

NCSHA 2016 Annual Awards Entry Form

(Complete one form for each entry)

Deadline: Wednesday, June 15, 2016

Visit ncsha.org/awards to view the Annual Awards Call for Entries.

Instructions: Type entry information into the form and save it as a PDF. Do not write on or scan the form. If you have any questions contact awards@ncsha.org or 202-624-7710.

Fill out the entry name *exactly* as you want it listed in the program.

Entry Name:

HFA:

Submission Contact: (Must be HFA Staff Member) _____ **Email:** _____

Please provide a 15-word (maximum) description of your nomination to appear on the NCSHA website.

Use this header on the upper right corner of each page:

HFA:

Entry Name:

Select the appropriate subcategory of your entry and indicate if you are providing visual aids.

Communications	Homeownership	Legislative Advocacy	Management Innovation
Annual Report	Empowering New Buyers	Federal Advocacy	Financial
Creative Media	Encouraging New Production	State Advocacy	Human Resources
Promotional Materials and Newsletters	Home Improvement and Rehabilitation		Operations
			Technology
Rental Housing	Special Needs Housing	Special Achievement	Are you providing visual aids?
Encouraging New Production	Combating Homelessness	Special Achievement	Yes
Multifamily Management	Housing for Persons with Special Needs		No
Preservation and Rehabilitation			



2016 NCSHA

Award Submission

ENTRY NAME:

**Rental Assistance Campaign for People
with Intellectual and Developmental
Disabilities**

ENTRY CATEGORY:

**Legislative Advocacy
State Advocacy**

**Virginia Housing Development Authority
Rental Assistance Campaign for People with
Intellectual and Developmental Disabilities**

“It was imperative that the Commonwealth respond to the DOJ settlement in a coordinated and collaborative manner which meant working across secretariats and state agencies as well as working with local communities. VHDA served in a key leadership role to assist in facilitating that process. Through the commitment of both human and financial resources, VHDA stepped up in a way no other partner could and should be recognized for that leadership and commitment.”

Pam Kestner, Deputy Secretary
Office of the Secretary of Health and Human Resources

Background

When the U.S. Supreme Court’s Olmstead decision affirmed that Virginia and other states must ensure that individuals with intellectual and developmental disabilities be served in the most integrated settings appropriate to meet their needs consistent with their choice, a multi-agency collaborative partnership was created to help Virginia support the decision.

This ruling led to numerous states entering into settlement agreements or consent decrees with the United States Department of Justice (DOJ). Virginia’s settlement agreement, like those with other states, resolved DOJ’s concerns with Virginia’s training centers and community programs and the Commonwealth’s compliance with the ADA and Olmstead with respect to individuals with intellectual and developmental disabilities.

To support this new effort, a unique and committed interagency partnership was established to create a housing plan with a request for new funding for rental assistance that would increase community-based settings for individuals with intellectual and developmental disabilities, while providing needed support services. VHDA, as Virginia’s state HFA, and the Department of Housing and Community Development, the state’s housing agency, partnered to ensure that housing activities were coordinated and addressed the needs of people with intellectual and developmental disabilities. The partnership launched an intensive community engagement initiative with health and human resource agencies to increase integrated community based housing in the Commonwealth and provide the necessary supportive services for individuals with these disabilities.

Why/When it was Undertaken

Under VHDA’s leadership, an interagency partnership was created – The Interagency Housing Committee (IHC) and the Interagency Leadership Team (ILT) – to address multiple housing-related issues. Both of these groups were composed of representatives of all the partners in this effort: the Office of the Secretary of Health and Human Resources, the Virginia Department of Housing and Community Development, the Virginia Department of Behavioral Health and Developmental Services, 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 and our own VHDA associates.

The interagency partnership created a document titled “Virginia’s Plan to Increase Independent Living Options.” The plan is intended to meet the requirements of Section III.D.3 of the Settlement Agreement with the DOJ. The plan includes five goals, and goal two – “Increase Access to Rental Subsidies for Individuals with Developmental Disabilities” – was identified as a priority.

Virginia Housing Development Authority
Rental Assistance Campaign for People with
Intellectual and Developmental Disabilities

Once the plan was approved, we recognized an impediment to the interagency partnership's success: we lacked a governance structure that included implementation and monitoring of key activities to ensure that we pursued best practices to ensure that people with ID and DD obtained community based housing of their choice along with the needed services. We also launched a third team, the Interagency Implementation Team (IIT), on November 2015 and undertook two simultaneous activities.

First, we invested in bringing a "boot camp" to Virginia to kick-start the community engagement process to support a local service delivery system that connected to housing once the housing options became available. Second, we convened an "Ideation Session," a process developed by VHDA to clarify a project's purpose and focus. This process brought our partners together to explore all dimensions of the project and collect a broad range of input on the project needs. The session allowed the partnership not only to understand that our highest priority was successfully securing General Assembly support for a state rental assistance program, but that the focused messaging would be critical to securing funding.

The partnership's leadership team met with Joe Flores, who is Virginia's Deputy Secretary of Health and Human Resources. He recommended we create a very simplified message and test its effectiveness at the General Assembly's Money Committee. The IIT worked on the messaging and partnered with VHDA's marketing team, which created an infographic with a simplified message that focused on the cost savings that a rental assistance program would create for Virginia.

Pam Kestner, Deputy Secretary of Health and Human Resources, and Bill Shelton, Director of DHCD, presented the campaign infographic at a pre-session meeting with the Senate Finance and House Appropriations staff, which was a very strategic first step in achieving the needed funding. The partnership leadership maintained their efforts during the General Assembly session to ensure that we were conveying the same message and demonstrating the need and rationale for additional funding. Partnership leaders continued their campaign in meetings with General Assembly committees by responding to questions and providing additional information as it related to housing the ID/DD population. The legislators not only understood our message, they also noted that the partnership established between the agencies provided assurances that the program, utilizing the new funding, would be successfully designed and implemented.

Why it is Meritorious and Meets NCSHA Award Judging Criteria

Innovative

VHDA utilized internal processes and strategically advanced our cross-sector partnership to begin successfully implementing key components of the funding plan. We utilized an "Ideation Session" to build a common understanding among the leadership and the IIT team of the project needs, gaps, and successes so far. The Ideation Session allowed the partners to determine that there was a communications and messaging gap that was hampering our ability to obtain the General Assembly to support a rental assistance program.

Responds to an important state need

Given the uncertainty of federal funding, it is difficult to see how people with ID/DD could afford their own rental housing without a state rental assistance fund, since their incomes are about 10-15% of AMI. This means that an individual would have to pay about 120% of their monthly income to rent an efficiency unit and 126% of their monthly income for a one-bedroom unit in Virginia.

Virginia Housing Development Authority
Rental Assistance Campaign for People with
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The creation of the ILT team was critical to implementing the plan to increase independent living options for people with intellectual and/or developmental disabilities. The biggest barrier for this population to live independently is their income, which typically is about 10-15% of AMI or approximately \$11,000 per year. In addition, the intensive activities of the IIT and health and human services partners led to the development of a local coordination system that maximized access to resources needed by this population to live in community-based housing they can now choose for themselves.

Provides benefits that outweigh costs

The benefits of creating our state rental assistance plan is measured in terms of the individuals whose lives are positively impacted by having the resources they need to live in the housing they choose. The benefits of the program also positively impact the state financially, because the state is currently paying more for individuals to live in less independent residential settings. Instead of paying for higher cost congregate settings, community-based housing options are being created that allow the Commonwealth to utilize its resources to create more state rental assistance options to serve more individuals. As a result, over the next two years approximately 436 individuals will receive rental assistance and be able to live a life in their community of choice just like we do.

Conclusion

Most of the individuals in the ID/DD target population have low incomes. They live on 10-15% AMI. If they get Social Security income, it is \$733 a month. Take 30% of that for housing expenses and they can pay about \$244 per month in rent – so, there isn't a lot of money available to these individuals or their families. The new rental subsidy program approved by Virginia's legislature should ease the transition individuals are facing as they move from their current living situation to one where they can choose where they live.

The end result? Virginia's General Assembly approved the Rental Assistance request in February of 2016. Governor McAuliffe approved the budget, which was finalized in April 2016. It provides general fund support of \$9.5 million – \$2.7million in FY 2017 and \$6.7 million in FY 2018 – to address the costs associated with the administration of a statewide rental assistance program for approximately 436 individuals. Additionally, investing in rental assistance will save Virginia approximately \$19.5 million. This process has been a great example of agencies partnering to obtain the resources necessary for its citizens most in need to live independent and productive lives, and we look forward to further implementation of our housing and supportive services efforts in the coming years.

Please see the following two blog articles on the campaign from The Arc of Virginia, an organization dedicated to promoting and protecting the human rights of people with intellectual and developmental disabilities and actively supporting their full inclusion and participation in the community throughout their lifetimes:

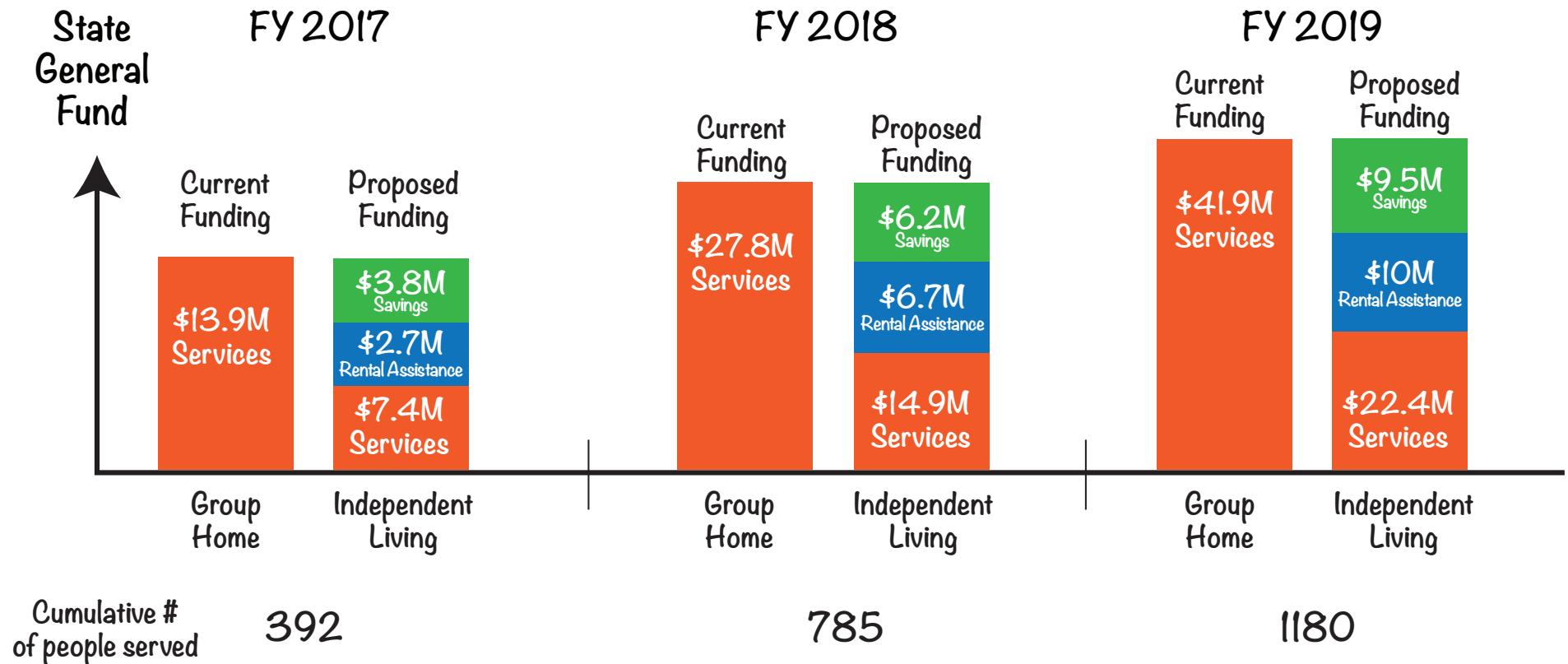
[Governor McAuliffe Unveils Proposed Budget](#)

[Summary of Major I/DD Items in the Conference Committee Report](#)

Also, please see the two attachments below.

Rental Assistance Campaign Infographic

Investing in rental assistance will **SAVE** Virginia ~\$19.5M
AND serve 1,180 people in a setting of their choice.



Dollars above do NOT include federal match dollars from Medicaid.



Legislative Agenda for 2016

This agenda represents items that VHA and many of its partners are supporting in the 2016 Virginia General Assembly Session. Our legislative issues are listed below and the budget items we support begin on the back of this sheet. Items marked with * are recommendations of the Virginia Housing Commission.

Establishing a Sustainable Revenue Source for the Virginia Housing Trust Fund - **(HB683 Peace/SB105 Locke)***

Over the last 4 years, the Virginia Housing Trust Fund has received \$4 million a year through the appropriations process. With a proven track record from a successful round of impactful projects in 2013 and a second round of projects just announced in January 2016, it is time to establish a revenue source that will allow the fund to help meet the housing needs of more Virginians. This bill would establish a sustainable revenue source for the VHTF from the surplus of state Recordation Tax collections, tying the size of contributions to the fund to the health of the housing market.

End Housing Discrimination Based on Sexual Orientation **(SB67 Wexton/HB300 Simon)**

Virginians deserve equal housing opportunities regardless of their sexual orientation or gender identity. This bill would make it illegal for landlords and others to deny a person housing based solely on their real or perceived sexual orientation or gender identity.

Protecting Tenant Rights in Rent Escrow Cases and Unlawful Eviction - **(SB377 Vogel/HB1209 Collins)**

No Virginian should end up homeless for bringing a legitimate legal complaint against their landlord. This bill would protect tenants in rent escrow cases providing protections from lease termination without consent and would provide monetary damages in cases of unlawful eviction.

Make Housing More Efficient and Help Virginia Meet its Energy Goals - **(HB351 Villanueva/SB571 McEachin)**

Thousands of low and moderate income Virginians live in older, inefficient housing and lack the resources and knowledge to make energy efficiency improvements on their homes that would save them hundreds of dollars annually. This bill would provide a pathway for Virginia to join or create a carbon cap and trade program which would bring up to \$35 million a year in revenues dedicated to supporting residential energy efficiency improvements.

Allow Land Banking as a Tool for Localities to Address Tax-Delinquent Housing Stock - **(HB268 Marshall/SB414 Barker)***

Land banks are tools that help communities implement a consistent, proactive strategy for addressing vacant & abandoned properties by turning them into new housing, commercial buildings and community facilities. This bill would enable localities in Virginia to establish Land Banks.

Enable Flexibility in Use of State Auxiliary Grants -
(HB675 Peace)

Virginia's population living with serious mental illness (SMI) should be able to access the same support resources they have in traditional institutions when opting to live in more integrated community settings such as permanent supportive housing. This bill would allow adults with SMI who receive SSI to use auxiliary grants in permanent supportive housing and other alternatives to assisted living facilities and adult care homes.

FY16-18 Budget Items

Virginia Housing Trust Fund - \$10M (1st year)/\$10M (2nd year)

The increased amount of funding for the VHTF in the Governor's budget will support the production of more housing and allow for more innovative uses of the fund in 2016 and beyond.

Permanent Supportive Housing for Adults with Serious Mental Illness -
\$2.14M (1st year)/\$7.14M (2nd year) - Del. Yost/Sen. Howell

PSH is an evidence based practice that reduces and prevents homelessness among adults with SMI, including those with co-occurring medical or substance abuse disorders. This funding would support 150 adults with SMI in FY17 and 500 adults with SMI in FY18.

Rental Assistance for the State's Intellectually and Developmentally Disabled Population -
\$1.87M (1st year)/\$3.75M (2nd year)

This funding in the Governor's budget would support the state's efforts under the Olmstead act to increase access to integrated independent housing options for people with intellectual and/or developmental disabilities.

Housing and Other Supports to Youth Aging out of Foster Care -
\$500K (1st year)/\$1.4M (2nd year)

This funding, along with the accompanying bill HB203(Lingamfelter), would establish the Extended Foster Care Services and Support Program to draw down matching federal funds to provide foster care services and support, including housing, to youth age 18-21 who have "aged out" of foster care before being permanently adopted into a family. Support during this critical time helps prevent homelessness, school dropout, and incarceration for this at-risk population.

Keep up with all the bills VHA is tracking at:

<http://tinyurl.com/VHA2016BillTracking>

For more information, contact Zack Miller, VHA's Policy Director at:

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