

# Housing Resources for People with Developmental Disabilities

Department of Behavioral Health & Developmental Services

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# Agenda

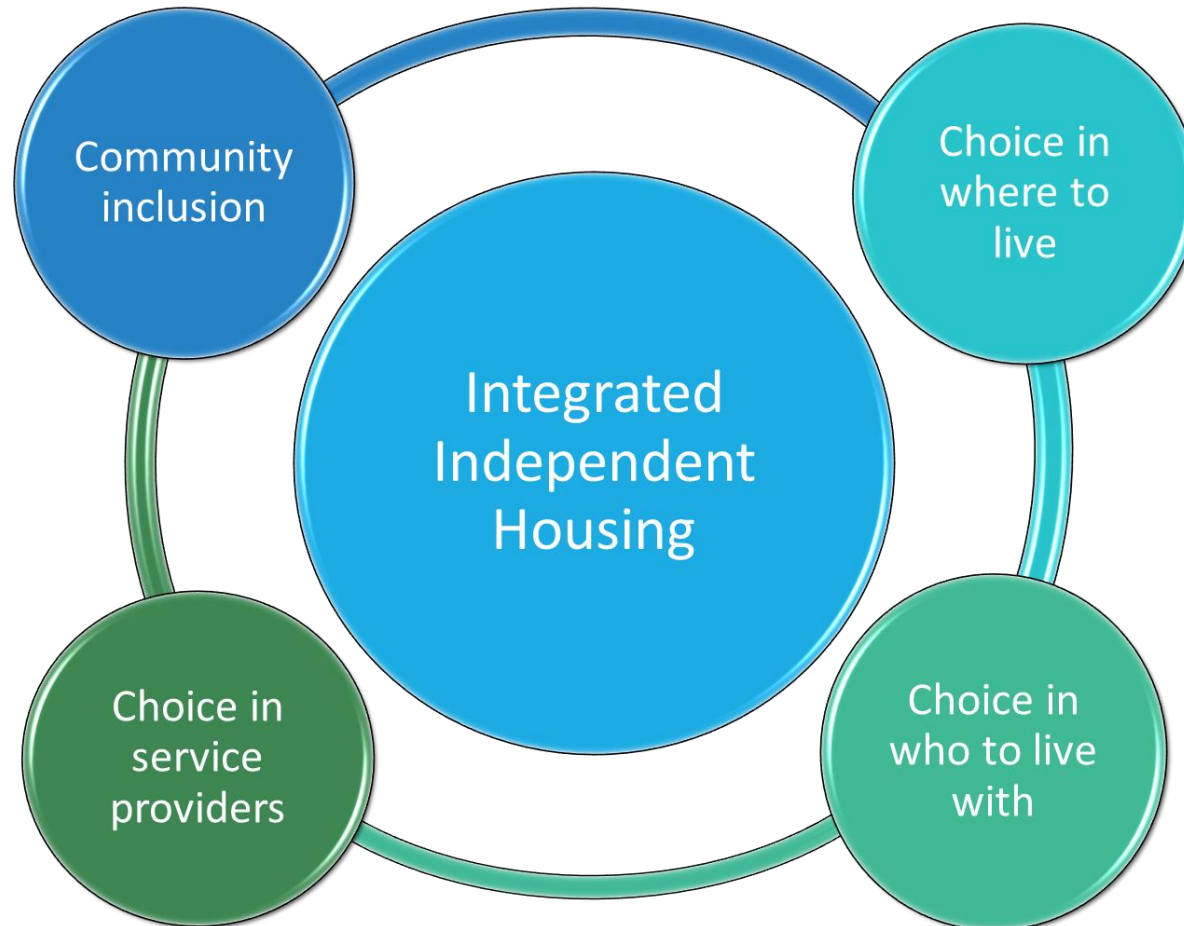
- Settlement Agreement Population
- Core Concepts of Independent Housing
- Housing Resources in Hampton Roads VA
- Referral Process for Rental Assistance
- Independent Housing Videos and Resources
- Questions and Answers

# Who is in the Settlement Agreement Population?

- People with developmental disabilities who:
  - Are age 18 or older; AND
  - Are in ONE of these categories:
    - living in a training center, intermediate care or nursing facility and meet the Level of Functioning for a DD Waiver;
    - receiving Medicaid DD Waiver Services (e.g., group home, in-home support, personal assistance, companion services, integrated day or employment services, etc.);
    - Currently on a waitlist for Medicaid DD Waiver Services



# Integrated Independent Housing: Core Concepts



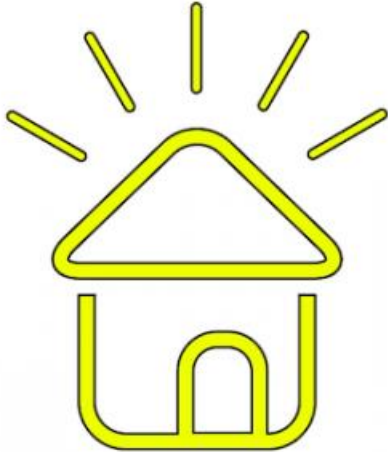
# Integrated Independent Housing

**Integrated Independent Housing has 7 core features:**



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

# Did you know?



- *As of December 1, 2018, there are now 867 people in the Settlement Agreement population living in their own home;*
- *As of December 1, 2018, there are 66 individuals in the Settlement Agreement population looking for housing;*
- *As of December 1, 2018, State and local agencies have made 598 rental assistance resources available to people Settlement Agreement population.*

# Housing Resources in Hampton Roads VA



- Housing Choice Voucher Program (HCVP) Rental Assistance
- State Rental Assistance Program
- Low Income Housing Tax Credit – lease preference
- Flexible Funds
- VHDA Rental Unit Accessibility Modification Program

# Housing Choice Voucher Program (HCVP)



A Special Admissions Preference has been made available by some Public Housing Authorities/Agencies for individuals in the Settlement Agreement Population. The purpose is to provide opportunities for individuals to move from training centers, ICF-IDD's, nursing facilities, group homes and family homes into market rental housing. Under this program, individuals:

- Lease their own units
- Pay between 30-40% of their adjusted monthly income towards rent with a utility allowance
- Get supports from a variety of sources, which are provided separately from their housing
- Cannot live with a parent, grandparent or guardian



# Housing Choice Voucher Program



Public Housing Authorities in Hampton Roads with the HCV Program, Special Admissions Preference:

- Hampton Redevelopment & Housing Authority

As of 1/7/19, there are 6 Vouchers available for individuals in the Settlement Agreement Population

- Newport News Redevelopment & Housing Authority

As of 1/7/19, there are 0 Vouchers available for individuals in the Settlement Agreement Population

- VHDA (balance of the state)

As of 1/7/19, there are 0 Vouchers available for individuals in the Settlement Agreement Population

# State Rental Assistance Program



DBHDS created the State Rental Assistance Program in October 2016. This program mirrors key elements of the HCV Program. The program is only open to individuals in the Settlement Agreement population. Under this program, individuals:

- Lease their own units
- Fair Market Rent is used as payment standard
- Contribute 30%-40% of adjusted gross monthly income towards rent with a utility allowance
- Get supports from a variety of sources which are provided separately from their housing
- Cannot live with parent, grandparent or guardian

# State Rental Assistance Program



Public Housing Agencies/Authorities in Hampton Roads with the State Rental Assistance Program

- Chesapeake Redevelopment & Housing Authority

As of 1/7/19, there are 1 Rental Certificate available

- Norfolk Redevelopment & Housing Authority

As of 1/7/19, there are 15 Rental Certificates available

- Virginia Beach Department of Housing

As of 1/7/19, there are 19 Rental Certificates available

# Low Income Housing Tax Credit (LIHTC)



- LIHTC program offers affordable housing to low/moderate income households
  - rents are set for residents in certain income ranges
  - rents may be higher than what a single person on SSI/DI can afford
- Some LIHTC properties have a “preference” for Settlement Agreement applicants. They move to the top of the waitlists & apply for specific units.
  - Rent assistance is attached to some apartments.
  - Other apartments have no rent assistance. People who get SRAP can use it to help pay rent in unassisted apartments.

# Building a “pipeline” for additional housing resources

- How to build a “pipeline” for additional housing resources
  - Refer individuals for rental assistance.
- What will your referrals do?
  - Referrals are the key to assisting DBHDS with efforts to increase the availability of housing resources.
  - Referrals provide leverage for DBHDS to conduct outreach with landlords, developers, housing agencies/authorities etc. to show the need for housing resources in specific localities.

# Referral Process for Rental Assistance



Individuals must be referred to DBHDS for Rental Assistance by:

- DD Support Coordinators/Case Managers

DD Support Coordinators/Case Managers must submit a DBHDS Housing Readiness Assessment and DBHDS Housing Resource Referral Form

- The most up-to date Housing Readiness Assessment - [DBHDS Housing Readiness Assessment](#)
- The most up-to-date Housing Resource Referral Form - [DBHDS Housing Resource Referral Form](#)

Only refer individuals who:

- have made an informed decision to lease and live in rental housing;
- understand that that cannot live with a parent, grandparent or guardian;
- are or can be ready to move within 60-120 days of being referred and/or approved for a rental assistance; and
- have or will have adequate waiver, non-waiver and natural supports in place to obtain & maintain housing

# Referral Process for Rental Assistance: Referral Priority



- Criteria for prioritizing referrals:
  1. persons in training centers, ICFs, nursing facilities or group homes
  2. persons who are homeless, at risk of homelessness, at risk of abuse/neglect, or paying more than half of their income toward rent
  3. persons who live with their families
  
- For more info, see:
  - [Housing Choice Voucher Set-Aside for DOJ Target Population FAQs](#)
  - [SRAP Fact Sheet](#)

# Referral Process

SC submits DBHDS  
Housing Referral to  
DBHDS

DBHDS checks  
referral for  
completeness and  
verifies target  
population eligibility

DBHDS forwards  
eligible referrals to  
local PHA based on  
availability



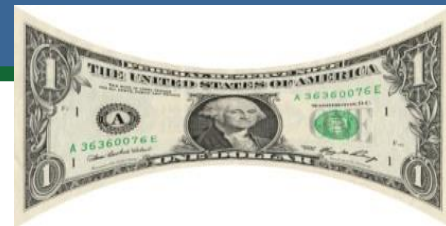
# Referral Process

PHA contacts individual and SC for eligibility review appointment

Individual must complete eligibility process within 45 days – will need birth certificate, state issued picture ID, SSI card and proof of income

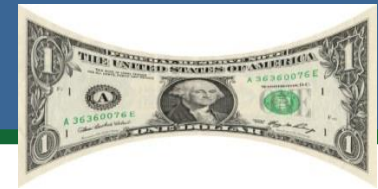
Once approved for participation in the rental assistance program, voucher/certificate is issued to begin searching for housing

# Flexible Funding



- Provides financial assistance to help individuals cover
  - Expenses to get into housing (up to \$5000)
    - Includes application fees, security deposits, utility deposits, temporary rent, assistive technology/environmental modifications not covered by Waiver or other sources, furniture, household supplies, moving expenses, temporary supports and other expenses.
  - Expenses to maintain your housing (up to \$5000)
    - Includes emergency rent and utility payments, unit repairs, pest extermination, special cleanings, temporary relocation, and other expenses.

# DBHDS Flexible Funding Criteria



- Flexible Funding is for a good or service that an individual “needs” in order to move into or maintain independent housing.
- Flexible Funding has (4) approval criteria:
  1. The individual could not move into or maintain occupancy of the unit without the good or service.
  2. The good or service is essential for the person’s health and safety in the home.
  3. The household item or service is essential for the person to maintain lease compliance.
  4. The good or service is essential to the person’s ability to function in and/or use his/her housing.

# DBHDS Flexible Funding Criteria



- Flexible Funding is NOT for a good or service that is not deemed “needed” in order to move into or maintain independent housing.
- Examples of non-approvable Flexible Funding expenses:
  1. Items that are primarily for the purpose of entertainment or recreation.
  2. Requests for multiple sets of a particular item, unless it there is a health and safety need or a lease compliance requirement.
  3. Goods or services that can be fully funded by another funding source – such as Transition Services, Waiver Environmental Modifications, VHDA Rental Unit Accessibility Modification Program.
  4. Goods or services that are primarily for the benefit of a housing or service provider, not the eligible individual.

# DBHDS Flexible Funding



- Individuals must be referred by their DD Support Coordinator/Case Manager to be considered for Flexible Funding.
- Flexible Funding is payable to 3<sup>rd</sup> party vendors via invoice and on a reimbursement basis with receipts; no upfront payments are made.
- For more information on Flexible Funding, see: [DBHDS Flexible Funding](#)

# Flexible Funding



- Flexible Funding Administrator for Peninsula Area of Hampton Roads: Joy Cipriano, Hampton-Newport News CSB [JOYC@hnnCSB.org](mailto:JOYC@hnnCSB.org) or (757)788-0066
- Flexible Funding Administrator for Southside Area of Hampton Roads: Stephen Stewart, Norfolk CSB [Stephen.stewart@norfolk.gov](mailto:Stephen.stewart@norfolk.gov) or (757)823-1683

# VHDA Rental Unit Modification



- **Who is eligible:** Tenants with disabilities who earn 80% or less of the area median income. The unit requiring modifications must be the individual with a disability's primary principal residence.
- **What modifications are covered?** Mods directly related to the applicant's disability, including, but not limited to, installation of ramps, chairlifts, widening of doorways and sidewalks, remote entry devices, alterations to bathrooms and kitchens.
  - Settlement Agreement Target Population qualifies for up to \$4K

## How to access:

- Referral form at <http://www.vhda.com/Renters/Pages/AccessibleRentalHousing.aspx#.Voqqfcl07Dc>
- Apply through "local agent" (e.g., a CIL or the landlord)

# Independent Housing Videos and Resources

[Peninsula HSS Team Community Based Independent Housing Website](#)

[Southside HSS Team Video: Living Independently with Assistive Technology](#)

[NoVA Independent Housing Video Series](#)

[DBHDS Creative Approaches to Housing Guidebook](#)

[DBHDS My Own Home Guidebook](#)



# Questions?

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Links to housing resource documents are available at  
[www.dbhds.virginia.gov/developmental-services/housing](http://www.dbhds.virginia.gov/developmental-services/housing)