

Virginia's Plan to Increase Independent Living Options -  
Action Plan Update

Date: January 29, 2021

## **Executive Summary**

On March 3, 2013 the Commonwealth of Virginia developed Virginia's Plan to Increase Independent Living Options (hereinafter referred to as the "Plan") to increase the availability of independent living options for individuals with developmental disabilities. The Plan met the requirements of Section III.D.3 of the Settlement Agreement with the United States Department of Justice (DOJ).

The Plan was developed by the Virginia Department of Behavioral Health and Developmental Services (DBHDS) in consultation with an Interagency Housing Committee composed of representatives from the Office of the Secretary of Health and Human Resources (OHHR), Virginia Housing (formerly Virginia Housing and Development Authority), the Virginia Department of Housing and Community Development (DHCD), the Virginia Department of Medical Assistance Services (DMAS), the Virginia Department for Aging and Rehabilitative Services (DARS), and the Virginia Board for People with Disabilities (VBPD), as well as stakeholder organizations.

The target population under this plan is adults with developmental disabilities who meet any of the following additional criteria: (1) currently reside at any of the Commonwealth's training centers, (2) receive Developmental Disability (DD) waiver services or are eligible to receive a Developmental Disability waiver and are on the DD waiver waitlist, or (3) currently reside in a nursing home or private Intermediate Care Facility (ICF) and meet the level of functioning criteria to be eligible for a DD waiver.

For the purposes of the Plan, living options are considered independent if they have the following characteristics:

- The individual does not reside with a parent, grandparent, or legal guardian;
- The individual lives in housing types that anyone without a disability can live in, based on income;
- The individual has social, religious, educational and personal opportunities to fully participate in community life;
- Housing is affordable (i.e., the individual pays no more than 30-40% of his/her adjusted gross income);
- Housing is accessible (barrier free);
- Housing is leased/owned by the individual; and
- Housing is not contingent upon participation in services (and vice versa).

The updated baseline estimate for the number of individuals with developmental disabilities in the Commonwealth of Virginia who might choose independent living is 1,866.<sup>1</sup> This baseline estimate is

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<sup>1</sup> The national average for the number of adults with I/DD living in their own home is approximately 10% of individuals with I/DD identified by state I/DD agencies. (Larson, S.A., Hallas-Muchow, L., Aiken, F., Hewitt, A., Pettingell, S., Anderson, L.L., Moseley, C., Sowers, M., Fay,

derived from analysis of current service utilization data, available informal survey data, anecdotal evidence of choice, and national data/trends.

The original plan included a significant amount of information about independent housing options and rationale for how goals were established. The Action Plan with its goals and strategies was included as Appendix C of the original document. Since its publication in 2013, DBHDS has provided quarterly updates related to implementation progress. Going forward, this document shall serve as Virginia's Plan to Increase Independent Living Options, for people with a developmental disability who meet the target population criteria, as set forth in the above-referenced Settlement Agreement.

The Action Plan below includes a set of goals, strategies and action items with specific start and end dates, agencies assuming lead responsibility for each action item, outcome measures, and the interagency in-kind and other resources dedicated to complete or accomplish each task/action item. Each goal is intended to cover a multi-year period, while strategies and action items reflect the planned activities for fiscal and/or calendar year. The status of each action item and any actual outcomes will continue to be reported on a quarterly basis.

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M.L., Smith, D., & Kardell, Y. (2014). In-Home and Residential Long-Term Supports and Services for Persons with Intellectual or Developmental Disabilities: Status and trends through 2012. Minneapolis: University of Minnesota, Research and Training Center on Community Living, Institute on Community Integration). The RISP report also reports that there are 1.8 people with I/DD per home, so therefore Virginia estimates that there will be at a minimum 1.8 persons with I/DD residing in the 847 housing options created.

## Action Plan - Goals, Strategies, and Action Items

### Virginia's Plan to Increase Independent Living Options, CY 2021 Goals, Strategies, and Action Items

## Goal #1 - Increased Affordability of Independent Living

**Goal #1: Provide rental assistance options to the target population**

|                                     |   |
|-------------------------------------|---|
| <i>52 options created in FY 15</i>  | <i>115 options created in FY 19</i>       |
| <i>165 options created in FY 16</i> | <i>200 options created in FY 20</i>       |
| <i>170 options created in FY 17</i> | <i>160 options to be created by FY 21</i> |
| <i>131 options created in FY 18</i> |   |

**Long-Term Outcome: Increase the target population's ability to afford independent community housing.**

**Indicators:**

- **847 rental assistance slots will be available to the target population by 2021.**

**Strategy 1.1: Increase access to Virginia Housing (VH) administered housing choice vouchers (tenant-based rental assistance)**

**CY 2021 Targets:**

- Add vouchers to the VH Housing Voucher pool that is dedicated to the target population, as federal funding permits.
- Increase referrals and utilization of VH vouchers in underserved localities.
- Identify strategies to ensure access to VH-administered vouchers.

| Action   | Lead Agency(s) | Others Involved | Projected Start Date | Projected Completion Date | Projected CY 2021 Outcomes   | Resources \$\$\$                     | Actual Outcomes |
|--|----------------|-----------------|----------------------|---------------------------|--|--------------------------------------|-----------------|
| 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. | VH             | DBHDS           | 1/2021               | 12/2021                   | <ul style="list-style-type: none"> <li>• Maintain high (approximately 95%) utilization of current VH preference vouchers.</li> </ul> | Federal Housing Choice Voucher funds |                 |

*All goals listed above cover a multi-year time period. All strategies and action items cover a period of one year.*

|  |                |                 |                      |                           | <ul style="list-style-type: none"> <li>• Research options to ensure VH voucher access is sustained or expanded post Settlement Agreement.</li> <li>• Develop a plan to ensure access to VH vouchers for individuals in the target population.</li> </ul>   |   |                 |
|--|----------------|-----------------|----------------------|---------------------------|--|---|-----------------|
| Action   | Lead Agency(s) | Others Involved | Projected Start Date | Projected Completion Date | Projected CY 2020 Outcomes   | Resources \$\$\$  | Actual Outcomes |
| 1.1.2 Review voucher utilization and identify underserved localities across the state. Perform additional outreach to increase voucher utilization by the target population. | DBHDS          | VH              | 1/2021               | 12/2021                   | <ul style="list-style-type: none"> <li>• Engage Community Services Boards (CSBs) with low percentages of people on the Developmental Disabilities (DD) waiver &amp; DD waiver waitlist who are independently housed. Develop specific action plans with these CSBs to increase referrals in areas with rent assistance.</li> </ul> | DBHDS agency staff, Regional Implementation Teams (RITs). |                 |

**Strategy 1.2: Increase access to local Public Housing Agency (PHA) administered housing choice vouchers (tenant-based rental assistance)**

**CY 2021 Targets:**

- Improve coordination of referrals to PHAs for various resources (Special Admissions Preference Vouchers, Mainstream Vouchers, etc.)
- Increase referrals and utilization of vouchers made available through PHAs in underserved localities
- Provide recommendations to PHAs to sustain voucher access for the target population.

*All goals listed above cover a multi-year time period. All strategies and action items cover a period of one year.*

| Action   | Lead Agency(s) | Others Involved | Projected Start Date | Projected Completion Date | Projected CY 2021 Outcomes  | Resources \$\$\$                           | Actual Outcomes |
|--|----------------|-----------------|----------------------|---------------------------|---|--|-----------------|
| 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. Deleted item. Completed 2020.   |                |                 |                      |                           |   |  |                 |
| 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.  | DBHDS          | PHAs            | 1/2021               | 12/2021                   | <ul style="list-style-type: none"> <li>Engage CSBs with low percentages of people on the DD waiver &amp; DD waiver waitlist who are independently housed. Develop specific action plans with these CSBs to increase referrals in areas with rent assistance.</li> </ul>   | Federal Housing Choice Voucher funds, SRAP |                 |
| 1.2.3 Explore strategies to ensure access to vouchers for individuals with developmental disabilities.   | DBHDS          | PHAs            | 1/2021               | 12/2021                   | <ul style="list-style-type: none"> <li>Research strategies used by other states and PHAs to ensure access to housing resources and identify strategies that may be effective in Virginia.</li> <li>Provide recommendations to PHAs on strategies to ensure voucher access for the target population.</li> </ul> |  |                 |
| <p><b><u>Strategy 1.3:</u> Increase the availability of units with project-based rental assistance or rents meeting Low Income Housing Tax Credit (LIHTC) program standards</b></p> <p><b><u>CY 2021 Targets:</u></b></p> <ul style="list-style-type: none"> <li>300 units (200 9% and 100 4%) are projected for allocation in the 2021 LIHTC funding round.</li> <li>PHAs provide project-based rent assistance to individuals in the target population.</li> </ul> |                |                 |                      |                           |   |  |                 |
| Action   | Lead Agency(s) | Others Involved | Projected Start Date | Projected Completion Date | Projected CY 2021 Outcomes  | Resources \$\$\$                           | Actual Outcomes |
| 1.3.1 Apply the 9% LIHTC and 4% tax exempt bond QAP provisions which require developers to construct and   | VH             |                 | 11/2020              | 3/2021                    | <ul style="list-style-type: none"> <li>29 properties funded in the 2020 competitive round will produce approximately <b>196 units</b> required to</li> </ul>  | Annual state allocatio                     |                 |

*All goals listed above cover a multi-year time period. All strategies and action items cover a period of one year.*

|   |                       |                        |                             |                                  |  |                         |                        |
|---|-----------------------|------------------------|-----------------------------|----------------------------------|--|-------------------------|------------------------|
| rehabilitate units that are available on a preferential basis to the target population  |                       |                        |                             |                                  | <p>provide the leasing preference. Approximately 50% will target individuals in the DOJ Settlement Agreement population.</p> <ul style="list-style-type: none"> <li>○ The 29 properties include forward funded deals from innovation, new construction and ASH.</li> <li>● Another 18 TE 4% properties will be producing an additional <b>210 anticipated units</b>. Approximately 50% will serve target individuals in the DOJ Settlement Agreement population. (It should be noted that this level of 4% credit activity is unusually high and not likely to continue in future years).</li> </ul> | n of LIHTCs             |                        |
| 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 this item in 2018 due to changes in the LIHTC competitive program that removed program incentives and added threshold requirements for a leasing preference. |                       |                        |                             |                                  |  |                         |                        |
| 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.  | VH                    |                        | 1/2020                      | 6/2021                           | <ul style="list-style-type: none"> <li>● Accessible Supportive Housing (ASH) LIHTCs were awarded to 4 developments with 251 total units. 26 units projected for 2021.</li> </ul>   | LIHTC                   |                        |
| <b>Action</b>   | <b>Lead Agency(s)</b> | <b>Others Involved</b> | <b>Projected Start Date</b> | <b>Projected Completion Date</b> | <b>Projected CY 2021 Outcomes</b>  | <b>Resources \$\$\$</b> | <b>Actual Outcomes</b> |
| 1.3.5 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   |                       |                        |                             |                                  |  |                         |                        |

*All goals listed above cover a multi-year time period. All strategies and action items cover a period of one year.*

| Action   | Lead Agency(s) | Others Involved | Projected Start Date | Projected Completion Date | Projected CY 2021 Outcomes  | Resources \$\$\$       | Actual Outcomes |
|--|----------------|-----------------|----------------------|---------------------------|---|------------------------|-----------------|
| 1.3.6 Explore opportunities to create project-based subsidy where there is an effective demand and available supportive services | VH             | DBHDS           | 1/2021               | 12/2021                   | <ul style="list-style-type: none"> <li>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.</li> <li>Engage a third PHA to administer project-based SRAP (in addition to Fairfax &amp; Prince William Counties)</li> <li>Negotiate an agreement with the Department of Housing &amp; Urban Development to establish a Section 811 Project Rental Assistance Contract program. Begin implementation activities when agreement is finalized.</li> </ul> | SRAP, Section 811 PRAC |                 |

**Strategy 1.4: Expand aggregate tenant-based rental assistance resources**

**CY 2021 Targets:**

- Continue to Implement the State Rental Assistance Program (SRAP) for the target population funded by General Assembly

| Action                             | Lead Agency(s) | Others Involved | Projected Start Date | Projected Completion Date | Projected CY 2020 Outcomes  | Resources \$\$\$           | Actual Outcomes |
|------------------------------------|----------------|-----------------|----------------------|---------------------------|---|----------------------------|-----------------|
| 1.4.1 Continue to administer SRAP. | DBHDS          |                 | 1/2021               | 12/2021                   | <ul style="list-style-type: none"> <li>Continue to manage contracts with 17 Partner Agencies to administer 751 SRAP certificates funded in the base budget through FY21</li> <li>Engage at least 2 new partners to serve areas that do not have rent assistance resources targeted to this population. Engage current partners</li> </ul> | State General Fund dollars |                 |

*All goals listed above cover a multi-year time period. All strategies and action items cover a period of one year.*



|  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|
|  |  |  |  |  | <p>to administer additional certificates, including any new FY22 SRAP funding, should it be allocated.</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Identify strategies to operate SRAP in underserved counties without government agencies or CSBs that can administer SRAP.</li> </ul> |  |  |
|--|--|--|--|--|--|--|--|

*All goals listed above cover a multi-year time period. All strategies and action items cover a period of one year.*

## Goal #2—Expanding Housing Options

**Goal #2:** *Expand quality, accessible, independent community living options for people with developmental disabilities in a manner that provides an array of housing choices in a variety of integrated neighborhood settings.*

**Long-Term Outcome:** *Increased ability of members of the target population to obtain quality, accessible, integrated community housing.*

**Indicators:**

- *Broad expansion of the inventory of quality, accessible, affordable housing in diverse locations*
- *Expanded inventory of quality, accessible housing in diverse locations that is available on a preferential basis to of the target population*

**Strategy 2.1:** *Provide incentives for developers to increase the share of newly constructed and rehabilitated rental units that meet accessibility and Universal Design standards and are made available on a preferential basis to the target population.*

**CY 2021 Targets:**

- LIHTC developers provide a leasing preference to the target population

| Action  | Lead Agency(s) | Others Involved | Projected Start Date | Projected Completion Date | Projected CY 2021 Outcomes  | Resources \$\$\$                  | Actual Outcomes |
|---|----------------|-----------------|----------------------|---------------------------|---|-----------------------------------|-----------------|
| 2.1.1. Deleted Action Item due to QAP changes making preference units a threshold requirement for LIHTC applicants.   |                |                 |                      |                           |   |                                   |                 |
| Action  | Lead Agency(s) | Others Involved | Projected Start Date | Projected Completion Date | Projected CY 2021 Outcomes  | Resources \$\$\$                  | Actual Outcomes |
| 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. | VH             |                 | 1/2021               | 12/2021                   | <ul style="list-style-type: none"> <li>• Developers agree to provide preferential leasing of the accessible units in their properties to the target population</li> <li>• All Developers are informed of this option</li> </ul> | Annual state allocation of LIHTCs |                 |

*All goals listed above cover a multi-year time period. All strategies and action items cover a period of one year.*

|  |            |       |        |         |  |  |  |
|--|------------|-------|--------|---------|--|--|--|
| 2.1.3 Deleted Action Item due to QAP changes making preference units a threshold requirement for LIHTC applicants.   |            |       |        |         |  |  |  |
| 2.1.4 Provide state-administered capital subsidies to encourage developers to prioritize units for the target population that will meet their needs.                 | DHCD/DBHDS | DBHDS | 1/2021 | 12/2021 | Explore the development of an agreement between DHCD and DBHDS to better coordinate DBHDS capital funding awards with the Affordable and Special Needs Housing (ASNH) funding competition(s). The agreement would require that DBHDS funds be leveraged with other federal, state, or local financing and that units financed with DBHDS funds provide a leasing preference to people with developmental disabilities. | ASNH funds, DBHDS funds                          |  |
| 2.1.5 Refine LIHTC incentives and state-administered capital subsidies as appropriate to enhance their effectiveness in housing individuals in the target population | VH         | DHCD  | 1/2021 | 12/2021 | <ul style="list-style-type: none"> <li>Review current effectiveness of incentives as part of CY2021 QAP update.</li> <li>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.</li> </ul>   | Annual state allocation of LIHTCs and ASNH funds |  |
| 2.1.6 Provide ongoing training to developers on accessibility and Universal Design standards   | VH         | DBHDS | 1/2021 | 12/2021 | <ul style="list-style-type: none"> <li>Enhance understanding of and compliance with HUD Section 504 requirements/Americans with Disabilities Act Architectural Guidelines, building code standards and Universal Design standards</li> <li>Enhance understanding of and compliance with HUD Section 504 and Fair Housing Act Amendments requirements for reasonable accommodations.</li> </ul>                         | VH staff   |  |

**All goals listed above cover a multi-year time period. All strategies and action items cover a period of one year.**

Strategy 2.2 deleted due to QAP changes making preference units a threshold requirement for LIHTC applicants

**Strategy 2.3: Provide capital subsidies to developers to reduce rents in units providing preferential access to the targeted population.**

**CY 2021 Targets:**

- At least 1 local government provides funding to integrated developments serving the target population

| Action   | Lead Agency(s) | Others Involved | Projected Start Date | Projected Completion Date | Projected CY 2021 Outcomes  | Resources \$\$\$  | Actual Outcomes |
|--|----------------|-----------------|----------------------|---------------------------|---|---|-----------------|
| 2.3.1 Encourage localities to leverage local funding with state capital subsidy incentives for development of units with preferential access to the target population. | DBHDS          | DHCD            | 1/2021               | 12/2021                   | 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) | Local HOME/Community Development Block Grant Entitlement funds, other local development sources |                 |

**Goal #3—Build understanding and awareness about the need to create independent housing options for the target population and the availability of those housing options.**

**Goal #3: Build understanding and awareness of the need to create independent housing options for the target population and the availability of those housing options.**

**Long-Term Outcome:**

*All goals listed above cover a multi-year time period. All strategies and action items cover a period of one year.*

- *Increase awareness and understanding of independent housing options available to the target population*
- *Increase awareness and understanding of the need for independent housing options for the target population*

**Indicators:**

- *One percent increase each year in the number of adults in the target population who are referred to DBHDS for rental assistance*
- *Five percent increase each year in the number of PHAs/housing organizations providing resources to help the target population secure and maintain independent living.*

**Strategy 3.1: Coordinate state and local outreach and education efforts**

*Develop and Implement a Communications, Advocacy, Outreach, and Education plan*

**CY 2021 Targets:**

- Produce commonly branded materials explaining independent housing options available to the target population
- Increase awareness and understanding of the need for independent housing options for the target population as well as competencies to support individuals in independent housing.

| Action  | Lead Agency(s) | Others Involved              | Projected Start Date | Projected Completion Date | Projected CY 2020 Outcomes  | Resources \$\$\$                           | Actual Outcomes |
|---|----------------|------------------------------|----------------------|---------------------------|---|--|-----------------|
| 3.1.1. Develop communication materials tailored to PHAs, developers, landlords and owners of multifamily properties and individual units. | DBHDS          | VH<br>DHCD,<br>DARS,<br>DMAS | 1/2021               | 12/2021                   | 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,<br>DHCD, VH,<br>DMAS, DARS<br>Staff |                 |

*All goals listed above cover a multi-year time period. All strategies and action items cover a period of one year.*

|   |       |                               |        |         |   |                      |  |
|---|-------|-------------------------------|--------|---------|---|----------------------|--|
| <p>3.1.2 Develop and update outreach &amp; educational materials to reflect new services and expanded resources that promote the transition to housing.<br/>Materials support:</p> <ul style="list-style-type: none"> <li>• Targeted outreach to increase voucher utilization (Action Item 1.1.3)</li> <li>• Support coordinator and provider trainings (Action Items 3.2.1 &amp; 3.2.2)</li> <li>• RIT information sessions on housing resources for individuals/families (Action Item 3.2.4)</li> </ul> | DBHDS | VH,<br>DHCD,<br>DARS,<br>DMAS | 1/2021 | 12/2021 | Continue to create communication materials and distribute through targeted outreach, support coordinator trainings, and RIT information sessions. | DBHDS staff,<br>RITs |  |
|---|-------|-------------------------------|--------|---------|---|----------------------|--|

**Strategy 3.2: Build local outreach and education capacity**

**CY 2021 Targets:**

- Increase awareness and understanding of independent housing options available to the target population among individuals, families, support coordinators
- Increase awareness and understanding of the need for independent housing options for the target population among PHAs, government housing agencies, and private housing providers

| Action   | Lead Agency(s) | Others Involved | Projected Start Date | Projected Completion Date | Projected CY 2021 Outcomes  | Resources \$\$\$ | Actual Outcomes |
|--|----------------|-----------------|----------------------|---------------------------|---|------------------|-----------------|
| 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. | DBHDS          | DMAS            | 1/2021               | 6/2021                    | Conduct and record at least one webinar for support coordinators throughout the Commonwealth. | DBHDS staff      |                 |

*All goals listed above cover a multi-year time period. All strategies and action items cover a period of one year.*

|   |       |  |        |        |  |             |  |
|---|-------|--|--------|--------|--|-------------|--|
| 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. | DBHDS |  | 1/2021 | 7/2021 | 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. | DBHDS staff |  |
|---|-------|--|--------|--------|--|-------------|--|

| Action   | Lead Agency(s) | Others Involved | Projected Start Date | Projected Completion Date | Projected CY 2021 Outcomes  | Resources \$\$\$ | Actual Outcomes |
|--|----------------|-----------------|----------------------|---------------------------|---|------------------|-----------------|
| 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. | DBHDS          | RITs            | 1/2021               | 12/2021                   | <ul style="list-style-type: none"> <li>At least one information session for individuals/families is hosted for CSBs identified in 1.1.2 &amp; 1.2.2</li> <li>Housing resource guides for individuals/families are developed for CSBs identified in 1.1.2</li> <li>At least one tour or open house for individuals/ families to view or visit housing options is hosted in service areas for CSBs identified in 1.1.2</li> </ul> | DBHDS staff      |                 |
| Action   | Lead Agency(s) | Others Involved | Projected Start Date | Projected Completion Date | Projected CY 2021 Outcomes  | Resources \$\$\$ | Actual Outcomes |
| 3.2.4 RITs lead local/regional efforts to educate PHAs, landlords and housing providers about the need for housing resources   | DBHDS          | RITs            | 1/2021               | 6/2021                    | <p>RIT members support outreach to partner agencies and housing providers to:</p> <p>(1) make SRAP available in local communities</p> <p>(2) leverage local, state and tax credit resources to develop independent</p>  | DBHDS staff      |                 |

*All goals listed above cover a multi-year time period. All strategies and action items cover a period of one year.*

|   |       |                        |        |        |   |             |  |
|---|-------|------------------------|--------|--------|---|-------------|--|
|   |       |                        |        |        | housing for the Settlement Agreement target population.<br><br>(3) work with PSH Steering Committee to identify localities/regions with demand and service capacity to generate effective housing-service partnerships. |             |  |
| 3.2.5 Educate DD waiver service providers who offer independent living supports and in-home supports about how to assist individuals with post-tenancy supports in housing in accordance with the Medicaid Waiver's allowable activities. | DBHDS | DMAS                   | 1/2021 | 6/2021 | Conduct and record at least one webinar for DD Waiver service providers throughout the state.   | DBHDS Staff |  |
| 3.2.6 Improve cross-sector alignment of homelessness and developmental services systems   | DBHDS | Local CSBs, Local COCs | 1/2021 | 6/2021 | Conduct pilot to create a model for connecting individuals who are homeless with DD in Fairfax County to housing and services.  |             |  |

*All goals listed above cover a multi-year time period. All strategies and action items cover a period of one year.*



## Goal #4—Effective Access

**Goal #4:** *Build sustainable local capacity to provide coordinated, timely and informed access to the resources and services needed to support independent living in integrated settings*

**Long-Term Outcome:** *Increase the number of communities with a coordinated, streamlined system that enables the target population to efficiently and effectively access integrated housing and person-centered services.*

**Indicators:**

- *Increase in service providers (including all CSBs) that participate in a coordinated system for matching individuals with services in each of the 5 Developmental Services Regions*
- *Increase in housing providers (including all PHAs) that make units available using a coordinated system for individuals in the target population*

**Strategy 4.1:** *Develop coordinated regional outreach, planning and delivery infrastructure*

*Support the operation of sustainable regional partnerships to identify local barriers to housing for the target population, and develop strategies to remove barriers and to increase access to local housing resources.*

**CY 2021 Targets:**

- Build community capacity to implement Community Housing Guide service
- Regional Implementation Teams in five Developmental Services Regions assist with education and outreach efforts to improve access to integrated housing and supportive services
- Integrated Housing Advisory Committee provides input on local barriers to housing and policy strategies to address barriers

*All goals listed above cover a multi-year time period. All strategies and action items cover a period of one year.*

| Action  | Lead Agency(s) | Others Involved                              | Projected Start Date | Projected Completion Date | Projected CY 2020 Outcomes  | Resources \$\$\$                                 | Actual Outcomes |
|---|----------------|--|----------------------|---------------------------|---|--|-----------------|
| 4.1.1 Develop and promote new community housing guide service for the provision of lease up/tenancy support services  | DBHDS          | CSBs   | 3/2021               | 12/2021                   | <ul style="list-style-type: none"> <li>Once Medicaid Waiver regulations are approved, make the DBHDS Independent Housing Curriculum for Community Housing Guides (CHG) available on the Commonwealth of VA Learning Center</li> <li>Continue to perform targeted outreach to develop at least two providers of CHG services in each DD region.</li> </ul>   | DBHDS staff<br>Jumpstart grants                  |                 |
| 4.1.3 Initiate a model partnership between service providers and housing providers in a LIHTC property in at least one region.  | DBHDS          | VH<br>DMAS                                   | 1/2021               | 12/2021                   | <ul style="list-style-type: none"> <li>Through an RFP process, identify at least one LIHTC housing provider and service provider that are willing to partner on a supportive housing project</li> <li>Assist the housing provider and service provider with planning a partnership strategy and developing a Memorandum of Agreement that meets PSH fidelity criteria.</li> <li>Partnership implemented.</li> </ul> | Agency staff<br>Jumpstart grants,<br>DBHDS funds |                 |
| 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. | DBHDS          | DHCD, VH,<br>DMAS,<br>DARS, VDH,<br>DVS, DSS | 1/2021               | 12/2021                   | <ul style="list-style-type: none"> <li>Meet quarterly with stakeholders on the Integrated Housing Advisory Committee (IHAC) to identify barriers and strategies, and provide updates on VPILO plan progress.</li> <li>Identify new members to fill vacancies on the IHAC</li> </ul>   | Agency staff                                     |                 |

**All goals listed above cover a multi-year time period. All strategies and action items cover a period of one year.**

**Strategy 4.2: Identify effective housing related strategies that can be linked with the DD Waiver services to increase access to sustainable independent housing.**

**CY 2021 Targets:**

- **Actively engage DBHDS and DMAS Waiver staff to implement services to support independent living.**

| Action  | Lead Agency(s) | Others Involved | Projected Start Date | Projected Completion Date | Projected CY 2020 Outcomes  | Resources \$\$\$ | Actual Outcomes |
|---|----------------|-----------------|----------------------|---------------------------|---|------------------|-----------------|
| 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. | DBHDS          | DMAS            | 1/2021               | 12/2021                   | <ul style="list-style-type: none"> <li>• Assist DBHDS DD Waiver staff with finalizing toolkit on the use of the shared living service for individuals who receive rent assistance</li> <li>• Assist DBHDS DD Waiver staff with the development of the Medicaid Provider Manual for DD waiver services that support independent living.</li> <li>• Develop strategies to improve access to and efficacy of Community Housing Guide service.</li> <li>• Assist DBHDS DD Waiver staff to educate providers about changes to the DD waiver and licensing regulations that will permit individuals to use DBHDS or PHA rent assistance along with supportive living services.</li> </ul> | Agency Staff     |                 |

***All goals listed above cover a multi-year time period. All strategies and action items cover a period of one year.***

|   |       |  |        |         |  |              |  |
|---|-------|--|--------|---------|--|--------------|--|
| 4.2.2 Improve coordination of Building Independence (BI) waiver members with availability of housing and service resources. | DBHDS |  | 1/2021 | 12/2021 | <ul style="list-style-type: none"> <li>• Monitor the coordination process for those on the BI waiver with availability of housing and service resources</li> </ul> | Agency Staff |  |
|---|-------|--|--------|---------|--|--------------|--|

**Strategy 4.3: Accelerate the target population’s access to integrated settings by:**

**CY 2021 Targets:**

- Implement a centralized process to identify and triage individuals seeking community-based housing
- Establish housing search functions in each region
- Develop a methodology to benchmark the system’s performance in getting and keeping individuals housed
- Solicit public input on the design of the 1115 Medicaid Waiver High Needs Support Benefit

| Action  | Lead Agency(s) | Others Involved | Projected Start Date | Projected Completion Date | Projected CY 2020 Outcomes   | Resources \$\$\$ | Actual Outcomes |
|---|----------------|-----------------|----------------------|---------------------------|--|------------------|-----------------|
| 4.3.1. Use an electronic assessment and referral system to seamlessly connect individuals in the target population to housing | DBHDS          |                 | 1/2021               | 12/2021                   | <ul style="list-style-type: none"> <li>• Review WaMAS changes that may impact the way the housing module operates.</li> <li>• Make changes to the housing module to ensure system operability.</li> <li>• Data is transferred and electronic assessment and referral system is launched</li> <li>• Support coordinators and are trained on use</li> <li>• Housing matches are made through web-based system</li> </ul> | DBHDS staff      |                 |

*All goals listed above cover a multi-year time period. All strategies and action items cover a period of one year.*

|  |                       |                        |                             |                                  |  |                                  |                        |
|--|-----------------------|------------------------|-----------------------------|----------------------------------|--|----------------------------------|------------------------|
|  |                       |                        |                             |                                  | <ul style="list-style-type: none"> <li>Housing outcome reports in the system</li> </ul>  |                                  |                        |
| 4.3.2. Develop strategies to address tenancy support gaps in each RIT region.  | DBHDS, RITs           | DBHDS, DHCD, VH        | 1/2021                      | 12/2021                          | <ul style="list-style-type: none"> <li>Continue piloting Tenancy Supports in DD Regions 2 &amp; 5</li> <li>Explore tenancy support gaps in underserved areas and funding strategies to implement tenancy supports.</li> </ul>  | Medicaid services, DBHDS funding |                        |
| <b>Action</b>  | <b>Lead Agency(s)</b> | <b>Others Involved</b> | <b>Projected Start Date</b> | <b>Projected Completion Date</b> | <b>Projected CY 2021 Outcomes</b>  | <b>Resources \$\$\$</b>          | <b>Actual Outcomes</b> |
| 4.3.3 Continue to identify and catalogue creative approaches to leveraging private resources to create housing options for individuals in the target population. <b>Item completed in 2018.</b>            |                       |                        |                             |                                  |  |                                  |                        |
| 4.3.4 Continue to assist Community Resource Consultants (CRCs) with provider development efforts in areas of the state with high housing demand, available housing resources and minimal service capacity. | DBHDS                 |                        | 1/2021                      | 12/2021                          | <ul style="list-style-type: none"> <li>Regional Housing Coordinators coordinate with CRCs to identify providers to apply for JumpStart grants to serve those with unmet service needs in housing.</li> <li>Assist group residential providers to explore individuals' interest in independent housing and support provider efforts to expand services in independent housing.</li> </ul> | DBHDS staff                      |                        |
| <b>Action</b>  | <b>Lead Agency(s)</b> | <b>Others Involved</b> | <b>Projected Start Date</b> | <b>Projected Completion Date</b> | <b>Projected CY 2021 Outcomes</b>  | <b>Resources \$\$\$</b>          | <b>Actual Outcomes</b> |

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|   |       |  |        |         |   |                       |  |
|---|-------|--|--------|---------|---|-----------------------|--|
| 4.3.5 Develop a performance measurement system for independent housing.   | DBHDS |  | 1/2021 | 12/2021 | <ul style="list-style-type: none"> <li>• Identify several key performance indicators using the referral &amp; leasing spreadsheet</li> <li>• Identify baselines and benchmarks for each indicator</li> <li>• Track identified performance indicators</li> </ul>   | DBHDS staff resources |  |
| 4.3.6 In collaboration with the PSH Steering Committee, develop a process to coordinate housing referrals within DBHDS and from key state agencies. | DBHDS | DMAS, DARS, VH                                   | 1/2021 | 12/2021 | <ul style="list-style-type: none"> <li>• Continue to refine the process for filling units in new construction/rehab projects with multiple leasing preferences.</li> <li>• Continue to refine the process for filling turnover units in occupied projects with multiple leasing preferences.</li> </ul> | DBHDS staff resources |  |
| 4.3.7 Solicit input on the development of the 1115 Waiver High Needs Support Benefit.   | DMAS  | DBHDS<br>DHCD<br>VH<br>DARS<br>DSS<br>DVS<br>VDH | 1/2021 | 12/2021 | <ul style="list-style-type: none"> <li>• Hold input sessions.</li> <li>• Form workgroups to address benefit design and operations.</li> </ul>   | DMAS staff resources  |  |

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## Terms and Acronyms

### Terms

**Affordable Housing** - A general term applied to public- and private-sector efforts to help low- and moderate-income people purchase or lease housing. As defined by U. S. Department of Housing and Urban Development (HUD), affordable housing means any housing accommodation for which a tenant household pays 30% or less of its income.

**Home and Community Based Services Waivers** - waivers approved by the Centers for Medicare and Medicaid Services (CMS) for providing long-term care services in home and community settings rather than institutional settings to eligible individuals with developmental disabilities.

**Housing Choice Voucher Program (HCVP)** - federal government's major program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. Since housing assistance is provided on behalf of the family or individual, participants are able to find their own housing, including single-family homes, townhouses and apartments.

**Interagency Housing Advisory Committee (IHAC)** – Committee formed by DBHDS and composed of representatives from the Office of the Secretary of Health and Human Resources, the Virginia Housing Development Authority, the Virginia Department of Housing and Community Development, the Virginia Department of Medical Assistance Services, the Virginia Department for Aging and Rehabilitative Services, and the Virginia Board for People with Disabilities, as well as stakeholder organizations.

**Local Entitlement Communities/Jurisdictions** – cities, counties and/or a consortium of cities and counties that get a direct allocation of funding from the HUD every year to support economic development and community-related activities.

**Low Income Housing Tax Credit (LIHTC)** - A congressionally-created tax credit (Internal Revenue Code Section 42) available to investors in low-income housing designed to encourage investment that helps finance construction and rehabilitation of housing for low-income renters.

**Money Follows the Person (MFP)** - In 2008, Virginia launched the Money Follows the Person (MFP) initiative to provide extra supports and services to Virginians who choose to transition from long-term institutions into the community.

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**Notice of Funding Availability** - federal announcement indicating the availability of funding for certain activities and the process by which eligible applicants can access said funds.

**Public Housing Agencies (PHAs)** – agencies designated by HUD to administer HUD’s rent subsidy programs. In most cases, these agencies are Public Housing Authorities, but other public and non-profit agencies may also be designated by HUD to serve as PHAs.

**Qualified Allocation Plan (QAP)** - Plan developed by state housing finance agencies detailing how it will administer and fund projects under the Low Income Housing Tax Credit program.

**Section 811 Program** - HUD program that provides funding to develop and subsidize rental housing with the availability of supportive services for very low- and extremely low-income adults with disabilities

**Supplemental Security Income** - is a United States government program that provides stipends to low-income people who are either aged (65 or older), blind, or disabled.

**Universal Design Standards** - a set of design features that enhance the usability and marketability of such units.

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## Acronyms

**ADAAG** – Americans with Disabilities Act Architectural Guidelines

**CDBG** – Community Development Block Grant

**CIL** - Center for Independent Living

**CMS** – Center for Medicaid and Medicare Services

**CRC** – Community Resource Consultant

**CSB** - Community Services Board

**DARS** – Department for Aging and Rehabilitative Services

**DBHDS** – Department of Behavioral Health and Developmental Services

**DHCD** – Department of Housing and Community Development

**DMAS** – Department of Medical Assistance Services

**HCBS** - Home and Community Based Services

**HTF** – Virginia’s Housing Trust Fund (managed by DHCD)

**HUD** - U.S. Department of Housing and Urban Development

**ICF** – Intermediate Care Facility

**DD** – Developmental Disability

**LIHTC** – Low Income Housing Tax Credit

**MFP** – Money Follows the Person

**PBRA** – Project Based Rental Assistance

**PHA** – Public Housing Authority

**RIT** – Regional Implementation Team

**SSI** - Supplemental Security Income

**SRAP** – State Rental Assistance Program

**SSDI** - Social Security Disability Insurance

**VH** - Virginia Housing Development Authority

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