

2023 Virginia Plan to Increase Independent Living Options - Dashboard - Quarter 3 Report

| Goal | Strategy | ID | ACTION/ INTENDED OUTCOME | LEAD AGENCY/ OTHERS INVOLVED | Status | STATUS/ACTUAL OUTCOMES |
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| 1 | 1.1. | 1.1.1. | <p>Virginia Housing will maintain a set aside of 127 Housing Choice Vouchers for the DD population and will maintain at 95% lease up.</p> <ul style="list-style-type: none"> • Maintain high (approx. 95%) utilization of current VH preference vouchers. • 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 | | <p>Virginia Housing continues to administer 127 vouchers with a current utilization rate of 88%. Seven applicants are currently in the searching for a unit phase of leasing which will increase utilization to 94% once leased. Virginia Housing is actively working with partners to develop targeted engagement strategies to increase voucher utilization rates in underserved communities.</p> |
| 1 | 1.1. | 1.1.2. | <p>Review voucher utilization and identify underserved localities across the state. Perform additional outreach to increase voucher utilization by the target population.</p> <ul style="list-style-type: none"> • Continue to 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 | | <p>Regional Housing Coordinators continue to work with their respective targeted CSB's to increase housing voucher resource utilization, where vouchers are applicable.</p> |
| 1 | 1.2 | 1.2.1. | <p>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.</p> <p>Item completed in 2020</p> | DBHDS/ DHCD, VHDA, DMAS | | <p>Completed</p> |
| 1 | 1.2 | 1.2.2 | <p>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.</p> <ul style="list-style-type: none"> • Continue to 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. • Implement action plans | DBHDS/PHAs | | <p>Region 1: No update this quarter Region 2: No update this quarter Region 3: DBHDS continues to administer a Tenancy Supports Pilot with Highlands CSB. Currently Highlands CSB is developing a proposal and new outreach plan to extend the TSP term for 2 years. Region 4: There has been no increase in referrals this quarter by the targeted CSB. The targeted CSB will stay in communication with DBHDS as needed to inquire of technical assistance regarding other housing related issues. Region 5: No update this quarter.</p> |

| 1 | 1.2 | 1.2.3 | <p>Explore strategies to ensure access to vouchers for individuals with developmental disabilities.</p> <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. | VH/DBHDS, PHAs | | Virginia Housing continues to research and explore strategies to create ongoing access to vouchers for persons with developmental disabilities. |
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| 1 | 1.3 | 1.3.1. | <p>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.</p> <ul style="list-style-type: none"> • Properties funded in the 2023 competitive round will produce units required to provide the leasing preference. Approximately 50% will target individuals in the DOJ Settlement Agreement population. • TE 4% properties will be produced. Approximately 50% will serve target individuals in the DOJ Settlement Agreement population. Final numbers being reviewed by the VH Allocation Team • Involved agencies will establish preference unit utilization metrics and | VH/DBHDS | | Virginia Housing issued letters for four (4) developments since July of 2023. These four developments house a total of 283 units, meaning 28 more units have been committed to the target population. Additionally, the State Housing Opportunity Tax Credit (HOTC) awarded five (5) development with credits in September of 2023. These developments house a total of 296 units, meaning 29 more units have been committed to the target population. The 4% and HOTC units account for a combined total of 57 units targeted for individuals in the Target Population. |
| 1 | 1.3 | 1.3.2. | <p>Provide LIHTC competitive program incentives to encourage developers to construct and rehabilitate units and provide a preference for the target population</p> <p>Deleted in 2018</p> | VH | | Deleted |
| 1 | 1.3 | 1.3.3. | <p>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.</p> <ul style="list-style-type: none"> • Accessible Supportive Housing (ASH) LIHTCs will be awarded to developments. | VH | | The ASH pool committed units during the competitive round which occurred earlier in 2023. The committed units are equal to 15% of the 293 total units, or 43 units committed to the target population for the calendar year. |
| 1 | 1.3 | 1.3.4 | <p>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.</p> <p>Deleted in 2018</p> | VH | | Deleted |
| 1 | 1.3 | 1.3.5 | <p>Make capital subsidy available to developments where there is an effective demand and available supportive services.</p> <p>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.</p> | DBHDS | | Deleted |

| 1 | 1.3 | 1.3.6 | <p>Explore opportunities to create project-based subsidy where there is an effective demand and available supportive services.</p> <ul style="list-style-type: none"> 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. Develop criteria and process for awarding SRAP-Project Based Rental Assistance funding | VH/DBHDS | | The Cooperative Agreement with HUD has been signed for 811. |
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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 Partner Agencies to administer SRAP certificates funded in the base budget through CY23. | DBHDS | | <p>DBHDS Office of Community Housing has executed contracts with the 22 current SRAP Partner Agencies for FY 2024 funding. The following agencies received subsidy slot increases because they have utilized at least 90% of their FY 2023 slots: Alexandria Office of Housing (+5), Fairfax County Redevelopment and Housing Authority (+10), Prince William County Office of Housing & Community Development (+15).</p> <p>DBHDS has initiated program monitoring reviews with the following agencies: Fairfax County Redevelopment and Housing Authority, Virginia Beach Department of Housing & Neighborhood Preservation, Petersburg Redevelopment and Housing Authority, Lynchburg Redevelopment and Housing Authority, and Valley Community Services Board. The monitoring review consists of two main components: applicant/participant file reviews and program-level reviews. DBHDS reports its findings to each partner agency and the partner agency submits corrective action plans for DBHDS OCH review/approval.</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 | | 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"> All Developers are informed of the option to provide preferential leasing of the accessible units in the properties to the target population | VH | | Since July of 2023, 181 units have been designated to conform to Universal Design Standards. |

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| 2 | 2.1. | 2.1.3. | Provide a LIHTC increase in eligible basis for developments that provide a minimum percentage of housing units for people in target population. Deleted 2018. | VH | Deleted |
| 2 | 2.1. | 2.1.4. | Provide state-administered development funding to encourage developers to prioritize units for the target population that will meet their needs. <ul style="list-style-type: none"> DHCD selects eligible projects, if any, for pre-development funding with DBHDS input. Examine outcomes from DBHDS funds invested pre-development activities through the DBHDS-DHCD MOU. Modify strategies and determine need for DBHDS funds in future competitions. | DHCD, DBHDS/DBHDS | No Update this quarter |
| 2 | 2.1. | 2.1.5. | Refine LIHTC incentives and state-administered capital subsidies as appropriate to enhance their effectiveness in housing individuals in the target population <ul style="list-style-type: none"> Involved agencies will review effectiveness of current incentives as part of ongoing assessment of the program. 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 | No Update this quarter |

| 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 | | Since July of 2023, 57 additional units have been targeted for individuals in the Target Population and 181 units have been designated to conform to Universal Design Standards. |
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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 | | 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 - local leveraging as a criteria for award of any state-administered capital subsidy). | DBHDS/DHCD | | No update this quarter |
| 2 | 2.3 | 2.3.2 | Examine the use of the DBHDS Trust Fund for investment in affordable housing should funds become available. <ul style="list-style-type: none"> • Broaden DBHDS Trust Fund language to permit use of funds, should they become available, for individuals with DD residing outside a training center. | DBHDS/DHCD | | No Update this quarter |

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| 3 | 3.1. | 3.1.1. | <p>Develop communication materials tailored to PHAs, developers, landlords and owners of multifamily properties and individual units.</p> <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 | | The OCH DD Housing Team continues to produce communications materials. The next newsletter is in draft and will be published in the next quarter. |
| 3 | 3.1. | 3.1.2. | <p>Develop and update outreach & educational materials to reflect new services and expanded resources that promote the transition to housing. Materials support:</p> <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 | | The OCH DD Housing Team continues to update outreach and educational materials to promote the transition to independent housing. |
| 3 | 3.2. | 3.2.1. | <p>Educate DD support coordinators and waiver service providers about how to assist individuals with pre- and post-tenancy supports</p> <ul style="list-style-type: none"> • Record a webinar to educate Support Coordinators about Regional Resources for Tenancy Supports. | DBHDS/DMAS | | No Update this quarter |
| 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> | DBHDS | | Deleted |

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| 3 | 3.2 | 3.2.3 | 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. <ul style="list-style-type: none"> Continue to host information sessions for individuals/families | DBHDS/RITs | | Region 1: The Regional Housing Coordinator and the Regional Implementation Team continue to work together to develop strategies and overcome barriers to independent housing. RHC conducted 2 RIT meetings with an attendance of 17. Attendees were representative of Region 1 PHAs, CSBs, Case managers, parents, and service providers. Region 2: No updates this quarter. Region 3: The Southwest RIT continue to develop strategies to share information on independent housing options in Southwest Virginia. The Southwest RIT plans to collaborate with Highlands CSB on quarterly outreach events to begin January 2024. 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 5: The Peninsula RIT and Southside RIT continue to meet on a regular basis. The Southside RIT is planning for a hybrid Information Session in January 2024. |
| 3 | 3.2 | 3.2.4 | RITs lead local/regional efforts to educate PHAs, landlords and housing providers about the need for housing resources for the target population <ul style="list-style-type: none"> RIT members support outreach to PHAs and housing providers to: (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 | | Region 1: No updates this quarter. Region 2: No updates this quarter. Region 3: No updates this quarter. Region 4: No updates this quarter. Region 5: No updates this quarter. |
| 3 | 3.2 | 3.2.5 | 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. <ul style="list-style-type: none"> Conduct and record at least one webinar for DD Waiver service providers throughout the state. Completed in 2021 | DBHDS/DMAS | | Completed |
| 3 | 3.2 | 3.2.6 | Improve cross-sector alignment of homelessness and developmental services systems. <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. Completed in 2021 | DBHDS/Local CSBs, Local Continuum of Care | | Completed |
| 4 | 4.1 | 4.1.1 | Clarify roles for the Community Housing Guide Service <ul style="list-style-type: none"> Map roles and responsibilities for tracking provider enrollment, service utilization, outcomes, training and certification. | DBHDS, DMAS | | No Update this quarter |
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| 4 | 4.1 | 4.1.3 | Implement partnership between selected LIHTC housing provider(s) and service provider(s) <ul style="list-style-type: none"> Monitor partnership between selected LIHTC housing provider(s) and service provider(s) Identify strategies for service sustainability | DBHDS/VH, DMAS | | DBHDS OCH continues to provide technical assistance and monitoring to CRI, which has begun actively developing service plans and providing tenancy supports to approximately nine individuals in several Wesley Housing properties, including The Arden, The Cadence, The Waypoint, and Whitefield Commons. CRI is partnering with the Wesley Housing property management and resident services staff to perform direct outreach and engagement to individuals residing at these properties who have leasing preferences. DBHDS OCH continues to provide technical assistance and monitoring to CCC, and has been meeting with CCC, LIHTC partners, and PSH service providers bi-weekly to collaborate regarding relevant aspects of the partnership. During this quarter, the focus has been: Hiring appropriate staff, working on a pipeline of potential referrals, developing/finalizing marketing materials, making sure all language in documentation such as property tenant selection plans and provider MOU's are updated, all in anticipation for pre-leasing of the designated LIHTC property to begin soon. |

| 4 | 4.1 | 4.1.4 | <p>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.</p> <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 • Continue to meet regularly with RIT to identify barriers and strategies to remove them and relay issues to other stakeholders and input groups | DBHDS, VH, DMAS, DARS, VDH, DVS, DSS | | IHAC met for the regular quarterly meeting on 7/25/23 with a focus on identifying barriers and solutions to the barriers. |
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| 4 | 4.2. | 4.2.1. | <p>Continue to review DD Waivers to identify potential strategies that will facilitate greater access to independent living and help individuals maintain their housing.</p> <ul style="list-style-type: none"> • 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 | | DMAS submitted CMS amendments to include telehealth allowances for Community Guide |
| 4 | 4.2 | 4.2.2. | <p>Improve coordination of Building Independence (BI) waiver assignments with availability of housing and service resources.</p> <ul style="list-style-type: none"> • Monitor the coordination process for those on the BI waiver with availability of housing and service resources. <p>Item completed in 2021</p> | DBHDS | | Completed |
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| 4 | 4.3 | 4.3.1. | <p>Use an electronic assessment, intake and referral system to seamlessly connect individuals in the target population to housing.</p> <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 <p>Deleted to reflect timelines required to make WaMS changes</p> | DBHDS | | Deleted |
| 4 | 4.3 | 4.3.2. | <p>Develop strategies to address tenancy support gaps in each RIT region.</p> <ul style="list-style-type: none"> • Continue piloting Tenancy Supports across the Commonwealth • Identify strategies to implement tenancy supports to address gaps. | DBHDS, RITs/DBHDS, DHCD, VH | | TSPs continue in Region 2, 3, and 5. Additional funding is not available at this time to support expanding to other regions of the state. |

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| 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. <i>Completed in 2018</i> | DBHDS | | 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 | | The ARC of VA held a Housing Summit on 9/28/23 and invited providers of group homes, sponsored residential services, in home supports, CHG, and others to listen and provide feedback on Independent Living Options in VA. They discussed what a person centered approach is and how to offer the services and supports individuals want and need within the billable and allowable activities that Medicaid will reimburse for with a focus on educating providers of options that exist across the country but are not readily offered across the commonwealth. DBHDS staff from OCH and PD from DBHDS were present. |
| 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 | | Housing Stability reported and monitored regularly as part of DBHDS KPAs. The quality and structure of data does not permit the type of data analysis needed. |
| 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"> Expand 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, DHCD, VH | | PSH Steering Committee planning to reconvene in Spring of 2024 |
| 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. Deleted in 2022 | DMAS/DBHDS, DHCD, VH, DARS, DSS, DVS, VDH | | Deleted |