COMMONWEALTH of VIRGINIA

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January 13, 2025

To: The Honorable Ghazala F. Hashmi, Senate Committee on Education and Heath
The Honorable Mark D. Sickles, House Committee on Health and Human Services

From: Nelson Smith, Commissioner, Department of Behavioral Health and Developmental Services

RE: Chapter 721 of the 2025 Virginia Acts of Assembly

Chapter 721 of the 2025 Virginia Acts of Assembly directs the Department of Behavioral Health and Developmental Services (DBHDS) to submit plan to ensure access to affordable, inclusive housing for people with disabilities.

> *§1. the Commissioner of Behavioral Health and Developmental Services (the Commissioner) shall work with stakeholders to develop a plan to ensure that people with disabilities across the Commonwealth, including individuals affected by the Settlement Agreement entered into on August 23, 2012, pursuant to U.S. of America v. Commonwealth of Virginia, have an opportunity to access affordable and inclusive housing that is comparable to those of their nondisabled peers. Such plan shall include recommendations for (i) increasing the supply of affordable and inclusive housing through new construction and renovations of existing real property; (ii) minimizing the cost to the individual to secure such housing; (iii) ensuring that individuals are able to secure the services they need to sustain inclusive housing; (iv) educating communities on best practices for inclusion in all aspects of community life; and (v) undertaking meaningful regulatory reform.*
>
> *The Commissioner shall present such plan to the Chairmen of the House Committee on Health and Human Services and the Senate Committee on Education and Health no later than November 1, 2025.*
>
> *For purposes of this act, "inclusive housing" means housing that includes individualized accessibility features and ready access to essential community resources. The goal of inclusive housing is to provide the occupant with freedom, equality, and opportunities to participate fully in public life.*

Please find enclosed the report for Chapter 721 of the 2025 Virginia Acts of Assembly. Staff are you available should you wish to discuss this request.

CC: The Honorable Janet V. Kelly, Secretary, Health and Human Resources

Affordable and Inclusive Housing for Individuals with Developmental Disabilities

(Chapter 721 of the 2025 Virginia Acts of Assembly)

November 1, 2025

DBHDS Vision: A Life of Possibilities for All Virginians
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Preface

Chapter 721 of the 2025 Virginia Acts of Assembly directs the Department of Behavioral Health and Developmental Services (DBHDS) to submit plan to ensure access to affordable, inclusive housing for people with disabilities.

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Affordable and Inclusive Housing for Individuals with Developmental Disabilities

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Executive Summary

The Virginia Plan to Increase Independent Living Options (VPIILO) serves as the Commonwealth's roadmap for expanding access to independent, integrated housing opportunities for adults with developmental disabilities. Established in 2013 to fulfill the requirements of the U.S. Department of Justice Settlement Agreement, the Plan continues to guide interagency collaboration among the members of the Commonwealth's Permanent Supportive Housing Steering Committee and its executives through an Interagency Leadership Team (ILT).

The VPIILO is developed and implemented through a coordinated interagency and stakeholder structure that includes the Permanent Supportive Housing Steering Committee and the Integrated Housing Advisory Committee (IHAC). Together, these entities identify priorities, track progress, and ensure that the Plan remains responsive to evolving needs and opportunities.
The Plan defines "independent living" as housing that is affordable, accessible, and community-based, and where individuals with developmental disabilities lease or own their homes without service participation being a condition of tenancy. It also affirms the Commonwealth's commitment to ensuring that at least ten percent of adults who receive (or are eligible to receive) a Developmental Disability (DD) Waiver are living independently.

To achieve these outcomes, VPIILO establishes four overarching goals:

1. Increase Affordability of Independent Living;
2. Expand Housing Options;
3. Build Understanding and Awareness of Independent Living Opportunities; and
4. Ensure Effective Access to housing and related supports.

Each goal is supported by strategies and measurable action items that assign lead responsibilities, outline timelines, and identify resources and performance indicators. Quarterly reporting and ongoing data review through DBHDS's Quality Management System ensure transparency and accountability.

Since inception, Virginia has made substantial progress. The number of adults with developmental disabilities living independently has grown from 341 individuals in 2013 to 2,305 individuals as of Fiscal Year 2025 – a total of 9.8% of the target population. This progress has been made possible through targeted rental assistance programs, including DBHDS's State Rental Assistance Program (SRAP), Virginia Housing's HUD Section 811 PRAC initiative, and Public Housing Authority partnerships, which together now support thousands of individuals with extremely low incomes in securing affordable, accessible homes.

Additionally, the Low-Income Housing Tax Credit (LIHTC) Leasing Preference established by Virginia Housing has generated more than 805 units placed in service statewide designated for individuals with DD, and 26.7% of those units already leased by individuals with developmental disabilities. Regional variation in utilization highlights the ongoing importance of adequate DD Waiver service availability and housing support services such as Community Housing Guides (CHGs), which provide pre- and post-tenancy support to promote successful community living.

The 2025 update to the Plan, attached as an appendix to this report builds on this foundation, setting the stage for the next phase of system improvement and expansion.

The Virginia Plan to Increase Independent Living Options (VPIILO)

History

On March 3, 2013, the Commonwealth of Virginia developed the first Virginia Plan to Increase Independent Living Options (hereinafter referred to as the "Plan" or VPIILO) 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). Interagency implementation of the plan continues even as the Commonwealth has entered Permanent Injunction status.

The Plan is developed, monitored, and updated annually by the Virginia Department of Behavioral Health and Developmental Services (DBHDS) along with an Interagency Leadership Team and Permanent Supportive Housing Steering Committee composed of representatives from Virginia Housing (formerly Virginia Housing and Development Authority), the Virginia Department of Housing and Community Development (DHCD), and the Virginia Department of Medical Assistance Services (DMAS).

A stakeholder advisory group, the Integrated Housing Advisory Committee (IHAC), operates under a charter and includes ex-officio representation from state agencies and a variety of stakeholder groups including providers, individuals with developmental disabilities and their family members, housing developers, and advocacy organizations. IHAC meets quarterly and reviews the status of VPIILO implementation and advises annual plan development. DBHDS provides operational support to IHAC.

The target population under this plan is adults with developmental disabilities who meet any of the following additional criteria: (1) currently reside at a state facility (formerly, training center) (2) receive Medicaid Developmental Disability (DD) waiver services or are eligible to receive a DD 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 Commonwealth continues to increase independent housing and services options with a goal that ten percent of the adult population of individuals using a DD Waiver services or on the waitlist for such a waiver. This target is derived from analysis of current service utilization data, available informal survey data, and national data/trends.

The Plan 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 accomplishing 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.

Goals

VPIILO goals include the domains that have been identified to increase resources needed for independent, affordable housing options as well as to improve access to such resources through outreach, education, and development of resource linkages.

VPIILO goals are enumerated as follows:

1. Increase Affordability of Independent Living
2. Expanding Housing Options
3. Building Understanding and Awareness about the Need to Create Independent Housing Options for the Target Population and the Availability of those Housing Options.
4. Ensure Effective Access

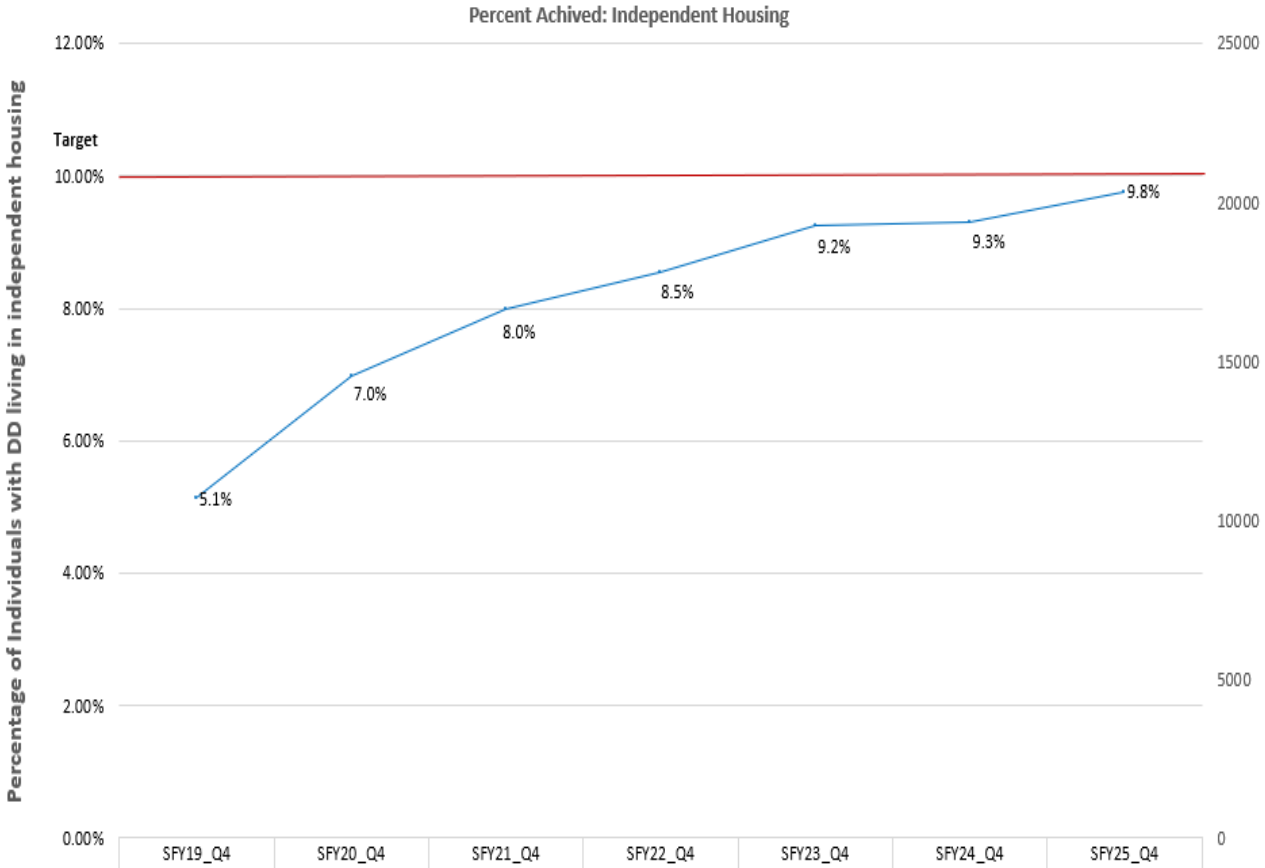
Activities under each goal are assigned lead or co-lead agencies who address implementation strategies through securing resources, modifying appropriate policies or regulations, and reporting back quarterly on progress to the Permanent Supportive Housing Steering Committee and IHAC. Quantifiable outcomes are included in VPIILO quarterly reporting and have historically been reported and reviewed by the Department of Justice. High level outcomes continue to be tracked through DBHDS's Quality Management System for developmental disability services.

The 2025 VPIILO is included as an appendix to this report.

Key Outcomes

The overall aim of this interagency collaboration is to improve access to independent housing for individuals with developmental disabilities. At the outset of the Settlement Agreement, DBHDS identified just 341 individuals who were living in independent housing. Today, Virginia has nearly achieved its target that ten percent of the adult population receiving DD Waiver services or on the waitlist for such a waiver live independently. At the end of Fiscal Year 2025, 2,305 individuals in the target population were living independently.

Graph 1: Percentage of Individuals with Developmental Disabilities Living in Independent Housing



	SFY19_Q4	SFY20_Q4	SFY21_Q4	SFY22_Q4	SFY23_Q4	SFY24_Q4	SFY25_Q4
Percent Achived	5.12%	6.99%	7.98%	8.54%	9.25%	9.30%	9.76%
Numerator	956	1376	1654	1807	2084	2185	2305
Denominator	18,658	19,695	20,737	21,153	22,536	23,496	23,614

Because individuals in the target population have extremely low incomes, rental assistance is essential to ensuring affordable access. Long-term rental assistance has been committed to this effort by Virginia Housing (127 slots), various Public Housing Authorities (100), and DBHDS's State Rental Assistance Program (846 slots). Additionally, Virginia Housing secured a HUD Section 811 PRAC grant in 2020. The VH 811 program provides targeted rental assistance to both individuals with developmental disabilities and those with serious mental illness (SMI). However, implementation was delayed due to the COVID-19 pandemic. The original application to HUD requested the funding for 150 slots. Since the application (2019/2020) rents/costs have increased and VH is unsure if the funding will cover 150 units. VH is currently under contract for 93 units of 811, none of which are currently online yet. All 811 that has been awarded thus far is in new construction properties and the first units are expected to come online very late 2026 or early 2027.

Rental assistance ensures access to both affordable rental units on the private market as well as those in VH's Low Income Housing Tax Credit (LIHTC) program. VH has established a threshold requirement in its LIHTC program (both 4% and 9% programs) that requires that every

development provide a leasing preference for state priority populations that have committed rental assistance. DBHDS and DHCD have entered into an MOU with VH that ensures access to its referrals for this leasing preference.

Since 2015, VH's leasing preference commitment has resulted in 1,609 units across the state that have been placed in service with this leasing preference. As of March 1, 2025, at least 805 units have come online for this population with 215 individuals with DD securing such a unit; therefore, 26.7% of the available units placed in service for this population have been utilized. VH and DBHDS coordinate at least bi-weekly to identify strategies to improve utilization. Such strategies have included improved outreach and communication with referral sources and LIHTC properties, modifications to the LIHTC Qualified Allocation Plan (QAP) to improve alignment of the units produced with the needs of the population, and reduction of access barriers to both SRAP and LIHTC units themselves.

Notably, all committed rental assistance sources are near maximum utilization. Increasing utilization of the LIHTC Leasing Preference will require additional appropriations to DBHDS's SRAP program

Table 1: LIHTC Leasing Preference (LP) Utilization by DBHDS DD Region

Region	Usable TPLP Slots	# Leased	% Leased
1	162.5	16	9.8%
2	219.5	93	42.4%
3	23	1	4.3%
4	184.5	8	4.3%
5	215	97	45.1%
Total	804.5	215	26.7%

In addition to rental assistance and affordable units, VPIILO targets cannot be met without the availability of appropriate support services. This is most evident in Table 1 where DBHDS regions identified to have limited availability of DD Waiver services have dramatically lower utilization. The redesign of Waiver services resulted in a set of services that are more aligned with supporting individuals in homes of their own, but uptake of these services has been inconsistent across the Commonwealth. DBHDS, DMAS and their partners continue to implement a wide variety of strategies to increase utilization of these services.

Among the redesigned Waiver services were two types of Community Guide services: General Community Guide and Community Housing Guide (CHG). CHG provides pre-tenancy and post-tenancy support services that directly assist individuals with identifying their housing needs and preferences, completing a housing search, moving into housing, connecting to other disability-specific services and natural supports, and understanding tenant rights and responsibilities to ensure housing retention. As of September 2025, 38 providers were enrolled as Community Housing Guides.

Key Stakeholders to VPIILO Implementation

Table 3. Permanent Supportive Housing Steering Committee Members

Virginia Housing (VH)
Department of Housing and Community Development (DHCD)
Department of Behavioral Health & Developmental Services (DBHDS)
Department of Medicaid Services (DMAS)

Table 4. Integrated Housing Advisory Committee (IHAC) Members

Member First Name	Member Last Name	Voting Member	Ex-Officio Member	Agency/Org.
Charlotte	Arbogast		X	DARS
Ann	Bevan		X	DMAS
Monica	Jefferson		X	VH
Marie	Fraticelli		x	DBHDS
Sheree	Jones		x	DBHDS
Ara	Mendoza		X	DHCD
Teri	Morgan		X	VBPD
Chloe	Rote		X	DHCD
Desiree	Taylor		X	DVS
Janna	Wiener		X	DBHDS
Kristin	Yavorsky		X	DBHDS
Tracey	Ballagh	X		Rush Homes
Leonard	Bradley	X		Lived Experience Advocate
Allison	Coles Johnson	X		Family Advocate
Kayla	Douglas	X		Alleghany Highland CSB
Margot	Greenlee	X		Our Stomping Ground
Lauren	Gerken	X		The Arc of VA
Susan	Henderson	X		Hope House
Jean	Johnson	X		Piedmont Housing Alliance (PHA)
Andrea	King	X		VAIL
Ben	McGann	X		Advocate
Bertra	McGann	X		Advocate
Isabel	McLain	X		Virginia Housing Alliance (VHA)
Grey	Persons	X		Hope House
Autumn	Richardson	X		Richmond Behavioral Health
Shay	Ruff	X		Advocate
Eve	Steet	X		Virginia Beach CSB
Joey	Warren	X		Wall Residences
Justin	Zakia	X		CRi

Conclusion

Over the past decade, the Commonwealth of Virginia has demonstrated sustained progress in expanding independent living opportunities for individuals with developmental disabilities. Through the implementation of the Virginia Plan to Increase Independent Living Options, state agencies and partners have built a durable framework that integrates housing policy, service delivery, and interagency coordination.

The measurable growth in independent living outcomes reflects both the strength of this collaboration and the Commonwealth's commitment to community inclusion. However, data also reveal persistent regional disparities and the need for continued investment, particularly in rental assistance, DD waiver service capacity, and provider development, to ensure equitable access across all areas of the state.

As the Commonwealth transitions from meeting federal settlement obligations to advancing long-term systems improvement, the continued success of VPIILO will depend on maintaining this interagency partnership, strengthening stakeholder engagement through IHAC, and securing the resources necessary to sustain affordable, accessible housing opportunities.

Virginia's achievements to date affirm that individuals with developmental disabilities can and do thrive in homes of their own when provided with the right mix of housing and support. The ongoing implementation of VPIILO ensures that this principle remains at the heart of the Commonwealth's housing and disability service systems.

Addendum 1: 2025 Virginia Plan to Increase Independent Living Options (VPIILO)

Action Plan - Goals, Strategies, and Action Items

Virginia's Plan to Increase Independent Living Options, CY 2025
Goals, Strategies, and Action Items

Goal #1 - Increased Affordability of Independent Living

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

52 options created in FY 15	*117 options created in FY 19*	*-58 options created in FY23*
165 options created in FY 16	*200 options created in FY 20*	*80 options created in FY24*
174 options created in FY 17	*175 options created in FY 21*	*-118 option created in FY25*
125 options created in FY 18	*221 options created in FY22*	

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 2025 Targets:

- Add vouchers to the VH Housing Voucher pool that is dedicated to the target population, as federal funding permits.

Action	Lead Agency(s)	Others Involved	Projected Start Date	Projected Completion Date	Projected CY 2025 Outcomes	Resources $$$	Actual Outcomes

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

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	1/2025	12/2025	• Maintain high (approximately 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.	Federal Housing Choice Voucher funds	

Action	Lead Agency(s)	Others Involved	Projected Start Date	Projected Completion Date	Projected CY 2025 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. Completed 2023.							

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

<u>CY 2025 Targets:</u>

- Provide recommendations to PHAs to sustain voucher access for the target population.

Action	Lead Agency (s)	Others Involved	Projected Start Date	Projected Completion Date	Projected CY 2025 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. Completed 2020.							

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

1.2.2 Review utilization of local preference vouchers and State Rental Assistance Program (SRAP).	DBHDS	PHAs	1/2025	12/2025	• Continue to monitor and should utilization of available slots fall below 85% DBHDS will research cause and implement strategies to address	Federal Housing Choice Voucher funds, SRAP	
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.	DBHDS		1/2025	12/2025	• Request additional SRAP funding for FY26 • Ensure existing community SRAP allocations are effectively utilized (waitlists, redistribution of funding)	SRAP	

<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

<u>CY 2025 Targets:</u>

- 730 units (175 9% and 555 4%) are projected for allocation in the 2025 LIHTC funding round.
- DBHDS and PHAs provide project-based rent assistance to individuals in the target population.

Action	Lead Agency (s)	Others Involved	Projected Start Date	Projected Completion Date	Projected CY 2025 Outcomes	Resources $$$	Actual Outcomes
1.3.1 Apply the 9% LIHTC and 4% tax exempt bond QAP provisions which require developers to construct and rehabilitate	VH	DBHDS	1/2025	12/2025	• 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	Annual state allocation of LIHTCs	

units that are available on a preferential basis to the target population.					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 methodology		
1.3.2 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 15% of the units.	VH		6/2024	12/2025	• Accessible Supportive Housing (ASH) LIHTCs will be awarded to developments. • Examine alignment of ASH developments with First Leasing Preference and needs of DD population.	LIHTC	
1.3.5 Deleted this item in 2020 to combine efforts with 2.1.4							
1.3.6 Explore opportunities to create project-based subsidy where there is an effective demand and	VH	DBHDS	1/2025	12/2025	• Begin implementation of the Section 811 Project Rental Assistance Contract program.	Section 811 PRAC	

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 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 2025 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 2025 Outcomes	Resources $$$	Actual Outcomes
2.1.1. Deleted Action Item due to QAP changes making preference units a threshold requirement for LIHTC applicants.							
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		1/2025	12/2025	All Developers are informed of the option to provide preferential leasing of the accessible units in the properties to the target population	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 development funding to encourage developers to prioritize units for the target population that will meet their needs.	DHCD	DBHDS	1/2025	12/2025	• DHCD selects eligible projects, if any, for pre-development funding with DBHDS input. Examine outcomes from DBHDS funds invested in pre-development through the DBHDS-DHCD MOU. Modify strategies and determine need for DBHDS funds in future competitions.	ASNH 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 DBHDS	DHCD	1/2025	12/2025	• 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	Annual state allocation of LIHTCs and ASNH funds	
2.1.6 Provide ongoing training to developers on accessibility and Universal Design standards. Completed in 2023.							
2.1.7 Increase utilization of the First Leasing Preference	DBHDS VH		1/2025	12/2025	• Establish utilization/occupancy baseline for projects post 2019 QAP changes. • Increase occupancy rate of First Leasing Preference units from CY24 to CY25.		

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 2025 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 2025 Outcomes	Resources $$$	Actual Outcomes
2.3.1 Deleted Action Item 2023							
2.3.2 Examine the use of the DBHDS Trust Fund for investment in affordable housing should funds become available	DBHDS	DHCD	1/2025	12/2025	• Broaden DBHDS Trust Fund language to permit use of funds, should they become available, for individuals with DD residing outside a training center	DBHDS Housing Trust Fund	

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:

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

Indicators:

- ***Increase referrals of the target population to rental assistance resources.***
- ***Revise and implement Housing Module for required training for Support Coordinators***

Strategy 3.1: Coordinate state and local outreach and education efforts

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

Action	Lead Agency(s)	Others Involved	Projected Start Date	Projected Completion Date	Projected CY 2025 Outcomes	Resources $$$	Actual Outcomes
3.1.1. Develop communication materials tailored to PHAs, developers, landlords and	DBHDS		1/2025	12/2025	Continue to produce and distribute 2-3 newsletters/year to	DBHDS	

owners of multifamily properties and individual units.					PHAs, LIHTC properties and landlords about target population's successes, needs and available resources.		
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.	DBHDS	VH, DHCD, DARS, DMAS	1/2025	12/2025	Continue to make communication materials available.	DBHDS staff	

Strategy 3.2: Build local outreach and education capacity

CY 2025 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 2025Outcomes	Resources $$$	Actual Outcomes

3.2.1 Educate DD support coordinators and waiver service providers about how to make referrals for available housing resources.	DBHDS	DMAS	1/2025	12/2025	• Launch updated housing training for support coordinators in COVLC (the state's learning management system). • Launch new SRAP referral training	DBHDS staff	
3.2.2 Deleted action item due to reflect the time needed to develop a new housing assessment & referral system in WaMS							

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.	DBHDS	RITs	1/2025	12/2025	• Continue to host information sessions for individuals/families	DBHDS staff	

3.2.4 Lead local/regional efforts to educate PHAs, landlords and housing providers about opportunities to develop housing resources for the target population	DBHDS	RITs	1/2025	12/2025	• 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 staff	

Goal #4—Effective Access

Goal #4: *Build sustainable local capacity to provide coordinated, timely, equitable, 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 2025 Targets:

- Build community capacity to implement DD waiver services aligned with supportive housing best practices
- 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

Action	Lead Agency(s)	Others Involved	Projected Start Date	Projected Completion Date	Projected CY 2025 Outcomes	Resources $$$	Actual Outcomes

4.1.1 Clarify roles for the Community Housing Guide service	DBHDS, DMAS		1/2025	12/2025	• Collaborate with Internal DBHDS offices and DMAS to determine roles and clarify responsibilities • Identify key contacts for Lead Agencies to lead action	Agency staff	
4.1.3 Implement partnership between selected LIHTC housing provider(s) and service provider(s)	DBHDS	VH DMAS	1/2025	12/2025	• Monitor partnership between selected LIHTC housing provider(s) and service provider(s) • Identify strategies for service funding sustainability	Agency staff, Jumpstart grants, DBHDS funds DMAS, VH, DHCD	
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, DMAS, DARS, VDH, DVS, DSS	1/2025	12/2025	• 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	Agency staff	

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 2025 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 2025 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. COMPLETED in 2024	DBHDS	DMAS	1/2025	12/2025	• Use results of the Possibilities Project TA initiative to identify alignment between Waiver services and supportive housing best practices	Agency Staff	
4.2.2 Item completed in 2021							

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

CY 2025 Targets:

- Implement a centralized process to identify and triage individuals eligible for First Leasing Preference
- Establish housing search functions in each region

• 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 2025 Outcomes	Resources $$$	Actual Outcomes
4.3.1. Deleted to reflect timelines required to make WaMS changes							
4.3.2. Develop strategies to address tenancy support gaps in each region	DBHDS	DBHDS, DHCD, VH	1/2025	12/2025	• Continue piloting DBHDS- funded Tenancy Supports across the Commonwealth. • Identify strategies to implement tenancy supports to address gaps.	Medicaid services, DBHDS funding	
4.3.3 Continue to identify and catalogue creative approaches to leveraging private resources to create housing options for individuals in the target population. Item completed in 2018.							
4.3.4 Deleted this item in 2023 to combine efforts with 4.2.1							
4.3.5 Implement a performance measurement system for SRAP	DBHDS		1/2025	12/2025	• 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 staff resources	

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

DSS – Department of Social Services

DVS – Department of Veteran 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

VDH – Virginia Department of Health

VH - Virginia Housing (formerly Virginia Housing and Development Authority)