



Legislation Details (With Text)

File #: 18-7427 **Name:** CSB Revised Housing Plan for FY18 to FY25
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On agenda: 4/10/2018 **Final action:**
Title: Consideration of Approval of the Alexandria Community Services Board’s Revised Housing Plan FY 2018 to FY 2025.
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Attachments: 1. 18-7427_Attachment 1 - Housing Plan 2018 - 2025 Final Draft- Approved, 2. 18-7427_Attachment 2 - BP 13 - Residential Services Development Policy, 3. 18-7427_Attachment 3 - Housing Plan Cover Letter to Civic Association

Date	Ver.	Action By	Action	Result
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City of Alexandria, Virginia

MEMORANDUM

DATE: APRIL 4, 2018
TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL
FROM: MARK B. JINKS, CITY MANAGER /s/

DOCKET TITLE:
Consideration of Approval of the Alexandria Community Services Board’s Revised Housing Plan FY 2018 to FY 2025.

ISSUE: City Council’s Consideration of Approval of the Alexandria Community Services Board’s Revised Housing Plan FY 2018 to FY 2025.

RECOMMENDATION: That City Council receive and approve the proposed Department of Community and Human Services (“DCHS”)/Community Services Board (“CSB” or “Board”) *Housing Plan for FY 2018 to FY 2025* (Attachment 1).

BACKGROUND: Community Services Board Policy #13 (Attachment 2), “Residential Services Development,” requires that “The Board shall periodically develop a Housing Plan that identifies the highest priority supported housing needs and offers a proposed means by which these housing needs can be met and that the Housing Plan shall be approved by City Council.” This revised plan updates the Board Housing Plan FY 2010 to FY 2025 and proposes continuation of all current CSB supportive residential services. The current plan proposes that all future housing and residential services expansion will be congruent with best practice, i.e., housing will be uncoupled from treatment and supportive services; clients will be able to exercise choice to the greatest extent possible in

deciding where they live; and clients will have increased access to single occupancy units. To operationalize these best practices, the CSB has shifted from buying and directly operating homes and other properties to providing consumer services and affordable housing of their choice through partnerships with non-CSB housing providers.

DISCUSSION: At the October 5, 2017 meeting, the CSB unanimously approved the draft Housing Plan FY 2018 to FY 2025. Per Board Policy #13, “Residential Services Development,” the plan was then distributed to community groups for review and input. On November 7, 2017, DCHS staff electronically mailed the draft plan, along with a cover letter (Attachment 3) from the CSB Chair, to 25 Alexandria civic and homeowners associations identified by the Department of Planning and Zoning. No inquiries or comments were received from the community and at its February 1, 2018 meeting, the CSB unanimously approved the finalized plan.

The revised plan identifies the following priority residential service needs:

- Achieve conformance with the Commonwealth’s settlement agreement with the Department of Justice as well as licensing changes for Intellectual Disabilities (ID)/Development Disabilities (DD) individuals through the creation of smaller shared living settings (four or fewer beds per setting) or individual units integrated throughout the community.
- Increase consumer choice and access to affordable housing units.
- Continue implementation of best practice permanent supportive housing practices through increased opportunities for single occupancy housing units for individuals with mental illness and/or substance use disorders.
- Prevent and end chronic homelessness.

The revised plan supports continuation of all current CSB supportive residential services and continues the prior plan’s emphasis on best practice service models that decouple ownership and operation of residential properties from the provision of support services to individuals in affordable housing of their choice.

Proposed strategies to meet the identified priority needs include:

- Continue Board’s advocacy role with existing and future affordable housing groups and activities to increase access to affordable market rate housing for CSB clients earning 30% of the average median income.
- Shift from providing DD residential services primarily in larger group homes to units of four or fewer residents owned by non-profit organizations and located throughout the City.
- Through partnerships with housing non-profit providers and consistent with best practice, increase access to single-occupancy units to provide permanent supportive housing to individuals with mental illness and/or substance use disorders.
- CSB staff will work closely with the City’s Office of Housing, Alexandria Housing Development Corporation, Sheltered Homes of Alexandria and other private affordable housing providers, developers and ARHA to increase client access to available affordable housing units.
- Provide supportive, person-centered residential services to CSB clients.
- Assess chronically homeless persons for housing needs and refer to appropriate housing and services.
- Assist individuals and families at risk of homelessness to avoid homelessness through access to prevention programs.

The proposed plan is an eight year plan that is designed to be revised congruent with the City’s Consolidated Housing Plan, consistent with Board Policy #13, “Residential Services Development.”

FISCAL IMPACT: None

ATTACHMENTS:

1. Draft Housing Plan FY 2018 to FY 2025
2. Board Policy #13- Residential Services Development Policy
3. Letter to Civic Associations for Draft Housing Plan Distribution

STAFF:

Debra Collins, Deputy City Manager
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Carol Layer, LCSW, Director, Center for Adult Services, DCHS