2025 Virginia Plan to Increase Independent Living Options - Dashboard - Quarter 2 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.	VH/DBHDS		VH Housing continues to administer 127 vouchers with a current utilization rate of 98%.
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. Completed.	DBHDS/VH		Completed.
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 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). • Continue to monitor and should utilization of available slots fall below 85% DBHDS will research cause and implement strategies to address	DBHDS/PHAs		SRAP continues to administer 881 certificates with a utilization rate of 93%.

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1	1.2	1.2.3	Secure Additional Resources for State Rental Assistance Program (SRAP) to ensure at least 10% of the target population has access to affordable housing. •Request additional SRAP funding for FY26 •Ensure existing community SRAP allocations are effectively utilized (waitlists, redistribution of funding)	DBHDS	(yellow)	The FY2026 budget requests were unfunded. Budget requests have been submitted to maintain existing slots and to increase available slots for FY27.
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 2025 competitive round will produce units required to provide the leasing preference. Units produced are set aside to target individuals in the DOJ Settlement Agreement population. •TE 4% properties will be produced. Units produced are set aside to 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	(green)	The deadline for submssion has passed and applicatons being reviewed and scored for the 2025 LIHTC Funding Round
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	(black)	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 15% of the units. • Accessible Supportive Housing (ASH) LIHTCs will be awarded to developments. •Examine alignment of ASH developments with First Leasing Preference and needs of DD population.	VH	(green)	No Updates this Quarter
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	(black)	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	(black)	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. •Begin implementation of the Section 811 Project Rental Assistance Contract program	VH/DBHDS		DBHDS continues to review Section 811 Project Rental Assistance Contract applications and participate in discussions to verify the proposed projects have the characteristics needed to effectively serve the target population and provided feedback on these applications to Virginia Housing.
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. Completed.	DBHDS		Completed.
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		No Updates this Quarter
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 Updates 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 •Implement needed operational infrastructure to manage referral/lease up and ongoing operations •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/DBHDS		No Updates 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. Completed.	VH		Completed.
2	2.1	2.1.7	Increase utilization of the First Leasing Preference. •Establish utilization/occupancy baseline for projects post 2019 QAP changes. •Increase occupancy rate of First Leasing Preference units from CY24 to CY25.	DBHDS/VH		DBHDS has engaged the Technical Assistance Collaborative (TAC) to conduct focus groups with property managers and with support coordination staff who make referrals to LIHTC properties that have a first leasing preference to gather feedback on the efficacy of the leasing preference, implementation challenges and strategies to improve utilization. Virginia Housing and DBHDS have provided input on questions for each focus group.
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). Deleted.	DBHDS/DHCD		Deleted
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		The General Assembly passed a budget language amendment allowing DBHDS to use the Behavioral Health and Developmental Services Trust Fund appropriation for community-based housing for any population currently served by DBHDS. The amendment is included in the Governor's approved FY2026 budget.

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 spring edition of the Housing Happenings Newsletter is drafted and in the publishing phase
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. Implement revised Housing Modules for DBHDS Case Management Curriculum. • Continue to make communication materials available.	DBHDS/VH, DHCD, DARS, DMAS		Updated Housing Modules for DBHDS Case Management are published.
3	3.2.	3.2.1.	Educate DD support coordinators and waiver service providers about how to make referrals for available housing resources. •Launch updated housing training for support coordinators in COVLC (the state's learning management system). •Launch new SRAP referral training	DBHDS/DMAS		DBHDS will be providing a training on "How to Submit a DBHDS Housing Referral in the Online Portal" for Support Coordinators and Case Managers in July. There are over 150 participants registered.
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

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3	3.2.	3.2.3.	Identify community-based strategies to 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	🟩	DBHDS continues to make information available to individuals, families, and support coordinators about housing resources that are available.
3	3.2	3.2.4	Lead local/regional efforts to educate PHAs, landlords and housing providers about opportunities to develop housing resources for the target population •Support outreach to partner agencies and housing providers to: (1) make SRAP available in local communities (2) leverage local, state and tax credit housing resources to develop independent housing for the Settlement Agreement target population.	DBHDS/RITs	🟨	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. • 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 •Collaborate with Internal DBHDS offices and DMAS to determine roles and clarify responsibilities	DBHDS, DMAS	🟨	No Updates 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 funding sustainability	DBHDS/VH, DMAS		DBHDS continues to montor partnerships between LIHTC housing provider and service providers. Alignment of available units to the target population, service provision, and referrals who want and need both the housing and services has presented many barriers.
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	DBHDS, VH, DMAS, DARS, VDH, DVS, DSS		IHAC meet in April and identified potential new members for FY26. A vice-chair was nominated and will be voted on at the next meeting. IHAC is aligning the meeting agenda with the goals of the VPIILO.
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.Completed.	DBHDS/DMAS		Completed.
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 region. • Continue piloting Tenancy Supports across the Commonwealth • Identify strategies to implement tenancy supports to address gaps.	DBHDS, RITs/DBHDS, DHCD, VH		Hampton Newport News and Fairfax TSP pilots were successful and have been turned into ongoing programs. Highlands CSB is still working to establish the TSP in that locality and has successfully implemented in home services to better support the TSP once fully staffed.
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. Deleted.	DBHDS		Deleted
4	4.3	4.3.5.	Implement a performance measurement system for SRAP •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 Stabilty remains high at 99%

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. Deleted	DBHDS/DMAS, DARS, DHCD, VH	███████	Deleted
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