

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Annual Action Plan describes how the County will use Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funds to address affordable housing, homelessness, community and economic development during the fiscal year. The Plan describes the County's needs in these areas and the resources and goals to address those needs.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

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The four goals and objectives as outlined in the federal fiscal year 2021-2025 (County FY 2022-2026) Consolidated Plan are as follows:

Create and sustain affordable housing:

- Increase the supply of committed affordable units (CAFs)
- Rehabilitate or repair existing CAFs, including improving energy efficiency
- Improve owner-occupied housing
- Assist households to become first-time homeowners

Promote healthy and self-sufficient families

- Provide job training and skills development
- Foster microenterprise development
- Reduce barriers to employment
- Assist families to build assets
- Reduce barriers to digital technology and broadband internet
- Support increased educational attainment for youth and families

- Increase individual and family health and well-being

Stabilize families at risk of homelessness

- Provide permanent supportive housing for homeless persons with disabilities
- Rapidly rehouse homeless persons
- Prevent households from becoming homeless
- Provide emergency housing

Foster vibrant and sustainable neighborhoods

- Provide technical assistance and referrals to community resources
- Educate residents on housing issues through events and workshops
- Physically improve neighborhoods through cleanup events
- Support public infrastructure development that improves access to broadband internet
- Foster community engagement through neighborhood-focused community events

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Future goals and projects are established via a community needs assessment, housing market analysis and input from service providers and the general public. Review of program performance allows the County to determine progress towards achieving goals, what is left to be done and what adjustments are needed. Each year the County reports on accomplishments and progress toward Consolidated Plan goals in the Consolidated Annual Performance and Evaluation Report (CAPER), as well as completing an Annual Report that details the progress towards meeting the County's affordable housing goals as outlined in the Affordable Housing Master Plan, which was approved in September 2015 and updated in February 2022. These evaluations were used as part of the process towards choosing the County's goals and projects for County FY 2026.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The planning process for the Action Plan included a public hearing to discuss general community needs in September 2024, as well as a public hearing to review the draft Action Plan in March 2025. Consultation was made with subject matter experts in many areas, as well as Arlington residents representing a wide range of populations and interests, including the Community Development Citizens Advisory Committee, the Department of Human Services, and Arlington Economic Development. Broad

outreach was conducted to nonprofits that serve low and moderate income residents to inform them of the Notice of Funding Availability.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Arlington County provided several opportunities for public comment on the FFY 2025 (County FY 2026) Action Plan: at the March 5 Community Development Citizen Advisory Committee (CDCAC) meeting, through a 30-day public comment period from February 24 through March 24, and at the March 2025 County Board Public Budget Hearing.

6. Summary of comments or views not accepted and the reasons for not accepting them

There were no comments or views that were not accepted in the development of the FY 2026 Action Plan.

7. Summary

Arlington County created a Citizen Summary (attached) that provides a snapshot of Arlington's community development needs and describes strategies that the County will undertake over the next year to meet intended goals.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role		Name	Department/Agency
CDBG Administrator		ARLINGTON COUNTY	Community Planning, Housing and Development
HOME Administrator		ARLINGTON COUNTY	Community Planning, Housing and Development

Table 1 – Responsible Agencies

Narrative (optional)

Arlington's Department of Community Planning, Housing and Development (DCPHD) is the lead agency in the development of the Annual Action Plan. The Housing Division of the DCPHD administers the Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) programs. The Annual Action Plans describe proposed projects using these funds, as well as public and private agencies that will administer projects or programs.

Arlington leverages its federal funds with local and state funds to accomplish the County's housing and community development goals. This includes Affordable Housing Investment Fund (AHIF) for development of affordable rental housing and a certain portion for housing-related services programs, the Housing Grants rental subsidy program, and Community Services Block Grant (CSBG) and Temporary Assistance for Needy Families (TANF) funds from the U.S. Department of Health and Human Services, through the Virginia Department of Social Services. Arlington also serves as the County's Community Action Agency (CAA).

Arlington's Department of Human Services (DHS) coordinates the local Continuum of Care, and administers Emergency Solutions Grants (ESG), Homeless Prevention and Rapid Rehousing (HPRP) and other related programs. The County receives ESG funds directly from the state of Virginia. The Washington, DC metropolitan area receives HOPWA funds as a region, administered in Virginia through the Northern Virginia Regional Commission. Arlington County receives a portion of this award, administered through DHS.

Consolidated Plan Public Contact Information

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AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

Instead of public housing, Arlington develops and maintains affordable housing through nonprofit and for-profit partners, through direct financing, technical assistance, rental subsidies to qualifying households, and a range of innovative tools and incentives for the provision of affordable housing. Two non-profit partners qualify as Community Housing Development Organizations (CHDOs).

The Director of the Department of Community Planning, Housing and Development's Housing Division leads the County's housing and community development efforts, from policy development and program design to implementation and evaluation. The Housing Division is responsible for financing affordable housing development, housing planning, community development, asset management, homeownership, tenant services, and neighborhood outreach. Division staff also serve as liaison to other federal, regional, state and local organizations, including the Metropolitan Washington Council of Governments, the Housing Association of Nonprofit Developers, and the National Association of County Community and Economic Development. The Housing Division ensures coordination of the implementation of housing programs and ensures broad civic engagement in housing and community development planning. Staff serve as liaison to three County Board advisory committees - the Community Development Citizens Advisory Committee, the Housing Commission, and the Tenant Landlord Commission.

The Department of Human Services (DHS) also plays a key role in implementing many Consolidated Plan strategies. The Economic Independence Division within DHS includes the Arlington Employment Center, Workforce Investment Board, Community Assistance Bureau, Housing Assistance Bureau and Public Assistance Bureau. The Housing Assistance Bureau Chief, within the Economic Independence Division, leads client-centered housing-related services. These services include the administration of the Housing Choice Voucher program, the local housing grants program, permanent supportive housing, homeless prevention, rapid re-housing, shelter and transitional programs. DHS also oversees implementation of Arlington's Action Plan for Ending Homelessness (formerly the 10 Year Plan to End Homelessness), and as the centralized intake agency for the local Continuum of Care (CoC), ensures coordination among all non-profit homeless providers.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

The Arlington County Continuum of Care (CoC) has a well-developed and efficient crisis response system. In 2023, the CoC worked collaboratively in community to update its Strategic Plan to Prevent and End Homelessness. A Way Home for All sets an ambitious goal to end homelessness for all by 2026. The work builds on a foundation of best practices and successes achieved in ending Veteran

homelessness. The CoC works to make homelessness rare, brief, and non-recurring by providing affordable and sustainable housing, tailored services, and by centering the voices and expertise of people with lived experience of homelessness. Its work is guided by the values of: Accountability, Collaboration, Equity, Dignity, Innovation, and Integrity. The CoC's efforts are supported by a shared community responsibility, that includes collaborative planning and an alignment of stakeholders and resources essential to Arlington County's Action Plan for Ending Homelessness.

A Centralized Access System (CAS) is core to Arlington's system of care by providing access to services across the entire Arlington CoC, matching households, as quickly as possible, with the interventions that will most effectively and efficiently prevent or end their homelessness and lead to stability. As part of Arlington's CoC intervention tools, targeted prevention and diversion services occur at each entry point to help people experiencing a housing crisis. These tools include creative problem-solving conversations to quickly identify and access safe housing alternatives, connections to community resources and family supports, housing placements or search.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

All efforts to prevent homelessness before it occurs. As persons experience a housing crisis (challenges with sustaining rental payments, facing evictions, etc.) the Community Assistance Bureau works to assess and triage eligible households to supports and/or financial assistance in the community. Arlington County operates several targeted prevention programs collaboratively with CoC nonprofit organizations. These programs provide emergency, short-term housing stabilization services (financial assistance, eviction prevention and case management) to households that are at risk of losing housing.

For homeless households that cannot be diverted from shelter, Arlington County's CoC utilizes a housing first approach to help individuals and/or families experiencing homelessness access a safe emergency shelter environment.

There are four County owned or sponsored family and single-adult shelters:

- Sullivan House Family Shelter (Bridges to Independence); Bed capacity 48
- Domestic Violence Program Safehouse; Bed capacity 21
- Homeless Services Center for individuals (PathForward, formerly A-SPAN); Bed capacity 50; and Medical Respite bed capacity 5
- Residential Program Center* for individuals (New Hope Housing); Bed capacity 42; and 6 additional RPU beds provided in collaboration with Arlington County Behavioral Health Division for persons experiencing homelessness, living with severe mental illness and exiting jail.

In FY 2024, Doorways pivoted to fully serving survivors of intimate partner violence. At the close of the fiscal year, Doorways temporarily closed the Family Home after families exited to permanent housing options to complete needed repairs and renovations. In FY 2025, the Family Home was re-opened to serve DV survivors as the Safehouse was closed.

Independence House is an Arlington transitional housing program providing housing and services individuals in recovery from substance abuse. These programs are site-based.

Four rapid rehousing programs (funded by State and Federal resources) provide housing and services to help families and individuals gain housing stability for the long term. Households carry a lease in their own name.

- Rapid Rehousing - Families (Bridges to Independence)
- HomeStart Rapid Rehousing - Families and survivors of Domestic Violence
- Rapid Rehousing - Individuals (PathForward, formerly A-SPAN)
- Home Rapid Re-housing - Individuals (New Hope Housing)

Five permanent supportive housing programs provide rental assistance and case management for households that are chronically homeless, homeless, persons exiting institutions or have members with a disabling condition.

- PathForward (Turning Keys, Westover, Homebound)
- PathForward/Doorways for Women and Families (Homeward)
- County DHS: Permanent Supportive Housing (also serves youth transitioning out of foster care)
- County DHS: Veteran Affairs Supportive Housing (VASH)
- New Hope Housing (Just Homes and Susan's Place).

In 2023, the CoC and PathForward were also awarded HUD funding through a 2022 Supplemental competition to respond to unsheltered homelessness. This project brings new resources and a new project type, a Joint Transitional Housing (TH)-Rapid Rehousing (RRH) to our community. During FY 2024, PathForward and the Aging and Disability Services Division (ADSD) began working to set-aside three of the seven TH units to older adults experiencing homelessness, connecting people with temporary housing and in-home services tailored for older adults. The new partnership with ADSD comes at a pivotal time as the need for housing and homeless services for older adults accelerates in our community and across the nation.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

Virginia's Department of Housing and Community Development (DHCD) is the ESG recipient, and the Arlington County Continuum of Care (CoC) competitively applies to support the following goals: reduce and prevent the number of individuals/households who become homeless, shorten the length of time an individual or household is homeless through mainstream housing resources, and reduce the number of individuals/households that return to homelessness. The Arlington County Department of Human Services (DHS) serves as the CoC Lead Agency and meets with DHCD quarterly to obtain updates and provide input on ESG plans and funding allocations.

The Arlington County CoC has an established Executive Committee that is responsible for developing a plan to apply for and utilize DHCD funding. Upon release of DHCD's request for proposals, stakeholders determine how the funding can be used and how gaps can be addressed. At monthly meetings, DHS reports on ESG monitoring activities, services and outcomes, and seeks CoC member input into ESG planning and funding allocations. A formal Leadership Board, comprised of community based private and public sector leaders and citizens, is established within Arlington's CoC governance structure to review CoC priorities and make final funding decisions.

The Arlington County CoC routinely performs an analysis of community needs using a combination of: (a) the Housing Inventory Count, (b) the annual Point in Time (PIT) count, (c) HMIS System Performance Measures, and (d) the Arlington County CoC Annual Report Card, which measures HUD Standards, national performance benchmarks and program standards, and local standards. Based upon this information, the CoC establishes priorities in concert with goals developed by DHCD and HUD. Outcomes are reviewed by the CoC Executive Committee on a quarterly basis and reported to the community as part of its annual report.

The Arlington CoC has a mandated Homeless Management Information System (HMIS) Policy and Procedures Manual for all end users that serves as the guide for using the system. All Arlington County CoC partners actively utilize HMIS for data collection and case management. Arlington County's DHS supports nearly 200 HMIS user accounts for its CoC providers. Through the support of the County's HMIS administrator, providers undergo routine annual HMIS trainings and compliance reviews to ensure data accuracy and completeness for all program participants that access County services. Also, the HMIS administrator provides open office hours each month as additional support to all CoC HMIS end users. Arlington County's CoC is responsible for annually updating the HMIS manual where final policy decisions are approved by its Executive Committee and/or Leadership Board.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Community Development Citizens Advisory Committee
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health Services-Education Services-Employment Services - Narrowing the Digital Divide Civic Leaders Business and Civic Leaders Private Sector Banking / Financing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Community Development Citizens Advisory Committee is a group of civic leaders, business leaders, and neighborhood representatives that advises the Arlington County Board on community development policy and strategies. Representatives are from a wide range of community interests including aging, tenant-landlord, community services, businesses, and low- or moderate-income neighborhoods. The Commission sponsored the Action Plan community needs hearing and participated in the proposal review process.

2	Agency/Group/Organization	Citizens Advisory Commission on Housing
	Agency/Group/Organization Type	Housing Services - Housing Service-Fair Housing Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Housing Commission is a group of civic leaders and housing advocates that advises the Arlington County Board on housing policy and strategies. The group has identified continuing or increasing need for affordable housing in Arlington.
3	Agency/Group/Organization	Arlington County Department of Human Services
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health Services-Employment Other government - Local
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Economic Development

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Arlington's Department of Human Services provides direct services to County residents including services related to public health, aging & disability, child & family, economic independence, and behavioral healthcare. Representatives of DHS were consulted during the proposal review process as subject-matter experts in the areas of economic development, job training, workforce and skills development, immigration services, and youth programs.
4	Agency/Group/Organization	Arlington Economic Development
	Agency/Group/Organization Type	Services-Employment Other government - Local Business Leaders
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Arlington Economic Development's BizLaunch is Arlington's agency for supporting small business development. Staff was consulted on need and trends in small business development and participated in the proposal review process as a subject-matter expert.

Identify any Agency Types not consulted and provide rationale for not consulting

Resilience specific entities (agencies whose primary responsibilities include the management of flood prone areas, public land or water resources and emergency management agencies) are consulted when and if the County recommends a project that would trigger consultation with these entities (i.e. a multifamily development project).

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How c
Continuum of Care	Arlington County Department of Human Services	Both plans consider the needs of homeless individuals and families, and those at risk of homelessness.
Broadband Study	Arlington County Department of Community Planning, Housing, and Development	<p>Arlington County conducted a broadband study to better understand our community's internet use and broadband access. The study confirmed that over 99% of Arlington County's serviceable locations have high speed broadband resources.</p> <p>§92.251(a)(2)(vi), Property standards for all ne</p>

Name of Plan	Lead Organization	How c
Homeownership Study	Arlington County Department of Community Planning, Housing, and Development	Arlington County conducted a Homeownership Study to better clarify the community's needs and desires, assess the appropriateness of current homeownership program outcomes, assess opportunities for potential homebuyers and existing homeowners, and identify goals for the County to expand homeownership opportunities 1) reduce racial homeownership gaps; 2) support existing homeownership programs

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

Arlington's goal for citizen participation is to ensure broad participation of Arlington stakeholders in housing and community development planning, program development, implementation and evaluation. The Community Development Citizens Advisory Committee (CDCAC) is the lead group for the Consolidated Plan citizen participation processes and was involved in the development of the Five-Year Consolidated Plan, as well as the annual Action Plan. The Five-Year Consolidated Plan includes the Citizen Participation Plan. The Citizen Participation Plan reflects strategies to ensure broad community involvement in Arlington's housing and community development programs. Member organizations are identified to encourage representation from related advisory commissions (housing, tenant landlord, community services, disability, aging, etc.); low- and moderate-income neighborhoods; and broad community interests (businesses, minorities, etc.). The Citizen Participation Plan also meets the regulatory requirements of the CSBG community advisory board through a "tripartite" structure that is comprised of community members representing low-income neighborhoods, elected official representatives, and at-large members.

For preparation of the annual Action Plan, the County held a community needs hearing in September 2024, which was an important tool for consulting with residents and service providers on community development needs and priorities. The CDCAC hosted a second public hearing to gather feedback on the draft FY 2026 (Federal FY 2025) Action Plan in March 2025.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/broad community	Arlington County held a public hearing regarding community needs on September 4, 2024 in coordination with the Community Development Citizens Advisory Committee meeting. The purpose of the meeting was to solicit feedback on community needs, specifically related to the Community Development Fund programs.	CDCAC members discussed strategies for prioritizing funding for various organizations as well as the process for scoring and ranking applications.	None.	CDCAC members discussed strategies for prioritizing funding for various organizations as well as the process for scoring and ranking applications.

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Hearing	Non-targeted/broad community	Arlington County held a public hearing on March 5, 2025 in coordination with the Community Development Citizens Advisory Committee meeting. The purpose of the meeting was to solicit feedback on the draft Annual Action Plan and budget recommendations.			
3	Newspaper Ad	Non-targeted/broad community	From February 24 - March 24, the County solicited public comments from the general public on the FY 2026 (FFY 2025) Annual Action Plan.			

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

Arlington County strongly supports affordable housing and community development; in FY 2025 (FFY24), more than 5% of its overall budget was allocated to affordable housing development, direct housing subsidies (including both federal Housing Choice Vouchers and locally-funded Housing Grants), and related programs.

Arlington uses CDBG funds for real property acquisition, admin and planning, economic development, housing, public improvements and public services activities. Arlington uses HOME for acquisition, multifamily rental new construction, and multifamily rental rehab. Note the Uses of Funds under HOME in the below Priority Table **incorrectly** lists "Homebuyer assistance, Homeowner rehab, New construction for ownership, and

TBRA" as eligible uses.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	1,329,439.00	350,000.00	0.00	1,679,439.00	40,000,000.00	Annual allocation estimated based on level funding over FY 2025, estimated program income based on projections of loan repayments during program year, and prior year resources includes all unprogrammed funds and prior year program income received.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	698,792.26	200,000.00	0.00	898,792.26	2,471,952.00	Annual allocation estimated based on level funding over FY 2025, estimated program income based on projections of loan repayments during program year, and prior year resources includes all unprogrammed funds and prior year program income received.

Table 5 - 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

Arlington leverages private, state and local funds in the implementation of programs funded through federal CDBG and HOME.

To implement various public service programs and other grant programs through the County's Community Development Fund, the County leverages funding through Community Services Block Grant (CSBG), Temporary Assistance for Needy Families (TANF), and Affordable Housing Investment Fund (AHIF) Housing Services programs. Arlington receives approximately \$175,000 in CSBG and \$150,000 in TANF annually from the State of Virginia Department of Social Services, and approximately \$300,000 in AHIF Housing Services funds is set aside annually to supplement

community development-related activities.

To leverage CDBG and HOME funding in the development and rehabilitation of affordable rental housing, the County leverages funding through the locally funded Affordable Housing Investment Fund (AHIF). AHIF is comprised of annual General Fund appropriations, a portion of recordation tax received by the County, Affordable Housing Ordinance contributions from developers, and loan repayments. In County FY 2025, over \$20.7 million in local General Funds and recordation tax was allocated to AHIF. These affordable housing projects are often also leveraged with federal Low-Income Housing Tax Credits (LIHTC) as well as below market bond financing for the acquisition and new construction or rehabilitation of affordable housing projects via the Industrial Development Authority (IDA) of Arlington or the state financing agency, Virginia Housing (formerly Virginia Housing Development Authority). When tenants are at risk of displacement as a result of a County-funded affordable housing development project, the County's locally funded Tenant Assistance Fund provides direct assistance to those residents.

In terms of matching requirements for HOME-funded projects, Arlington County utilizes the following guidance from HUD CPD Notice 97-03, HOME Program Match Guidance in order to calculate its HOME match amount: Loans Repaid to Accounts Other than the HOME Account (e.g. AHIF funds). If a PJ or other entity makes a below-market interest rate loan from nonfederal funds to a HOME-assisted or HOME match-eligible project and the proceeds of the loan will not be repaid to the HOME account, the grant equivalent of the below-market interest rate loan may be counted as match. The grant equivalent is the present discounted value of the yield foregone by the lender. Because AHIF loans are made at below-market interest rates, Arlington County follows the calculation provided in the HUD CPD Notice 97-03. Over the last 30 years, the size of the AHIF loans has increased dramatically to average \$15+ million for the last several AHIF-funded projects. The County has approximately \$80 million in HOME Match carryover / excess funds due to BMIR calculation allowed via the HUD CPD Notice 97-03.

Arlington's Housing Assistance Bureau supports individuals and families at-risk of homelessness through the distribution of rental assistance through both the federal Housing Choice Voucher program as well as a locally funded equivalent known as the Housing Grants program. Need for these programs remains consistent: in County FY 2025, the Housing Choice Voucher program was funded at \$26.6 million, and local Housing Grants at \$15.1 million. In addition, in FY 2025, Arlington's Permanent Supportive Housing program for low-income adults with disabilities was funded at \$5.7 million, and the transitional housing program was funded at \$322,653 in local funds.

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 Habitat for Humanity to redevelop the historic Reeves Farmhouse property into a group home for persons with disabilities in FY 2025 (FFY 2024). The County also allocated up to \$2.5M in Community Development Block Grant (CDBG) assistance to support the Reeves Farmhouse project and this project will continue to be developed over the coming years.

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

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	2021	2025	Affordable Housing	Arlington County	Affordable Housing	CDBG: \$114,000.00	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 2 Households Assisted Rental units constructed: 50 Household Housing Unit Rental units rehabilitated: 2 Household Housing Unit Homeowner Housing Rehabilitated: 15 Household Housing Unit Direct Financial Assistance to Homebuyers: 17 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Promote healthy and self-sufficient families	2021	2025	Non-Housing Community Development	Arlington County	Economic self-sufficiency and well-being	CDBG: \$360,000.00	Public service activities other than Low/Moderate Income Housing Benefit: 3063 Persons Assisted Jobs created/retained: 68 Jobs Businesses assisted: 163 Businesses Assisted
3	Stabilize families at risk of homelessness	2021	2025	Homeless	Arlington County	Affordable Housing Economic self-sufficiency and well-being	CDBG: \$45,000.00	Public service activities for Low/Moderate Income Housing Benefit: 490 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 184 Households Assisted Homeless Person Overnight Shelter: 435 Persons Assisted Homelessness Prevention: 1900 Persons Assisted
4	Foster vibrant and sustainable neighborhoods	2021	2025	Affordable Housing Non-Housing Community Development	Arlington County	Sustainable neighborhoods	CDBG: \$46,916.00	Public service activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Create and sustain affordable housing
	Goal Description	<p>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.</p> <ul style="list-style-type: none"> • 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). • Rehabilitate or repair existing rental housing, including increased energy efficiency (one-year outcome – 2 rental homes rehabilitated or repaired.) • Improve owner-occupied housing (one-year outcome - 15 owner-occupied homes improved, including improvements to two group homes for persons with disabilities with 8 persons served). • Assist low-income households to become homeowners (one-year outcome - 17 households become first-time homeowners).

2	Goal Name	Promote healthy and self-sufficient families
	Goal Description	<p>Improve economic conditions and help to ensure well-being of low- and moderate-income individuals and families through the following strategies:</p> <ul style="list-style-type: none"> • Provide job training and skills development opportunities that are accessible and affordable (one-year outcome – 50 persons will be assisted with job training and placement; of these, 40 will be placed and retain employment for 90+ days). • Foster micro-enterprise development for business owners by providing technical and financial assistance to new or expanding businesses (one-year outcome - 163 new or expanding microbusinesses will be assisted with technical and/or financial assistance and 68 jobs created or retained). • Reduce barriers to employment such as lack of English or literacy skills, legal issues such as work authorizations, lack of transportation, or lack of affordable childcare (one year outcome - 594 persons will reduce barriers to employment). • Reduce barriers to equitable access to digital technology (one year outcome – 60 persons will be assisted). • Support increased educational attainment, including job training and/or civic engagement, among low-income residents, including youth (one year outcome - 696 persons will increase educational attainment). • Increase individual and family well-being through increased access to health, financial, or social resources (one year outcome – 1,663 persons will increase well-being).

3	Goal Name	Stabilize families at risk of homelessness
	Goal Description	<p>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.</p> <p>Through national best practice housing interventions, Arlington will</p> <ul style="list-style-type: none"> • Provide permanent supportive housing for homeless persons with disabilities (FY 2025 proposed outcome – 490 individuals supported in permanent housing); • Rapidly rehouse homeless persons through case management and/or rental subsidies (FY 2025 proposed outcome - 350 individuals or 184 households rapidly rehoused); • Prevent households from becoming homeless through case management, financial assistance, financial counseling, and/or targeted prevention services (County FY 2025 proposed outcome – 1,900 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 2025 proposed outcome - 435 individuals supported in emergency shelters, including Domestic Violence shelter, and 230 in hypothermia winter shelter).

4	Goal Name	Foster vibrant and sustainable neighborhoods
	Goal Description	<p>A number of activities are planned to support Arlington's low and moderate income neighborhoods:</p> <ul style="list-style-type: none"> • Provide technical assistance and referrals to tenants, landlords, homeowners and homebuyers on housing issues (one year outcome - 280 residents will receive technical assistance or referral on housing resources). • Educate residents on housing issues, including fair housing, code enforcement, homeownership, and other topics by conducting community events and workshops for landlords, tenants, homeowners, and/or homebuyers (one year outcome - organize and conduct 32 educational events or workshops, with 515 participants). • Physically improve neighborhoods through clean-up events in eligible areas of Green Valley and Arlington Mill (one year outcome – 500 residents of eligible areas will participate in two neighborhood cleanups). • Foster community engagement in neighborhoods where more than 51% of households are low- or moderate-income by conducting neighborhood-focused community events (one year outcome - 2,000 participants).

Projects

AP-35 Projects – 91.220(d)

Introduction

The projects described in the Annual Action Plan meet the four goals of the Five Year 2021-2025 Consolidated Plan: create and sustain affordable housing, promote healthy and self-sufficient families, stabilize families at risk of homelessness, and foster vibrant and sustainable neighborhoods. These projects are funded through a combination of CDBG, HOME, CSBG and AHIF Housing Services funds.

Projects

#	Project Name
1	Achieve Your Dream - LEDC
2	Volunteer Home Repair - Rebuilding Together
3	Project Discovery - AHC
4	Buckingham Youth Brigade - BUGATA
5	Case Management and Family Support - Communities in Schools of NOVA
6	Micro-Enterprise Loan Program - Enterprise Development Group
7	Food Lab - La Cocina VA DBA Kitchen of Purpose
8	Emerging Leaders - Edu-Futuro
9	Building Stronger Community - ENDependence Center of Northern Virginia
10	Small Business Development & Microlending - Latino Economic Development Council
11	Escala - Northern Virginia Family Service
12	Growing Capital Readiness - Washington Area Community Investment Fund
13	Reducing Barriers to Unemployment - Friends of Guesthouse
14	Supportive Housing - PathForward

Table 7 - Project Information

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

Arlington's vision is to be "a diverse and inclusive world-class urban community with secure, attractive residential and commercial neighborhoods where people unite to form a caring, learning, participating, sustainable community in which each person is important." The Five-Year Consolidated Plan provides the framework for implementing this vision and is designed to guide the County's affordable housing, homelessness, community and economic development policies and programs over the County FY 2022-2026 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.

AP-38 Project Summary
Project Summary Information

DRAFT

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 home buyers that will promote homeownership and prevent foreclosure for low- and moderate-income and minority households.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	18 households to receive homeownership counseling that leads to home purchase.
	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 CDBG to Rebuilding Together for staff and related costs to manage a single-family home repair program for seniors and persons with disabilities as well as a accessibility improvement program for affordable rental units. Volunteers conduct energy audits and repair houses owned and occupied by low- and moderate-income persons.
	Target Date	6/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	17 households to receive accessibility modifications.
	Location Description	Activities for this project are available to all low and moderate-income households in Arlington.
	Planned Activities	See program description above.
3	Project Name	Project Discovery - AHC
	Target Area	Arlington County
	Goals Supported	Promote healthy and self-sufficient families
	Needs Addressed	Economic self-sufficiency and well-being
	Funding	CDBG: \$35,000.00
	Description	\$35,000 CDBG for Project Discovery for academic support, mentoring, and college visits for low-income high school students.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	165 students to participate in afterschool college prep activities.
	Location Description	Activities will be held Countywide.
	Planned Activities	See program description above.
4	Project Name	Buckingham Youth Brigade - BUGATA
	Target Area	BUCKINGHAM NEIGHBORHOOD STRATEGY AREA
	Goals Supported	Promote healthy and self-sufficient families
	Needs Addressed	Economic self-sufficiency and well-being
	Funding	CDBG: \$25,000.00
	Description	\$25,000 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	6/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	15 youth to participate in afterschool activities.
	Location Description	Activities for this project are available to all low and moderate-income households in Arlington.
	Planned Activities	See description above.
5	Project Name	Case Management and Family Support - Communities in Schools of NOVA
	Target Area	Arlington County
	Goals Supported	Promote healthy and self-sufficient families
	Needs Addressed	Economic self-sufficiency and well-being
	Funding	CDBG: \$30,000.00
	Description	\$30,000 CDBG for Case Management and Family Support program to provide case management, family engagement, and holistic school-wide programs to assist APS students and their families in accessing resources and other County services.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	200 students to receive case management support at Arlington Public Schools.
	Location Description	Activities for this project are available to all low and moderate-income households in Arlington.
6	Planned Activities	See program description above.
	Project Name	Micro-Enterprise Loan Program - Enterprise Development Group
	Target Area	Arlington County
	Goals Supported	Promote healthy and self-sufficient families
	Needs Addressed	Economic self-sufficiency and well-being
	Funding	CDBG: \$50,000.00

	Description	\$50,000 CDBG for Case Management and Family Support program to provide case management, family engagement, and holistic school-wide programs to assist APS students and their families in accessing resources and other County services.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Assist 33 businesses with technical assistance and create and retain 18 jobs due to microlending support.
	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	Food Lab - La Cocina VA DBA Kitchen of Purpose
	Target Area	Arlington County
	Goals Supported	Promote healthy and self-sufficient families
	Needs Addressed	Economic self-sufficiency and well-being
	Funding	CDBG: \$40,000.00
	Description	\$40000 CDBG for the Food Lab at Kitchen of Purpose, which provides Bilingual Technical food entrepreneurship training: Entrepreneurs attend in-person modules on building a food micro-enterprise, learn financial administration and local food permitting regulations in both Spanish and English. Hybrid workshops teach practical business skills like QuickBooks and Digital Marketing. Grants support business launch and reduce barrier to financing; referrals to trusted partners and support with loan applications.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	20 entrepreneurs provided technical assistance and grants to start food businesses.
	Location Description	Activities for this project are available to all low and moderate-income households in Arlington.
	Planned Activities	See program description above.

8	Project Name	Emerging Leaders - Edu-Futuro
	Target Area	Arlington County
	Goals Supported	Promote healthy and self-sufficient families
	Needs Addressed	Economic self-sufficiency and well-being
	Funding	CDBG: \$35,000.00
	Description	\$35,000 CDBG for Emerging Leaders program to empower youth to achieve academically and enhance their leadership abilities through after-school programming in both middle school and high school through the Emerging Leaders I and II programs (ELP).
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	126 students to participate in afterschool activities.
	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	Building Stronger Community - ENDependence Center of Northern Virginia
	Target Area	Arlington County
	Goals Supported	Promote healthy and self-sufficient families
	Needs Addressed	Economic self-sufficiency and well-being
	Funding	CDBG: \$25,000.00
	Description	\$25,000 CDBG for the Building Stronger Community program to provide housing access support for Arlington residents with disabilities.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Provide housing access support to 8 Arlington residents.
	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	Small Business Development & Microlending - Latino Economic Development Council
	Target Area	Arlington County
	Goals Supported	Promote healthy and self-sufficient families
	Needs Addressed	Economic self-sufficiency and well-being
	Funding	CDBG: \$45,000.00
	Description	\$45,000 CDBG for Small Business Services program to provide small business financing assistance, pre- and post-loan technical assistance, and educational workshops for aspiring entrepreneurs and existing small business owners in Arlington County.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Assist 23 entrepreneurs with technical assistance and create and retain 25 jobs
	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	Escala - Northern Virginia Family Service
	Target Area	Arlington County
	Goals Supported	Promote healthy and self-sufficient families
	Needs Addressed	Economic self-sufficiency and well-being
	Funding	CDBG: \$35,000.00
	Description	\$35,000 CDBG for the Escala program to provide capacity building technical assistance to aspiring Arlington entrepreneurs, including entrepreneurs in the food industry.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	14 entrepreneurs provided technical assistance.

	Location Description	Activities for this project are available to all low and moderate-income households in Arlington.
	Planned Activities	See program description above.
12	Project Name	Growing Capital Readiness - Washington Area Community Investment Fund
	Target Area	Arlington County
	Goals Supported	Promote healthy and self-sufficient families
	Needs Addressed	Economic self-sufficiency and well-being
	Funding	CDBG: \$40,000.00
	Description	\$40,000 CDBG for Growing Capital Readiness program, which provides small business advisory services and access to capital to Arlington entrepreneurs.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	53 entrepreneurs provided with technical assistance.
	Location Description	Activities for this project are available to all low and moderate-income households in Arlington.
	Planned Activities	See program description above.
13	Project Name	Reducing Barriers to Unemployment - Friends of Guesthouse
	Target Area	Arlington County
	Goals Supported	Promote healthy and self-sufficient families
	Needs Addressed	Economic self-sufficiency and well-being
	Funding	CDBG: \$35,000.00
	Description	\$35,000 CDBG to help justice-involved returning females 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	6/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	6 individuals provided training/workforce development services.
	Location Description	Activities for this project are available to all low and moderate-income households in Arlington.
	Planned Activities	See program description above.
14	Project Name	Supportive Housing - PathForward
	Target Area	Arlington County
	Goals Supported	Stabilize families at risk of homelessness
	Needs Addressed	Affordable Housing Economic self-sufficiency and well-being
	Funding	CDBG: \$20,000.00
	Description	\$20,000 CDBG to expand the provision of housing and onsite supports for transition aged youth and homeless families who have the most significant barriers for housing placement and retention.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	7 individuals provided with case management services.
	Location Description	Activities for this project are available to all low and moderate-income households in Arlington.
	Planned Activities	See program description above.

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

In the past, Arlington has concentrated its CDBG resources, particularly economic development and public service dollars, into target areas, known locally as Neighborhood Strategy Areas. In past years, the majority of low- and moderate-income residents were clustered in a few neighborhoods. However, beginning with the last Consolidated Plan, this pattern is changing. Using its exception criteria of 38.83%, Arlington County now has 45 block groups that are eligible low-moderate income areas. These areas are located throughout the County, although the largest proportion is in the primarily multifamily southwest neighborhoods along Columbia Pike and Four Mile Run, and the northeast neighborhoods around Rosslyn and Fort Myer Heights. As a geographically small location in an urban setting, many residents benefit from community assets, regardless of their economic status or physical location. For example, an estimated 90% of County residents live within 1 mile of public transit and Arlington County schools are consistently ranked as among the best in the country.

- **Housing.** The County combines its HOME and CDBG funds with state and local resources, including the local Affordable Housing Investment Fund (AHIF), for new construction, acquisition, and/or rehabilitation projects to preserve and improve the supply of affordable housing throughout the County. The County uses planning and zoning tools, such as its General Land Use Plan and area plans, to determine feasibility of affordable housing in specific locations. For example, the award-winning Columbia Pike Area Neighborhoods Plan has set a goal of preserving all market-rate affordable housing over 30 years along this economically and ethnically diverse, but rapidly revitalizing, corridor.
- **Economic self-sufficiency.** Priority self-sufficiency areas include financial literacy, workforce training and development, and small business development. Programs in these areas are offered County-wide to income-eligible residents, and care is taken to provide programming that is accessible to residents regardless of their neighborhood. For example, the County's Employment Center is centrally located, accessible via bus, and offers individualized and specialized training and to eligible residents. Some services such as financial literacy and eviction prevention are offered on-site at affordable housing developments.
- **Public services.** Public service needs vary and include after-school programs for low- and moderate-income youth, housing counseling for potential homebuyers, and job training for County residents. In general, public services are offered County-wide to income-eligible residents. Some programs may be offered in a specific neighborhood or affordable housing development, particularly when transportation may be an issue; for example, after-school programs are generally most accessible and effective when they are neighborhood-based. Also, outreach and education to low- and moderate-income residents, particularly those with primary languages other than English, has been identified as a continuing priority, specifically in tenant issues, mediation, homeownership counseling, and home improvement resources. These

activities will be conducted primarily in the local target areas of Buckingham, Green Valley, Arlington Mill, and Pike Village Center, and in other income-eligible areas or affordable housing developments as appropriate.

Geographic Distribution

Target Area	Percentage of Funds
NAUCK NEIGHBORHOOD STRATEGY AREA	1
BUCKINGHAM NEIGHBORHOOD STRATEGY AREA	1
Arlington County	98

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

There is no specific priority for allocating funding geographically, as low- and moderate-income residents are located throughout the County. However, the County identifies certain neighborhoods where 51% or more of the residents are considered low- or moderate-income and directs a portion of its public service funding to those neighborhoods. As described above, neighborhood-based projects such as after-school programs, and neighborhood outreach programs such as the County Housing Outreach Program will be targeted to neighborhoods with concentrations of low- and moderate-income populations. Most other programs will be available to income-eligible Arlington residents.

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.

Increase the supply of Committed Affordable Units, including 10% permanent supportive housing (one year outcome – 50 committed affordable units constructed)

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	45
Special-Needs	5
Total	50

Table 9 - 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	50
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	50

Table 10 - 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.

AP-60 Public Housing – 91.220(h)

Introduction

Arlington County does not have public housing. Housing Choice Vouchers are administered through the Department of Human Services.

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

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

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

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.

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.

The County's strides to end homelessness is more important than ever as the influx of targeted COVID-19 funding support from federal, state and local resources, used to prevent and quickly rehouse people experiencing homelessness, has ended. Communities of color where Black, Indigenous, and people of color are historically marginalized and represent Arlington County's most vulnerable subpopulations are of greatest risk of housing instability and are disproportionately represented in homeless services. The Arlington County Continuum of Care will uphold the County's commitment of racial equity as a leading key strategy in preventing and responding to homelessness in the region.

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, reduce returns to homelessness to 5%, and reduce racial disparities among those who experience homelessness and their outcomes.

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

Arlington County's Department of Human Services led its 2024 Point-in-Time (PIT) survey on January 24, 2024 in conjunction with the Metropolitan Washington Council of Governments (COG), local homeless nonprofit partners, and members of the community, and counted a total of 243 people experiencing homelessness, with 31 persons unsheltered and 212 persons sheltered. Arlington County experienced an overall 14% increase in the total number of persons counted in comparison to the 2023 PIT. While a slightly smaller increase as compared to the percent change experienced from 2022 – 2023 (17% increase), this was the second year in a row Arlington experienced an increase in homelessness. The increase experienced in 2024 is attributed to a 24% increase in sheltered homelessness. Unsheltered homelessness decreased by 26% as compared to 2023's count. In 2024, the CoC also conducted a parallel count for youth and young adults. Hosted earlier on the same day during after school and early evening hours, volunteers were stationed at the Arlington Mill Community Center during its teen drop-in program. While a resource fair was underway, young adults completed a 'screener' about Arlington youth's most pressing priorities and concerns. Anyone reporting current experiences of housing instability or homelessness also completed a PIT survey. Seventy-five young people completed the screener tool. Of that, 49 young people indicated that mental health and substance use was the biggest issue facing young people in Arlington. One young adult was counted as experiencing homelessness and was referred to shelter and housing resources. The most recent 2025 PIT survey was conducted on January 22, 2025, and Arlington County anticipates similar trends. The County's 2025 PIT data is anticipated for release in the spring of 2025..

Arlington County continues its commitment to prevent and end homelessness. Through hundreds of Arlingtonians – from local government, nonprofit agencies, the business community, faith groups, and individual-interested citizens – the community continues to work together to develop an aggressive Action Plan to End Homelessness. Through Arlington County's Continuum of Care (CoC), specialized street outreach efforts are operated by the Department of Human Services' Behavioral Healthcare Division (BHD) and a County contracted nonprofit partner. The County also works closely with its Police Department to readily identify persons experiencing street homelessness and assist those residing in places not meant for human habitation. Through the County Treatment on Wheels (TOW) program, a dedicated team is deployed into the community offering ongoing case management services for persons living on the streets who may or may not engage with traditional shelter services. During FY 2024, approximately 65 persons experiencing homelessness received TOW street services.

Embedded within Arlington County's Homeless Services Center (HSC) and Residential Program Center (RPC), outreach and day programs engage unsheltered persons experiencing homelessness. In 2024, approximately 32 persons experiencing homelessness receive outreach services provided by PathForward. PathForward also served 13 people in their Day Program, and New Housing served 64 people in their Day Program.

Additionally, Arlington County coordinates with the Virginia Hospital Center and Northern Virginia

Mental Health Institute to ensure persons being released from psychiatric settings have immediate access to emergency shelter and services.

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 2024, 476 people (320 households) were served by the County's CAS team.

In County FY 2024, the County's five sponsored shelters served:

- Two family shelters served 58 households, or 173 individuals.
- Two shelters for singles served 232 individuals, medical respite program served 10 individuals, the hypothermia program served 231 Arlington residents and cross jurisdictional individuals seeking short-term winter shelter.
- One domestic violence safehouse shelter served up to 70 households, or 127 individuals.
- DHS provided hoteling to 9 families comprising 24 people when family shelters were at capacity.

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;
- 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;
- Trauma-informed care; and
- Progressive engagement.

The CoC has one transitional housing programs. While most transitional housing was converted to Rapid Re-housing in FY 2013, these programs continue to serve specialized sub-populations: substance users in

recovery and families with significant needs that require long-term supports. Households are currently identified for these programs through CAS, emergency shelters, the CoC's Detoxification and Early Recovery programs and Drug Court. In County FY 2024 these programs include:

- Independence House (National Capital Treatment & Recovery, formerly Phoenix Houses of the Mid-Atlantic): 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. This housing program serves 41 individuals in fiscal year 2024.
- Homestretch: This project no longer serves families in Arlington, having closed in FY 2023.
- Cameron Commons: An OPH that provides a rental subsidy, housing-focused case management services, comprehensive family services, and linkages to community resources. This housing program served eight households, 20 individuals, during County FY 2024.

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

Arlington offers two national best practice housing interventions:

- Rapid Re-Housing (RRH): reduces shelter stays and eliminates barriers to housing through the use of progressive engagement, housing-focused case management, and housing location services.
- Permanent Supportive Housing (PSH): provide supportive services and rental subsidies to help chronically homeless households and persons with disabilities obtain and maintain housing.

Arlington offers a local Housing Grant rental subsidy to working families with minor children, seniors aged 65 and older, persons with disabilities, and clients supported by the Department of Human Services to make the transition to permanent housing and independent living. Arlington's homeless population have median shelter stays of 3.35 months before placement in affordable housing units; family shelter length of stays trend higher than single-adult homeless shelter residents.

Below is a summary of the County's successful efforts.

Comprehensive Supportive Services & Prevention: Through DHS, efforts prioritize services to at-risk households to divert and prevent homelessness before it occurs. As an integral part of the CoC, DHS matches households with the interventions that will most effectively and efficiently prevent or end their

homelessness, including linkages to mainstream and other supportive services.

Recidivism: Arlington's recidivism decreased to a historic low of 4% for the Federal Fiscal Year 2022. The CoC implements strategies such as case conferences to problem solve and identify resources available to assist with stabilization; provide flexible financial supports and case management to households at risk of returning to homelessness; and closely monitor housing stability risks.

Domestic Violence: The CoC's domestic violence service provider, Doorways, was awarded HUD CoC funding to implement Rapid Rehousing assistance for survivors. Implementation began in FY24.

Unsheltered Homelessness: The CoC and PathForward was awarded a three-year grant for addressing unsheltered homelessness, prioritizing those at greatest risk of the health and behavioral health impacts of homelessness. Implementation began in FY24.

Engaging People with Lived Experience: The voices and expertise of people with lived experience of homelessness is a cornerstone to Arlington's CoC strategies and is incorporated in its new mission statement. In FY 2024, the CoC's Senior Management Analyst stood up and staffed the CoC's inaugural Lived Experience Advisory Council (LEAC) of 7 members with lived experience who provide insights and guidance to better center clients experiences in addressing their concerns.

Older Adults: The CoC coordinated closely with Arlington County's Network on Aging, co-facilitating a new, Taskforce on Homeless Older Adults with DHS's Aging and Disability Services Division (ADSD). The taskforce spotlights the needs for added housing and supports for older adults experiencing homelessness. These efforts have led to the creation of 3 TH units, a set aside of permanent housing units for older adults with Housing Grants and ADSD services, and stronger collaboration between CoC service providers and ADSD staff for older adults being served in area shelters.

Housing Location: DHS maintains two Housing Locators to support and supplement housing location needs for CoC partners, as well as DHS staff from the Community Assistance Bureau, ADSD, Housing Grants Program, and the Housing Choice Voucher Program. In FY 2024, the Housing Locators responded to 194 referrals for housing location needs. Housing Locators provided 1,990 housing leads (available units) to those referred, averaging just over 10 leads per client request.

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:

- 100 Homes Campaign: In 2011 this campaign was the local initiative affiliated with the national 100,000 Homes Campaign, which surveyed and identified the most vulnerable households living on the streets. Over 100 vulnerable individuals experiencing homelessness were housed during a two- and one-half-year period.
- Arlington Landlord Partnership (ALP): In 2014, Arlington County created an Arlington Landlord Partnership (ALP) through a formal agreement between Arlington County DHS, local safety net nonprofit providers, local property owners, and property management companies. The goal is to increase the availability of both private and nonprofit rental housing for individuals and families whose leasing barriers prevent them from accessing permanent housing. Under this agreement, property owners apply more flexible tenant screening criterion for referred applicants which expands housing opportunities for those with high housing barriers. In FY 2023, the ALP was fully incorporated into the CoC's governance and now sits as a workgroup of the CoC's Housing Sub-Committee.
- Built for Zero: In December 2016, Arlington was one of three localities to reach functional zero for homeless veterans and has continued to sustain this success. Arlington is now part of a small National network of CoC's working to end all homelessness by 2026.
- Veterans Affairs Supportive Housing (VASH) Vouchers: Over the last several years, the CoC has worked with the VA Medical Center and neighboring jurisdictions to secure vouchers and other resources for veterans experiencing homelessness. In 2018, Arlington County was awarded 15 vouchers to support efforts to maintain functional zero status for Veterans.
- Mainstream/Non-Elderly Disabled Vouchers: Arlington County and other private nonprofit partners were awarded 52 Mainstream (Section 811) Vouchers to serve non-elderly persons with disabilities who are transitioning out of institutional or other segregated settings, at risk of institutionalization, homeless, or at risk of becoming homeless.
- Arlington County continues to receive an incremental expansion grant for its state Permanent Supportive Housing Program to serve more individuals and families with high needs for supportive services, including individuals 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).
- Emergency Housing Vouchers (EHV): The American Rescue Plan Act 2021 allowed HUD to allocate additional housing vouchers to Public Housing Authorities operating Housing Choice Voucher Programs in areas where populations have the greatest need during the COVID-19 pandemic. A total of 36 EHV were allocated to Arlington County in June 2021.
- The Housing Choice Voucher Program was awarded 10 State Rental Assistance Program (SRAP) in County FY 2023 from the Department of Behavioral Health and Developmental Services. SRAP serves individuals with developmental disabilities. The goal is to provide adults with developmental disabilities who currently live in less integrated settings (such as nursing facilities, intermediate care facilities, group homes and with their families of origin) with rental subsidy support to establish their own households in more integrated housing settings informed

by choice.

- Bullets continued in discussion.

Discussion

- In County FY 2023, the Housing Choice Voucher Program was allocated an additional 16 HUD housing vouchers to assist very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. Housing Choice Voucher participants are free to choose any housing, including single-family homes, townhouses, and apartments, which meets the requirements of the program.
- In September 2023, Arlington County's Housing Choice Voucher Program re-opened its Housing Choice Voucher (HCV) Program waitlist through a special application and lottery process. Arlington added 5,000 households to its waitlist providing people a chance to apply for the federally funded rental assistance program for the first time in over a decade.
- In September 2023, Arlington County's Continuum of Care adopted its new Strategic Plan, *A Way Home for All*, with an ambitious endeavor to end homelessness for all by 2026. The plan is laid with the foundations of equity and best practice, grounding the 3 pillars of the homeless system: Prevention, Response, and Housing Pathways. Building on over a decade of practice and performance, while seeking new ways to meet present-day challenges, the Continuum of Care is guided by the following values and a new mission: to make homelessness rare, brief and non-recurring by providing affordable and sustainable housing, tailored services, and by centering the voices and expertise of people with lived experience of homelessness.

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. This requires a firm commitment and analysis of outcomes and impacts disaggregated by race to disrupt systemic impacts felt among historically marginalized and BIPOC communities. People who are closest to the issues of homelessness, namely people experiencing homelessness, are also closest to the solutions. The CoC is committed to shifting power and elevating the voices of persons with lived expertise in 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, Continuum of Care partners and assistance from various funding resources. The success of a homeless system also largely depends on diverse pathways to and the availability of affordable housing options and living wages.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Safe and stable housing supports physical, financial and emotional health. Housing choice and affordability provide residents with stability and opportunity, and the neighborhoods in which people live have a significant impact on outcomes related to education, health, and even life expectancy. Arlington County is committed to producing and preserving affordable housing that meets the needs of its residents. While the County is investing considerable resources into developing and supporting affordable housing and the residents who benefit, many residents are still paying a greater share of their income on housing, and low-income residents are increasingly feeling the threat of displacement. Long-standing systematic disparities in housing policies and programs continue to perpetuate unequal access to housing choice and affordability, including the continuing impacts of redlining policies and zoning that limits housing choice.

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

This Regional Fair Housing Plan is a milestone for the Washington region. For the first time since 1997, eight local governments joined forces to assess barriers to fair housing on a regional scale. Every city and county in our region faces its own unique issues and challenges. However, this regional approach enabled us to identify common themes (a full analysis of barriers to affordable housing can be found in the Fair Housing Plan). For instance, how the region has a great need for:

- Housing that is affordable to households at 60% of area median income and below, especially for members of protected classes;
- Accessible housing for people with disabilities; and
- Transportation that all residents can access and afford.

Several issues were identified specific to Arlington for further policy analysis and consideration:

- Deeper affordability of affordable housing is needed.
- There is a limit placed on the number of unrelated persons that can live together. This can limit housing options for households that have multiple unrelated roommates.
- The majority of land area is zoned for single-family units, which can limit the ability to create affordable units. Since this barrier was identified, Arlington changed its zoning ordinance to allow multi-unit housing in many areas of the County; however, implementation has been delayed because of an ongoing lawsuit.

Since the adoption of the plan in 2023, Arlington has taken multiple steps to implement, including

renewed testing, extensive outreach and engagement, and increase in affordable housing stock.

Discussion:

AP-85 Other Actions – 91.220(k)

Introduction:

Arlington County has identified a number of actions that will address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure, and enhance coordination between public and private housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs

The primary impediment to the County's ability to meet underserved needs is the limited amount of funding available to address identified priorities. Arlington continually seeks additional public and private resources to leverage its entitlement funds and incentivizes, through its Community Development Fund NOFA, projects that leverage substantial outside dollars in carrying out grant programs. Besides limited funding, Arlington addresses obstacles through the following methods:

- Ensure that marketing materials for County-funded programs are available in languages specific to the populations seeking information.
- Provide access to services such as English language training and legal services to reduce obstacles to obtaining employment, including becoming knowledgeable about employment and housing rights. Service providers such as Legal Aid Justice Center, and Just Neighbors, and Northern Virginia Family Service will serve approximately 164 individuals in these areas in County FY 2026. Another program will provide specific training/certification to meet demand for Child Care Associates, training that will provide living wage jobs to 20 individuals.
- Ensure availability and access to programs to increase financial literacy and money management skills to address the obstacle of individuals with poor credit, housing instability and/or limited housing history. Resident service programs at the True Ground Partners (formerly APAH), AHC, Inc., encompass these areas. In addition, these programs assess other resident needs such as employment/skills training and healthcare needs. It is expected that these programs will serve approximately 280 individuals in County FY 2026. Britepaths, Inc. will provide financial management tools and resources to low and middle -income families to transition from financial crisis to self-sufficiency.
- Help for seniors to increase awareness of support services; and expand available programs to seniors. 190 seniors will benefit.
- Provide technical assistance and funding for small business formation and retention through economic development services provided by Latino Economic Development Corporation, ECDC

and WACIF. It is expected that approximately 109 entrepreneurs will receive services.

Actions planned to foster and maintain affordable housing

Arlington County plans to foster and maintain affordable housing through the following actions:

- Support acquisition or rehabilitation of affordable housing through a combination of CDBG, HOME and local funds.
- Offer affordable rehabilitation and repair programs for low- and moderate-income homeowners, particularly focused on helping seniors to age in place. 15 units are proposed to be rehabilitated.
- Assist low- and moderate-income households to become homeowners by offering educational and financial assistance to eligible first-time homebuyers.

Actions planned to reduce lead-based paint hazards

The County will complete an in-house review form to ensure compliance with all Federal statutes concerning lead-based paint in any Federally-assisted capital project. All units are inspected by a third party, and these inspections include lead-based paint assessment. Sellers are federally mandated to disclose lead paint and required to give buyers 10 days to conduct an inspection. Buyers are provided the “Protect Your Family from Lead in the Home” pamphlet by their agent, which is also required by law.

Volunteers working with home repair programs supported through CDBG are instructed in lead safe work practices.

The County also engages in public education, which includes providing pamphlets to targeted population sectors:

- The County’s website links to awareness campaigns by the Virginia Department of Public Health.
- The County distributes information about lead safety at tenant education workshops conducted at affordable housing developments and neighborhood meetings.

Additionally, the Public Health Division’s Environmental Health Program in the County’s Department of Human Services will perform lead risk assessments at homes of children with confirmed elevated blood lead levels following the Virginia Department of Health Environmental Elevated Blood Lead Level Investigation Manual. Arlington Housing Assistance Bureau inspectors are trained in visual Housing Quality Standard (HQS) assessments. Annual inspections are conducted at properties receiving Housing Choice Voucher rent subsidies, and many state-funded Permanent Supportive Housing properties, to

ensure that paint conditions are stable.

Actions planned to reduce the number of poverty-level families

Many projects and programs funded through CDBG and HOME are aimed at low and extremely low income households in the County, including persons unable to work due to disability or age; low wage workers including many retail, restaurant and service workers; the elderly; and families with children. The following programs and services assist the most vulnerable residents:

- Eviction prevention programs include financial counseling to help families maintain housing, diversion, and emergency shelter services which stabilize households that are at risk of becoming homeless. Programs include resident services programs offered by nonprofits Wesley Housing Development Corporation and True Ground Partners and several eviction prevention programs operated through the County's Department of Human Services.
- Economic independence is critical to lifting households out of poverty and the County provides services through the Arlington Employment Center, a unit of the Department of Human Services. An ongoing Childhood Development Associate (CDA) credential training program will provide training and certification for 20 individuals.
- Critical to addressing the needs of persons with disabilities are supportive programs such as ENDependence Center of Northern VA which will provide housing access support for 8 residents with disabilities and Our Stomping Ground to serve 50 adults with developmental disabilities.
- Several job training programs funded through CDBG and Community Services Block Grant funds help individuals develop employment skills, as well as assist individuals in obtaining permanent employment to improve economic self-sufficiency. Programs include La Cocina's Culinary Training & Entrepreneurship Center, and Offender Aid and Restoration's Employment program, anticipated to serve 60 persons.

Several resident services programs provide a host of services on site to residents living in affordable housing developments. These services enhance financial literacy, health and wellness, promote job readiness training to help residents achieve long-term economic independence.

Actions planned to develop institutional structure

Instead of public housing, Arlington develops and maintains affordable housing through nonprofit and for-profit partners, through direct financing, technical assistance, and a range of innovative tools and incentives for the provision of affordable housing. Two nonprofit partners qualify as Community Housing Development Organizations (CHDOs).

The Director of the Department of Community Planning, Housing and Development's Housing Division leads the County's housing and community development efforts, from policy development and program design to implementation and evaluation. The Housing Division is responsible for affordable housing

development, asset management, housing planning, community development, homeownership, and neighborhood outreach. Division staff also serve as liaison to other federal, regional, state and local organizations, including the Metropolitan Washington Council of Governments, the Housing Association of Nonprofit Developers, and the National Association of County Community and Economic Development. The Housing Division ensures coordination of the implementation of housing programs and ensures broad civic engagement in housing and community development planning. Staff serve as liaison to three County Board advisory committees - the Community Development Citizens Advisory Committee, the Housing Commission, and the Tenant Landlord Commission.

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(I)(1,2,4)

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(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(I)(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%

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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 have a preference or limitation for rental housing projects.

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