

Housing Information Session #2: Rental Assistance and Housing Resources for Individuals in the Settlement Agreement Population



Department of Behavioral Health & Developmental Services Housing Team

Today's Goal

To increase individuals' and families' awareness of the rental assistance and housing resources available for individuals in the Settlement Agreement population.

Webinar guidelines

- Use the chat box to ask questions
- The moderator will forward your question to the presenter to be answered as soon as possible
- There will be time for Q&A at the end of the session
- Please keep questions generalized (specific cases can be addressed with your housing specialist)
- Reminder: This webinar is being recorded

Agenda

- Settlement Agreement Population
- Core Concepts and Features of Integrated, Independent Housing
- Housing Outcomes
- Rental Assistance Available in VA
- Referral Process
- Housing Resources Available in VA
- Questions

Who is in the Settlement Agreement Population for Housing?

- People with developmental disabilities who:

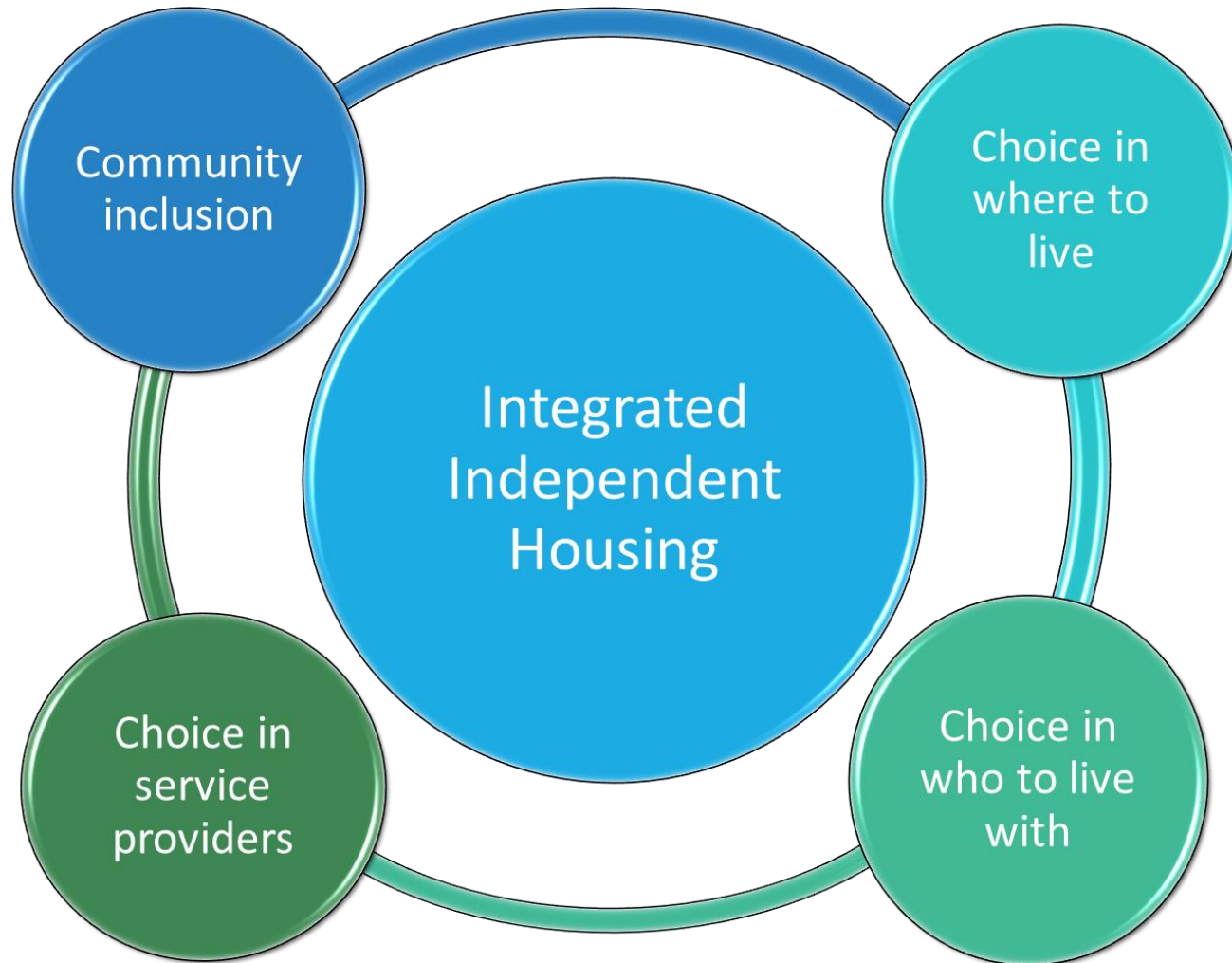
- Are age 18 or older; AND

- Are in ONE of these categories:

- living in a training center, intermediate care or nursing facility and meet the Level of Functioning for a Medicaid Developmental Disabilities (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



What are the Core Concepts of Integrated Independent Housing?



What are the Core Features of 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% 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 February 28, 2018, there are now 748 people in the Settlement Agreement population living in their own home;*
- *As of February 28, 2018, there are 39 individuals in the Settlement Agreement population looking for housing;*
- *As of February 28, 2018, State and local agencies have made 513 rental assistance resources available to people Settlement Agreement population.*

Questions?



What Rental Assistance is available in VA for individuals in the Settlement Agreement Population?



- Housing Choice Voucher Program (HCVP)
- State Rental Assistance Program (SRAP)
- Low Income Housing Tax Credit Properties – lease preference

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, 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

HCVP - Special Admissions Preference

Participating Partners



➤ Region 1 Western VA

Cities of Bedford, Covington and Harrisonburg as well as the Counties of Bedford and Rockingham

➤ Region 2 Northern VA

City of Alexandria

➤ Region 3 Southwestern VA

Cities of Danville, Martinsville, Roanoke, Salem, Abington and Bristol

Counties of Roanoke and Washington



➤ Region 4 Central VA

Petersburg and Richmond as well as the Counties of Chesterfield, Henrico and Hanover

➤ Region 5 Eastern VA

Cities of Franklin, Hampton and Newport News

Counties of Accomack, Northampton, James City and Southampton

➤ Balance of State

VHDA

State Rental Assistance Program (SRAP)



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



➤ Region 1 Western VA

Cities of Bedford, Charlottesville and Covington

Counties of Albemarle, Bedford, Fluvanna, Greene, Louisa and Nelson

➤ Region 2 Northern VA

Cities of Fairfax and Falls Church,
The Towns of Clifton, Herndon and Vienna

County of Fairfax

➤ Region 3 Southwestern VA

Cities of Abingdon, Big Stone Gap, Bristol, Danville, Martinsville, Norton, Roanoke City and Salem

Counties of Buchanan, Dickenson, Henry, Lee, Pittsylvania, Scott, Tazewell, Roanoke, Russell, Smyth, Wise and Wythe



➤ Region 4 Central VA

City of Richmond and
Counties of Henrico,
Chesterfield and
Hanover

➤ Region 5 Eastern VA

Cities of Chesapeake,
Norfolk and Virginia
Beach

Low Income Housing Tax Credit Properties (LIHTC) Lease Preference

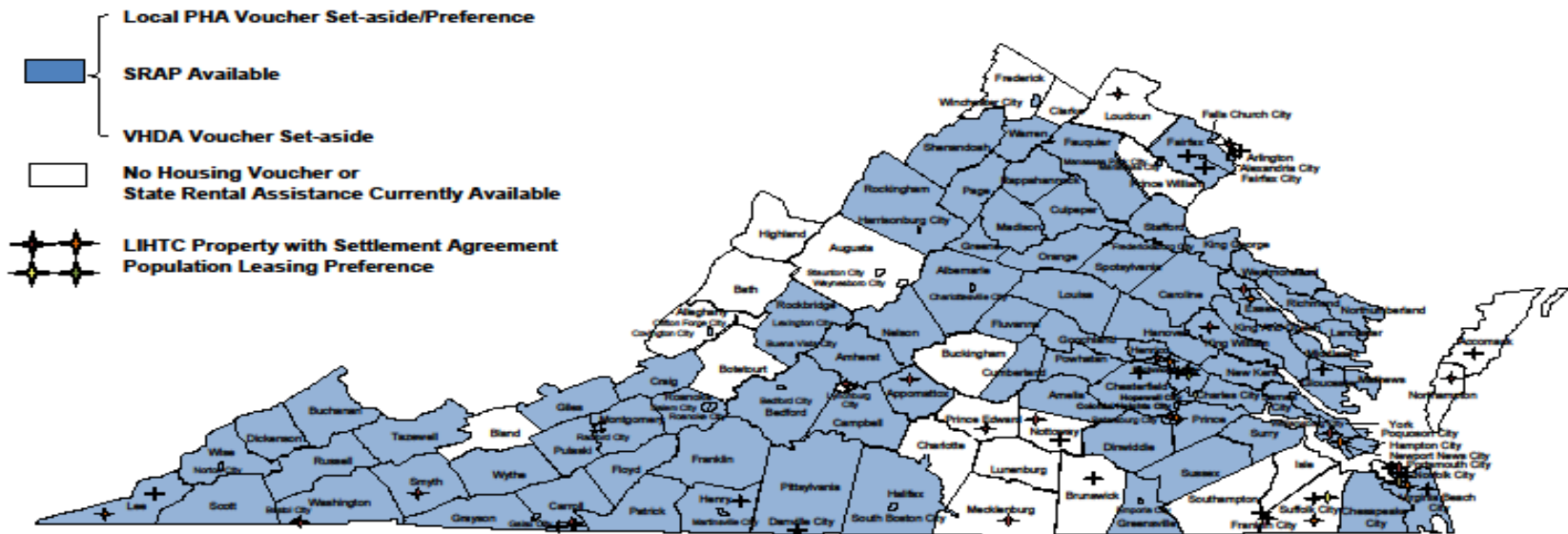


- LIHTC program offers affordable housing to low/moderate income households
 - rents are set for residents in certain income ranges
 - rents may be higher than what a single person on SSI/DI can afford
- Some LIHTC properties have a “preference” for Settlement Agreement applicants. They move to the top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

Low Income Housing Tax Credit Properties (LIHTC) Map of Properties with a Lease Preference



SRAP, Housing Choice Voucher Set-aside/Preference and LIHTC Preference Units for Settlement Agreement Population-



**Some Localities have SRAP and Housing Choice Voucher Set-asides via VHDA or a local Public Housing Agency.*

08/20/2011

Questions?



Referral Process for Rental Assistance (HCVP, SRAP & LIHTC)



Individuals must be referred to DBHDS for Rental Assistance by:

- DD Support Coordinators/Case Managers

Individuals should be referred when they:

- 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 and 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](#)



Population Eligibility-DD waiver or DD Waiver waitlist?

GO!

Program Eligibility-Who will be in your household? Can you prove income, and citizenship?

GO!

Property Application Eligibility-Do you have a criminal background? What does your credit look like?

GO!

Unit Eligibility-Is the unit's rent reasonable? Will it pass the Housing Quality Standards inspection?

LIHTC Properties (tenant based) – How it works



LIHTC Properties (project based) – How it works



Population Eligibility

- DD waiver or DD Waiver waitlist? Once DBHDS receives your referral for rental assistance, we verify Settlement Agreement population eligibility.

Property Information verification Letter

- Housing Specialist will provide the Support Coordinator with a Settlement Agreement Population Verification Letter and contact information for the property

Property Application Eligibility

- Do you have a criminal background? What does your credit look like? landlord will complete the necessary documents and submit them to the local housing authority/agency to determine rent reasonableness

Unit Eligibility

- Will the unit you choose to live in pass the Housing Quality Standards inspection? HQS Inspection ensures the unit is safe and livable. Once the unit passes the HQS Inspection, you can schedule your move.

Questions?



Housing Resources in VA for the Settlement Agreement Population

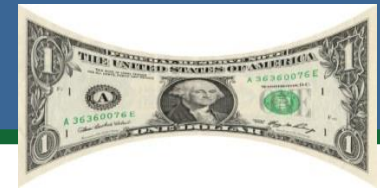
- DBHDS Flexible Funding
- VHDA Rental Unit Modification Program





- Provides financial assistance to help eligible 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.



- 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.



- Applications for Flexible Funding must be submitted by the individual's Support Coordinator/Case Manager.
- Flexible Funding is administered by a CSB in each Region of the state.
- Flexible Funding is payable to 3rd 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](#)



- **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?** Up to \$4K in 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.
- **How to access more information:**
 - <https://www.vhda.com/Renters/Pages/AccessibleRentalHousing.aspx#.Wnygwu-ouUk> (you must copy and paste the link in your browser)
 - Apply through "local agent" (e.g., a CIL or the landlord)

Innovative Family Driven Housing Arrangements

Meet Josh!

Consumer Directed Supports,
Accessibility & Rent Assistance



Meet Ryan!

Apartment with State Rental
Assistance and Live-in Aide



Questions?



Got Questions? Contact Your Regional Housing Specialist

DBHDS Housing Specialists by Region, 2017

Region 1 Western

Housing Specialist: Marie Fraticelli
 Email: marie.fraticelli@dbhds.virginia.gov
 Phone: 434-953-7146

DBHDS Housing Services Manager: Eric Leabough
 Email: eric.leabough@dbhds.virginia.gov
 Phone: 804-786-1393

Region 2 - Northern

Housing Specialist: Jeannie Cummins Eisenhour
 Email: j.cummins@dbhds.virginia.gov
 Phone: 804-836-4308

Region 3 - Southwestern

Housing Specialist: Anna Bowman
 Please email: anna.bowman@dbhds.virginia.gov
 Phone: 804-839-0476

Region 4 - Central

Housing Specialist: Sheree Hilliard
 Email: sheree.hilliard@dbhds.virginia.gov
 Phone: 804-629-1675

Region 5 - Eastern

Housing Specialist: Kim Rodgers
 Email: kimberly.rodgers@dbhds.virginia.gov
 Phone: 804-629-1674

