

**DEVELOPMENTAL DISABILITIES COMMITTEE OF THE
ARLINGTON COUNTY COMMUNITY SERVICES BOARD**

**Wednesday, November 7, 2019
6:30 p.m. – 8:30 p.m.
Department of Human Services
2100 Washington Boulevard
Conference Room D Lower Level Auditorium
Arlington VA 22204**

Call to Order - Carol Skelly, Chairperson

Welcome and Introductions

Approval of minutes for September 4, and September 26.

Public Comments

Agenda Items

- ❖ Arc of Northern Virginia Update
- ❖ Follow-up discussion of Oct. 26 Housing Forum:
 1. General reaction
 2. Process questions for DHS staff
 3. Alex Soroko – proposal vis-à-vis Arlington housing grants
- ❖ Committee advocacy for upcoming General Assembly session

Staff Updates:

La Voyce Reid – Bureau Chief, Developmental Disability Services Bureau

- ❖ Status of Self-Directed Services
- ❖ Issues with Logisticare

Committee Chair Updates

Carol Skelly – Chairperson

Announcements and Vendor Reports

New Business

Adjournment

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Arlington Community Services Board:
Developmental Disabilities Committee
November 7, 2019

- Chair: Carol Skelly
- Members in attendance: Carol Skelly, Cherie Takemoto, Alex Soroko, Barbara Jones, Chuck Atkins-Blanch, Alex Yellin, Millie Thomas, Lucia Claster, Moira Saucedo, and Donna Budway
- Members (absent/excused): Robert Herrera, Ann Kelly, Lynne Kozma, Kay Tiernan, and Nancy Tishman
- Attendees: Adelaide Etse; Lucy Beadnell (Arc of Northern Virginia); Staff representatives of Service Providers: Brenda Richardson (ServiceSource), Monita Garret (ServiceSource), Terrell Jones (CRi), Sherrell Childers (CRi), Susan Keenan (CLA); Christina Eagles (Arlington Public Schools); and DHS Staff, La Voyce Reid (DDS Bureau Chief) participated by phone.
- Recorder: Barbara Jones
- Call to order: Carol Skelly, Committee Chair, called the meeting to order at 6:35pm
- Minutes: September 4, 2019 minutes were approved with no changes
- Public Comment: None submitted
- Arc of NOVA report:** (see attached handout for November 2019 Arc of NOVA Legislative Updates)

Highlights from L. Beadnell's updates: There will be major changes because of the state elections including changes in committee chairmanships and committee makeup, which may be favorable to Northern Virginia bills. Budget discussions are underway in the Appropriations committee; waiver funding is at the top of the list. The Arc of NOVA is again sponsoring 2020 bus and carpool days to Richmond to meet with legislators. DMAS holding forums 11/15, 10-12:00 and 2-4:00pm at /Reston community center for people with consumer directed services. Feedback welcome.

Electronic Visit Verification rollout going forward. New hard cutoff is 1/1/20.

IFPS to reopen soon with 48-hour notice.

2019 waiver slots have all been allocated to start in 2020. Arlington CSB: 21 slots: 3 Community Living and 18 Family and Individual Supports

Free workshops on ADA topics and social security

Core Policy platform: waiver wait list, reimbursement rates, system quality and integrity

CSB Committee Advocacy for 2020 General Assembly:

(See C. Skelly attachment on legislative priorities) – C. Skelly presented these items at the CSB's session with local legislators on Wednesday, November 6th. She would like to set up meetings with Sen. Favola and Delegate Hope. If committee members are interested in joining her, they should let her know.

Priorities include:

1. Increase DD Medicaid waiver rates - too low
2. Reinstate age of caregiver criterion to 65 years old for DD priority 1 waitlist.
3. Change awarding of statewide reserve slots from chronological to urgency of need.
4. Strengthen prevention of sexual abuse of individuals with developmental disabilities

Report on Oct. 26 Housing Forum sponsored by the Committee and DHS/Developmental Disability Services Bureau:

More than 20 people attended. Schedule conflicted with Future Quest program and dedication of new Shriver program. Handouts will be shared to the committee's email lists. It was suggested that future workshops be video recorded.

C. Skelly asked L. Reid to discuss the role of CSB support coordinators in the two types of housing covered at the Forum: (1) Group homes for those with community living waivers/CSB and (2) Independent, family-led living. L. Reid explained that part of annual planning with Support Coordinators is to help arrange in-home supports for people residing in their own or family homes. C. Skelly commented that Arlington lacks capacity in all types of residential settings. County tracks housing needs in electronic health records. Rental assistance applications can be facilitated by Support Coordinators. Community housing guide (Jeannie Cummings) due soon, The Arc of NOVA has a housing toolkit.

Unmet housing needs in Arlington –

Lack of slots in group homes, state and county not providing support for new homes as they want emphasis on more integrated housing. DD residents being referred to other counties that have openings. La Voyce noted that in one recent year, several individuals moved out of Arlington to find placements in group homes elsewhere. Individuals who move out of Arlington can transfer their State waiver services, but not any county-funded services. The county-owned group home on Irving St. is scheduled for demolition and rebuilding. La Voyce explained that this project is receiving State funds and that individuals leaving the DBHDS Training Centers will have priority. C. Skelly suggested that tracking data on Arlingtonians moving to other jurisdictions for group home placement would be helpful in tracking unmet needs.

Proposal by Alex Soroko to address lack of low-income housing by funding with state money instead of local dollars. (See attached documents). Emphasis on allowing individuals to live in family-owned home with SRAP (State Rental Assistance Program) or similar rental support. HUD does not allow this for Housing Choice Vouchers, but changes could be made at the county level and for SRAP.

C. Skelly stated that SRAP is not available in Arlington because fewer than 5 families were interested in applying and DBHDS required a minimum of 10-15 for SRAP to be established. DBHDS rules prohibited using SRAP for individuals already receiving another form of housing assistance, such as county housing grants. Lucy said that there were some exceptions to this rule.

DD committee agreed to request data on how many residents receive housing support - Section 8, housing grants etc. How many are CSB clients, have DD. What are the numbers of clients and the cost? DBHDS funds available to counties that do not provide local money for housing for individuals who are waiver eligible seems unfair to Arlington.

C. Skelly commented that terms of eligibility for housing grants will be very difficult to modify because they are currently regarded as a key county instrument for combating poverty and homelessness. Housing grants are not under the jurisdiction of the CSB – making changes to them would require advocacy with influential county affordable housing advocates, the county housing staff, and the Housing Commission.

Staff Report: L. Reid reported on the status of Self-directed Services (SDS) to be submitted soon to the County Attorney's Office (CAO). The Handbook and other SDS materials have already need prepared. The current plan is still to start with a pilot of four individuals and expand in FY21.

Chair Updates:

Calendar topics: 12/19 sexual abuse prevention; 1/20/2020 - no meeting,
2/20/2020 open – Carol suggested and committee agreed to focus on school transition,
3/20 children and schools, early childhood
4/20 joint meeting with child and youth committee

WIN: 2-3 individuals in enclaves, RFP for cleaning crew in Arlington by end of 2019, contracts end 6/20. WIN contracts for waiver and local funding.

Other Business:

Alex Yellin reported that he is working with Del. Hope about adding a category for disabled preference in procurement process.

Vendor Updates:

Brenda Richardson has moved to a new position at Service Source

ARLINGTON COUNTY COMMUNITY SERVICES BOARD
Developmental Disability Committee
Monthly Meeting – October 2019 (meeting held in September)
 Department of Human Services
 2100 Washington Boulevard
 Sequoia Complex Building 1/Auditorium
 Arlington VA 22204

DATE/TIME: September 26, 2019

CHAIR: Carol Skelly

MEMBERS (in attendance): Carol Skelly, Barbara Jones, Cherie Takemoto, Lucia Claster, Millie Thomas, and Kay Tiernan.; A quorum was not satisfied.

MEMBERS (absent/excused): Chuck Adkins-Blanch, Lynne Kozma, Nancy Tishman, Ann Kelly, Donna Budway, Moira Saucedo, Alex Soroko, Alex Yellin, and Roberto Herrera

ATTENDEES: Judy Hughes; Staff representatives of service providers: Terrell Jones (CRI), Jackie Scholl (ServiceSource), Kia Wills (MVLE), and Talia Harris (CRI); and County staff: La Voyce Reid, (DDS Bureau Chief)

RECORDER: La Voyce Reid

Call to Order: Carol Skelly, Committee Chair, called the meeting to order at 6:35 pm

Minutes: The September minutes were briefly reviewed, but not approved since a quorum was not satisfied. Full review of the October minutes was deferred to the November meeting.

Public Comments	None			
The Arc of NOVA	The Arc of NOVA was unable to attend the meeting; no updates provided			
Employment/Welcoming Inclusion Network (WIN) - Update	L. Reid provided a brief overview of W.I.N. as it had been several months since the Fairfax-Falls Church CSB presented this topic to the Committee.			

TOPIC	DISCUSSION	RECOMMENDATIONS/ ACTION	RESPONSIBLE PARTY	F/UP DATE
	<p>The aspect of W.I.N. that the Committee expressed interest in pertains to the smaller size enclaves that would support 2 to 3 individuals at a different rate than the larger sized enclaves for GSE. The Committee requested that staff explore this with Fairfax County over the summer months.</p> <p>L. Reid shared that she and Elizabeth Cannon, Habilitation/Employment Contracts Manager recently meet with Fairfax County CSB staff, Evan Jones, Employment Services Director, for an in-depth briefing on W.I.N., specifically the aspects that pertain to Group Supported Employment (GSE). E. Jones explained that Fairfax is still in the RFP process and at this time they have not implemented any changes to their GSE services. Upon completion of the process, they will be able to offer smaller GSE enclaves. The Arlington CSB will be able to "ride" on the Fairfax County contract and thus purchase services from the same Employment Service Organizations (ESOs) and at the same reimbursement rate. This process would be more feasible than Arlington issuing an RFP for the same service and eliminates the need for providers to go through a similar RFP process.</p>	<p>Continue to track Fairfax—Falls Church CSB process with the RFP</p>	<p>L. Reid</p>	
<p>Day Program Capacity</p>	<p>C. Skelly briefed the Committee on the limited options that are anticipated for the SY20 Arlington Public School (APS) graduates.</p> <p>The CIC generally operates at full capacity and Arlington Weaves, Etc. is approaching full capacity. Further, some Arlington will be positioned to</p>	<p>Staff will explore contract with consultant for Day Support expansion</p>	<p>L. Reid</p>	

TOPIC	DISCUSSION	RECOMMENDATIONS/ ACTION	RESPONSIBLE PARTY	F/UP DATE
	<p>compete with graduates from surrounding localities for Day Support service outside of the County.</p> <p>L. Reid shared that just ahead of tonight's Committee meeting, D. Warren, CSB Executive Director, gave approval for staff to proceed with contracting with a consultant to explore options for expanding resources for Day Support in Arlington.</p> <p>Self-Directed Services</p> <p>L. Reid provided the following updates:</p> <ul style="list-style-type: none"> • Staff recently completed final briefing with A. Friedman, Director, DHS and next will brief the County Manager and/or Deputy County Manager 			
Staff Updates	<p>Committee requested that it be informed if SDS must go before the County Board for approval. L. Reid reminded the Committee that all documents required for launching SDS have been drafted.</p> <p>Staff Vacancies</p> <p>L. Reid shared that the Program Manager position continues to be vacant, but that potential candidate has been identified.</p> <p>Additionally, L. Reid shared that one of the 16 Support Coordinators (David Rothman) will be moving into a role with Senior Adult Mental Health and this will leave a vacant SC position. L. Reid highlighted that the position for which d. Rothman will transition was made possible by the committee's advocacy for an additional .5 FTE to make the previous DD therapist position full time.</p>			

TOPIC	DISCUSSION	RECOMMENDATIONS/ ACTION	RESPONSIBLE PARTY	F/UP DATE
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Committee Chair Update(s)	<p>C. Skelly led a discussion on the priorities for the FY21 Proposed budget and reminded Committee members that they will need to submit recommendations to the full CSB soon.</p> <p>The following budgetary priorities were proposed by C. Skelly (see handout):</p> <ul style="list-style-type: none"> • Additional Support Coordinators (2) – C. Skelly reported that in five years approximately 100 individuals have been added to the overall Support Coordination caseload. She expressed concern that if this rate of growth continues, caseloads will become unmanageable. C. Skelly reminded the Committee that Support Coordination is, in part, offset by Medicaid revenue as “Case Management” is a billable service. • Additional Supervisor – C. Skelly suggested that if two more Support Coordinators are added then an additional supervisor might be necessary, but this position would not generate revenue 			
Vendor Updates	None			
New Business	None			

The next regular DD Committee Meeting is scheduled for Thursday, November 7, 2019 at 6:30 pm
2100 Washington Blvd., Conference Room D, Arlington, VA 22204

The Arc of Northern Virginia's November 2019 Legislative Update

General Assembly

- Results of the November 5th elections
 - Local representation
 - Committee makeup
- Plans for 2020 DD Days in Richmond
 - Carpool and bus

Department of Behavioral Health and Developmental Services and DMAS

- DMAS is conducting forums for people with CD Services on Friday, November 15th at the Reston Community Center from 10-12 PM and 2-4 PM.
- Electronic Visit Verification rollout is going forward, new hard cutoff is 1/1/2020
- IFSP to be re-opened eventually
- 2019 Waiver distribution

Other News

- Upcoming free workshops at The Arc of Northern Virginia
(<https://thearcofnova.org/programs/info-referral/ds-ls-workshops/> and <https://thearcofnovatrust.org/events/>)
 - ADA Series on transition, employment, and in plain language
 - First Fridays events on Social Security
- The Arc adopts Core Public Policy Platform
(<https://www.thearcofva.org/assets/Core%20Public%20Policy%20Platform%202019.pdf>)
 - Waiver waiting list
 - Reimbursement rates
 - System quality and integrity

Arlington CSB Committee on Developmental Disabilities (DD)
Proposed Changes in Legislation for 2020 General Assembly
November 6, 2019

- Support a request by the Arc of Virginia for an **increase in the Developmental Disabilities (DD) Medicaid Waiver reimbursement rates** for employment, day programs, and residential services. Current rates are not competitive, resulting in high staff turn-over, difficulty maintaining the quality of services, and challenges increasing program capacity to meet the requirements of the Department of Justice settlement agreement. See page 3 for personal examples illustrating the effects of uncompetitive rates on program capacity and client services.
- **Reinstate an age-of-caregiver criterion of 65 years for eligibility for the Statewide DD waiver Priority 1 waitlist.** (Only individuals on the Priority 1 list are eligible to be considered for DD waiver allocation.) The current system does not consider caregiver age, which means that aging parents must wait for their health to deteriorate before their family members with DD can obtain a waiver and qualify for residential support. Not only does this cause major anxiety for families, but it can mean that individuals must leave the family home under adverse circumstances, when parents are no longer capable of supporting their transition.
- **Change the method for awarding Statewide reserve waiver slots from a chronological to an urgency-of-need basis.** One purpose of reserve slots is to upgrade from lower to higher levels of service as needs change, which often happens suddenly due to health crises affecting clients or their caregivers. Such emergencies should have priority when reserve slots are assigned.
- **Strengthen measures to prevent sexual abuse of individuals with DD.** ACSB members have been studying this issue in the aftermath of rapes resulting in two pregnancies for clients of a Fairfax day program, but we do not yet have a specific proposal.

The Arc of Virginia's Core Policy Platform #2 Increasing Waiver Reimbursement Rates

Appropriately investing in home and community-based services (HCBS) includes appropriate service supports for Virginians with disabilities and their families. In some cases, individuals have waited years in order to receive their waiver - only to then discover they are unable to obtain services on that waiver due to the low rates. Sufficient reimbursement rates that allow for better Direct Support Professionals (DSP) wages, are essential in limiting turnover amongst providers and ensuring individuals have access to the quality supports and services made possible by their waivers.

- Current rates for waiver services are based on outdated information from a 2013 study by the Human Services Research Institute (HSRI)¹ – recommendations from the study were never fully adopted, and the rates provided do not sufficiently fund professionals to offer needed waiver services.
- Virginia's current rates were designed to yield a mere full-time salary of just \$22,600 for DSPs -- well below the federal poverty line for a family of four. These low rates were not designed to provide a living wage, and frequently require DSPs to work multiple jobs or to leave the profession to support their families. An increase in reimbursement rates would have an immediate and direct impact on the financial security of these professionals and their families.
- The often taxing workloads for DSPs, coupled with the low rates of pay, contribute directly to a very high rate of turnover; nationwide, annual turnover amongst Direct Support Professionals is 45%, meaning that approximately half of these care providers leave the field within a year - often disrupting quality of life for waiver recipients even in cases where replacement support is immediately available. In cases where replacement support is not readily accessible, this turnover often leads to more expensive crises for care recipients and their families.
- The disparity between estimated cost to provide necessary services, and the actual rate provided to DSPs, leaves Virginians who require nursing in a vulnerable and often dangerous position, in terms of nursing retention and quality.
- On the economic front, small business Waiver Providers are also suffocating. These Virginia businesses often find they are unable to operate and provide the level of service necessary with the reimbursement rates available. Additionally, an increase in reimbursement rates would allow and encourage further growth and investment in local economies via increased spending right in their own communities.

Arlington CSB Committee on Developmental Disabilities
Examples of Service Issues Resulting from Low DD Waiver Reimbursement Rates
November 2019

SEAN*, age 29, was adopted in infancy by his parents, who are now 70 years old. Sean has both intellectual and severe physical disabilities and cannot feed, bathe, or dress himself. He has a Community Living (CL) waiver and would like to move to a group home; however, there are no homes in Arlington with available beds that can meet his care needs. Sean's long-time in-home aide has recently decided to reduce the hours he works with Sean, where he makes \$17/hour with waiver funding, because he can earn \$25/hour doing private care. Sean's parents, who cannot manage his needs by themselves, have had great difficulty hiring another aide – they currently have only one prospect after contacting 5 different agencies.

PAUL*, age 32, has a CL waiver and lives in an Arlington group home that serves individuals with intensive behavioral needs. Paul is nonverbal and has a history of aggression and seizure disorder resulting from his autism. Paul's group home provider is struggling to meet the complex needs of the individuals in the home due to staff-turnover, which averages more than 50 percent annually. Many of the staff in Paul's home work more than one job and/or commute from long distances rather than live in high-cost Arlington. The constant flow of new staff into the home makes it challenging for staff to get to know the residents, apply appropriate behavior management techniques, and take them out into the community.

MARK*, age 29, has a CL waiver and needs 24/7 care for his autism and intellectual disabilities. He left an Intermediate Care Facility in 2017 to move into an apartment with services provided under his waiver. In September, the service provider informed Mark's family that it is no longer willing to provide services in the clustered apartments, effective November 30. Mark's parents are now pursuing alternative arrangements to keep Mark in his apartment, because there are no other appropriate residential placements currently available in Arlington. The family will need to employ one person to stay overnight with subsidized rent under Mark's rental assistance and more staff to cover a 3:00-9:00 p.m. shift on weekdays at an hourly rate of about \$16/hour. Mark's parents, who are 72 and 64 years old, respectively, plan to bring Mark home every weekend rather than trying to hire and manage additional staff for Saturdays and Sundays.

BILL*, age 21, will graduate from the school system in 2020, at which time he will move to the Priority 1 DD waiver waitlist. Bill would like to attend day support at the Woodmont Community Integration Center (CIC); however, Woodmont and other northern Virginia day programs have become oversubscribed. Service providers in northern Virginia are very reluctant to expand capacity under the current waiver rate structure. Despite a guarantee of county funding until his waiver comes through, Bill's parents worry that he will have no program to support him when he leaves the Arlington Public Schools.

*Names have been changed to protect the privacy of the individuals and families.

from Alex Soroko

NEWSLETTER

Arlington, VA

Local is everything

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NEWS

Report: 374,000 New Homes Needed to Alleviate Housing Shortfalls

Airey September 6, 2019 at 3:30pm



(Updated on 9/11/19) The D.C. area needs 374,000 new homes in the region to keep up with population growth and prevent a Bay Area-like increase in housing prices, according to a new report.

Local leaders will [vote](#) on a resolution expanding their housing goals at the next Metropolitan Washington Council of Governments (MWCOC) meeting in D.C. on Wednesday, September 11. The vote comes after the Urban Institute's [report](#) on the region's housing needs, which predicts 220,000 families could be at risk of displacement if the goals are not met.

Senior Research Associate Leah Hendey, one of the report's authors, said there exists a "window of opportunity available right now" for leaders to fix the housing unit shortage before it displaces more residents and makes business difficult.

In Arlington, the study [found](#) 20,000 households may be at risk of displacement. [Rising housing prices](#) in the wake of Amazon's arrival combined with the county's [growth](#) has long [warned](#) that lower-income residents could be pushed out.

"The arrival of new businesses, jobs, and residents could intensify today's housing challenges unless

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Just Listed in Arlington



Water Service to Be Cut to Portion of Arlington Forest for Valve Replacement



Listing of the Day: 5612 5th Street N.



Arlington Career Center Begins Design Phase of Expansion Project

the region's leaders come together to address them," noted the report.

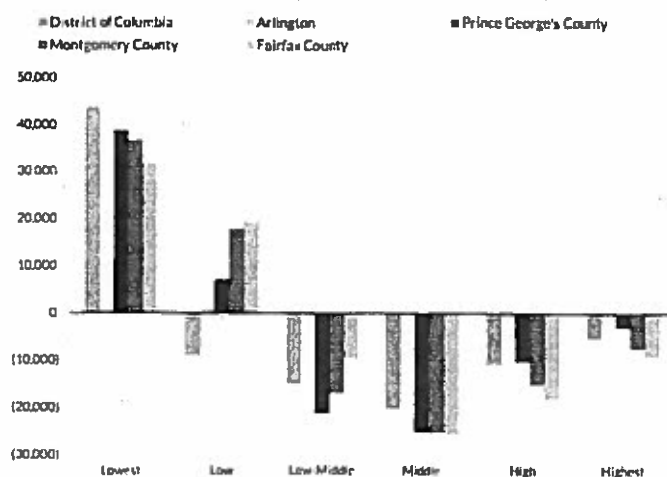
"Overall 29% of Arlington residents are cost-burdened," Henley told ARLnow today (Friday). "So they're paying more than 30% of income."

However, the report also found that many renters could afford higher rents, but chose to live in lower-rent housing units — which likely further exacerbated the affordable housing squeeze for those at lower income levels.

"That didn't really surprise us," said Henley. "People want to minimize their housing costs so they have money for other things."

The Urban Institute's data indicates that Arlington would need 9,700 more housing units renting at under \$800 a month, and 4,100 units under \$1,300 a month, to meet its needs. On the other hand, the report pointed to a surplus in higher-end units: 18,600 more units than needed in the units in the range of \$1,300-\$3,500 or more a month.

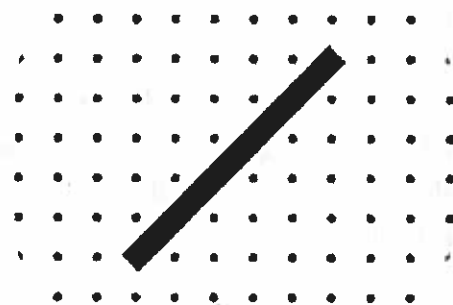
FIGURE 2-7
Housing Gaps and Surpluses by Housing Cost by for Selected Jurisdictions, 2015



Henley summarized the report's recommendations for meeting affordable housing needs as a "three-prong framework" to focus on preserving existing stock, producing more of the right kind, and protecting renter and buyers from displacement.

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The authors recommend not just ramping up construction of additional housing stock, but also finding ways to maximize existing housing stock and make use of public land and vacant lots.

The report also recommends allowing more multi-family projects on properties zoned for single-family housing, through the use of accessory dwelling units. It found that 73% of Arlington's residential space is zoned for single-family houses, which is lower than D.C.'s 80%, and Fairfax County's 95%.

The report itself was funded with grants from the Greater Washington Partnership and JPMorgan Chase.

Earlier this month, Loudoun County Board of Supervisors Chair at Large Phyllis Randall remarked that area residents needed to start understanding affordable housing as meaning suitable housing for the elderly, people with disabilities, and debt-ridden college graduates.

"I want them in the area," Randall said of her children seeking housing they could afford. "Not in my basement."

"I think that people view the word affordable housing as only for poor people, or of people with extremely low incomes, but I think that everyone need housing that is suitable for them." Henley said. "We need the housing market to work for everyone."

Graph via Urban Institute

#affordable housing

from Alex Sorko

Local

D.C. region's leaders face big challenges as they tackle affordable-housing shortage

By Robert McCartney
September 4

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Last year the Washington region came together to fix a 40-year-old problem by providing Metro with dedicated funding. Now elected officials and business and nonprofit leaders are preparing a push to overcome another challenge: the critical shortage of affordable housing.

It's going to be a lot more difficult.

A new report issued Wednesday says the Washington region needs to add a whopping 374,000 housing units by 2030. Officials say that's about 30 percent more than expected at present.

The Urban Institute study, commissioned by the Greater Washington Partnership and JPMorgan Chase, also says a dramatic shift is needed in the kind of housing produced. More than three-fourths of the new units need to be for low- and middle-income families. That's where shortages are greatest; developers prefer to build upscale housing because it's more profitable.

The 140-page report includes detailed recommendations to increase public subsidies, relax zoning and regulatory restrictions, strengthen tenant protections, and take other steps to achieve the goal. It asks each county and municipality in the region to commit to a 10-year target for producing affordable-housing units.

It's no coincidence that the study was released a week before the Metropolitan Washington Council of Governments (COG) is set to vote on a plan in which the region would commit to build an extra 75,000 housing units between 2020 and 2030 — a 31 percent increase over forecasts.

COG, the region's government planning body, has been working on the affordable-housing issue for a year, coordinating with business and civic groups such as the partnership, an alliance of chief executives of the region's largest employers.

The aim is to form a broad-based movement to advocate for building more low- and middle-cost housing and to prevent the region from experiencing acute shortages like those in fast-growing tech centers such as San Francisco and Seattle. A related goal is to stop or at least slow the displacement of low-income communities via gentrification.

The model is the regionwide coalition of politicians, business groups, unions and nonprofit organizations that united to win \$500 million a year in new dedicated funding for Metro.

"We have to get ahead of the housing affordability challenges so we don't find ourselves 10 or 15 years from now in a crisis," partnership chief executive Jason Miller said. "We're in a window right now where action can move the needle and avoid some of those outcomes that we've seen in other parts of the country."

The stakes are considerable. The lack of affordable housing is widely seen as one of the three main challenges holding back the region's economy. Traffic gridlock and a shortage of qualified workers are the other two.

“Inaction on the challenges of housing affordability could ultimately undermine the region’s future economic growth and prosperity,” says the Urban Institute report, titled “Meeting the Washington Region’s Future Housing Needs.” Housing challenges “can undermine worker productivity, increase the difficulty businesses face in attracting and retaining employees, and discourage businesses from locating in the region,” it says.

But solving the housing problem is vastly more complicated than prying additional money from jurisdictions for Metro. First, it will be costly and difficult to redirect the powerful market forces that encourage developers to focus on high-end housing.

Since 2010, only 10 percent of the new housing units in the region have cost \$1,299 a month or less, and thus were affordable for households with annual incomes of \$54,300 or less, according to the Urban Institute.

The study says the region will have to raise that share to 38 percent between now and 2030 to produce the 141,000 new units needed in that price range.

“In general, the new units we are producing are tilted toward the higher-cost bands,” said Margery Austin Turner, senior vice president of the Urban Institute and lead author of the study.

“Thoughtful review and reform of regulatory policies could free up the market to produce more units overall . . . which would bring costs down somewhat but also produce more housing that is modest, higher density and lower cost for occupants.”

The study found that 493,000 households in the region are at risk of displacement in coming years as rents and property taxes rise. Of those, 220,000 households have annual incomes below \$75,000 and thus are at the most risk of being forced to relocate.

Then there is the political challenge. In practical terms, the region needs more multifamily housing for less-affluent residents, including in communities where single-family homes are the rule.

That's certain to get political pushback from residents worried about congestion, property values or preserving the character of their neighborhoods. Truth be told, some NIMBYs also don't want poor people — especially those of different races or ethnicities — living in their communities.

“Local leaders can't complain about the lack of affordable housing and, at the same time, not confront the NIMBYs in their localities,” Urban Institute Senior Director Gustavo Velasquez said.

He cited Montgomery County, Md., which has a one-year moratorium on residential housing construction in three high school districts. According to the report, Montgomery needs to build 23,100 additional low-cost housing units by 2030, more than any other jurisdiction in the region.

“In the interest of job growth and to alleviate current and new county residents priced out of housing, the leadership here needs to demonstrate that it's willing to confront the vast amount of influential and affluent NIMBYs,” Velasquez said. “That is the case in other jurisdictions as well.”

Finally, there's the familiar challenge in our region of political fragmentation and jurisdictional rivalries. Each jurisdiction would like to attract high-end development to itself and park low-cost housing elsewhere.

To try to overcome that problem, both the Urban Institute report and COG are pushing for individual jurisdictions to commit to specific targets for additional low- and middle-cost units by 2030.

So far, only the District has set an explicit goal, with Mayor Muriel E. Bowser (D) calling for the creation of 36,000 new units by 2025, of which one-third would be affordable.

COG Executive Director Chuck Bean hopes that the expected vote next Wednesday on a regionwide target for new housing production will prompt county and city governments to follow through with their own commitments in coming months.

"The Sept. 11 meeting is a big deal for us because it bookends a year's worth of work," Bean said. "By setting these regional targets, it paves the way for individual local jurisdictions to set their own."


He and others expressed optimism about the process because major employers with political clout were getting involved in the effort.

"Beyond the data, what's new here is the entrance in a big way of the regional business community," Bean said.

But Velasquez, of the Urban Institute, warned against

complacency: “There seems to be an appetite in the business community to do more toward solving the housing affordability crisis in ways you didn’t see before, but a broad-based effort is yet to be seen.”

Robert McCartney

Robert McCartney is The Washington Post’s senior regional correspondent, covering government and politics in the greater Washington area. Follow 

from Alex Jaroko

ARLINGTON CSB HOUSING ASSISTANCE 2019 / 2020

- ISSUE: Whether the CSB should consider utilization of Arlington housing support funds for a person with an intellectual disability in a home residential placement of a Guardian / Parent, and/or another appropriate residential placement.

- BACKGROUND:
 - Housing of persons with intellectual disabilities has been and will be a significant fiscal issue for the Arlington County Board and the CSB. Arlington housing costs keep going up and are projected to continue to rise.
 - The CSB is the primary point of coordination for services to persons with a disability in Arlington.
 - Arlington has four housing models for residential placement in a non-group home setting:
 - Federal Choice Housing Voucher (prior Sec. 8 housing).
 - State Rental Assistance Program ("SRAP").
 - Arlington Housing Grant Program.
 - Arlington Permanent Supportive Housing Program.
 - The Federal Choice Housing Voucher, has regulatory accommodations for disability. But these have been constructed by HUD to exclude group homes and to exclude flexible parameters of placement for persons with an intellectual disability.
 - Arlington does not utilize SRAP. It appears that the primary reason SRAP had not been utilized is because of reliance upon the Arlington Housing Grant Program and/or the Arlington Permanent Supportive Housing Program.
 - SRAP does not permit its funding where the adult individual with a disability resides with a parent, grandparent, or Guardian.
 - Under Choice Voucher or SRAP, Arlington is required to defer to the construction of the regulations as determined by HUD and the Commonwealth. In contrast, Arlington can determine its own accommodation policy for the Arlington Housing Grant Program or the Arlington Permanent Supportive Housing Program.
 - The Arlington Housing Grant Program and the Arlington Permanent Supportive Housing Program are funded solely from Arlington resources. These programs do not rely on funding from Richmond or the Federal government. Any construction in use of these programs rests with Arlington DHS. These programs have not been used in more flexible placement, such as in the home of a Guardian / Parent.
 - Recently, this CSB/DD Committee was informed that the Commonwealth has informed Arlington DHS that at least 10 participants would be required to initiate implementation of participation in SRAP.
 - Arlington DHS reported it is working on identification of such participants.
 - If Arlington DHS could transition to some use of SRAP, that could free up Arlington funds to other flexible housing considerations for persons with an intellectual disability under the Arlington Housing Grant Program or the Arlington Permanent Supportive Housing Program.

- DISCUSSION:

- CSB support for the Arlington Self Directed Services Program is the basis of this proposal. In effect, this proposal seeks to expand a flexible application utilization of fiscal resources to persons with an intellectual disability without incurring additional costs and to reduce the cost per person served in housing.
- As noted, this proposal deals with residential housing placement to complement the Self-Directed Services Program which dealt with day placement.
- This proposal is a request that Arlington DHS expand the Arlington Housing Grant Program or the Arlington Permanent Supportive Housing Program to allow flexible residential placement assistance in the home of a Guardian / Parent and or another appropriate residential placement of a person with an intellectual disability.
- This discussion also centers on a re-application of Arlington funds, now tied in the Arlington Housing Grant Program and/or Arlington Permanent Supportive Housing Program, to services and funding from SRAP.
- Arlington DHS could, and should, utilize SRAP by means of encouraging a volunteer transition of some its clients in housing need, from the Arlington Housing Grant Program or the Arlington Permanent Support Housing Program, to SRAP.
- The premise of this proposal is that resources freed by such transition could then be made available to other flexible residential placement considerations for the CSB intellectual disability community.
- The Federal Choice Voucher and SRAP precludes housing flexibility.
- It is important to note that this proposal does not request additional funding. However, there can be flexibility within the Arlington Housing Grant Program or the Arlington Permanent Housing Support Program. Arlington DHS controls the funding stream and application of resources of the Arlington Housing Grant Program, and the Arlington Permanent Supportive Housing Program.

- RECOMMENDATIONS:

- This proposal be a formal agenda item of the CSB/DD Committee for 2019/2020.
- The CSB/DD Committee act by Motion to request that Arlington DHS pursue data collection, to include projected comparison costs for a placement of an individual with an intellectual disability in a home setting of a Guardian / Parent, or another flexible appropriate housing.
- That this cost data includes current costs, projected costs, and the option to consider subsidized costs, such as the cost of real property taxes for a residence in Arlington.
- That the CSB/DD Committee consider the Arlington DHS provided information with the goal to obtain Arlington DHS housing flexibility policy determinations for such housing placement.
- The CSB/DD Committee act by Motion to formally recommend that the Arlington Housing Grant Program and/or the Arlington Permanent Housing Support Program be reasonably utilized for home residential placement by a Guardian / Parent or another appropriate flexible housing placement.
- CSB request Arlington DHS to enact this proposal.