

2022 Virginia Plan to Increase Independent Living Options - Dashboard - Quarter 2 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 | | The Regional Housing Coordinators 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. |
| 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 | | No update this quarter |

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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 | | 222 (176 9% units; 46 4% units) new units have been committed since Jan 2022. |
| 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 15%) for the target population and couple them with project based vouchers. 4 ASH deals (164 total units; 25 target units) were awarded credits in the 2022 9% round. |
| 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 | | No update this quarter |
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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 | | This quarter, OCH staff negotiated SRAP contract modifications with the 22 partner agencies. Two partner agencies have agreed to accept additional subsidy slots, while four partner agencies will have a reduction in subsidy slots because of limited slot utilization. OCH has negotiated a new contract agreement with Arlington County's Office of Housing for 10 subsidy slots. Many partner agencies are experiencing staffing issues which is limiting their capacity to accept new subsidy slots. Fairfax County Redevelopment & Housing Authority is one such agency, and they have achieved 100% utilization of their SRAP slots, so OCH has begun a waitlist for SRAP in Fairfax County. NWCSB lost key programmatic and financial staff, so OCH will be "starting from scratch" and orienting a completely new set of staff to SRAP next quarter. |
| 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 and DBHDS have funded one contract, Judeo Christian Outreach Center's request for predevelopment funding towards what will be a 38 unit SRO facility for single adults experiencing homelessness and who score in the Permanent Supportive Housing range during the Coordinated Entry process using the CoC approved SPDAT. |
| 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 |

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| 3 | 3.2. | 3.2.2. | <p>Develop an updated on-line training module for DD support coordinators to reflect the new on-line housing referral and assessment system.</p> <ul style="list-style-type: none"> 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. <p>Deleted in 2021</p> |
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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 was out on medical leave and did not have regular meetings.</p> <p>Region 2: This quarter, the Region 2 Housing Coordinator conducted two information sessions for individuals and families in partnership with The Arc of Northern Virginia and 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 100 participants. In addition, the Region 2 Housing Coordinator and Our Stomping Ground co-hosted an Independent Living Meet and Greet which featured a site visit to The Waypoint (which is under construction) and a "mock inspection" to help individuals learn about apartment safety. Approximately 15 participants attended the Meet and Greet. In addition, the Housing Coordinator staffed a table at the Alexandria City High School transition fair.</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.</p> <p>Region 4: The Regional Housing Coordinator and RIT continue to meet and work on strategies to increase referrals across the Central VA Region, and to discuss other housing related items. Region 4 housing coordinator during this period gave an update on independent housing resources at the region 4 quarterly support coordination meeting, presented at the Virginia Home for Boys and Girls regarding independent housing resources for the target population, and conducted an information session for the Brain Injury Council on our current DBHDS housing resources for the target population.</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. The Southside HSS Team is currently planning for a virtual open house during the Fall.</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 | | No update this quarter |
| 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 |

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| 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>There have been new CHG Providers established. HNNCSB & Fairfax CSB are now CHG providers and will provide the service for waiver recipients. The Tenancy Support Pilot (TSP) will continue at both HNNCSB & Fairfax CSB through 2025 for individuals on the waiver waitlist. The OCH has approached Rappahannock-Rapidan CSB about funding The TSP.</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 has made 3 funding awards 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 April 2022. 2 of 3 DEI workgroup members have left their positions and are no longer serving in IHAC. IHAC next quarterly meeting will focus on recruitment for regular membership as well as the DEI workgroup. |
| 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 | | No update this quarter |
| 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 executed three-year agreements with Fairfax-Falls Church CSB and Hampton-Newport News CSB to operate Tenancy Support Programs that 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 | | No update this quarter |
| 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 is continuing to participate 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 | | The 1115 Waiver High Needs Support benefit is on hold pending General Assembly approval and funding |