HUD Narratives

FY 2027 Action Plan – Amended

(Federal Fiscal Year 2026)

Revised December 2026

ARLINGTON VIRGINIA

DEPARTMENT OF COMMUNITY PLANNING, HOUSING & DEVELOPMENT

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

Expected Resources

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

Introduction

This December 2026 Amended FY 2027 Action Plan identifies Crystal House 6 as the proposed recipient of $2,412,000 in prior-year HOME funds for new construction of affordable rental housing. The County Board's preliminary award reserves HOME funds for the project but does not constitute execution of the HOME written agreement, establishment of the activity in IDIS, authorization to disburse HOME funds, or authorization to undertake choice-limiting actions. The HOME assistance remains subject to completion of all applicable HUD and County requirements, including HOME underwriting and subsidy layering, completion of the environmental review under 24 CFR Part 58, receipt of HUD's Authority to Use Grant Funds, and subsequent approval and execution of the HOME written agreement.

Arlington County will utilize the following entitlement resources, anticipated program income , and prior year CDBG and HOME resources for FY 2027 to fund FY 2027 program activities.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,392,150.00	350,000.00	0.00	1,742,150.00	6,600,000.00	$1,392,150 in annual entitlement, plus estimated $350,000 in annual program income
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	771,439.15	550,000.00	$2,412,000.00	3,733,439.15	5,200,000.00	$771,439.15 in annual entitlement, plus estimated $550,000 in annual program income, and $2,412,000 in HOME prior year resources for the Crystal House 6 affordable rental housing project.

Table 1 - Expected Resources – Priority Table

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

The Affordable Housing Investment Fund (AHIF) is Arlington's local trust fund for development of affordable housing, established in 1985. It is leveraged with federal HOME funds and/or federal Low Income Housing Tax Credits, and comprised of annual General Fund appropriations, recordation tax, developer contributions, and loan repayments. In County FY2021-2025, an annual average of more than $25 million in local General Funds was allocated to AHIF. AHIF funding is typically used for new construction, acquisition and rehabilitation projects to preserve and improve the supply of affordable housing. A small proportion of AHIF funds ($300,000 annually in County FY2021-2025) are also leveraged with CDBG public service funds to support housing services for low-income residents.

The Industrial Development Authority (IDA) of Arlington can provide below market rate financing for the acquisition and new construction or rehabilitation of affordable housing projects. Virginia Housing, the Commonwealth's state financing agency, provides tax-exempt and taxable bond financing to developers, with more than $100 million in annual tax-exempt bond authority.

Private contributions to affordable housing continue to increase, as local businesses increasingly value affordable housing in their communities. For example, Amazon has used its Housing Equity Fund to support affordable housing development in its three headquarters cities, of which Arlington is one.

The Real Estate Tax Relief Program provides an exemption, partial exemption and/or deferral of real estate taxes to eligible homeowners based on household income and assets. Eligible homeowners must be at least 65, or permanently and totally disabled, and not engaged in substantial gainful employment. Program is income-restricted.

Arlington has a locally-funded equivalent to the Housing Choice Voucher program, known as the Housing Grant Program. It provides rent assistance to low-income working families, elderly persons, and persons with disabilities, allowing households to pay about 40% of income in rent. Need for this program continues to increase; in County FY2020, an average of 1,241 households was served monthly, with an average subsidy of $663.

A local Tenant Assistance Fund supports income-eligible households that are displaced by redevelopment.

Arlington's Permanent Supportive Housing program for low-income adults with disabilities leverages more than $2 million annually, in addition to federal and state funds.

The County proposes to use $2,412,000 in prior-year HOME resources for Crystal House 6, leveraging approximately $51.8 million in other public and private financing. The anticipated financing includes approximately $21.924 million in LIHTC equity, $15.98 million in AHIF funds, a $5.165 million senior mortgage, $5 million from Virginia DHCD, approximately $3.746 million in other regional sources, and deferred developer fee. Final sources and amounts remain subject to underwriting and closing.

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

Per the Affordable Housing Master Plan, it is the County policy to consider affordable housing needs and goals when planning for major capital investment in new or redeveloping existing major community facilities, taking into account the neighborhood context. For example, land was conveyed to the County for the Crystal Houses 5 site plan and will be used for affordable housing development.

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Create and sustain affordable housing.	2025	2030	Affordable Housing	Arlington County	Affordable Housing	CDBG: $1,018,848.00 HOME: $3,268,633.00	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 8 Households Assisted Rental units constructed: 61 Household Housing Unit Homeowner Housing Rehabilitated: 29 Household Housing Unit Direct Financial Assistance to Homebuyers: 25 Households Assisted
2	Promote healthy communities and families	2025	2030	Non-Housing Community Development	Arlington County	Economic self-sufficiency and well-being Sustainable neighborhoods	CDBG: $348,500.00	Public service activities other than Low/Moderate Income Housing Benefit: 4200 Persons Assisted Businesses assisted: 70 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Stabilize families at risk of homelessness	2026	2030	Homeless	Arlington County	Affordable Housing Economic self-sufficiency and well-being	CDBG: $35,000.00	Public service activities for Low/Moderate Income Housing Benefit: 490 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 250 Households Assisted Homeless Person Overnight Shelter: 600 Persons Assisted Homelessness Prevention: 1103 Persons Assisted

Table 2 – Goals Summary

Goal Descriptions

1	**Goal Name**	Create and sustain affordable housing.
	Goal Description	Goal is to create and sustain affordable housing. This is an Arlington County Board priority, and significant local, state and federal funds are leveraged. Annual Action Plan goal focuses on affordable housing created and sustained through CDBG, HOME and CSBG funds. • Increase the supply of Committed Affordable Units, including 10% permanent supportive housing (one year outcome - 50 committed affordable units developed. Of these, 5 will be permanent supportive housing). • The amended Action Plan also identifies HOME assistance for up to 11 HOME-assisted units within the approximately 80-unit Crystal House 6 affordable rental development. • Rehabilitation or repair of existing committed affordable rental or group home housing (one-year outcome – 8 households assisted) • Improve owner-occupied housing (one-year outcome - 29 owner-occupied homes improved). • Assist low-income households to become homeowners (one-year outcome - 25 households become first-time homeowners).

2	**Goal Name**	Promote healthy communities and families
	Goal Description	Improve economic conditions and help to ensure well-being of low- and moderate-income individuals and families through the following strategies: • Reduce barriers to employment by providing job training / skills development (one-year outcome – 45 persons will be assisted with job training and placement). • Foster micro-enterprise development for business owners by providing technical and financial assistance to new or expanding businesses (one-year outcome - 70 new or expanding microbusinesses will be assisted with technical and/or financial assistance). • Increase household stability by assisting families to build assets, strengthening connection to resources and improving long-term health (one year outcome – 2,435 persons assisted). • Support increased educational attainment for youth and families (one year outcome – 420 persons will increase educational attainment). • Educate residents on housing issues and provide technical assistance/referrals (one year outcome - 800 persons will receive education or technical assistance service). • Physically improve neighborhoods – (one year outcome - 500 persons will be supported through neighborhood cleanups).

3	**Goal Name**	Stabilize families at risk of homelessness
	Goal Description	Arlington County, through the Department of Human Services and Continuum of Care, expects to sustain its integrated, community-based support system to help households at risk of homelessness keep their housing and assist residents that become homeless quickly regain stable housing. The County implements a centralized access system embedded within the Department of Human Services to link residents to programs and services. The centralized access system includes a variety of tools and resources such as (1) targeted prevention funding for households at risk of homelessness, (2) multifaceted avenues toward permanent housing for persons experiencing homelessness, and (3) emergency shelter for individuals and families where the immediate crisis could not be diverted. Through national best practice housing interventions, Arlington will: • Provide permanent supportive housing for homeless persons with disabilities (FY 2027 proposed outcome – 490 individuals supported in permanent housing); • Rapidly rehouse homeless persons through case management and/or rental subsidies (FY 2027 proposed outcome - 250 households rapidly rehoused); • Prevent households from becoming homeless through case management, financial assistance, financial counseling, and/or targeted prevention services (County FY 2027 proposed outcome – 1,103 unique Arlington households, prevented from becoming homeless). These efforts will include state and local funding sources funding. • Provide emergency housing for persons who are not able to be diverted from shelter (FY 2027 proposed outcome - 600 individuals supported in emergency shelters, including domestic violence shelter, and 230 in hypothermia winter shelter).

AP-35 Projects - 91.220(d)

Introduction

The projects described in the Annual Action Plan meet the three goals of the FY 2026-2030 Consolidated Plan: create and sustain affordable rental and homeownership housing, promote healthy communities and self-sufficient families, and stabilize families at risk of homelessness. These projects are funded through a combination of CDBG, HOME, CSBG and AHIF Housing Services funds.

#	Project Name
1	Achieve Your Dream - LEDC
2	Volunteer Home Repair - Rebuilding Together
3	Home Renovations in Arlington - L'Arche
4	Project Discovery - AHC
5	Buckingham Youth Brigade - BU-GATA
6	Legal Services - Ayuda
7	Micro-Enterprise Loan Program - Enterprise Development Group
8	Reducing Barriers to Unemployment - Friends of Guesthouse
9	Food Lab - La Cocina VA DBA Kitchen of Purpose
10	Workforce Development - Northern Virginia Family Service
11	Emerging Leaders - Edu-Futuro
12	Housing Outreach Program - Arlington County Outreach and Education Program
13	Moderate Income Purchase Assistance Program
14	Multifamily Housing Development
15	CDBG Program Administration
16	HOME Program Administration
17	Crystal House 6

Table 3 – Project Information

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

The Five-Year Consolidated Plan is designed to guide the County's affordable housing, homelessness, community and economic development policies and programs over the FY 2026-2030 (County FY 2027-2031) period. Projects funded through the Community Development Fund (CDBG, HOME, CSBG, TANF and AHIF Housing Services), all work towards meeting the goals of the Consolidated Plan and to further Arlington County's community vision. Funding priorities outlined in the Consolidated Plan remain unchanged.

Each year the County issues a Notice of Funding Availability to request proposals for CDBG, CSBG, TANF and AHIF Housing Service-funded activities. Proposals are evaluated based on eligibility, quality of program design and proposal elements, intended outcomes, budget feasibility, leveraging of other

resources and organizational capacity and experience. All County FY 2026 projects meet a high priority need, goal and objective as outlined in the Consolidated Plan.

In terms of public services activities, the biggest obstacle to addressing underserved needs is lack of available funding. The County continues to explore ways to maintain service delivery as Federal, state and local resources become more scarce. Another obstacle to addressing the need for affordable housing often revolves around Federal compliance requirements that complicate affordable housing development projects.

The amendment assigns $2,412,000 in prior-year HOME resources to Crystal House 6, a new-construction affordable rental development serving low- and moderate-income older adults. The project advances the Consolidated Plan goal to create and sustain affordable housing and leverages substantial local, state, tax-credit, and private financing.

AP-38 Project Summary

Project Summary Information

1	**Project Name**	Achieve Your Dream - LEDC
	Target Area	Arlington County
	Goals Supported	Create and sustain affordable housing.
	Needs Addressed	Affordable Housing
	Funding	CDBG: $35,000.00
	Description	$35,000 CDBG for the Achieve Your Dream program to conduct outreach, one-on-one counseling, and provide educational workshops to eligible prospective homebuyers that will promote homeownership and prevent home foreclosures for low and moderate-income households.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	15 low and moderate-income households will benefit from this program.
	Location Description	Activities for this project are available to all low and moderate-income households in Arlington.
	Planned Activities	See program description above.
2	**Project Name**	Volunteer Home Repair - Rebuilding Together
	Target Area	Arlington County
	Goals Supported	Create and sustain affordable housing.
	Needs Addressed	Affordable Housing
	Funding	CDBG: $79,000.00
	Description	$79,000 to Rebuilding Together for staff and related costs to manage home repair program, supporting accessibility and health and safety improvements for homeowner-occupied housing, group homes, and affordable rental units. Volunteers repair houses owned and occupied by low and moderate-income persons.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	15 owner-occupied properties, 2 rental units will be rehabilitated, and 2 group homes will be rehabilitated support 4 households.

	Location Description	Activities for this project are available to all low and moderate-income households in Arligton.
	Planned Activities	See program description above.
3	**Project Name**	Home Renovations in Arlington - L'Arche
	Target Area	Arlington County
	Goals Supported	Create and sustain affordable housing.
	Needs Addressed	Affordable Housing
	Funding	CDBG: $50,000.00
	Description	$50,000 CDBG for Home Renovations in Arlington to renovate kitchens and bathrooms in its Arlington homes serving adults with intellectual and developmental disabilities. The upgrades will improve accessibility, safety, and comfort, enhancing daily living and community engagement for residents and caregivers.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	4 individuals assisted through renovations to group home.
	Location Description	Activities for this project are avaiable to all low and moderate-income in Arlington Homes.
	Planned Activities	See program description above.
4	**Project Name**	Project Discovery - AHC
	Target Area	Arlington County
	Goals Supported	Promote healthy communities and families
	Needs Addressed	Economic self-sufficiency and well-being
	Funding	CDBG: $45,000.00
	Description	$45,000 CDBG for Project Discovery for on-site academic mentoring, social-emotional learning, and college/career readiness for youth in Arlington. The program helps students build confidence, graduate high school, and pursue postsecondary success.
	Target Date	6/30/2027

	Estimate the number and type of families that will benefit from the proposed activities	40 students enrolled.
	Location Description	Activities will be held in Countywide.
	Planned Activities	See program description above.
5	**Project Name**	Buckingham Youth Brigade - BU-GATA
	Target Area	Arlington County
	Goals Supported	Promote healthy communities and families
	Needs Addressed	Economic self-sufficiency and well-being
	Funding	CDBG: $40,000.00
	Description	$40,000 CDBG for the Buckingham Youth Brigade program to encourage civic involvement and develop leadership among youth and their families in the Buckingham neighborhood.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	30 students enrolled.
	Location Description	Activities for this project are available to all low and moderate-income households in Arlington.
	Planned Activities	See program description
6	**Project Name**	Legal Services - Ayuda
	Target Area	Arlington County
	Goals Supported	Promote healthy communities and families
	Needs Addressed	Economic self-sufficiency and well-being
	Funding	CDBG: $42,500.00
	Description	$42,500 CDBG for Legal Services to delivers free legal services to residents in Arlington, including consultations, representation, and know-your-rights education to enhance safety, stability, and access to lawful status, empowering families to escape exploitation and build secure futures.
	Target Date	6/30/2027

	Estimate the number and type of families that will benefit from the proposed activities	20 individuals assisted.
	Location Description	Activities for this project are available to all low and moderate-income households in Arlington.
	Planned Activities	See program description above.
7	**Project Name**	Micro-Enterprise Loan Program - Enterprise Development Group
	Target Area	Arlington County
	Goals Supported	Promote healthy communities and families
	Needs Addressed	Economic self-sufficiency and well-being
	Funding	CDBG: $60,000.00
	Description	$60,000 CDBG to expand access to microloans, technical assistance, and business training for low- and moderate-income entrepreneurs in Arlington. The program will foster economic self-sufficiency, create and retain jobs, and support growth for entrepreneurs that lack access to traditional support channels.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	30 entrepreneurs assisted.
	Location Description	Activities for this project are available to all low and moderate-income households in Arlington.
	Planned Activities	See program description abve.
8	**Project Name**	Reducing Barriers to Unemployment - Friends of Guesthouse
	Target Area	Arlington County
	Goals Supported	Promote healthy communities and families
	Needs Addressed	Economic self-sufficiency and well-being
	Funding	CDBG: $35,000.00
	Description	$35,000 CDBG to help justice-involved returning clients find and enroll in training/workforce development, seek educational attainment and benefits enrollment and general supportive services to enable them to successfully re-enter the community.

	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	40 individuals assisted.
	Location Description	Activities for this project are available to all low and moderate-income households in Arlington.
	Planned Activities	See program description above.
9	**Project Name**	Food Lab - La Cocina VA DBA Kitchen of Purpose
	Target Area	Arlington County
	Goals Supported	Promote healthy communities and families
	Needs Addressed	Economic self-sufficiency and well-being
	Funding	CDBG: $40,000.00
	Description	$40,000 CDBG for The Food Lab program to support food entrepreneurs with bilingual technical training, mentorship, and access to capital. Graduates will receive free use of a commercial shared kitchen and wraparound services, fostering microenterprise development and economic mobility.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	40 entrepreneurs assisted.
	Location Description	Activities for this project are available to all low and moderate-income households in Arlington.
	Planned Activities	See program description above.
10	**Project Name**	Workforce Development - Northern Virginia Family Service
	Target Area	Arlington County
	Goals Supported	Promote healthy communities and families
	Needs Addressed	Economic self-sufficiency and well-being
	Funding	CDBG: $35,000.00

	Description	$35,000 CDBG for the Workforce Development Program to equip residents with job readiness training, individualized career support, and cohort-based skill development. The program will foster employment improvements, digital literacy, and economic mobility, helping participants overcome barriers and secure higher-paying, stable jobs.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	15 individuals assisted.
	Location Description	Activities for this project are available to all low and moderate-income households in Arlington.
	Planned Activities	See program description above.
11	**Project Name**	Emerging Leaders - Edu-Futuro
	Target Area	Arlington County
	Goals Supported	Promote healthy communities and families
	Needs Addressed	Economic self-sufficiency and well-being
	Funding	CDBG: $41,000.00
	Description	$41,000 CDBG for Emerging Leaders Program to support students in Arlington with STEM enrichment, college readiness, mentoring, and leadership development. Delivered on APS campuses, the program will boost academic achievement, reduce dropout rates, and help students secure scholarships and postsecondary opportunities.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	260 students enrolled.
	Location Description	Activities for this project are available to all low and moderate-income households in Arlington.
	Planned Activities	See program description.
12	**Project Name**	Housing Outreach Program - Arlington County Outreach and Education Program
	Target Area	Arlington County

	Goals Supported	Promote healthy communities and families
	Needs Addressed	Sustainable neighborhoods
	Funding	CDBG: $12,253.00
	Description	$10,000 CDBG for Arlington County staff to conduct housing outreach activities in low- and moderate-income neighborhoods for low- and moderate-income renters in Arlington, including neighborhood clean up events, fair housing workshops, information fairs, and more.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	1,300 residents provided technical assistance, education and outreach services.
	Location Description	All of Arlington County will benefit.
	Planned Activities	See program description above.
13	**Project Name**	Moderate Income Purchase Assistance Program
	Target Area	Arlington County
	Goals Supported	Create and sustain affordable housing.
	Needs Addressed	Affordable Housing
	Funding	CDBG: $898,967.00
	Description	Downpayment and closing cost assistance provided in the form of a second-trust deferred shared appreciation loan, as well as staff costs to administer the MIPAP program.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	10 households provided direct downpayment and closing cost assistance.
	Location Description	Activity will be delivered to all of Arlington County.
	Planned Activities	See description above.
14	**Project Name**	Multifamily Housing Development
	Target Area	Arlington County
	Goals Supported	Create and sustain affordable housing.
	Needs Addressed	Affordable Housing

	Funding	HOME: $1,251,762.00
	Description	HOME funds totaling $1,251,762 remain available for a future eligible multifamily affordable housing acquisition, rehabilitation, or new-construction activity. This funding is separate from the $2,412,000 in prior-year HOME resources proposed for Crystal House 6. Additional project information and any required Action Plan amendment will be provided once a specific project is selected.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	50 low- and moderate - income households in Arlington will benefit from new or rehabilitated multifamily rental units.
	Location Description	This activity will be available for all of Arlington County.
	Planned Activities	
15	**Project Name**	CDBG Program Administration
	Target Area	Arlington County
	Goals Supported	Create and sustain affordable housing. Promote healthy communities and families Stabilize families at risk of homelessness
	Needs Addressed	Affordable Housing Economic self-sufficiency and well-being Sustainable neighborhoods
	Funding	CDBG: $328,430.00
	Description	Planning and staffing costs for administration of CDBG funds.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	See description above.
16	**Project Name**	HOME Program Administration
	Target Area	Arlington County

	Goals Supported	Create and sustain affordable housing. Promote healthy communities and families
	Needs Addressed	Affordable Housing Economic self-sufficiency and well-being Sustainable neighborhoods
	Funding	HOME: $69,677.00
	Description	Planning and staffing costs for administration of HOME program funds.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	See program description.
17	**Project Name**	Crystal House 6
	Target Area	Arlington County
	Goals Supported	Create and sustain affordable housing.
	Needs Addressed	Affordable Housing
	Funding	HOME: $2,412,000.00
	Description	True Ground Housing Partners (formerly Arlington Partnership for Affordable Housing) proposes to construct a new five-story affordable multifamily residential building as part of the larger Crystal House redevelopment in Arlington's Crystal City neighborhood. The project will provide approximately 80 affordable rental units for older adults aged 55 and over, serving households earning between 30% and 60% of Area Median Income (AMI). The development will replace an existing surface parking area and include associated site improvements, landscaping, stormwater management facilities, and parking. The County proposes to provide $2,412,000 in prior-year HOME resources to support up to 11 HOME-assisted units. The proposed HOME assistance remains subject to completion of all applicable HUD and County requirements, including environmental review under 24 CFR Part 58, receipt of HUD's Authority to Use Grant Funds, final HOME underwriting and subsidy layering, and execution of the HOME written agreement.

	Target Date	6/30/2029
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 80 low- and moderate-income senior households will benefit from newly constructed affordable multifamily rental housing. Up to 11 units are expected to be designated as HOME-assisted units, subject to final underwriting and the HOME written agreement.
	Location Description	The project is located within the Crystal House Apartments redevelopment site at 1900 South Eads Street in Arlington County's Crystal City neighborhood, near National Landing.
	Planned Activities	HOME funds will support eligible new-construction costs associated with up to 11 HOME-assisted rental units within the approximately 80-unit Crystal House 6 development. The HOME-assisted units will be identified through final underwriting and the HOME written agreement and will be subject to applicable HOME income, rent, property, affordability, and compliance requirements.

AP-50 Geographic Distribution - 91.220(f)

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

Arlington County will continue to direct CDBG, HOME, and related housing and community development resources countywide. Unlike earlier planning periods that relied on a limited number of designated Neighborhood Strategy Areas, current data show that low and moderate income households are more geographically dispersed across the County, requiring a flexible, needs-based approach rather than strict geographic targeting.

Arlington's small geographic size, strong transit network, and access to public facilities support a countywide service model. Approximately 90 percent of residents live within one mile of public transit, and community assets such as schools, libraries, and human services facilities are broadly accessible. As a result, many housing, economic selfâ¿¿sufficiency, and public service programs are offered countywide to incomeâ¿¿eligible households, regardless of neighborhood location.

At the same time, the County does conduct targeted outreach in neighborhoods where data indicate higher levels of vulnerability, housing cost burden, and displacement risk. This includes:

- **Columbia Pike and Four Mile Run corridor:** These southwest Arlington neighborhoods contain a high concentration of multifamily housing, renters, households with low incomes, and residents of color. More than 25 percent of residents along Columbia Pike identify as Hispanic or Latino, and the corridor includes many of Arlington's remaining marketâ¿¿rate affordable garden apartment communities facing redevelopment pressure.
- **Green Valley (formerly Nauck):** Arlington's oldest historically African American neighborhood, with higher proportions of Black and Hispanic residents, lower incomes, and older housing stock. Portions of Green Valley overlap with highâ¿¿vulnerability census tracts and remain a focus for housing stabilization, eviction prevention, and neighborhood-based services.
- **Buckingham and Arlington Mill**: Neighborhoods with high percentages of low-income renters, that are characterized by older multifamily housing, overcrowding risk, and redevelopment pressure. housing preservation, tenant education, and public services.

Geographic Distribution

Target Area	Percentage of Funds
Arlington County	100

Table 4 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Consistent with SP10-Geographic Priorities, Arlington County does not designate fixed geographic target

areas for the allocation of housing and community development funds, as low- and moderate-income households are distributed throughout the County and are not concentrated in a small number of neighborhoods. Instead, the County uses a data-driven, needs-based approach that prioritizes programs that serve the highest need populations, maintaining countywide access to programs for income-eligible residents. Most housing, economic self-sufficiency and public service programs are offered countywide and are available to all income-eligible Arlington residents, regardless of where they live.

However, geographic focus is utilized in limited circumstances. For example, the County directs targeted outreach and placeâ¿¿based education services to neighborhoods and census areas where 51 percent or more of residents are lowâ¿¿ or moderateâ¿¿income, or where community vulnerability indices indicate heightened need. This strategy is informed by multiple indicators identified in the Consolidated Plan, including concentrations of renter households, housing cost burden, older and multifamily housing stock, and displacement risk.

This flexible approach reflects current demographic patterns and ensures that limited federal resources are directed to areas of greatest need without excluding vulnerable households located outside traditionally defined target neighborhoods.

Discussion

Affordable Housing

AP-55 Affordable Housing - 91.220(g)

Introduction

Annual Action Plan goals focus on affordable housing created and sustained through CDBG, HOME and CSBG funds. The activities that are reported in this section include first-time homebuyer downpayment assistance, homeowner housing rehabilitation that does not involve acquisition, rental housing rehab, and rental housing acquisition, which is the definition of Section 215.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	93
Special-Needs	22
Total	115

Table 5 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	61
Rehab of Existing Units	29
Acquisition of Existing Units	25
Total	115

Table 6 - One Year Goals for Affordable Housing by Support Type

Discussion

Because of the additional requirements associated with federal funds, the majority of the County's affordable housing projects are financed through alternative sources, such as the locally funded Affordable Housing Investment Fund and the Low Income Housing Tax Credit (LIHTC) program. Housing projects that are appropriate for CDBG or HOME are implemented every few years. For example, in County FFY 2024, two housing development projects supported with CDBG and HOME were completed and occupied, adding 257 units to the County’s affordable housing portfolio.

The amended Action Plan includes $2,412,000 in prior-year HOME resources for up to 11 HOME-assisted

units within the approximately 80-unit Crystal House 6 affordable senior housing development.

AP-60 Public Housing - 91.220(h)

Introduction

Arlington County does not have public housing. The needs of affordable housing are addressed in the AP-55 Affordable Housing screen.

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

Arlington County does not have public housing. However, Arlington County directs a portion of its CDBG funding to homeownership assistance, which benefits households earning below 80% of Area Median Income, some of whom reside in affordable housing.

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

Not applicable.

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

Not applicable.

Discussion

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

Introduction

Since the adoption of its 10 Year Plan to End Homelessness, Arlington has been able to address homelessness through a variety of programs, funded locally and through federal and state grants. The spectrum of assistance starts with a street outreach program and continues through emergency shelter, rapid rehousing programs, permanent supportive housing programs, eviction prevention assistance or shelter diversion and housing rental subsidies.

Although these programs have housed a substantial number of homeless households, and the eviction of many more was prevented, residents still struggle to find and maintain housing in Arlington's exceptionally expensive and competitive housing market within a small densely-populated County. The County has implemented an aggressive four-year strategic plan, *A Way Home for All,* that strives to end homelessness for all by 2026.

The County proposes to leverage existing services such as its centralized access system embedded within the Department of Human Services to link residents to programs and services. The centralized access system includes a variety of tools and resources such as (1) targeted prevention funding for households at risk of homelessness, (2) multifaceted avenues toward rapid rehousing for households that enter shelter - with the ultimate goal leading to permanent housing destinations, and emergency shelter for individuals and families where the immediate crisis could not be diverted.

While working to end homelessness for all by 2026, *A Way Home for All* strives to reduce the number of people newly experiencing homelessness each year, reduce the length of time people experience homelessness to an average of 45 days, increase permanent housing rates, and reduce returns to homelessness to 5%.

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

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

Addressing the emergency shelter and transitional housing needs of homeless persons

Arlington County's CoC has spent more than a decade strengthening its crisis response system to prevent homelessness and resolve it by connecting people swiftly to permanent housing opportunities. Persons in need of shelter are assessed through the DHS Centralized Access System (CAS) for programs that will best meet their needs. All services for prevention, emergency shelter, rapid re-housing,

transitional housing and dedicated permanent supportive housing can be accessed through Arlington County's CAS portal.

The County's CAS includes:

- Trained clinicians using uniform assessment documentation to determine the most appropriate housing intervention;
- 24-hour staffed hotline connecting persons at risk of or experiencing homelessness to services;
- Prioritization of assistance based on household need; and
- An integrated referral system that allows for direct client and partner agency referrals.
- In FY 2025, 486 people (325 households) were served by the County's CAS team.

In County FY 2025, the County's four sponsored shelters served:

- Sullivan House Family Shelter; Bed capacity- 45, (163 individuals served)
- Domestic Violence Program Safehouse Bed capacity- 25, (79 households, 150 individuals served)
- Homeless Services Center* for single adult individuals ; Bed capacity -50, (112 individuals served); and Medical Respite bed capacity -5, (19 individuals served)
- Residential Program Center* for single adult individuals ; Bed capacity -44, (95 individuals served)

*Both the Homeless Services Center and Residential Program Center has capacity to provide 40 additional hypothermia beds for individuals during extreme weather and year-round drop-in day programming services.

Two transitional housing programs provide housing and services to help individuals get ready for permanent housing.

- A non-congregate joint transitional housing -Rapid Rehousing for unsheltered homelessness; Bed capacity -10, (24 individuals served)
- Independence House for individuals recovering from substance abuse; A transitional housing program for singles who are currently active in recovery and have secured employment. Individuals can participate for up to 24 months but typically participate for six months before moving into permanent housing. Bed capacity -14, (51 individuals served)

All shelter programs utilize proven best practice strategies, including:

- Completion of the Service Prioritization Decision Assistance Tool (SPDAT) to determine the most appropriate next-step housing intervention; and
- Housing stabilization case management focused on ending immediate housing crisis, eliminating

barriers that keep households in shelter, and securing resources to quickly move out of shelter;
- Evidence-based clinical care standard; and
- Graduated service approach.

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

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Arlington County's CoC participates in initiatives to end homelessness and fully utilize rapid-rehousing, permanent supportive housing and local rental subsidy benefits, including:

- The Housing Choice Voucher program has maintained 15 HUD-VASH Vouchers to house veteran service members since April 2018.
- Arlington has sustained an end to veteran homelessness since 2016. In FY 2022, Arlington joined an elite group of CoCs in the Zero for All Campaign which targets an end to homelessness by 2026.
- The CoC brought 52 Mainstream (Section 811) Vouchers to Arlington to serve non-elderly persons with disabilities who are transitioning out of institutional or other segregated settings.
- Arlington fulfilled 32 Emergency Housing Vouchers to stabilize highly vulnerable populations through rental assistance.
- Arlington's **Housing Grants** program increased its Maximum Allowable Rent to 60% of the Area Median Income (AMI) for low-income renters.
- Arlington is piloting a new sub-population (working young adults) for Housing Grants. This pilot will create more rapid pathways to permanent housing for 12 households annually, up to 36 total, who would not otherwise have qualified for a Housing Grant.
- Arlington continues to serve over 100 households with disabilities under Virginia's Department of Behavioral Health and Developmental Services Permanent Supportive Housing.
- The Arlington County CoC competes for new funding through the annual HUD program

competition, securing new funds for expanding Domestic Violence RRH.

- The Arlington Landlord Partnership (ALP) has helped 136 individuals with high housing barriers become permanently housed. ALP provides incentives to local landlords to lower their screening criteria. In FY 2025, 21 of the 24 applicants (or 88%) who applied for housing through the ALP program were approved for housing.
- County staff works to build relationships with area landlords and property management companies, and to stay abreast of unit vacancies for high-demand affordable housing. In FY 2025, DHS Housing Locators received 203 referrals (clients in need of housing) and provided 4,106 housing leads in an average 1 day (a 105% increase from FY 2024, which provided 2,001 leads). The average housing leads per client in FY 2025 was 20.2 (a 96% increase from FY 2024 which was 10.3 housing leads per client).
- The Arlington County CoC continues to host Housing and Job Search “Mixers” for street outreach and emergency shelter program participants. In addition to learning about pathways to housing and employment, attendees are able to connect with area services and community resources to learn more about forms of assistance available to them.

Discussion

While the overall number of people experiencing homelessness, as measured by the Point-in-Time Count in Arlington County continues to increase, the CoC actively commits itself to the ongoing work of ending homelessness for all. People experiencing homelessness, are also often closest to the solutions, and are routinely engaged to assist in developing solutions for addressing homelessness. The CoC is committed to identifying meaningful strategies that will help this community in its efforts.

That work is founded on a coordinated system that includes prevention, diversion, rapid rehousing and targeted permanent supportive housing - building blocks to a well-functioning homeless response system. Arlington continues to be proactive in its outreach efforts to residents and administering homeless prevention resources and rapid rehousing programs, in consultation with stakeholders, CoC partners and assistance from various funding resources. The success of a homeless system also largely depends the availability of affordable housing options and living wages.

AP-75 Action Plan Barriers to Affordable Housing - 91.220(j)

Introduction

Access to safe, affordable housing is foundational to economic stability, health, and opportunity for Arlington residents. Despite substantial local investment in affordable housing production and preservation, Arlington's high housing costs, limited supply of deeply affordable units, and strong redevelopment pressures continue to restrict housing choice for low and moderate income households and increase displacement risk. These challenges are most acute for renters with very low incomes, larger families, seniors on fixed incomes, and households with disabilities.

During the next year, Arlington County will undertake targeted actions to address barriers identified in the Market Analysis and Strategic Plan, including the shortage of housing affordable to households below 30% AMI, rising housing cost burdens, aging and inaccessible housing stock, and non-financial barriers such as limited information, language access, and credit or rental history challenges. Planned actions focus on expanding and preserving affordable rental and ownership housing, preventing displacement through housing stability and eviction prevention efforts, improving access to housing resources and education, and leveraging regulatory, financial, and operational tools to support access to housing throughout the County.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Arlington County recognizes that the production and preservation of affordable housing are constrained not only by market forces, but also by land use regulations, zoning patterns, development costs, and administrative and financial barriers. These challenges are intensified by Arlington's limited land base, high land and construction costs, and strong redevelopment pressure.

During FY 2027, the County will continue to advance regulatory and policy actions to reduce these barriers, including ongoing implementation of zoning and land use reforms that expand opportunities for multi-unit housing in more areas of the County while balancing infrastructure capacity and neighborhood context. Although implementation of recent zoning ordinance changes has been delayed due to ongoing litigation, the County will continue planning, public education, and readiness efforts to support future rollout once legal issues are resolved.

To address the financial feasibility barriers that often prevent affordable housing projects from moving forward, Arlington uses Affordable Housing Investment Fund (AHIF) as its primary gap financing tool for affordable rental housing development. In Arlington's high-cost market, federal CDBG and HOME funds alone are typically insufficient to finance projects. AHIF provides the flexible, deeper capital required to bridge financing gaps, reduce reliance on higher-cost debt, and enable construction, acquisition, and

rehabilitation projects to proceed with long-term affordability.

The County will also continue to address non-financial barriers that limit access to housing through coordinated housing stability, legal assistance, tenant education, and resident services programs funded in FY 2027. These efforts help mitigate procedural obstacles, such as credit requirements, lease enforcement practices, language barriers, and limited access to legal representation, that disproportionately affect low-income renters.

By combining policy reform, strategic financing tools, and programmatic supports, Arlington's FY 2027 actions aim to reduce both structural and practical barriers to affordable housing and support access to safe, stable housing across the County.

Discussion

AP-85 Other Actions - 91.220(k)

Introduction

Arlington County has identified a number of actions that will address obstacles to meeting needs, fostering and maintaining affordable housing, reducing lead-based paint hazards, reducing the number of poverty-level families, developing institutional structure, and enhancing coordination between public and private housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs

Arlington County's ability to meet the needs of underserved needs is constrained by limited resources relative to the scale of need in a high-cost market. To address this, the County will continue to leverage CDBG with local, state, and private funds and prioritize projects that demonstrate strong outcomes and address unmet needs.

- Language and Information Barriers. Many residents struggle to access programs due to limited English proficiency or unfamiliarity with available services. Arlington encourages County-funded programs to provide multilingual outreach, materials, and services, and supports neighborhood- and housing-based outreach to close information gaps.
- Employment and Legal Barriers to Stability. Housing and economic instability are often compounded by employment, documentation, and legal challenges. The County will support integrated workforce readiness, employment rights education, job training, and legal assistance. For exampke, OAR will provide pre- and post-release job training and skills development for 20 individuals, Arlington Thrive will provide HVAC credentialining for 10 individuals through their Trades for Tomorrow program, and Northern Virginia Family Service will provide in-depth job training for 15 individuals.
- Financial Literacy, Credit, and Housing Readiness. Poor credit, limited savings, and minimal housing or lending history impede stability and homeownership. The County will fund financial literacy, credit-building, and asset-building services delivered through resident services and community-based providers. For example, Britepaths will provide financial literacy training for 60 individuals and Latino Economic Development Center (LEDC) will provide homebuyer counseling and credit services, resulting in 15 first-time homebuyers in Arlington.
- Educational Attainment and Youth Support. Education is a key driver of long-term economic mobility for low-income households. The County will support programs that provide academic enrichment, mentoring, college and career preparation, and family engagement, especially for youth in committed affordable housing communities or facing financial hardship. Examples include AHC's Project Discovery, BUGATA youth programming, Aspire! Afterschool Learning, and Edu Futuro's Emerging Leaders initiative, which will serve a combined 420 students during the program year.
- Senior Access to Services. Low-income seniors face isolation, mobility limitations, and limited awareness of assistance. The County will support outreach, healthcare access, housing stability,

and aging-in-place services so seniors remain safely housed and connected to resources. Examples include the Housing Outreach Program for education and referrals and Rebuilding Together for accessibility modifications.

- Entrepreneurship and Small Business Formation. Limited access to capital and technical assistance impedes small business growth among low- and moderate-income residents. The County will fund microenterprise and small business supports that provide training, coaching, and access to financial tools. Examples include ECDC/EDG supporting 30 entrepreneurs with technical assistance and Kitchen of Purpose assisting 40 aspiring food entrepreneurs through bilingual training and mentorship.

Through these coordinated actions, expanding information access, strengthening workforce and legal supports, improving financial capability and youth education, supporting seniors, and growing microenterprises, Arlington aims to remove systemic, informational, and capacity-based barriers that limit access to housing, economic opportunity, and essential services, ensuring that limited federal resources reach residents with the greatest needs.

Actions planned to foster and maintain affordable housing

During FY 2027, Arlington County will continue to foster and maintain affordable housing through targeted preservation, rehabilitation, and homeownership support activities designed to protect existing affordability and prevent displacement in a high-cost housing market.

The County will prioritize the preservation of affordable rental housing through acquisition, rehabilitation, and long-term affordability commitments, using federal CDBG and HOME funds in coordination with local resources. These investments will focus on maintaining the quality, safety, and affordability of existing committed affordable units, particularly in older properties facing rising operating costs or redevelopment pressure.

To support housing stability for low- and moderate-income homeowners, Arlington will continue owner-occupied rehabilitation and repair programs, with a focus on seniors and persons with disabilities. These programs address critical health and safety needs, improve accessibility, and allow residents to age in place while preserving the long-term affordability of owner-occupied housing. For example, the County is providing funding to Rebuilding Together to support accessibility and safety modifications to 15 owner-occupied units and Habitat will provide more extensive rehab to 12 owner-occupied units.

The County will also continue to expand first-time homeownership opportunities by providing housing counseling, education, and financial assistance to income-eligible households. These efforts help remove common barriers related to credit, savings, and mortgage readiness, increasing access to stable and affordable ownership opportunities in Arlington's competitive housing market. For example, LEDC will provide homeownership counseling and credit building services to prospective homebuyers, 15 of which will go on to purchase homes in Arlington and the County will support 10 households with direct home

purchase assistance.

Together, these actions focus on preserving existing affordable housing, stabilizing vulnerable households, and sustaining long-term affordability, helping to prevent loss from the assisted housing inventory and maintain housing choice throughout the County.

Actions planned to reduce lead-based paint hazards

Arlington County will continue to evaluate and reduce lead-based paint hazards in housing units, particularly those occupied by low-income households, families with young children, seniors, and persons with disabilities, consistent with the strategy outlined in SP-65 of the Strategic Plan. Given that a significant portion of Arlington's housing stock was constructed prior to 1980, proactive lead safety measures remain an important component of the County's housing and public health efforts.

For all federally assisted housing activities involving acquisition, rehabilitation, or construction, the County will conduct an in house compliance review to ensure adherence to all applicable federal lead based paint regulations. Properties receiving federal assistance are subject to third party inspections, including lead based paint assessments where required. In accordance with federal law, sellers of residential properties are required to disclose known lead based paint hazards and provide buyers with the opportunity to conduct inspections, as well as distribute the Protect Your Family from Lead in Your Home pamphlet.

Home repair and rehabilitation programs supported with CDBG funds (i.e. Rebuilding Together, Habitat for Humanity, and L'Arche) will continue to require that staff and volunteers follow lead safe work practices, minimizing the risk of lead exposure during repair activities. These practices are particularly important in owner-occupied rehabilitation programs that serve older homes.

The County will also continue public education and outreach related to lead safety. Educational materials are distributed through tenant education workshops at affordable housing developments condcuted by the County's Housing Outreach program, neighborhood meetings, and County communication channels, including links to lead awareness campaigns from the Virginia Department of Health. These efforts help ensure residents understand potential risks and know how to access resources.

In coordination with these housing-based efforts, the Environmental Health Program within the Department of Human Services will continue to conduct lead risk assessments in homes where children have confirmed elevated blood lead levels, following Virginia Department of Health protocols. In addition, Arlington Housing Assistance Bureau inspectors conduct visual Housing Quality Standards (HQS) inspections at properties receiving Housing Choice Voucher subsidies and at many state-funded Permanent Supportive Housing properties to ensure that painted surfaces remain stable and free of

deterioration.

Together, these actions support early identification of lead hazards, safe rehabilitation practices, resident education, and ongoing monitoring, helping to reduce lead exposure risks and protect the health of Arlington residents.

Actions planned to reduce the number of poverty-level families

Consistent with the strategy outlined in SP-70 of the Strategic Plan, Arlington County will continue to reduce the number of families living at or below the poverty level by addressing the interconnected drivers of economic instability, including housing insecurity, limited access to employment, barriers to education and training, and unmet health and supportive service needs. Programs funded through CDBG, CSBG, AHIF Housing Services, and other County resources are intentionally targeted to extremely low- and low-income households, including seniors, persons with disabilities, low-wage workers, and families with children.

A central focus of these efforts is housing stability, as housing cost burden and the risk of eviction are significant contributors to poverty. Arlington will continue to support eviction prevention, emergency financial assistance, housing counseling, and resident services programs that help families remain housed, avoid homelessness, and redirect limited income toward basic needs such as food, healthcare, and transportation. For example, True Ground Housing Partners and Wesley Housing Development Corp. will support 200 residents through on-site resident services programs and Our Stomping Ground will provide direct services to 50 individuals with disabilities at committed affordable units.

The County will also advance economic mobility and workforce participation as key pathways out of poverty. Through workforce development, job readiness training, credentialing, and employment placement services, residents will be supported in gaining skills aligned with in-demand occupations and securing more stable, higher wage employment. These efforts are complemented by programs that address common employment barriers, including lack of childcare, limited English proficiency, and legal or documentation challenges. In addition to several workforce development and skills training programs supported by OAR, NVFS and Arlington Thrive, the County will also provide funding support legal services to Just Neighbors and Ayuda.

For households with complex needs, Arlington will continue to fund supportive services that integrate housing stability with health, disability, and behavioral health supports. For example, True Ground Housing Partners receives funding to support a specialist to provide supportive services to their Permanent Supportive Housing residents.

Finally, Arlington provides funding to support health-related servives for uninsured or under-insured individuals, reducing health-related costs and ensuring long-term well-being for most vulnerable residents. This include NVDC and Fenwick Foundation, which will provide dental services free of charge to a combined 175 residents and Prevention of Blindness Society which will provide free vision exams

and eyecare to 350 residents.

Together, these coordinated actions address both the immediate and structural factors contributing to poverty, supporting Arlington's goal of increasing economic security, reducing housing instability, and helping families achieve self sufficiency.

Actions planned to develop institutional structure

Arlington County will continue to strengthen its institutional structure to ensure effective coordination, delivery, and oversight of housing and community development programs. Given the absence of a traditional public housing authority, the County relies on a network of nonprofit and for-profit partners to develop, preserve, and manage affordable housing, supported by County financing, technical assistance, and regulatory tools. Two nonprofit partners currently qualify as Community Housing Development Organizations (CHDOs) and play a key role in advancing affordable housing objectives.

During FY 2027, Arlington will focus on enhancing cross-departmental coordination, partner capacity, and data-driven decision-making to address identified challenges such as increasing program complexity, the growing needs of extremely low-income households, and the need for deeper integration of housing with supportive services. The Department of Community Planning, Housing and Development (CPHD), through its Housing Division, will continue to lead housing and community development efforts, overseeing policy development, program design, asset management, development financing, homeownership initiatives, and neighborhood outreach, while ensuring strong alignment with human services, public health, and economic development functions.

The County will continue to support interagency collaboration, particularly between CPHD and the Department of Human Services, to better integrate housing stability programs, homelessness response efforts, and resident services. This coordination helps ensure that households with complex needs can access both housing and supportive services in a more seamless and effective manner.

In addition, Arlington will maintain and strengthen community and stakeholder engagement structures, including ongoing collaboration with nonprofit service providers, developers, regional partners, and County Board advisory bodies such as the Community Development Citizens Advisory Committee, Housing Commission, and Tenant-Landlord Commission. These entities provide critical input on program design and emerging needs.

Finally, the County will continue to invest in monitoring, compliance, and performance evaluation, using program data and outcomes to identify gaps, improve accountability, and refine institutional roles. Through these actions, Arlington aims to reinforce a coordinated, responsive, and flexible institutional structure capable of addressing evolving housing and community development needs in a high-cost, rapidly changing environment.

Actions planned to enhance coordination between public and private housing and social

service agencies

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

Continued institutional structure will be developed in this fiscal year through coordination with regional and County agencies, service providers, and citizens, including Arlington County advisory commissions, Continuum of Care steering committee, and frequent consultation with relevant County agencies.

Discussion

Program Specific Requirements

AP-90 Program Specific Requirements - 91.220(l)(1,2,4)

Introduction

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	350,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	**350,000**

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income.Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

   Arlington County highly leverages federal HOME and CDBG funds. On average, a tax credit housing development project consists of 44% private investment tax credit equity, 24% first trust loan, 22%

local Affordable Housing Investment Fund, 7% developer contribution and 3% CDBG or HOME funds.

When Arlington allocates HOME funds, the funds are typically issued as a loan. No other forms of investment are being used outside of those identified in Section 92.205.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

   Arlington does not use HOME funds for homebuyer activities.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

   Arlington does not use HOME funds for homebuyer activities.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

   Arlington does not use HOME funds to refinance existing debt.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

   Arlington does not use HOME funds for TBRA.

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

   Arlington does not use HOME funds for TBRA.

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

   Arlington County does not apply a general preference or limitation across its HOME rental housing program. Crystal House 6 is proposed as housing for adults aged 55 and older. Any project-specific

occupancy limitation will be implemented in accordance with the Fair Housing Act, Housing for Older Persons Act, HOME requirements, and the project's approved affirmative marketing and tenant-selection procedures.

Discussion