. Approximately 12 homebuyers will be assisted in FY 2011.

Housing Grants: This County funded rent assistance program serves low-income working families, elderly persons, and persons with disabilities. Rent subsidies allow households to pay about 40% of income in rent. In FY 2010, the program was funded for $4.9 million dollars including $600,000 in safety net funds needed to keep up with the growth in eligible households applying for the program. At mid-year of FY 2010, 947 households are receiving program services. It is anticipated that $5,207,507 General Fund will be available for Housing Grants in FY 2011. Approximately 1000 households will be served in FY 2011.

Homeowner Grant Program: This program provides assistance to eligible homeowners in the form of a check issued once per year. Proposed changes under consideration will require that eligible combined household adjusted gross income cannot exceed $77,407 for a $200 grant, $55,120 for a $300 grant. Assets, excluding the home, cannot exceed $240,000. Recipients may not receive Real Estate Tax Relief. It is anticipated that $457,600 General Fund will be available for Homeowner Grants in FY 2011, and an estimated 1100 households will benefit.

Real Estate Tax Relief Program: This program provides an exemption, partial exemption, and/or deferral of real estate taxes to eligible homeowners based on the household income and assets. Eligible persons must be at least age 65 or permanent and totally disabled and not be engaged in substantial gainful employment. Income for Elders may not exceed $85,268. Disabled persons may have unearned income up to $85,268. Assets may not exceed $340,000 for exemption and $540,000 for deferral. It is anticipated that $4,909,104 General Fund will be available for Real Estate Tax Relief in FY 2011, and is foregone revenue. Approximately 1230 households will benefit in FY 2011.

Homelessness Program Resources

Additional programs and resources are described in the section on Homelessness.

AHIF Plus Credit Facility: This enhancement to the Affordable Housing Investment Fund (AHIF) provides interim financing for the acquisition, renovation, and/or construction of affordable housing. Unlike permanent financing through the County's AHIF program, repayment on AHIF Plus loans begins as soon as construction is complete. In FY 2009, the County used a $34.5 million credit facility with Suntrust under the AHIF Plus program to

acquire land for Buckingham Village 3. This purchase will help preserve 140 affordable rental and ownership units and debt service payments will be funded with AHIF revenues. Staff projects that the County will recoup approximately half the total purchase price, making the County's long term investment in the project approximately $17 million.

Since the inception of AHIF Plus, the County has provided approximately $67 million in interim financing through the County's credit facilities to support affordable housing development.

Live Near Your Work Program: This local program, which provides a forgivable loan in the amount of $5,400, typically serves approximately 44 qualified County or School Board employees purchasing a home in Arlington. This program is suspended in FY 2011 due to County and School budget reductions.

Needs of Public Housing

1. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.

2. 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 during the next year.

Program Year 1 Action Plan Public Housing Strategy response:

While Arlington County does not have public housing, it does manage a Housing Choice Voucher program. In FY 2011, The Department of Human Services plans to administer 1,425 housing choice vouchers.

Barriers to Affordable Housing

1. Describe the actions that will take place during the next year to remove barriers to affordable housing.

Program Year 1 Action Plan Barriers to Affordable Housing response:

As part of the Five Year Consolidated Plan, a Draft Analysis of Impediments and Fair Housing Report (Attachment 8) has been developed. This report discusses potential barriers to affordable housing and recommends certain strategies.

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.

In the last five years, the County has produced new policies to overcome some HUD-defined regulatory barriers.

- *Accessory Dwelling Units:* In 2008, the County approved changes in the Zoning Ordinance that will allow for accessory dwellings (AD). An AD is a second legal living space with kitchen, bathroom, and a separate entrance. In Arlington, ADs are permitted inside single-family detached houses, e.g. in a basement, on the second floor, or in an addition to the home.

- *Affordable Housing Ordinance:* In 2005, the County approved a new Affordable Housing Ordinance. The developer chooses whether to provide a cash contribution or to provide units using a percent of the increased gross floor area (GFA) above 1.0 Floor Area Ratio (FAR).

- *Affordable Housing Goals and Targets:* Even though there is not a housing element for the comprehensive plan, the Affordable Housing Goals and Targets perform a similar function. The Goals and Targets calculate 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.

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

- *Fast Track Permitting:* The County does not have expedited or fast track permitting and approvals for affordable housing projects.

- *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.

- *Gradated Regulatory Requirements for Housing Rehabilitation:* The Virginia Uniform Statewide Building Code lacks language encouraging housing rehabilitation through gradated 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.

- *Infrastructure:* HUD recommends that localities modify infrastructure standards and/or authorize the use of new infrastructure technologies (for example, water, sewer, street width) to significantly reduce the cost of housing.

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

- *Density Bonuses:* The County is expected to continue refining and expanding provisions for increased density in return for affordable housing.

- *Fast Track Permitting:* Creation of fast track permitting for affordable housing projects could lessen their construction costs by mitigating inflationary costs associated with a lengthy construction phase. Project budgets would also trend toward a smaller variance. Affordable housing projects are queued with market project to receive building permits and obtain inspections during the construction phase. Cost overruns resulting from construction delays for any reason can have adverse financial effects on the development for both developer and the lenders. Significant delays can risk the loss of low-income housing tax credits which have a two-year clock in which to complete construction and place a project in service.

HOME/ American Dream Down payment Initiative (ADDI)

1. Describe other forms of investment not described in § 92.205(b).

2. If the participating jurisdiction (PJ) will use HOME or ADDI funds for homebuyers, it must state the guidelines for resale or recapture, as required in § 92.254 of the HOME rule.

3. If the PJ will use HOME funds to refinance existing debt secured by multifamily housing that is that is being rehabilitated with HOME funds, it must state its refinancing guidelines required under § 92.206(b). The guidelines shall describe the conditions under which the PJ will refinance existing debt. At a minimum these guidelines must:
   a. Demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing.
   b. Require a review of management practices to demonstrate that disinvestments in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated.
   c. State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.
   d. Specify the required period of affordability, whether it is the minimum 15 years or longer.
   e. Specify whether the investment of HOME funds may be jurisdiction-wide or limited to a specific geographic area, such as a neighborhood identified in a neighborhood revitalization strategy under 24 CFR 91.215(e)(2) or a Federally designated Empowerment Zone or Enterprise Community.
   f. State that HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.

4. If the PJ is going to receive American Dream Down payment Initiative (ADDI) funds, please complete the following narratives:
   a. Describe the planned use of the ADDI funds.
   b. Describe the PJ's plan for conducting targeted outreach to residents and tenants of public housing and manufactured housing and to other families assisted by public housing agencies, for the purposes of ensuring that the ADDI funds are used to provide down payment assistance for such residents, tenants, and families.
   c. Describe the actions to be taken to ensure the suitability of families receiving ADDI funds to undertake and maintain homeownership, such as provision of housing counseling to homebuyers.

HOME Funds for Homebuyers

The American Dream Downpayment Initiative (ADDI) funding is no longer awarded separately from HOME funding.

MIPAP

CDBG and HOME funds have been used to provide down payment and closing cost assistance to low and moderate income first time homebuyers, through a program called Moderate Income Purchase Assistance Program (MIPAP). Currently MIPAP is a shared appreciation program, utilizing a combination of CDBG, HOME and program income funds. These subsidies help leverage affordable mortgages for eligible purchasers. The amount of assistance provided is calculated up to 25% of the purchase price of the home. The current maximum purchase price and loan amount (indexed to the HUD HOME Program guidelines) are $362,790 and $90,700 respectively. At the time of sale or refinance of the property, the

homeowner repays the MIPAP loan amount plus a proportionate share of the net appreciation of the property

In FY 2011 HOME funds and HOME Program Income will augment MIPAP. It is expected that a total of 12 households will benefit from this program in FY 2011. Outreach about the program is targeted to qualified low and moderate income first time homebuyers. Home ownership education classes and Virginia Housing and Development Authority certification are required for clients to ensure their ability to undertake and maintain homeownership.

Resale/Recapture Guidelines

MIPAP properties must remain owner-occupied as long as the loan is outstanding. At the time of sale or refinance of the property, the homeowner repays the MIPAP loan amount plus a proportionate share of the net appreciation of the property. Repaid MIPAP loans become program income and will be lent to subsequent qualified households. This policy also applies to owner Committed Affordable Units (CAFs) that are developed through the site plan process.

HOMELESS

Specific Homeless Prevention Elements

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

1. Sources of Funds—Identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and to prevent homelessness. These include the McKinney-Vento Homeless Assistance Act programs, other special federal, state and local and private funds targeted to homeless individuals and families with children, especially the chronically homeless, the HUD formula programs, and any publicly-owned land or property. Please describe, briefly, the jurisdiction's plan for the investment and use of funds directed toward homelessness.

2. Homelessness—In a narrative, describe how the action plan will address the specific objectives of the Strategic Plan and, ultimately, the priority needs identified. Please also identify potential obstacles to completing these action steps.

Funding Priorities for FY 2011

Committee Priorities	By When	Measurable Outcome
Ensure continued access to emergency shelter for single individuals and families.	FY 2011 and on-going	-Convert the existing emergency winter shelter into a new 50 bed year round shelter. -Continue to operate the 73 bed emergency winter shelter with 15 beds of overflow for singles until the new year round shelter

		is developed. -Operate a 44 bed shelter for singles. -Operate 71 beds of emergency shelter for families. -Operate an 11 bed emergency shelter for victims of domestic violence.
Increase the number of affordable housing units to meet the needs of persons at or below 40% of AMI.	FY 2011 and on-going	75 new units/per year over a five year period (375 units) to serve individuals and family households (55 0-1BR, 20 2-3 BR).
Increase the number of permanent supportive housing units (PSH).	FY2011 and on-going	40 units/per year over a five years (200 units)
Increase the supply of rental assistance by: 1) continuing to fund the Housing Grants program to meet the growing demand, 2) by broadening eligibility to include working singles staying in shelters 3) increasing the Maximum Allowable Rent (MAR) to 90% of the HUD FMR	FY2011 and on-going	-Increase FY 2010 budget by $300,000 -Provide additional $800,000 in base budget for FY 2011. -Fund program to accommodate growth in FYs 2012, 2013, 2014, and 2015. -Revise rules to include working singles staying in shelters and add funds to base budget for this population (50 in 2011). -Revise MAR to 90% of MAR in FY 2011.
Develop a small efficiency apartment program.	2012	Affordable Efficiency that contains at least 20 units is developed.
Implement the Homeless Prevention & Rapid Re-Housing Program (HPRP) with federal and state funds. Seek additional	10/1/2009-10/1/2011 for federal and state funds 2012 to 2015 with additional	Successfully implement HRPR with existing resources: 64 families assisted and $132,550

resources to continue HPRP upon expenditure of existing funding.	resources	expended as of 12/31/09 Seek additional resources to continue HPRP.
Develop and implement an "Early Warning" that links households at risk of homelessness with appropriate organizations and services.	FY2010 & ongoing	-Number of persons referred to DHS and other community service providers. -85% of those referred have an assessment conducted. -70% are able to maintain their housing at least 6 months without additional assistance from Arlington County.
Develop a range of programs that addresses income and financial literacy needs for households that are homeless or at risk of homelessness.	FY2011 & On-going	-Implement financial literacy program on-site at 1 housing project in 2011. Expand to other locations. -Implement SOAR program to increase access to SSI/SSDI benefits for individuals who are homeless and staying in shelters. -Expand successful Culinary Arts pilot program to train 15 homeless persons on an annual basis
Establish a flexible pool of funding for supportive services.	FY 2010 and ongoing	Utilize existing resources (DHS, CSBG, and CDBG) and identify other sources of funding.
Enhance the medical care for homeless individuals and families.	FY 2011 and ongoing	- Develop a medical discharge planning system with Virginia Hospital Center. -Create a medical respite bed program.

Transitional housing services are provided through County contracts with three non-profits providers offering the needed transitional housing services for families to move from homelessness to independent living. In FY 2011, the programs will serve 47 families monthly. Although the goal is assist families to become self-sufficient, in today's economic

and employment environment, this is becoming more difficult. In addition to a monthly rental subsidy, families are taught the life skills needed to maintain independent living on leaving the program.

Arlington County operates a variety of **Permanent Supportive Housing programs** that are funded at the federal and local levels. In FY 2011, The Department of Human Services (DHS) will provide permanent supportive housing a monthly rental subsidy and case management services to 113 clients. Stabilization services are provided by case management staff.

ASPAN, the Arlington Street People's Network, will provide 18 chronically homeless clients with supportive housing through its Housing First programs. The two programs, In-Roads and Striving Home, are funded through HUD with one grant passing-through the County and the other paid directly to ASPAN.

Shelter Plus Care funds are used to support the Milestones I, II and III programs serving 21 chronically homeless adults with a serious mental illness (SMI). Clients receive a rental subsidy administered by the Section 8 office along with supportive services to address their daily needs, e.g. medication management, money skills, etc. These services are provided by case managers from the Department of Human Services (DHS).

Emergency Services Grant (ESG) and State Shelter Grant (SSG): In FY 2009, Arlington County received $24,506 in ESG and SSG funds from the Commonwealth of Virginia to operate the Emergency Winter Shelter. For 2010, the County or a community partner will apply to the Commonwealth of Virginia for funds to operate the program. In FY 2011, the program will have 73 overnight beds and 15 overflow spaces.

SuperNOFA Resources:
Arlington receives funding for six programs for homeless prevention and supportive and transitional housing, Adopt-a Family, In-Roads, Striving Home, Opportunity Place, Milestones I and the Safe Haven Program. It is expected that these programs will continue, if funded, and additional opportunities for funding will be explored.

CDBG Allocations:

In FY 2011, the following programs will receive CDBG allocations:

- Housing Counselor: $38,200 CDBG for Northern Virginia Family Service (NVFS) for part time counselor to assist low-income households facing eviction or seeking housing. Expected Outcome: 120 households assisted to avoid eviction or find permanent housing.

- Adopt-A-Family/Lifeworks Programs: $28,400 CDBG for Arlington/Alexandria Coalition for the Homeless (AACH) to provide case management and employment services to 20 families leaving Sullivan House shelter and moving into independent housing. Expected Outcome: 20 families transition to independent living and employment.

- Volunteer Coordinator: $35,000 CDBG for Arlington Street People's Assistance Network (A-SPAN) to hire volunteer coordinator to manage and recruit volunteers. Expected outcome: 5 volunteer liaisons trained; 10 volunteer mentors assist in employment training; and 5 volunteers assist with grant writing.

Other Funding: In FY 2011, funding from AHIF Housing Services will be used for the following:

- Foreclosure Prevention: $7,500 AHIF Services to AHOME to counsel families and individuals who are in danger of foreclosure. Counseling is provided in English and Spanish. Expected outcome: At least 50 families will be assisted through counseling.

- Friends of Guest House: $20,000 AHIF Services for case management and housing support services for Arlington women released from incarceration.

- Housing Locator: $45,000 AHIF Services to A-SPAN staff person to assist families and individuals to retain/obtain housing.

3. Chronic homelessness—The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2012. Again, please identify barriers to achieving this.

Chronic Homelessness

Arlington's 10 Year Plan addresses the issues of chronically homeless individuals. Outreach services provided by ASPAN and DHS will continue to engage homeless individuals who are living on the streets and have a diagnosis of serious mental illness, chronic substance abuse, or dual diagnosis. Engagement services include a bagged meal food program, a drop in center, and mobile mental and substance abuse services. The drop in center provides additional services that assists with the engagement process that include but are not limited to shower services, access to toiletries, laundry services, access to medical services, and mail and phone services.

Arlington County does utilize an Emergency Winter Shelter[4] which is primarily accessed by persons who are chronically homeless. The County and ASPAN have made a commitment to provide comprehensive services to meet the needs of homeless individuals. These services include case management services[5] that are housing focused in nature, mobile mental health and substance abuse services, and weekly interdisciplinary meeting.

The County's ultimate goal of serving the chronically homeless is to place them in permanent housing. The 10 Year Plan does focus on the development of permanent supportive housing programs that include "housing first" models. Most of the programs include a combination of a rental subsidy combined with supportive services. The 10 Year planning goals include the continued development of housing stock and the need to expand local rental subsidies and apply for other federal and state funding sources that support the development of permanent housing solutions.

Specific steps to be taken during FY 2011 are described in the previous section on Funding Priorities.

- Susan's Place Safe Haven: $12,500 AHIF Services for New Hope Housing to operate a home to provide stable housing for eight chronically homeless adults. Expected outcome: 8 individuals will be housed and provided wrap-around services.

4. Homelessness Prevention—The jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.

Homelessness Prevention

Households who require immediate rental assistance to prevent an impending eviction are referred for prevention funding once an assessment is completed. Households can receive financial assistance from one of three organizations: (1) the County Bureau of Crisis Assistance and Financial Assistance which utilizes local funding, (2) the NVFS Homeless Prevention Program that utilizes state funding, and (3) Arlingtonians Meeting Emergency Needs (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 and Catholic Charities. One of the goals of the 10 Year Plan will be to develop a universal assessment that can be used by various agencies providing rental assistance so households will not have to be asked redundant questions but are in needs of the varying rental assistance funds.

[4] The Emergency Winter Shelter is operated November 1st through March 31st of each winter year.
[5] Housing focused case management services were added as part of the 2009-2010 winter season. These services will continue to be utilized each winter year.

In addition to the above mentioned services, Arlington County began the implementation of the federally funded program Homeless Prevention Rapid Re-Housing Program (HPRP). A major aspect of this program is to provide rental assistance coupled with housing-focused case management services. Implementation of the program began on October 1, 2009 and will continue through FY 2011.

In FY 2011, it is anticipated that 425 households will receive funds to avoid eviction through the County's Emergency Needs, Carter- Jenkinson Fund, with another 1,650 receiving rental help through the Emergency Needs Daily Fund. This assistance is delivered by Arlingtonians Ministering to Emergency Needs, with a small portion coming from the Hispanic Committee of Northern Virginia.

In FY 2011, about 786 clients will receive shelter and utility assistance through the General Relief Emergency Assistance Program. This assistance is available through DHS social workers as a resource to prevent homelessness. A consumer can access the program once every six months, up to $500 per request.

5. Discharge Coordination Policy—Explain planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how, in the coming year, the community will move toward such a policy.

Discharge Coordination Policy

As part of Arlington County's 10 Year Plan to End Homelessness, a major goal with regards to prevention includes the need to develop discharge planning protocols with: (1) Arlington County jail, (2) local emergency hospitals, (3) DHS/Child and Family Services, and (4) with Virginia state mental health institutions. Memorandums of agreement (MOA) have been established with the Arlington County jail and with DHS/Child and Family Services. Additional MOAs will be established with the mental health institutions and an enhanced MOA is currently being worked on with the Virginia Hospital Center.

The Implementation Task Force has developed action steps to develop a medical and mental health jail discharge policy that will result in improved outcomes for homeless patients and ex-offenders.

COMMUNITY DEVELOPMENT

Community Development

*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), public facilities, public improvements, public services and economic development.

2. 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.

Program Year 1 Action Plan Community Development response:

The Community Development Needs Table 2A displays the priority non-housing community development needs for the next five years and annual goals, 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 five-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 through meetings and submission of CD 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 Community Development Fund consideration; and

The following lists 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 provide ways to resolve them.
    - ✓ Develop and implement physical improvements related to housing, energy conservation and public infrastructure.
    - ✓ Develop and implement opportunities for community beautification.

- Increase access to human services through the provision of information and service delivery.
    - ✓ Develop community events to inform residents about programs, and services.
    - ✓ 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 and county wide.
    - ✓ Provide job training and skills development opportunities that are accessible and affordable.
    - ✓ Provide services to remove barriers to employment.
    - ✓ Provide technical and financial assistance to reduce energy costs for low and moderate income persons.

- Foster micro enterprise development for low and moderate income business owners.
    - ✓ Provide technical and financial assistance to new or expanding businesses in appropriate language and format.

Housing Services Outreach staff will continue activities to increase resident participation in available services, improve property maintenance, improve the appearance of physical structures, in NSAs. Promotion of Neighborhood College activities to residents countywide, including those from low and moderate income neighborhoods, will ensure that residents become involved in and stay informed about County activities and systems.

- Nauck Youth and Teens: $22,000 CDBG to Community Association of Resources, Education, Enrichment, And Economics, Inc. (CARE) for improving self-esteem, reading skills, decision making and life skills, and awareness of cultural resources of 10 to 18 year-olds.

  Expected Outcome: 150 youth will participate in the programs.

- Buckingham Youth Brigade: $18,200 CDBG to BU-GATA to continue a program to encourage civic involvement, and develop leadership skills among youth and their families in the Buckingham NFA.

Expected Outcome: 15-20 youth will participate in the program.

- Greenbrier After School Program: $15,000 CDBG to Greenbrier Learning Center to provide after school and summer enrichment to children ages 5-11 and strengthen parenting skills for families in NSAs.

  Expected Outcome: 60 children and 25 parents will be served by the program.

Improve Economic Conditions

Small, Minority and Women-owned Business Enterprises and Section 3

The County encourages small, minority and women-owned businesses to participate in all aspects of procurement. This is facilitated through education and outreach in several ways including, one-on-one counseling, business workshops and networking events in Spanish and English. MBEs and WBEs are encouraged to promote their services through registration with the County's Purchasing Agent and market their services to other County agencies and service providers.

The County is implementing a Section 3 policy that will cover all federally-assisted construction projects. In collaboration with the Arlington Employment Center and partner developers, opportunities to learn construction trades will be made available to eligible residents. The County will maintain a list of Section 3 certified contractors and the Arlington Employment Center will maintain a list of certified Section 3 trainees and track their progress.

Employment Training and Microenterprise Activities

The County provides training opportunities for very-low and low income individuals at the Arlington Employment Center. It also partners with two nonprofits which respectively administer a micro-loan program/incubator and provide technical assistance to new small businesses. The County also addresses the day-laborer situation in the County by partnering with the Shirlington Employment and Education Center which is wholly dedicated to this issue.

- Small Business Assistance: $50,000 CDBG to Business Development Assistance Group (BDAG) for counseling on business creation, retention and expansion County-wide, with special emphasis in Nauck, Buckingham, Pike Village Center and Columbia Heights West NSAs. Expected Outcome: Seven businesses will be assisted with start-up and 4 businesses would be assisted to expand.

- Microenterprise Loan Program: $55,500 CDBG to Ethiopian Community Development Council's Enterprise Development Group for staff costs and loan/loss reserve to operate a micro-loan program and assist eligible clients in small business incubator.
  Expected outcome: 10 loans will be made.

- Shirlington Employment and Education Center (SEEC): $100,000 CDBG, and $104,275 County General Funds to SEEC for staff and program support to continue employment services to day laborers congregating on South Four Mile Run Drive.Expected Outcome: Services will be provided to 100 people per month to find employment.

- NSA Employment and Training: $89,535 CSBG, $120,774 CDBG and $74,465 unprogrammed CDBG to the Arlington Employment Center (AEC)/County Department of Human Services to continue employment and support services to low income residents County-wide. Expected outcome: 154 will be assisted through one of the different programs offered.

Antipoverty Strategy

1. Describe the actions that will take place during the next year to reduce the number of poverty level families.

Program Year 1 Action Plan Antipoverty Strategy response:

In FY 2011 the County's Anti-Poverty Strategy is to continue to support State and County efforts to move low income persons and families from welfare dependency to economic self-sufficiency or to enable clients to achieve the maximum level of independence for which they are capable. The Arlington County Department of Human Services (DHS) spearheads several 'anti-poverty' programs and in FY 2011, DHS will continue to administer the following programs that help low income households:

- 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)
- Transitional and Supportive Housing rental assistance
- Home Energy Assistance
- Refugee Cash Assistance
- Community Service Block Grant *(administered by CPHD)*
- Homemaker and Adult Day Care Contract Program
- Emergency Shelter Grant Program (Crisis Assistance Bureau/CAB)

- Homeless Programs
- One Stop Career Center

One important strategy undertaken by the County is implementation of the Homeless Prevention and Rapid Re-Housing Program. This model for intervention and collaboration among service providers is intended to prevent homelessness and address issues related to poverty. This strategy will be continued.

For FY 2011 a budget request has been made by the 10 Year Plan Implementation Task Force to the Arlington County Board to ensure maintenance of the safety net by increasing the FY 2011 budget over the FY 2010 budget as follows:

- Housing Grants:
    - ✓ Increase in housing grant funds to support an approximate growth of 11% annually
    - ✓ Increase the benefit level for housing grants to 90% of the Fair Market Rent in order to reduce the rent burden on low-income families.
    - ✓ Add a new category for homeless working individuals who now reside in shelters because of insufficient income to afford housing
- Permanent Supportive Housing
    - ✓ Additional funds are needed to support persons with disabilities in scattered site apartments; the program consistently maintains a waiting list of 26 households
- Additional year-round shelter
    - ✓ There is a need to convert the Emergency Winter Shelter to a year-round shelter to meet the needs of many homeless individuals living on the street

VIEW, the County's primary anti-poverty program, is a time-limited, goal-oriented program that provides temporary cash assistance to needy families while assisting families toward economic self-sufficiency through child support and work. In FY 2011, DHS expects to serve an average of 250 families a month for the TANF program and 125 new clients during the year in the VIEW program.

One important action DHS has 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. This can have several benefits including streamlining services and being able to identify the need for comprehensive or wrap around services to serve families in need. 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; and client incentives.

In response to the current challenging economic conditions, the County provided increased levels of support for key assistance programs such as employment services, food and shelter. Additionally, DHS staff intake and assessment system was enhanced and a public awareness campaign was initiated. It is anticipated that this "safety net" initiative will continue and additional services and supports are expected to be required during FY 2011.
In addition to these ongoing programs and iniatives, the County's five-year plan to address poverty includes three major goals based on priority needs. The following strategies would be pursued in FY2011:

Financial Literacy: Establish a common set of standards for literacy programs serving low and moderate income residents and populations at risk of being homeless. A sub-committee of the 10 Year Plan to End Homelessness is working towards identify common components of financial literacy training which would guide programs delivered by providers.

Workforce Training: A variety of job training opportunities to meet the needs of low and moderate income residents would be explored and training options expanded to include preparation for "green jobs"; work closely with area employers to facilitate placement into employment

Energy Conservation: Increase awareness of energy conservation measures through educational workshops for residents and strengthen partnerships with various organizations to identify affordable programs that would benefit low and moderate income residents. It is expected that several multifamily and single homes will receive energy audits and /or improvements that will lower heating and cooling costs

Community Services Block Grant (CSBG)
The Community Services Block Grant Program is in the third year of administration by the Housing Division of the Department of Community Planning Housing and Development and is aimed at the population in poverty. Household eligibility for the grant is based on federal poverty guidelines. The federal poverty threshold for a four person household is $26,500 for 2009. According to US Census, 2007 ACS data approximately 4.5 percent of Arlington families live in poverty. Work will continue to more specifically assess the size and needs of this population. The following programs are funded through CSBG and are aimed at the very low income population in the County:

- Community Involvement in Re-Entry: $20,000 to Offender Aid and Restoration (OAR) to develop partnerships with the faith community to establish a program to support ex-offenders to re-enter the community.

Expected Outcome: 800 clients assisted; 20 faith communities pledge at least $500 annually.

- Immigration Legal Services: $20,000 to Just Neighbors Ministry to provide legal clinics to immigrants to assist them to obtain work authorizations, achieve family unification, and to resolve domestic violence cases.
  Expected Outcome: 20 low income residents of NSAs secure work authorization; 6 immigrants dealing with domestic violence adjust immigration status, and 16 families are unified.

- Immigrant Legal Counseling for Employment: $20,000 to Virginia Justice Center to provide legal assistance and information concerning fair treatment for immigrant workers.

  Expected Outcome: 78 receive information on workers' rights and referrals; and 30 receive legal representation.

- Arlington Food Assistance Center: $20,000 to Arlington Food Assistance Center to purchase equipment and food supplies for low income families.

  Expected Outcome: 180 families receive food assistance.

- Dental Link: $33,000 CSBG to NVFS to use CDBG funds for case management services to secure dental services for low income persons who are unable to access dental care.

  Expected Outcome: 350 persons will receive referrals to dentists.

- Project Discovery**:** $30,000 CSBG and $30,000 matching State Funds to Arlington's DHS to use CSBG funds as match for State Project Discovery funds to provide academic support and college campus visits to low income high school juniors and seniors.

  Expected Outcome: 52 youth will participate in the program.

NON-HOMELESS SPECIAL NEEDS HOUSING

Non-homeless Special Needs (91.220 (c) and (e))

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

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve for the period covered by the Action Plan.

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 this Action Plan.

Program Year 1 Action Plan Specific Objectives response:

Arlington County estimates that there are approximately 371 individuals and families who have a housing and supportive service need. The breakdown of subpopulations such as persons with mental illness, persons with physical disabilities, families experiencing homelessness and youth aging out of foster care can be found in the Non-Homeless Special Needs Table.

It should be noted that the FY 2006-2010 Consolidated Plan stated that the number of individuals who needed supportive housing was 400. Since then, the County has established its Permanent Supportive Housing (PSH) program. PSH serves individuals and families with disabilities and youth aging out of foster care who need a subsidy and supportive services in order to obtain and maintain an apartment. To date, there are 120 households that are served through PSH. 96% of PSH households stay in their housing for at least one year. The goal for the Permanent Supportive Housing program is to serve 425 households.

Arlington's Five-Year Supportive Housing Plan, adopted in 2005, has produced 160 apartments to date. Another 97 units are in development and an additional 26 in predevelopment. Arlington's five year goal is to produce the 262 additional units required to achieve the County's overall goal of 425 supportive housing units. The chart below depicts the current inventory.

Units in Available Inventory, Jan. 2010:

Supportive Housing Sponsor	# units
AHC, Inc.	54
Arlington Partnership for Affordable Housing (APAH)	14
Wesley Housing Development Corporation (WHDC)	16
Paradigm	23
Kettler Management	6
Robert Pierre Johnson Housing Development Corporation	10
Bozutto	5
A-SPAN	18
Community Residences	7
Dittmar	6
New Hope Housing	3
Total	163

Supportive Housing Units under Development or Predevelopment, Jan. 2010

Sponsor	Project & Type	# units
Volunteers of America	Mary Marshall/ Assisted	52

	Living	
APAH	Views of Clarendon Buchanan Gardens Permanent Supportive Housing (PSH)	24
RPJ	Triangle/Affordable Efficiency Project	26
AHC, Inc.	Macedonia & Jordan Manor PSH	9
Telesis	Buckingham Village III (PSH)	12
Total		123

Actions will be undertaken in FY 2011 to develop the additional supportive housing units required to meet the Supportive Housing goal of 425 units. DHS will continue to use the three basic housing strategies recommended in the Supportive Housing Plan and described in detail in the Five Year Consolidated Plan:

- Encourage **small-scale supportive housing project** development for various subpopulations, including youth aging out of foster care, young adults with serious emotional disturbance, homeless adults with serious mental illness or substance abuse, and formerly incarcerated persons. This strategy includes development of the Mary Marshall Assisted Living Residence, which will be under construction in the 1st quarter of 2010 and a 20+ unit Single Person Efficiency (SPE) or Affordable Efficiency (AE) project.

- Dedicate a **portion of Committed Affordable Rental Units** supported by County funds that would be designated as supportive housing and linked to rental assistance subsidies.

- Commit 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 or the County's Housing Grants Program.

Resources Available

A variety of Federal, State, and local public and private resources are potentially available to fund Arlington's supportive housing initiative. These are described in detail in the Five Year Consolidated Plan and FY 2011 allocations are described in the Citizen Summary.

Housing Opportunities for People with AIDS

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

1. Provide a Brief description of the organization, the area of service, the name of the program contacts, and a broad overview of the range/ type of housing activities to be done during the next year.

2. Report on the actions taken during the year that addressed the special needs of persons who are not homeless but require supportive housing, and assistance for persons who are homeless.

3. Evaluate the progress in meeting its specific objective of providing affordable housing, including a comparison of actual outputs and outcomes to proposed goals and progress made on the other planned actions indicated in the strategic and action plans. The evaluation can address any related program adjustments or future plans.

4. Report on the accomplishments under the annual HOPWA output goals for the number of households assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. Include any assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.

5. Report on the use of committed leveraging from other public and private resources that helped to address needs identified in the plan.

6. Provide an analysis of the extent to which HOPWA funds were distributed among different categories of housing needs consistent with the geographic distribution plans identified in its approved Consolidated Plan.

7. Describe any barriers (including non-regulatory) encountered, actions in response to barriers, and recommendations for program improvement.

8. Please describe the expected trends facing the community in meeting the needs of persons living with HIV/AIDS and provide additional information regarding the administration of services to people with HIV/AIDS.

9. Please note any evaluations, studies or other assessments that will be conducted on the local HOPWA program during the next year.

Program Year 1 Action Plan HOPWA response:

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 is the Northern Virginia Regional Commission. The administering agency submits the application for annual funds.

It is projected that 10 individuals will receive this rental assistance in FY 2011.

FY 2011 CDBG, HOME, HOPWA, CSBG and AHIF Services Projects
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5-Year Obj. #	Outcome Category	Activity	Organization	Amount and Source	Service Area	Expected Accomplishment
PROVIDE DECENT HOUSING.						
H1	Afford.	Housing development	APAH	$100,000 (CDBG)	County-wide	100 units
H1	Afford.	Housing Development	RPJ	$100,000 (CDBG) and $33,000 un-programmed CDBG	County-wide	25-40 units
H1	Afford.	Housing Development	TBD	$1,137,580 (HOME)	County-wide	10 units
H1	Afford.	Rehab and Development Architectural Services	TBD	$ 30,000	County-wide	400 units
H2	Avail./Acc.	Volunteer Home Repair	RPJ	$41,000 (CDBG)	County-wide	27units
H2 CD1	Avail./Acc.	Home Improvement Program	AHC, Inc.	CDBG Program Income	County-wide	15 units
H2	Avail./Acc.	Barrier Removal	AHC, Inc	CDBG Program Income	County-wide	10 units
H2	Avail./Acc.	Single Family Program Delivery Costs	AHC, Inc	$175,000 (CDBG) + $115,000 from Single Family Program revolving funds	County-wide	See HIP, Barrier Removal, MIHOP
H4	Avail./Acc.	Achieve Your Dream Homebuyer Workshops	AHOME	$40,500 (CDBG)	County-wide	40-50 families
H4	Avail/Acc	Foreclosure Prevention	AHOME	$7,500 (AHIF Services	County-wide	65 families
H4 CD1	Avail./Acc.	MIHOP	AHC, Inc	CDBG Program Income and carryover funds	NFAs	3 units
H4	Afford.	AHC Homeownership Administration	AHC, Inc	$100,000 (CDBG) + $66,000 MIPAP program income	County-wide	See MIPAP and MIHOP

Avail./Acc.: Availability/Accessibility
Afford.: Affordability
Sustain: Sustainability

FY 2011 CDBG, HOME, HOPWA, CSBG and AHIF Services Projects
-DRAFT-

5-Year Obj. #	Outcome Category	Activity	Organization	Amount and Source	Service Area	Expected Accomplishment
H4	Afford.	Moderate Income Purchase Assistance (MIPAP)	AHC, Inc.	$9071 (HOME-ADDI) + Program Income funds	County-wide	12 families
H4	Avail./Acc.	County Home Ownership program	County HD	$109, 707 (CDBG)	County-wide	See AHOME and MIPAP
HM4	Avail./Acc.	Housing Counselor	NVFS	$38,200 (CDBG)	County-wide	120 families
HM2	Avail./Acc	Adopt-a-Family/Lifeworks Programs	AACH	$28,400 CDBG	Countywide	20 families
HM2	Avail./Acc	Housing Locator	A-SPAN	$45,000 (AHIF Housing Services)	Countywide	60 families
HM2	Avail./Acc.	Volunteer Coordinator	A-SPAN	$35,000 (CDBG)	County-wide	20 individuals
HM2	Avail./Acc	Assistance for Friends of Guest House	Friends of Guest House	$20,000 (AHIF)	County-wide	20 clients
HM2	Avail./Acc	Financial Independence Literacy	Doorways	$30,000 (AHIF Housing Services)	NEA	30 families
HM4	Avail./Acc.	Susan's Place Safe Haven	New Hope Housing	$12,500 (AHIF Services)	TBD	8 individuals
HM2	Avail./Acc.	Rent Assistance/Case Management	County-DHS	$113,000 (HOPWA)	County-wide	11 families

Avail./Acc.: Availability/Accessibility
Afford.: Affordability
Sustain: Sustainability

FY 2011 CDBG, HOME, HOPWA, CSBG and AHIF Services Projects
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5-Year Obj. #	Outcome Category	Activity	Organization	Amount and Source	Service Area	Expected Accomplishment
CREATE ECONOMIC OPPORTUNITY.						
CD5	Avail./Acc.	Small Business Technical Assistance	BDAG	$50,000(CDBG)	County-wide	7 businesses
CD5	Avail./Acc.	Microenterprise Loans	ECDC	$55,500 (CDBG)	County-wide	10 loans
CD4	Avail./Acc.	Employment Services	SEEC	$100,000 (CDBG), $104,275 General fund	County-wide	100 workers/month
CD4	Avail./Acc.	Employment and Training	AEC	$110,774 (CDBG), $74,465 unprogrammed CDBG, and $89,535 (CSBG)	County-wide	154 persons

Avail./Acc.: Availability/Accessibility
Afford.: Affordability
Sustain: Sustainability

FY 2011 CDBG, HOME, HOPWA, CSBG and AHIF Services Projects
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5-Year Obj. #	Outcome Category	Activity	Organization	Amount and Source	Service Area	Expected Accomplishment
CREATE SUITABLE LIVING ENVIRONMENT.						
CD2/ CD3	Avail/Acc	Small Grants	County	$3500 (CDBG)	NFAs/NEAs	7 grants
H2/ CD1	Sustain.	Housing Services Outreach	County HD	$177,921 (CDBG)	NFAs ; NEAs & NOAs and committed affordable units	12 w/shops;5 events
CD4	Avail./Acc.	Immigration Legal Service	Just Neighbors	$20,000 (CSBG)	NFAs and NEAs	20 persons, 16 families
CD4	Avail./Acc.	Immigrant Legal Counseling for Employment	Legal Aid Center	$20,000 (CSBG)	NFAs and NEAs	90 individuals
CD2	Avail./Acc.	Nauck Youth Programs	CARE	$22,000 (CDBG)	Nauck NFA	150 youth
CD2	Afford.	Greenbrier Afterschool Program	Greenbrier Learning Center	$15,000 (CDBG)	County-wide	60 children, 25 parents
CD2	Avail./Acc.	Buckingham Youth Brigade	BuGATA	$18,200 (CDBG)	Buckingham NFA	15-20 youth

Avail./Acc.: Availability/Accessibility
Afford.: Affordability
Sustain: Sustainability

FY 2011 CDBG, HOME, HOPWA, CSBG and AHIF Services Projects
-DRAFT-

COUNTY-WIDE SERVICES						
5-Year Obj. #	Outcome Category	Activity	Organization	Amount and Source	Service Area	Expected Accomplishment
CD-2	Avail./Acc.	Community Involvement in Re-Entry	OAR	$20,000 (CSBG)	County-wide	800 clients; financial partnering with 20 faith communities
CD-2	Avail./Acc.	Dental Link	NVFS	$33,000 (CSBG)	County-wide	350 persons
CD-2	Avail./Acc.	Food Program	AFAC	$20,000 (CSBG)	County-wide	35 families
CD-2	Avail./Acc.	Project Discovery	DHS	$30,000 (CSBG + state funding)	County-wide	52 youth

OTHER OBJECTIVES						
5-Year Obj. #	Outcome Category	Activity	Organization	Amount and Source	Service Area	Expected Accomplishment
		Planning and Administration	County HD	$420,899 (CDBG)+ $6,000 (CSBG); $22,048 (HOME)	N/A	N/A
		HOME Administration	County HD	$114,366 (HOME)	N/A	N/A
		Capacity Building for CDBG/CSBG subrecipients	County AED	$30,000 (CDBG unprogrammed)	County-wide	3 organizations

Avail./Acc.: Availability/Accessibility
Afford.: Affordability
Sustain: Sustainability

FY 2011 CDBG, HOME, HOPWA, CSBG and AHIF Services Projects
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FY 2011 PROJECT DESCRIPTIONS

HOUSING DEVELOPMENT

Housing Development: Arlington Partnership for Affordable Housing (APAH) for staff and related program delivery costs to develop multi-family housing for low and moderate income households. Additional funds for acquisition and rehabilitation could be requested from CDBG, the state, AHIF and/or private lenders when a project has established feasibility.

Housing Development: Robert Pierre Johnson (RPC) for staff and related program delivery costs to develop multi-family housing for low and moderate income households, including supportive housing for persons with special needs. Funding for acquisition and rehabilitation could be requested from CDBG, the state, AHIF and/or private lenders when a project has established feasibility.

Housing Development: County's HOME allocation is used in combination with local funds to provide $6.2 million for new construction, acquisition, and rehabilitation activities designed to improve and preserve the supply of affordable housing. The AHIF (Affordable Housing Investment Fund) utilizes private funds, Low Income Housing Tax Credits, tax-exempt and taxable mortgage revenue bonds to produce affordable housing projects with nonprofit and for-profit developers.

Rehab and Development Housing Development Fund for architectural services and pre-development project costs to rehabilitate privately owned rental units for low and moderate income persons.

Volunteer Home Repair Program: Robert Pierre Johnson Housing Corporation (RPJ) for staff and related costs to manage two home repair programs, Rebuilding Together and Hearts and Hammers. Volunteers repair houses occupied by low and moderate income persons who are elderly or have disabilities.

Home Improvement Program (HIP): AHC, Inc. to provide to low and moderate income homeowners financial and technical assistance to rehabilitate their homes, with priority given to homes in Neighborhood Focus Areas (NFAs) and Neighborhood Enhancement Areas (NEAs). Revolving funds are sufficient to fund HIP activity in FY 2009.

Barrier Removal Program: AHC, Inc. to provide to low and moderate income persons with disabilities accessibility loans and grants for owner-occupied and rented dwellings. Revolving funds are sufficient to sustain program activity in FY 2009.

Single Family Program Delivery: AHC, Inc. to use AHC single family program income and CD funds to deliver single family programs.

FY 2011 CDBG, HOME, HOPWA, CSBG and AHIF Services Projects
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HOMEOWNERSHIP PROGRAMS

Achieve Your Dream: Arlington Home Ownership Made Easier, Inc. (AHOME): to conduct outreach and provide workshops to eligible prospective home buyers to promote homeownership for low and moderate income and minority households

Foreclosure Prevention: AHOME to counsel families and individuals who are in danger of foreclosure. Counseling provided in English and Spanish.

Moderate Income Home Ownership Program (MIHOP): AHC, Inc. to continue to acquire and rehabilitate deteriorated houses in NSAs and sell them to low and moderate income families. Program will utilize carryover funds and program income.

Homeownership Program and Administration (MIPAP): AHC, Inc. to use program income revolving fund and HOME funds for downpayment and closing costs for first time homebuyers. AHC to provide administration of homeownership programs that assist income-eligible households to become first-time homeowners.

Homeownership Program: County Housing Division staff and related costs to coordinate County homeownership efforts by providing program planning and management, information and referral, public education and outreach.

SPECIAL HOUSING PROGRAMS

Housing Services Outreach Program: Outreach Team to provide housing inspections, counseling, education, clean-up events, and technical assistance to residents of NSAs to improve their homes and neighborhood conditions to residents of NSAs to care for and improve their homes and neighborhood conditions.

Housing Counselor: Northern Virginia Family Service (NVFS) for part time counselor to assist low-income households facing eviction or seeking housing.

Adopt-A-Family/Lifeworks Programs: Arlington/Alexandria Coalition for the Homeless (AACH) to provide case management and employment services to families leaving Sullivan House shelter and moving into independent housing.

Partnership for Family Stability: Arlington/Alexandria Coalition for the Homeless to provide staff and administrative costs for pilot program to identify at-risk families and prevent foreclosure or homelessness.

Volunteer Coordinator: Arlington Street People's Assistance Network (A-SPAN) to hire volunteer coordinator to manage and recruit volunteers.

Housing Locator: Arlington Street People's Assistance Network (A-SPAN) to continue homeless prevention and rapid re-housing initiative by assisting families and individuals to retain/obtain housing and/or utility connections.

Susan's Place Safe Haven: New Hope Housing will operate home to provide stable housing for eight chronically homeless adults.

Rent Assistance and Case Management Services: County DHS will use HOPWA (Housing Opportunities for Persons with Aids) to assess clients and develop service plans, as well as provide rent assistance.

Financial Independence Literacy: Doorways to implement a pilot financial literacy program for tenants at APAH's Columbia Grove Apartments, to reduce debt and manage finances.

ECONOMIC DEVELOPMENT PROGRAMS

Small Business Assistance: Business Development Assistance Group (BDAG) for counseling on business creation, retention and expansion County-wide, with special emphasis in Nauck, Buckingham, Pike Village Center and Columbia Heights West NSAs.

Microenterprise Loan Program: Ethiopian Community Development Council's Enterprise Development Group for staff costs and loan/loss reserve to operate a micro-loan program and assist eligible clients in small business incubator.

Shirlington Employment and Education Center (SEEC): Staff and program support to continue employment services to day laborers congregating on South Four Mile Run Drive.

NSA Employment and Training: Arlington Employment Center (AEC)/County Department of Human Services to continue employment and support services to low income residents County-wide.

NEIGHBORHOOD STRATEGY AREA SERVICES

NSA Small Grants: County Housing Division for a set-aside fund to respond to neighborhood needs.

Immigration Legal Services: Just Neighbors Ministry for on-site legal clinics to help immigrants apply for and receive work authorization, family unification and to obtain assistance with domestic violence issues.

Immigrant Legal Counseling for Employment: Virginia Legal Aid Center to provide legal assistance and information regarding fair treatment for immigrant workers.

Nauck Youth and Teens: Community Association of Resources, Education, Enrichment, And Economics, Inc. (CARE) for self-esteem, life skills, and awareness of cultural resources of 10 to 14 year-olds.

Buckingham Youth Brigade: BU-GATA to continue a program to encourage civic involvement and develop leadership among youth and their families in the Buckingham NFA.

Greenbrier After School Program: Greenbrier Learning Center to provide after school and summer enrichment to children and families in NSAs.

COUNTY-WIDE SERVICES

Community Involvement in Re-Entry: OAR to use CSBG funds to assist ex-offenders and to develop a partnership with the faith community that will lead to support for OAR clients.

Dental Link: NVFS to use CDBG funds for case management services to secure dental services for low income persons who are unable to access dental care.

Food Program: Arlington Food Assistance Center to use CSBG funds for equipment and food products for low income families.

Project Discovery: Arlington's DHS to use CSBG funds as match for State Project Discovery funds to provide academic support and college campus visits to low income high school juniors and seniors.

ADMINISTRATION AND PLANNING

CDBG Administration and Planning: County Housing Division staff to: a) administer the Community Participation Plan for the CDBG Program, including staffing CDCAC; b) conduct outreach to low and moderate income and multi-cultural communities; c) manage the CDBG program in accord with the priorities detailed in the Consolidated Plan, including City of Falls Church Cooperation Agreement; d) implement overall CDBG program planning and development; and d) monitor program performance and assess program effectiveness in producing desired outcomes.

HOME Administration: County Housing Division/Housing Development staff to manage HOME program, provide technical assistance, and facilitate financing of affordable housing development.

Capacity Building for CDBG/CSBG Subrecipients: Arlington Economic Development (AED) program for organizational assessment and technical assistance to increase capacity of nonprofit subrecipients delivering direct services to low and moderate income clients.