



# Arlington County Consolidated Plan FY 2006-2010



## Arlington's Vision

*"Arlington will 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."*

This vision guides the formation of the Consolidated Plan which articulates housing and community development goals and strategies for the County.

The goal of the County is to create an environment in which individuals feel a part of a larger, supportive community, sensitive to their needs. That community, making use of the creativity and compassion of its members, will address the needs of its citizens, with particular attention to those facing the greatest need. Fundamental to this vision of community is equality of opportunity in housing, employment, and other aspects of life.

## What is the Consolidated Plan?

The Consolidated Plan provides the strategic framework for housing, homeless, community development, and economic development activities over the next 5-year period.

This Citizen Summary concisely captures data on demographics, housing, homelessness, and community development, and identifies long-term objectives.

The U.S. Department of Housing and Urban Development (HUD) requires communities that receive any of the federal grants shown on the following table to complete a Consolidated Plan.

More comprehensive information is in HUD narratives and tables, a Fair Housing report, the Supportive Housing Plan, and other documents referenced on page 8.

Major Funding Sources, Fiscal Year (FY) 2006		
<b>Federal</b>	Community Development Block Grant (CDBG)	\$2,172,500
	HOME Investment Partnerships (HOME)	\$1,201,800
	HOME American Dream Downpayment Initiative	\$45,000
	Emergency Shelter Grants (ESG)	\$82,000
	Housing Opportunities for Persons with AIDS (HOPWA)	\$210,000
	Housing Choice Voucher Program (former Section 8)	\$14,118,900
<b>Local</b>	Affordable Housing Investment Fund (AHIF)	\$4,458,400
	Estimated Loan Repayments to AHIF	\$1,300,000
	Housing Grants Rent Assistance Program	\$3,908,900
	Real Estate Tax Relief (amount is revenue forgone)	\$3,100,000
	Homeowners' Grants (See article below)	\$2,164,500
	Local Public Assistance Cost Allocation Plan (LPACAP)	\$1,168,000

## County Board Enhances FY 2006 Affordable Housing Efforts

**Homeowners' Grants:** In response to double digit increases in residential real estate assessments in recent years, the County Board approved this new program for FY 2006 budget. It provides \$500 grants to low/mod income owner-occupants, with an added \$50 for each dependent. The program serves those with incomes below \$72,000/year and assets, excluding the value of the home, below \$340,000. For those with an increase in real estate taxes at or below the County-wide average, this grant would erase all but about \$100 of the increase.

The **Real Estate Tax Relief Program** provides deeper subsidies than the Homeowners' Grants to elders and persons with disabilities. Benefits include exemptions and deferrals of real estate taxes. The Board raised income and asset maximums to the same level as the Homeowners' Grants. The **Housing Grants** rent subsidy program serves low income working families, elders, and persons with disabilities. See page 8 for details on new Housing Grants programs.

**New Funding Resource:** The Board set aside a new resource for affordable housing in FY 2005 and FY 2006 – the revenue generated by an FY 2005 state-authorized increase in the *recordation tax* on real estate transfers. Major uses of the funding are to increase the Affordable Housing Investment Fund (AHIF) and expand the Housing Grants program. **LPACAP** is a relatively new funding resource involving reimbursement of local costs for administering federal social services programs. The funds are provided through the State. The County Board has committed to using a portion of these LPACAP funds for supportive housing needs.

**AHIF Increase:** AHIF provides loans for the acquisition, construction, or rehabilitation of housing affordable to low/mod income households. The Board augmented this funding by \$1.5 million for FY 2006, raising the total to \$5.5 million. It added \$1.4 million in FY 2005.

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# DEMOGRAPHIC PROFILE

## Snapshot of our Community

### Need Indicators

Below are some key need factors describing households and housing stock.

-  Over 16,900 people over 25 have no high school degree or GED.
-  One in six families with children is female-headed (15.8%).
-  6,811 households (7.9%) are linguistically isolated, i.e., all over age 14 have difficulty with English.

### Population Characteristics

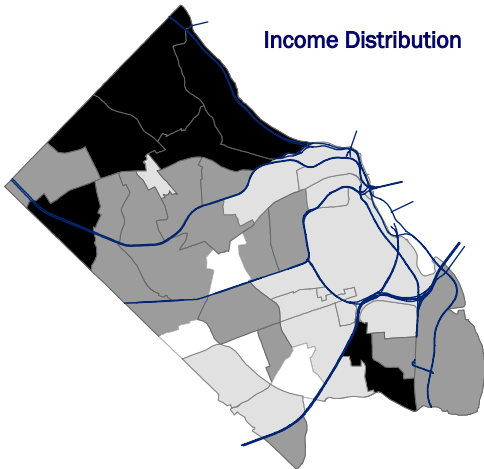
Arlington County's population increased by 10.8% between 1990 and 2000. County population has continued to grow, with an estimated population in 2005 of 198,267.

	1990	2000
<b>Population</b>		
Total Population	170,936	189,453
African-American	11%	9%
Asian-American	7%	9%
Hispanic	13%	19%
<b>Income</b>		
Median Household Income	\$44,600	\$63,011
Below Poverty Level	7.0%	7.8%

Source: U.S. Census Bureau, 2000

### Income

Arlington's median family income increased 41.3% between 1990 and 2000. The map to the left compares the median income of each census tract to the countywide median income. The tracts shaded in black in essence have the highest median incomes and the tracts in white have the lowest.



2005 Washington Area Median Income (AMI)			
Household Size	Low: 50% of Median	Moderate: 80% of Median	Middle: 100% of Median
1-Person	\$31,300	\$50,000	\$62,500
2-Person	\$35,700	\$57,200	\$71,400
4-Person	\$44,700	\$71,400	\$89,300

Source: U.S. Department of Housing and Urban Development

### Housing Profile

In 2000, there were 90,426 housing units in the County and 86,474 households. This reflected a vacancy rate of 4.5%. In 2000, the home ownership rate was 43.4%.



Planning Division records show that the total number of units has risen by over 5,000 since 2000 to an estimated 95,688 units with 91,776 households in 2004. In early 2005, over 9,100 units were in the pipeline, including 2,402 units under construction, 5,726 approved for construction, and 1,028 pending site plan approval.

Roughly 40% of the housing stock is single-family and 60% multi-family. The average

age of units was 40 years old. In 2004, one-fourth of the single-family units were attached units, e.g., townhomes, and roughly one-fifth of the multi-family housing stock were condominiums.

In 2004 Arlington's multi-family rental stock included 41,411 units in 367 apartment complexes. Approximately 60% of the units are in elevator buildings and 40% are in garden complexes.

Almost two-thirds of these rental units are one-bedrooms or efficiencies. Roughly 31% are two-bedroom units and under 4% are three-bedroom or larger.

-  Almost 9,400 households earning less than 50% of median income pay over 30% of their incomes towards rent.
-  But only 3,300 units in the County's multifamily, non-assisted housing stock are affordable to households at that income level.

# HOUSING

## Measuring the Affordable Housing Crisis

### Spotlight on Housing Market Trends

Arlington County's highly desirable location—due to its close-in location, good transportation resources, and strong services—has created tremendous demands for housing and continues to drive the price of land and housing upward.

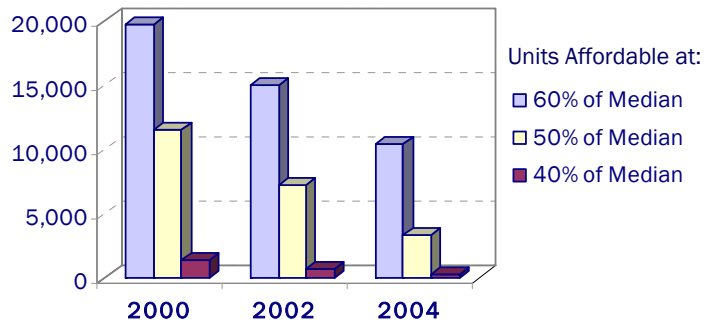
- ↑ The 2004 Countywide average rent was \$1,270.
- ↑ In 2000 a unit at the average rent required an income of 56% of median; in 2004, it required 68% of median.
- ↑ Home prices have risen dramatically. The average assessed value for all homes climbed 24% in a year, rising from \$369,600 in 2004 to \$458,200 in 2005.
- ↑ A new wave of condo conversions began in 2003. Over 1,800 units were in the process of being converted to condo in early 2005. The increased demand for rental units by households being displaced will reduce vacancy rates and raise rents at market affordable complexes.
- ↑ While rental vacancy rates eased substantially for elevator apartments in 2004, garden apartments are at the industry standard of 5%.



Sierra Condos shown under construction, include 10 affordable units.

### Loss of Market Affordable Housing

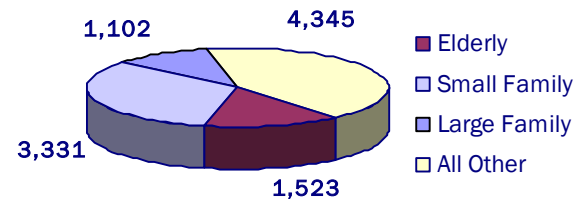
In 2000, roughly 19,700 units were affordable to households with incomes at 60% of median. Market affordable units (MARKS) constituted 52% of the multi-family rental stock. Between 2000 and 2004, over 9,300 of those units became unaffordable to households at that income level, reducing the MARKS to 25% of the supply. The following chart shows the decrease in rental units affordable to households earning 40%, 50% and 60% of the median income.



Source: CPHD Housing Division

### 10,000 Low Income Renters Face Housing Problems

In 2000, 10,301 renters with incomes below 50% of median faced "housing problems." The data is based on special tabulations of the 2000 Census provided by HUD. "Housing problems" include paying more than 30% of income for rent and/or overcrowding and/or without complete kitchen or plumbing.



Source: U.S. Department of Housing and Urban Development

### Job Growth Outpacing Housing

New jobs increase the number of people competing for housing. The County's Planning Division estimates that number of jobs in the County will increase by 29,500 between 2000 and 2010. Based on the Bureau of Labor Statistics, 20.7% or 6,100 of the jobs will be low wage positions. One new housing unit is needed for every 1.6 new jobs. This results in a need for 3,800 new affordable units to serve the new lower income workers.

### Cost of Home Ownership

The County is working to enable County and School employees to remain in the community when they decide to buy. The County offers a Live Near Your Work program providing down payment assistance and urges other employers to do so, as Virginia Hospital Center and George Mason University have done. The County asks condo developers to provide discounts to workers participating in these programs. More strategies are needed.

As mortgagors take condo fees into account, the affordable condo prices are roughly \$40,000 less than those shown in the table.

FY 2005 County Job	Entry Pay	Affordable Owner Unit
Police Officer	\$38,100	\$150,000
Teacher	\$41,600	\$160,000
Couple	\$80,000	\$280,000
Dec. 2004	Average Condo	\$325,000
	Average Single-Family	\$609,000

Sources: Average Home Cost Data is from the Northern Virginia Association of Realtors; salary data is from County and School Board Human Resources offices.

# HOUSING

## Meeting the Affordable Housing Challenge

### Arlington's Housing Goals

- Balance support for the elderly and persons with disabilities with a transitional safety net for families with children.
- Ensure through all available means that all housing in Arlington County is safe and decent.
- Permit no net loss of committed affordable housing, and make every reasonable effort to maintain the supply of affordable market rate housing.
- Reduce the number of households in serious housing need (defined as those earning below 40% of median income who pay more than 40% of their income for rent).
- Increase the number of housing units with two or more bedrooms in order to match the needs of households with children.
- Distribute committed affordable housing within the County, neighborhoods, and projects.
- Increase the rate of home ownership throughout the County, and increase home ownership opportunities for low and moderate income households.
- Ensure, through all available means, that housing discrimination is eliminated.
- Provide housing services effectively and efficiently.

### County Board Policy Actions

In a 2004 report, the Washington Regional Network for Livable Communities stated: "Arlington County has created a promising approach to a comprehensive affordable housing strategy. The assessment and goals created in this process are a model for other jurisdictions." The following chronology details the Board's pro-active approach to affordable housing.

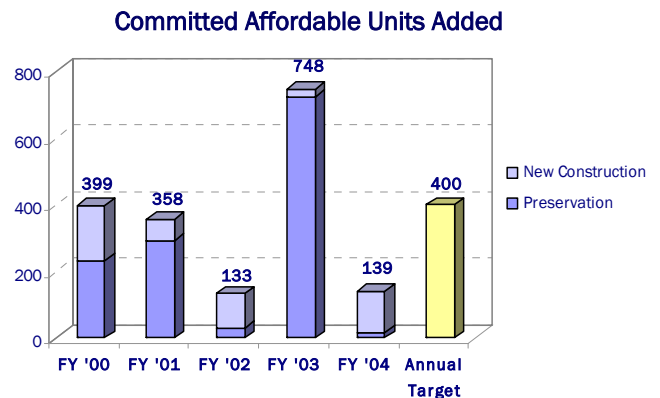
- 2000:** New Affordable Housing Principles and Goals adopted. Housing Grants & home ownership programs enhanced.
- 2001:** Density bonus added as incentive for developers to provide affordable housing.
- 2002:** Housing development funding increased to \$4,000,000/year.
- 2003:** Numerical targets for County's Affordable Housing Goals approved.
- 2004:** Guidelines for negotiation of voluntary affordable housing contributions approved.
- 2005:** Income from increase in recordation tax set aside for affordable housing.

### Increasing the Supply of Committed Affordable Units

The County is acting to develop new and preserve existing affordable housing. Rental Committed Affordable Units (CAFs) are those units committed to remain affordable through nonprofit ownership, site plan conditions, or government program requirements. Rental CAFs typically serve households with incomes below 60% of median for a minimum of 30 years. Owner CAFs are owner-occupied units whose owners receive County subsidy to assist with the purchase.

In FY 2004, the County had 5,628 CAF units, including 5,138 rental and 490 owner. In the last half of 2004, the County Board approved 410 affordable units in site plan projects not yet built. The graph compares the total of new rental and owner CAFs to the annual target of 400 units.

Prior to the 2003 adoption of the target to add 400 CAFs per year, the annual affordable housing production target was 360. This graph illustrates the share of the CAFs produced each year involving the preservation of existing units and involving new construction. Of the 1,777 CAFs produced during this period, 478 (or 27%) were new and 1,299 (or 73%) were existing units being preserved.



### Key Targets

Arlington's adopted housing targets guide performance and facilitate evaluation of progress towards the County's housing goals. Key targets include:

- Provide assistance to priority households in the following proportions by FY 2010: 65% to families with children; 20% for the elderly; and 15% for persons with disabilities.
- Provide permanent housing to 95% of sheltered homeless elders and families with children and for 65% of the sheltered homeless persons with disabilities by FY 2010.
- Add an average of 400 net new committed affordable housing units per year.
- Encourage for-profit developers to provide at least 10% of all new units in residential site plan projects as affordable.
- Provide that half of the committed affordable rental housing units added between FY 2001 and 2010 are two or more bedrooms, of which 25% would be three or more bedrooms.
- Increase the home ownership rate from 45.8% to 50% by 2010.



# SUPPORTIVE HOUSING

## A Caring Community

### Who needs permanent supportive housing?

A person who, without support services, would probably not be able to live in a unit independently.

### What is supportive housing?

Housing that is formally linked with supportive services that are available to the individual in his or her home.

### What are some examples of supportive services?

Independent living skills training, (e.g., cooking, bill paying), mental health treatment services, vocational services, personal care and home health services, transportation, assistance with applications for financial assistance, access to recreation, development of social skills.

### How often are services provided?

Ranges from daily to monthly.

### Who provides the services?

Providers include home health aides, mental health workers, social workers, employment counselors, substance abuse counselors, and others.

### Supportive Housing Plan

In 2004, the Arlington County Department of Human Services (DHS) contracted with the Technical Assistance Collaborative, Inc. (TAC) to assist in developing a proactive strategy to expand affordable, accessible, community-based supportive housing in the County. Included in supportive housing are permanent supportive housing, transitional housing, and residential services programs.

The Plan was approved by the County Board in May 2005. The plan includes: 1) a comprehensive assessment of the need for affordable housing linked with support services; 2) a summary of best practices appropriate for and financially feasible in Arlington; and 3) a comprehensive 5-year plan for developing a continuum of permanent supportive

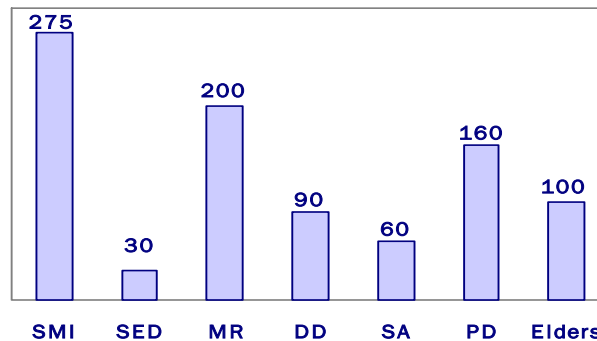
housing which identifies new financial resources.

The Plan addresses the housing needs of:

- Persons with serious mental illness,
- Persons with mental retardation/developmental disabilities,
- Persons with physical disabilities,
- Persons with two or more disabilities,
- Homeless persons & families with disabilities who need supportive services
- Youth transitioning from youth services to adult services, and
- Elders with special needs.

The Supportive Housing Plan is available on the Consolidated Plan website.

### More than 900 Persons Estimated to Need Supportive Housing



#### Legend

- SMI: Serious Mental Illness
- SED: Serious Emotional Disturbance
- MR: Mental Retardation
- DD: Developmental Disabilities (non-MR)
- SA: Substance Abuse
- PD: Physical Disabilities
- Elders with Special Needs

### More than 450 Homeless in Arlington

On January 21, 2004 there were 452 homeless persons: 375 were adults (71%) and 77 were children (28%).

- 52% of the homeless population were considered unsheltered or chronically homeless.
- 41% of the homeless were either a chronic substance abuser, seriously mentally ill, or dually diagnosed.
- 37 persons had a disability and 52 persons had a chronic illness.

### 5-Year Initiative Aims to Produce 375-425 New Units

This goal is to add these new units to the existing supply of 384 supportive housing units. The 384 include 49 permanent supportive housing units, 83 in transitional programs, and 252 beds in group residential facilities. To expand the supportive housing supply, the Supportive Housing Plan recommends the following housing strategies:

#### 5-year goals:

- Develop small-scale projects for various sub-populations. Include development of a 20+ unit Single Person Efficiency project. ▪ 115 units
- Designate some rental CAFs as supportive housing including:
  - Units developed using County funds to be linked to the County's Housing Grants Program subsidies. ▫ 185-235 units
  - Units obtained through the County's site plan process to be linked with Section 8 project-based rental assistance and the County's Housing Grants Program. ▫ 75 units
- Use Local Public Assistance Cost Allocation Plan (LPACAP) funds for predevelopment costs and capital subsidies to leverage other funding.

## Acting to Improve Neighborhoods

### 5-Year Priority Needs for Community Development

- Neighborhood Improvement
- Community Participation
- Economic Development

### NSA Classification System

Each NSA is classified as one of three tiers based on an assessment of socio-economic and other conditions.

#### Tier 1: Neighborhood Focus Areas (NFAs)

are the areas with the greatest socio-economic needs and receive the highest level of services, including:

- strategic planning with the community to identify 3-5 major needs and programs to address them, and
- neighborhood-specific CDBG-funded activities.

#### Tier 2: Neighborhood Enhancement Areas (NEAs)

- priority planning to identify need for enhanced County services to meet 1 or 2 priority needs.
- County may expand a CDBG-funded program to meet its priority need but will rely more on other local resources.

#### Tier 3: Neighborhood Outreach Areas (NOAs)

- outreach about County services,
- capacity-building programs, and
- monitoring of neighborhood conditions.

### The NSA Program

The Neighborhood Strategy Area (NSA) program is designed to concentrate funds in areas showing the greatest needs and opportunities for improvement, as determined by income and other socio-economic criteria and trends. NSA designation is limited to Census block groups where at least 51% of the residents are low and moderate income.

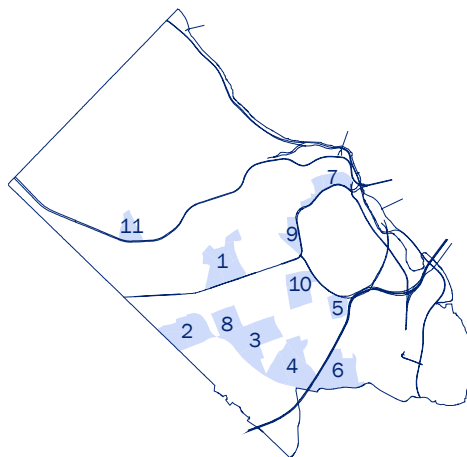
In FY 2004, the County Board designated 11 neighborhoods (shown on the map below) as NSAs. Each was assigned to one of three tiers of service based on an assessment of overall socio-economic needs and other conditions in the neighborhood (see box to the left).

One focus of the NSA program is resident capacity building. The County's Neighborhood College is designed to encourage residents to participate in community dialogues and enhance their ability to advocate for services. It is open to residents of all NSAs and offers simultaneous Spanish translation.

### Economic Development

CDBG funds also address economic development needs, funding programs such as:

- employment training,
- English as a Second Language (ESL) and computer classes for immigrants, and
- assistance to develop and expand micro-enterprises.



### Neighborhood Strategy Areas

The following lists the 11 NSAs by tier. The map shows their locations.

- Tier 1: Buckingham (1)  
Columbia Heights West (2)  
Pike Village Center (3)  
Nauck (4)

- Tier 2: Arlington View (5)  
Long Branch Creek (6)  
Radnor/Ft. Myer Heights\* (7)

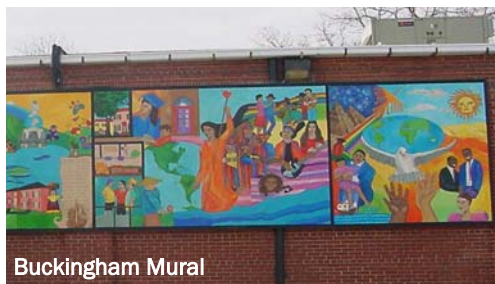
- Tier 3: Barcroft\* (8)  
Lyon Park\* (9)  
Penrose\* (10)  
Westover\* (11)

*\*only income-eligible portion of neighborhood designated*

### 5-Year Objectives

The County's 5-year objectives for community and economic development are to:

- Improve physical conditions in NSAs.
- Increase access to human services through information and service delivery.
- Increase participation in community affairs.
- Improve economic conditions of low and moderate income persons in the NSAs.
- Foster microenterprise development and develop entrepreneurial resources for low income business owners.



Buckingham Mural

## New Fair Housing Report



As part of the Consolidated Planning process, Arlington developed The Fair Housing Report. It provides an analysis of impediments to fair housing. The report offers an assessment of how laws, governmental policies, real estate practices and local conditions affect the location, availability and accessibility of housing.

The report examines impediments and barriers to fair housing choice:

- An *impediment to fair housing choice* is any action, omission, or decision which is intended to or has the effect of restricting a person's choice of housing on the basis of race, color, religion, sex, disability, familial status or national origin. This constitutes housing discrimination.
- Arlington defines *barriers to housing choice* as factors that limit a person's choice of housing, such as income level and housing supply.

The report articulates a number of strategies the County is engaged in that address the barriers identified. It also identifies new strategies for the next five years, a few being:

- Create a fair housing position in the Human Rights Office for enforcement, education, and outreach.
- Develop programs that foster home ownership for people with disabilities.
- Consider a pilot program to allow zoning for accessory dwelling units in a few neighborhoods.
- Conduct an education campaign on predatory lending, focusing efforts on County NSAs.
- Monitor the affirmative marketing activities by developers of CAFs.

## Policies that Make a Difference

### Fair Housing

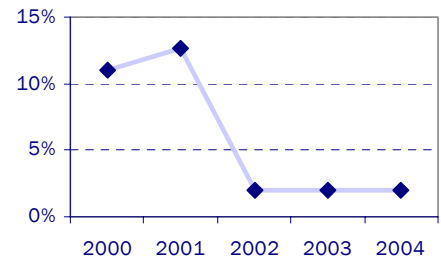
Housing is a fundamental human need. Finding housing which best suits individual or family needs can make a major difference in one's ability to pursue personal, educational, employment, and other goals.

Because housing choice is so critical, Arlington is, and long has been, committed to ensuring that all current and prospective residents have full access to the broad range of housing options available in the community.

Fair housing choice is the ability of persons of similar income levels to have available to them the same housing choices regardless of race, color, religion, sex, handicap, familial status, marital status, elderliness, sexual orientation, or national origin.

Fair housing tests determine whether home seekers are treated differentially in their search for housing. The Human Rights Office conducts 100 tests annually.

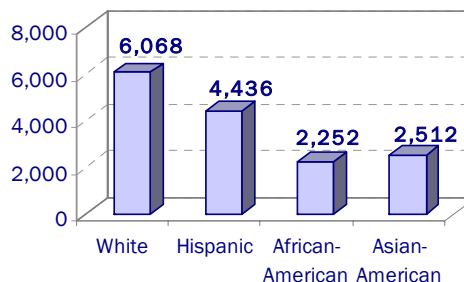
### Indications of Discrimination Down



### Anti-Poverty Strategy

In 2000, 5.0% of Arlington families and 9.1% of children lived in poverty (income of \$17,603 for a family of four).

#### Persons Living in Poverty



DHS administers numerous anti-poverty programs, a few being:

- Temporary Assistance to Needy Families;
- Virginia Initiative for Employment (not) Welfare;
- Medicaid/Family Access to Medical Insurance Security; and the
- Food Stamp Employment and Training Program.

### 5-Year Strategy

The County's anti-poverty strategy is to move low income persons from welfare dependency to economic self-sufficiency or maximum level of economic independence.

### Lead-based Paint

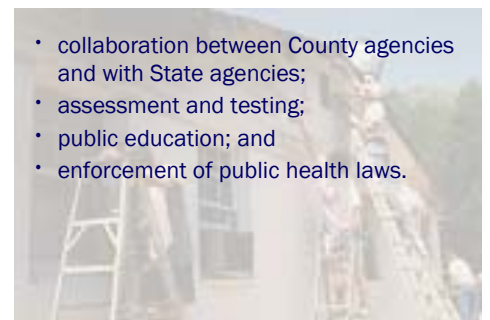
Lead-based paint poisoning among children is increasing nationwide, causing harmful effects on children's physical and developmental health. In 2000, HUD issued new regulations for lead-based paint requirements in federally-assisted housing (including rehabilitation, rental assistance, and home purchase programs) undertaken with CDBG, HOME, ESG, and Housing Choice Voucher funds.

Homes built before 1950 are considered to have high potential for lead-based paint hazards. In 2000, there were 11,455 homes in Arlington built before 1950. Of these, 1,785 are occupied by families with children under age 6 earning below 50% of median income.

### 5-Year Strategy

Arlington County's five-year strategy is to protect public health and safety from environmental hazards, including lead-based paint hazards through:

- collaboration between County agencies and with State agencies;
- assessment and testing;
- public education; and
- enforcement of public health laws.



# COMMUNITY PARTICIPATION

## Community Participation is the “Arlington Way”



The “Arlington Way” is an expression describing the way the County seeks to involve the broad range of interested parties in the development of policies, the review of plans, the adoption of the budget, and the conduct of other public business. Staff undertook extensive community outreach to ensure broad participation in the development of the housing and community development policies and strategies reflected in this Plan. The Community Development Citizens Advisory Committee (CDCAC) and the Housing Commission were leaders in this effort.

### 60 Participants at Community Forum

A range of residents, advocates, and housing and service providers attended the Community Forum in October 2004. Participants met in focus groups on affordable housing; home ownership; supportive housing for special needs and homeless populations; fair housing; issues facing immigrants; and community participation. Some ideas on potential tools and strategies generated are shown below.

- Investigate the feasibility of allowing zoning for accessory dwelling units (such as English basements and garage units) in a limited number of neighborhoods.
- Consider putting affordable housing units on school land adjacent to schools.
- Encourage location of affordable units along transportation corridors in North Arlington.



### Public Hearings on the Draft Plan

The public was invited to comment on the Draft Consolidated Plan and the Supportive Housing Plan at three public hearings. The final plan includes their comments and Board responses.

### Copies of the Plan

The final HUD narratives, Annual Plan, Supportive Housing Plan, and other source documents and plans are available online at [www.arlingtonva.us](http://www.arlingtonva.us) by searching for “5 Year Con Plan.” For questions or copies of documents, please call the Housing Division at (703) 228-3760.

### Source Documents & Plans

The FY 2006-2010 Consolidated Plan derives data, objectives, and strategies from the following documents and plans. Each of the following is available online or in hard copy.

#### Housing:

- √ Arlington’s Goals and Targets for Affordable Housing

#### Supportive Housing:

- √ Supportive Housing Plan

#### Community Development:

- √ Profiles of Neighborhood Strategy Areas

#### Fair Housing:

- √ The Fair Housing Report: An Analysis of Impediments to Fair Housing

#### Community Participation:

- √ Community Participation Plan
- √ Community Forum Report

Sources for all data in this Citizen Summary are available upon request..

## New Housing Grants Programs

**Project-Based Housing Grants:** The Board added 25 units of project-based rental assistance units targeted to supportive housing. This housing subsidy will serve low income persons with disabilities living in permanent community-based housing with on-site support services.

**Transitional Housing:** Some families leaving homeless shelters have difficulty securing housing because of, e.g., mental illness, family violence, and/or debt. This program provides the means to secure housing for 30 such families.

**Current Housing Grants Program:** Additional funding will maintain the 676 households currently served by increasing grants from \$398 to \$430, offsetting increases in rents. This program serves low income elders, persons with disabilities, and working families with children.

### ARLINGTON COUNTY, VIRGINIA

#### COUNTY BOARD

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#### Department of Community Planning, Housing and Development

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Jane Eboch, CDBG Coordinator      Cynthia Stevens, Supportive Housing Coordinator  
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May 2005