

# Housing Expansion Task Force for People with Disabilities

*Report on Current Issues and Opportunities*

Virginia Disability Commission  
October 22, 2009

## Housing Expansion Task Force Formed

- Includes all members of former Disability Commission, Olmstead, and Money Follows the Person (MFP) Housing Work Groups
- Organizational meeting August 4
- Future meetings first Thursday of the month, September-November and March-June, 1:00 p.m. at General Assembly Building
- Ed Turner chairs
- Sarah Stanton, Julie Stanley and Jason Rachel staff the group

# Task Force Approach to the Work

- Work Plan adopted through 11/10
- Reviews current federal, state and local issues/opportunities
- Develops presentations to Disability Commission
- Updates Olmstead Strategic Plan housing strategies
- Assists in compiling MFP Housing Report to the Centers for Medicare and Medicaid Services (CMS) and semi-annual MFP Annual Action Plan reports to Secretaries of Health and Human Resources and Commerce and Trade
- Special invited guest at each meeting:
  - Homebuilders Association (August)
  - Housing Opportunities Made Equal (September)
  - Apartment Management Association (October)

# Overview: Current Issues and Opportunities

- Federal:
  - HUD Non-Elderly Disability Vouchers
  - HUD Unlocking Doors Initiative
  - HUD Section 202 and 811 Funding
- State:
  - VirginiaHousingSearch.com
  - DBHDS Housing Study
  - Auxiliary Grant Portability
  - Federal Low Income Housing Tax Credit Qualified Allocation Plan
  - Money Follows the Person (MFP) Update
  - Lack of Statewide Housing Data—People in Institutions
- Local:
  - CILs' work with Public Housing Agencies and Consolidated Plans
  - NIMBYISM/Fair Housing Issues

# Non-Elderly Disability Vouchers

- Special opportunity: 4,000+ new vouchers nationwide
  - At least 1,000 proposed for MFP
- Comment Notice of Funding Availability (NOFA) issued in June
  - Response date was July 13
  - DMAS submitted a response
- Final NOFA expected by end of 2009
- Centers for Independent Living (CILs) working with Public Housing Agencies (PHAs) to prepare applications
- Governor Kaine sent letter to PHAs encouraging them to apply
- VHDA to apply and make all vouchers received available for MFP

## Unlocking Doors Initiative

- HUD working with partners in Richmond Metro area to plan Information Fair 4/10
- Fair will bring together disability and housing agencies with faith-based and community organizations
- Other populations included: refugees, ex-offenders and persons experiencing homelessness

## HUD Section 202 and 811 Funding

- HUD recently announced availability of funds to provide non-profit organizations interest-free capital advance funds to produce affordable rental housing with supportive services for the elderly and persons with disabilities through HUD's Section 202 and Section 811 Capital Advance programs.
- HUD provides the Section 202 and Section 811 funds to non-profit organizations in two forms:
  - Capital Advances: Funding that covers the cost of developing, acquiring, or rehabilitating the development.
  - Project Rental Assistance Contract (PRAC): Funding that goes to each development to cover the difference between the residents' contributions toward rent and the HUD-approved cost of operating the project.
- Virginia's share will support 55 Section 202 units and 14 Section 811 units.

## VirginiaHousingSearch.com

- A comprehensive database of affordable rental housing
  - Includes accessibility features and proximity to public transportation
- VHDA contracted with Social Serve
- VHDA marketing to landlords, who can advertise free
- @ 40,000 listings currently
- Some local databases linking to statewide database

## DBHDS Housing Study

- Requested by 2008 General Assembly to address housing for individuals with intellectual and developmental disabilities
- Report due in November; will have implications for other populations as well
- Focus to be on the need to develop:
  - a housing policy
  - a community living supplement to assist people who receive SSI in paying for housing
  - a state strategy to prioritize and target investment of state and federal funds

## Auxiliary Grant Portability

- Pilots will not work due to:
  - Putting Medicaid Program in Jeopardy
  - Maintenance of Effort Issues
- Capping at a certain number of slots will not work for the same reasons
- Only possible alternative: General Fund program separate from auxiliary grants

## Federal Low Income Housing Tax Credit Qualified Allocation Plan

- VHDA held two input sessions in September
- Housing Solutions Work Group recommendations considered
- Input from disability agencies considered
- Draft now available at [http://www.vhda.com/vhda\\_com/apps/DocumentLibrary/document\\_load.asp?docid=3295](http://www.vhda.com/vhda_com/apps/DocumentLibrary/document_load.asp?docid=3295)
- Major focus: new affordable rental space in areas that reflect a need for additional affordable housing
- Focus group scheduled for 10/28, 1:00 p.m., Virginia Housing Center
- Public comment scheduled for 11/17, 10:00 a.m. VHDA
- Final adoption scheduled for 12/2

## MFP Update as of September 2009

- 102 have enrolled; 43 have transitioned:
  - 11 into a home
  - 8 into an apartment
  - 24 into a 4-bed or fewer group home
- Supplemental home modifications and bridge rent available
- Major housing barriers
  - Lack of rental vouchers
  - Economic downturn affecting private-non-profit builders
  - Lack of reliable statewide needs data

# Lack of Statewide Housing Data: People in Institutions

- 2009 Olmstead Community Integration Strategic Plan calls for developing/funding statewide data collection of:
  - the number of individuals in institutions who cannot transition due to an inability to afford housing or find accessible housing
  - the number who risk institutionalization for these reasons
  - the type of housing needed
  - the number of units needed by geographic location in Virginia
- THA toolkit and JLARC study explored; not feasible
- Alternatives:
  - Break down data needs; work on each component separately, with a different approach for gathering each piece of data
  - Administer a “census” of sorts to individuals living in institutions
- The group will consider a more detailed proposal in November

## CILs' Work with Public Housing Agencies

- Encouraging PHAs to apply for the forthcoming MFP vouchers; assisting them with data to include in their applications to increase their competitiveness
- Working to create preferences in housing plans for people with disabilities
- Trying to gain membership of individuals with disabilities on PHA residence councils
- Conducting local workshops both for people with disabilities and for partner agencies
- Analyzing and commenting on Consolidated Plans

# NIMBYISM/Fair Housing Issues

- HOME Audit (Tidewater) shows:
  - Vast majority of builders and developers are not complying with the federal requirements for accessible units
  - There is no coordinated enforcement effort and little resources to do so
- “NIMBYism” is a growing problem
  - Culpeper County and Town of New Market: Neighbors argued that a CSB group home would violate restrictive covenants
  - Wythe County: AG’s Office settled complaint brought by Virginia Fair Housing Board after supervisors passed an ordinance derailing plans for a group home for up to eight children.
- Olmstead Implementation Team/Community Integration Advisory Commission are preparing fair housing information to send to localities to address these issues

QUESTIONS?