2024 Virginia Plan to Increase Independent Living Options - Dashboard - Quarter 4 Report

Goal	Strategy	ID	ACTION/ INTENDED OUTCOME	LEAD AGENCY/ OTHERS INVOLVED	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. • 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	🟨	Virginia Housing continues to administer 127 vouchers with a current utilization rate of 92%.
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. • 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	🟩	Housing Coordinator discussed Housing Authority's set-aside vouchers for the Settlement Agreement target population and discussed strategies to utilize remaining voucher slots.
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
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. • 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	🟩	No Update this quarter.

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1	1.2	1.2.3	Explore strategies to ensure access to vouchers for individuals with developmental disabilities. • 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.
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. • 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		26 Properties funded in the 2024 competitive round will produce 146 units required to provide the leasing preference. Approximately 57 TE 4% properties will be awarded credits and will produce approximately 646 units required to provide the leasing preference.
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		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		6 Accessible Supportive Housing (ASH) deals (58 target units) were reserved credits in the 2024 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		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		Deleted

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1	1.3	1.3.6	Explore opportunities to create project-based subsidy where there is an effective demand and available supportive services. • 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		There are currently 65 units with a project based rental subsidy under contract through the 811 program
1	1.4	1.4.1.	Continue to administer SRAP. •Continue to manage contracts with Partner Agencies to administer SRAP certificates funded in the base budget through CY23.	DBHDS		The final FY2025 budget approved by the Governor contained $1 million in additional funding over the baseline budget. These additional funds will partially offset significant increases in payment standards which occurred across many SRAP partner agencies. To achieve a balanced budget, DBHDS had to reduce the total slots funded statewide from 994 in FY 2024 to 882 in FY2025 (a net loss of 112 slots). DBHDS is exploring options to restore some of these slots lost. DBHDS has contracted with MRi for the Housing Pro software system to support the management of its 26 SRAP programs throughout the Commonwealth. This system will enable DBHDS to manage waitlists and make referrals through the system (rather than manually) and enable SRAP partner agencies to provide real-time information about the status of referred individuals to DBHDS. The software will make program monitoring more efficient and will provide DBHDS more accurate, comprehensive slot utilization, participant and subsidy expenditure data to aid in future program budgeting. DBHDS is working with MRi and its partner agencies to collect data to populate the Housing Pro system and test the system in July to make sure it is functioning properly. The system will go live and partner agency staff will be trained on how to use the system in early October.
2	2.1.	2.1.1.	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. Deleted 2018.	VH		Deleted

2	2.1.	2.1.2.	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. • All Developers are informed of the option to provide preferential leasing of the accessible units in the properties to the target population	VH		1,078 Universal Design units were committed to in the 2024 9% competitive and ASH round; 960 Universal Design units are committed to-date in the 2024 4% rounds. All Developers are informed of the option to provide preferential leasing of the accessible units in the properties to the target population.
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. • 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 • 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

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2	2.1	2.1.6	Provide ongoing training to developers on accessibility and Universal Design standards • 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	🟩	No update this quarter
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. • 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. • 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

3	3.1.	3.1.1.	Develop communication materials tailored to PHAs, developers, landlords and owners of multifamily properties and individual units. • 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 Winter edition of the Housing Happenings Newsletter is 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: • 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. These materials are distributed to Support Coordinators, Providers and RITs.
3	3.2.	3.2.1.	Educate DD support coordinators and waiver service providers about how to assist individuals with pre- and post-tenancy supports • 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.	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	DBHDS		Deleted

Goal	Strategy	ID	ACTION/ INTENDED OUTCOME	LEAD AGENCY/ OTHERS INVOLVED		STATUS/ACTUAL OUTCOMES
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. • Continue to host information sessions for individuals/families	DBHDS/RITs		Housing Coordinators continue to provide information and support for housing resources.
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 • 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		No update 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. • 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. • 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 Continuua of Care		Completed
4	4.1	4.1.1	Clarify roles for the Community Housing Guide Service • 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) • Monitor partnership between selected LIHTC housing provider(s) and service provider(s) • Identify strategies for service sustainability	DBHDS/VH, DMAS	🟩	CRi tenancy supports staff and Wesley Housing property management/resident services staff continue to provide direct outreach and engagement to individuals at Wesley Housing properties, including The Arden, The Cadence, The Waypoint, and Whitefield Commons. To date, ten residents with developmental disabilities have enrolled in tenancy support services. DBHDS OCH continues to provide technical assistance and monitoring to CCC, and has been meeting with CCC, LIHTC partners, and PSH service providers regarding relevant aspects of the partnership. During this quarter, the focus has been obtaining housing referrals as pre-leasing of the designated LIHTC property has begun. There are several referrals that are in process.
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. • Meet quarterly with stakeholders on the Integrated Housing Advisory Committee (IHAC) to identify barriers and strategies, ensure racial equity, and provide updates on VPIILO 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 meet in October and discussed barriers to housing for the I/DD population, including utilization of the LIHTC First Leasing Preference (FLP) units created. Data was shared regarding available LIHTC FLP slots, utilizations of slots, alignment of resources, and the complex process of making and tracking referrals. The next IHAC meeting will focus on additional data and strategies to improve alignment and utilization.
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. • 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	🟨	DD Waiver Slot Allotments and information on how to access waivers in conjunction with independent housing resources and potential strategies were discussed
4	4.2	4.2.2.	Improve coordination of Building Independence (BI) waiver assignments with availability of housing and service resources. • Monitor the coordination process for those on the BI waiver with availability of housing and service resources. Item completed in 2021	DBHDS	🟩	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. • 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 cordinators are trained on use • Housing matches are made through web-based system • Housing outcomes reports in the system Deleted to reflect timelines reqired to make WaMS changes	DBHDS	■	Deleted
4	4.3	4.3.2.	Develop strategies to address tenancy support gaps in each RIT region. • 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.
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
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. • Assist group residential providers to explore individuals' interest in independent housing and support provider efforts to expand services in independent housing.	DBHDS	■	No Update this quarter
4	4.3	4.3.5.	Develop a performance measurement system for independent housing. •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 analsis 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.
• 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 | | DBHDS OCH has met with staff of Virginia DHCD's Homeless and Special Neeeds Housing Unit to review the tools DBHDS uses to manage LIHTC target population leasing preference referrals for adults with developmental disabilities and adults with serious mental illness who receive permanent supportive housing (PSH). DHCD staff are exploring the possibility of implementing a pilot with one local Continuum of Care to begin mapping out an interagency referral process for LIHTC target population leasing preference referrals in which DHCD would make referrals for homeless single adults and/or families. No additional update this quarter. |
| 4 | 4.3 | 4.3.7 | Solicit input on the development of the 1115 Waiver High Needs Support Benefit
• Hold input sessions.
• Form workgroups to address benefit design and operations.
Deleted in 2022 | DMAS/DBHDS, DHCD, VH, DARS, DSS, DVS, VDH | | Deleted |