

2022 Virginia Plan to Increase Independent Living Options - Dashboard - Quarter 1 Report

Goal	Strategy	ID	ACTION/ INTENDED OUTCOME	LEAD AGENCY/ OTHERS INVOLVED	Projected Start Date	Projected Completion Date	Status	STATUS/ACTUAL OUTCOMES
1	1.1.	1.1.1.	Virginia Housing will maintain a set aside of 127 Housing Choice Vouchers for the DD population and will maintain at 95% lease up. <ul style="list-style-type: none"> Maintain high (approx. 95%) utilization of current VH preference vouchers. Apply for additional Mainstream Vouchers in 2020. Research options to ensure VH voucher access is sustained or expanded post Settlement Agreement. Develop a plan to ensure access to VH vouchers for individuals in the target population. 	VH/DBHDS	Jan-22	Dec-22		Virginia Housing continues to administer 127 vouchers with a current utilization rate of 94%. VH continues to assess additional voucher needs
1	1.1.	1.1.2.	Review voucher utilization and identify underserved localities across the state. Perform additional outreach to increase voucher utilization by the target population. <ul style="list-style-type: none"> Engage Community Services Boards (CSBs) with low percentages of people on the Developmental Disabilities (DD) waiver and DD waiver waitlist who are independently housed. Develop specific action plans with these CSBs to increase referrals in areas with rent assistance. Implement action plans. 	DBHDS/VH	Jan-22	Dec-22		Regional Housing Coordinators will continue to work with their respective targeted CSB's to increase housing voucher resource utilization, where vouchers are applicable.
1	1.2	1.2.1.	Encourage local PHAs in areas where there is high demand from the target population and no alternative housing resources to affirmatively serve the Settlement Agreement population. Item completed in 2020	DBHDS/ DHCD, VHDA, DMAS	Completed	Completed		Completed
1	1.2	1.2.2	Review utilization of local preference vouchers and State Rental Assistance Program (SRAP). Identify underserved localities statewide. Perform additional outreach to increase target population's voucher utilization. <ul style="list-style-type: none"> Engage CSBs with low percentages of people on the DD waiver and DD waiver waitlist who are independently housed. Develop specific action plans with these CSBs to increase referrals in areas with rent assistance. 	DBHDS/PHAs	Jan-22	Dec-22		Region 1: The Regional Housing Coordinator reached out to Harrisonburg CSB, Valley CSB, Rockbridge CSB and Alleghany Highland CSB to coordinate case management meetings with the goal of increasing referrals. There was no response from these CSBs. Horizon Behavioral Health said they would respond once they are back up to a full team as they have been struggling with staffing shortages. Housing coordinator will reach out to these CSB's again this quarter. Region 2: The Regional Housing Coordinator continues to respond to inquiries from individual and families and to provide technical assistance to support coordinators who are submitting referrals for DBHDS housing resources in Prince William County. Prince William County currently has 25 SRAP slots, of which three remain available. There is one pending referral. Region 3: The Regional Housing Coordinator continues to provide outreach and technical assistance to increase SRAP utilization in the far Southwest. There is currently one pending referral for Wise County, VA. Additionally a Tenancy Supports Pilot has been initiated in Washington County, VA to create access to independent living and SRAP utilization for individuals for whom lack of in-home residential supports and community house guide service is a barrier to their goal of independent living. Region 4: This quarter has seen a slight uptick in referrals from the targeted CSB area District 19. The Housing Coordinator will continue to work with the CSB to increase independent housing resource utilization, and stay in communication as needed to offer technical assistance regarding other housing related issues.
1	1.2	1.2.3	Explore strategies to ensure access to vouchers for individuals with developmental disabilities. <ul style="list-style-type: none"> Research strategies used by other states and PHAs to ensure access to housing resources and identify strategies that may be effective in Virginia. Provide recommendations to PHAs on strategies to ensure voucher access for the target population. 	DBHDS/PHAs	Jan-22	Dec-22		OCH will seek guidance from other relevant sources on the best way to engage this plan item.

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1	1.3	1.3.1.	Apply the 9% LIHTC and 4% tax exempt bond QAP provisions which require developers to construct and rehabilitate units that are available on a preferential basis to the target population. * Increase the percentage of units occupied by the target population in properties produced with a leasing preference from the 9% competitive and 4% TE rounds.	VH	Jan-22	Dec-22		17 new units have been committed since Jan 2022. QAP 2022 incentivizes the development of more units for the target population.
1	1.3	1.3.2.	Provide LIHTC competitive program incentives to encourage developers to construct and rehabilitate units and provide a preference for the target population Deleted in 2018	VH	Delete	Delete	Deleted	
1	1.3	1.3.3.	Make LIHTCs available in a special pool to developers providing accessible units that may have project-based vouchers in integrated settings that must provide preferential leasing to the target population for up to 25% of the units. * Accessible Supportive Housing (ASH) LIHTCs will be awarded to developments.	VH	Jun-21	Dec-22		Special ASH pool incentivizes developers to create units (up to 25%) for the target population and couple them with project based vouchers.
1	1.3	1.3.4	Provide targeted outreach to owners of existing LIHTC properties with units appropriate to the needs of the target population, and encourage them to provide preferential leasing to the target population. Deleted in 2018	VH	Delete	Delete	Deleted	
1	1.3	1.3.5	Make capital subsidy available to developments where there is an effective demand and available supportive services. Deleted this item in 2020. DBHDS will pursue capital investment in partnership with state and local affordable housing funding cycles, allowing for leveraging of other state, federal and local funding. See Item 2.1.4.	DBHDS	Delete	Delete	Deleted	
1	1.3	1.3.6	Explore opportunities to create project-based subsidy where there is an effective demand and available supportive services. * Finalize SRAP Project-Based Rental Assistance guidance to increase the types of projects that can receive assistance and to streamline the administration of the resource. * Negotiate an agreement with the Department of Housing & Urban Development to establish a Section 811 Project Rental Assistance Contract program. Begin implementation activities when agreement is finalized.	VH/DBHDS	Jan-22	Dec-22		811 PRAC was applied for by VH and partners and was awarded. Awaiting HUD contract to begin work.
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1	1.4	1.4.1	<p>Continue to administer SRAP.</p> <ul style="list-style-type: none"> •Continue to manage contracts with 20 Partner Agencies to administer 963 SRAP certificates funded in the base budget through FY21. •Engage at least 2 new partners to serve areas that do not have rent assistance resources targeted to this population. Engage current partners to administer additional certificates, including any new FY22 SRAP funding, should it be allocated. •On an ongoing basis, identify government agencies and CSBs in underserved localities that have the capacity to implement SRAP and enter into partnership agreements with these agencies. •Identify strategies to operate SRAP in underserved counties without government agencies or CSBs that can administer SRAP. 	DBHDS	Jan-22	Dec-22		<p>This quarter, the DBHDS Office of Community Housing (OCH) entered into a MOA contract with James City County Department of Social Services for ten SRAP subsidies which they will make available in the City of James City County, Williamsburg, and Upper York County. In addition, OCH developed a framework for a SRAP Continuity of Operations Plan (COP) and worked with the 22 SRAP partner agencies to customize a COP for each agency. The COPs will be incorporated as a modification to each partner agency's SRAP contract. The COPs identify the core functions of SRAP and strategies the partner agencies can implement to ensure these core functions are preserved when a critical event occurs that impairs the agencies' operations (e.g., natural disaster, weather emergency, pandemic, cyberattack, etc.). Finally, DBHDS OCH has entered into discussions with several partner agencies about their current utilization patterns and either increasing or decreasing the number of slots funded in FY23 as applicable, depending upon the General Assembly's budget appropriation for this program. DBHDS continues to work on onboarding NWCSB to begin administration of Certificates. Housing Coordinator has met with CSB Support coordinator team and has since received one inquiry and two referrals. There is a meeting planned this quarter to troubleshoot issues that NWCSB is experiencing with beginning the process.</p>
2	2.1.	2.1.1.	<p>Provide targeted outreach to owners of existing multifamily properties with units appropriate to the needs of the target population. Encourage them to provide preferential leasing to the target population.</p> <p>Deleted 2018.</p>	VH	Delete	Delete		Deleted
2	2.1.	2.1.2.	<p>Provide LIHTC competitive program incentives to encourage developers to construct and rehabilitate units that meet accessibility and Universal Design standards, and are made available on a preferential basis to the target population.</p> <ul style="list-style-type: none"> • Developers agree to providing preferential leasing of the accessible units in their properties to the target population • All Developers are informed of this option 	VH	Jan-22	Dec-22		QAP 2022 makes preference units a threshold requirement for LIHTC applications. VH promotes this during LIHTC information sessions.
2	2.1.	2.1.3.	<p>Provide a LIHTC increase in eligible basis for developments that provide a minimum percentage of housing units for people in target population.</p> <p>Deleted 2018.</p>	VH	Delete	Delete		Deleted
2	2.1.	2.1.4.	<p>Provide state-administered development funding to encourage developers to prioritize units for the target population that will meet their needs.</p> <ul style="list-style-type: none"> •DHCD selects eligible projects, if any, for pre-development funding with DBHDS input. •Examine outcomes of FY22 partnership between DBHDS and DHCD to fund pre-development activities in projects committing units to the target population. Based on analysis, determine whether to continue in FY23, modify strategy, or discontinue. •Educate housing providers about the opportunity to apply for predevelopment funds that support the development of units for the target population and require leveraging of funding. 	DHCD/DBHDS	Jan-22	Jun-22		DHCD educated providers about the funding opportunity via an info session. DHCD shared potential projects with DBHDS, however, at this time, none of the projects presented met the goals for the funding opportunity. DBHDS and DHCD will continue to work together to identify potential projects.
2	2.1.	2.1.5.	<p>Refine LIHTC incentives and state-administered capital subsidies as appropriate to enhance their effectiveness in housing individuals in the target population</p> <ul style="list-style-type: none"> • Review effectiveness of current incentives as part of CY2022 QAP update • Develop protocols to coordinate between DHCD for developers/owners of non-LIHTC properties; and VH for 4% credit recipients; and DBHDS to ensure utilization of preference units. •Discuss LIHTC QAP criteria and seek alignment with ASNH funding criteria and the housing needs of the target population 	VH/DHCD	Jan-22	Jun-22		Effectiveness of program was evaluated during last QAP input session that developed QAP 2022. VH continues to lead meetings with DBHDS and other partners to ensure the program is effective and reliant.

2	2.1	2.1.6	Provide ongoing training to developers on accessibility and Universal Design standards <ul style="list-style-type: none"> Enhance understanding of and compliance with HUD Section 504 requirements/Americans with Disabilities Act Architectural Guidelines, building code standards and Universal Design standards Enhance understanding of and compliance with HUD Section 504 and Fair Housing Act Amendments requirements for reasonable accommodations. 	VH	Jan-22	Dec-22		UD and UFAS training is provided on an ongoing basis by VH. High level of technical assistance is also made available to developers on an as needed basis.
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2	2.2.	2.2.1	Seek to identify feasible incentives to encourage owners to agree to preferential leasing. Deleted in 2018.	VH	Delete	Delete	Deleted	
2	2.3.	2.3.1.	Encourage localities to leverage local funding with state development funding for production of units with preferential access to target population. <ul style="list-style-type: none"> At least 1 local government provides funding to support developments with units that provide a preference for the target population (this is contingent on 2.1.4 - we would require local leveraging as a criteria for award of any state-administered capital subsidy). 	DBHDS/DHCD	Jan-22	Dec-22		No update this quarter
3	3.1.	3.1.1.	Develop communication materials tailored to PHAs, developers, landlords and owners of multifamily properties and individual units. <ul style="list-style-type: none"> Continue to produce and distribute 2-3 newsletters/year to PHAs, LIHTC properties and landlords about target population's successes, needs and available resources. 	DBHDS/ VH, DHCD, DARS, DMAS	Jan-22	Dec-22		The Office of Community Housing continues to draft and distribute the Housing Happenings newsletter to PHAs, developers, landlords, owners of multifamily properties and individual units. The Spring/Summer edition the Housing Happenings newsletter is currently being drafted.
3	3.1.	3.1.2.	Develop and update outreach & educational materials to reflect new services and expanded resources that promote the transition to housing . Materials support: <ul style="list-style-type: none"> Targeted outreach to increase voucher utilization (Action Item 1.1.3) Support coordinator and provider trainings (Action Items 3.2.1 & 3.2.2) RIT information sessions on housing resources for individuals/families (Action Item 3.2.4) Continue to create communication materials and distribute through targeted outreach, support coordinator trainings, and RIT information sessions. 	DBHDS/ VH, DHCD, DARS, DMAS	Jan-22	Dec-22		OCH continues to develop and update outreach and educational materials to reflect new services and expanded resources that promote transition to housing. Housing Coordinators create and distribute independent housing information for the purposes of targeted outreach, participation in CSB SC meetings, RITs, advocacy organizations and individuals and family members seeking to learn more about independent housing options and resources.
3	3.2.	3.2.1.	Educate DD support coordinators about how to assist individuals with post-tenancy supports in housing in accordance with the Medicaid Waiver's allowable activities. <ul style="list-style-type: none"> Conduct at least one webinar for support coordinators and waiver service providers throughout the Commonwealth. 	DBHDS/ DMAS	Jan-22	Dec-22		Currently working on developing training materials

3	3.2.	3.2.2.	Develop an updated on-line training module for DD support coordinators to reflect the new on-line housing referral and assessment system. * Contingent upon completion of 4.3.1, incorporate a Coordinated Housing Assessment & Referral System module into the existing on-line independent housing training series for support coordinators. Deleted in 2021
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3	3.2.	3.2.3.	<p>RITs conduct targeted information and outreach to individuals, families and support coordinators in areas where housing resources are underutilized to increase referrals for independent housing.</p> <ul style="list-style-type: none"> At least one information session for individuals/families is hosted in for CSBs identified in 1.1.2 & 1.2.2 Housing resource guides for individuals/families are developed for CSBs identified in 1.1.2 	DBHDS/RITs	Jan-22	Dec-22		<p>Region 1: This quarter, the Region 1 Housing Coordinator conducted two RIT meetings this quarter in January and March of 2022. There was representatives from Housing Authorities, CSB case management, parents and support providers. 4 CSB case management mandatory meetings resulted from the RIT meeting. Additionally, the Region 1 Housing Coordinator was invited and participated in an independent housing meeting with Fredericksburg Area Council on Transition. The Region 1 Housing Coordinator also participates in Independent Living Subcommittee of Charlottesville Albemarle Autism Group.</p> <p>Region 2: This quarter, the Region 2 Housing Coordinator conducted two information sessions for individuals and families in partnership with Our Stomping Ground. The sessions focused on DBHDS rental assistance and properties in northern Virginia with a LIHTC first leasing preference that will have units for rent in 2022. These two sessions had nearly 60 participants total. In addition, the Region 2 Housing Coordinator and Our Stomping Ground co-hosted an Independent Living Meet and Greet which featured a live tour of Queens Court Apartments and an electronic home-based supports resource fair. Approximately 30 participants attended the Meet and Greet.</p> <p>Region 3: The Region 3 Housing Coordinator and the RIT continue to meet and develop strategies to increase interest and engage individuals and families in independent living efforts. The Far Southwest RIT continues to partner with the Appalachian Independence Center to distribute updates on housing resources, market the mobility outpost and build partnerships with area Special Education transition teams. In this quarter the RIT has conducted planning sessions in January and March.</p> <p>Region 4: The Region 4 Housing Coordinator and RIT continue to meet and work on outreach strategies to increase referrals for underutilized independent housing resources across the Central VA Region, and to discuss other housing related items. This quarter, the Region 4 Housing Coordinator gave an update on independent housing resources at the region 4 quarterly support coordination meeting, presented at the WISA/TTW staff meeting for benefit planners at The Choice Group, and conducted an information session for support coordinators during a Henrico CSB staff meeting.</p> <p>Region 5: The Region 5 Housing Coordinator and RIT Teams (Peninsula and Southside) continue to meet regularly to brainstorm outreach opportunities and discuss housing related information. This quarter, the Housing Coordinator participated in the DD SC Meeting with Colonial BH to discuss availability of housing resources in James City County via the SRAP. Additional opportunities to meet with CSB DD SCs will be scheduled to help increase utilization of available housing resources.</p>
3	3.2	3.2.4	<p>RITs lead local/regional efforts to educate PHAs, landlords and housing providers about the need for housing resources</p> <ul style="list-style-type: none"> RIT members support outreach to PHAs and housing providers to: <ul style="list-style-type: none"> (1) make SRAP available in local communities & (2) leverage local, state and tax credit resources to develop independent housing for the Settlement Agreement target population. 	DBHDS/RITs	Jan-22	Jun-22		OCH has partnered with James City County Housing to administer the SRAP.
3	3.2	3.2.5	<p>Educate DD waiver service providers who offer independent living supports and in-home supports about how to assist individuals with pre- and post-tenancy supports in housing in accordance with the Medicaid Waiver's allowable activities.</p> <ul style="list-style-type: none"> Conduct and record at least one webinar for DD Waiver service providers throughout the state. <p>Completed in 2021</p>	DBHDS/DMAS	Completed	Completed		Completed
3	3.2	3.2.6	<p>Improve cross-sector alignment of homelessness and developmental services systems.</p> <ul style="list-style-type: none"> Conduct pilot to create a model for connecting individuals who are homeless with DD in Fairfax County to housing and services. <p>Completed in 2021</p>	DBHDS/Local CSBs, Local Continuum of Care	Completed	Completed		Completed

4	4.1	4.1.1	<p>Expand availability of community housing guide service for the provision of lease up/tenancy support services</p> <ul style="list-style-type: none"> * Make the DBHDS Independent Housing Curriculum for Community Housing Guides (CHG) available on the Commonwealth of VA Learning Center * Obtain regular reports on enrolled providers of CHG services and CHG service utilization to inform expansion and improvement strategies. * Continue to perform targeted outreach to develop at least two providers of CHG services in each DD region 	DBHDS/ CSBs	Mar-22	Dec-22		<p>The Independent Housing Modules for Community Guides were uploaded to the Commonwealth of Virginia Learning Center this quarter and are now available for provider staff to access on-demand. DBHDS OCH staff have followed up with several providers that have indicated interest in becoming Community Housing Guide providers, but they are not yet able to expand their service offerings to include Community Housing Guide because they are coping with significant staffing shortages within their existing services. DBHDS OCH is also exploring development of another Tenancy Supports Pilot with Rappahannock-Rapidan CSB, which would include a requirement that the CSB become a Community Housing Guide provider.</p>
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4	4.1.	4.1.3.	Initiate a model partnership between service providers and housing providers in a LIHTC property in at least one region <ul style="list-style-type: none"> Establish an interagency team to develop and release an RFP, select at least one LIHTC housing provider and service provider that are willing to partner on a supportive housing project Implement Partnership 	DBHDS/ VH, DMAS	Jan-22	Dec-22		OCH is in negotiations for the LIHTC Services RFP and anticipates making 3 funding awards by the end of this FY to service providers for tenancy support services in LIHTC properties throughout the Commonwealth.
4	4.1	4.1.4	Obtain input on barriers to housing for the target population and strategies to remove barriers and increase access to local housing resources from key stakeholders. <ul style="list-style-type: none"> Meet quarterly with stakeholders on the Integrated Housing Advisory Committee (IHAC) to identify barriers and strategies, ensure racial equity, and provide updates on VPILO plan progress. Establish and implement data collection strategy that identifies barrier to access Identify new members to fill vacancies on the IHAC in accordance with principles of diversity, equity and inclusion Revise IHAC charter to emphasize principles of diversity, equity and inclusion 	DBHDS/ VH, DHCD, DMAS, DARS, VDH, DVS, DSS	Jan-21	Dec-21		IHAC met in January 2022. DEI workgroup meets monthly and is working on recommendations.
4	4.2.	4.2.1.	Continue to review DD Waivers to identify potential strategies that will facilitate greater access to independent living and help individuals maintain their housing. <ul style="list-style-type: none"> Continue to develop strategies to improve access to and efficacy of Community Housing Guide service. Educate providers about changes to the DD waiver and licensing regulations that will permit individuals to use DBHDS or PHA rent assistance along with waiver services. Identify at least one provider interested in shifting its business model to align with supportive housing best practices. 	DBHDS/DMAS	Jan-22	Dec-22		This quarter, DBHDS Waiver Operations and DMAS reviewed waiver services that could be conducted via telehealth, including Community Housing Guide services. DBHDS OCH provided input on this issue, noting the CHG services has many allowable activities that could be conducted via telehealth, but effectiveness may vary depending upon individual support needs.
4	4.2	4.2.2.	Improve coordination of Building Independence (BI) waiver assignments with availability of housing and service resources. <ul style="list-style-type: none"> Monitor the coordination process for those on the BI waiver with availability of housing and service resources. Item completed in 2021	DBHDS	Completed	Completed		Completed

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4	4.3	4.3.1.	Use an electronic assessment, intake and referral system to seamlessly connect individuals in the target population to housing. <ul style="list-style-type: none"> Review WaMS changes that may impact the way the housing module operates Make changes to the housing module to ensure system operability. Data is transferred and electronic assessment and referral system is launched Support coordinators are trained on use Housing matches are made through web-based system Housing outcomes reports in the system Deleted to reflect timelines required to make WaMS changes	DBHDS	Delete	Delete	Deleted	
4	4.3	4.3.2.	Develop strategies to address tenancy support gaps in each RIT region. <ul style="list-style-type: none"> Continue piloting Tenancy Supports across the Commonwealth Identify strategies to implement tenancy supports to address gaps. 	DBHDS, Regional RITs/ DHCD, VH	Jan-22	Dec-22		DBHDS OCH is exploring development of a new Tenancy Supports Pilot with Rappahannock-Rapidan CSB in Region 1. The CSB is currently developing a proposal for DBHDS OCH review. In addition, DBHDS OCH is working with Fairfax-Falls Church CSB and Hampton-Newport News CSB to convert the Tenancy Supports Pilots in these regions into Tenancy Supports Programs. The Tenancy Support Programs would focus on providing pre- and post-tenancy supports to individuals with developmental disabilities who are on the Medicaid DD Waiver waitlist.
4	4.3	4.3.3	Continue to identify and catalogue creative approaches to leveraging private resources to create housing options for individuals in the target population. Completed in 2018	DBHDS	Completed	Completed	Completed	
4	4.3	4.3.4.	Continue to assist Community Resource Consultants with provider development efforts in areas of the state with high housing demand, available housing resources and minimal service capacity. <ul style="list-style-type: none"> Assist group residential providers to explore individuals' interest in independent housing and support provider efforts to expand services in independent housing. 	DBHDS	Jan-22	Dec-22		Region 1 Housing Coordinator teamed up with Region 1 Community Resource Consultant. Both the Housing Coordinator and CRC met with three providers in Region 1 - Collins and Collins from the Harrisonburg Area, Region Ten CSB in the Charlottesville area, and Cornerstone in the Northwestern area of the state.
4	4.3	4.3.5.	Develop a performance measurement system for independent housing. <ul style="list-style-type: none"> Identify baselines and benchmarks for SRAP housing stability outcomes Analyze housing access, services, and outcomes by demographic group. Should inequities be identified, identify and implement solutions. 	DBHDS	Jan-22	Dec-22		Currently developing measurement system and identifying baselines and benchmark. Currently in the process of securing software to assist with data collection and the ability to analyze the data collected.
4	4.3	4.3.6	In collaboration with the PSH Steering Committee, develop a process to coordinate housing referrals within DBHDS and from key state agencies. <ul style="list-style-type: none"> Utilize Coordinated Referral Network (CRN) process to refer individuals to available LIHTC units Continue to refine the process for filling turnover units in occupied projects with multiple leasing preferences. 	DBHDS/DMAS, DARS, VH	Jan-22	Dec-22		DBHDS OCH has begun participating in facilitated discussions with DHCD, DMAS, DARS and VH about how to reconfigure the referral process for LIHTC first leasing preference slots to accommodate additional populations outside DBHDS. Key issues to be determined include definitions, prioritization, management of the referral process and utilization of the resources, commitment of resources required, and monitoring to ensure the process is working properly.
4	4.3	4.3.7.	Solicit input on the development of the 1115 Waiver High Needs Support Benefit <ul style="list-style-type: none"> Hold input sessions. Form workgroups to address benefit design and operations. 	DMAS/DBHDS, DHCD, VH, DARS, DSS, DVS, VDH	Jan-22	Dec-22		No update this quarter