HISTORY & OVERVIEW OF PERMANENT SUPPORTIVE HOUSING IN LOUISIANA

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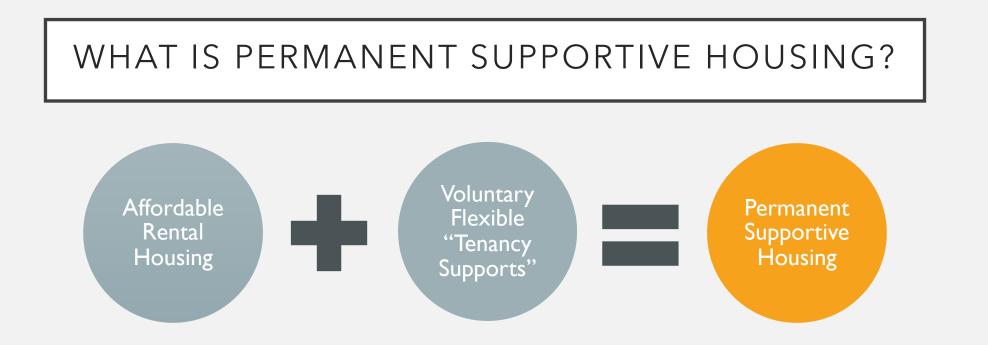
CAVEATS AND ACKNOWLEDGEMENTS

AGENDA

Louisiana PSH Program Overview

Partnerships

Outcomes & Take Aways



Decent, safe and affordable community housing providing occupants with rights of tenancy under landlord/tenant law and linked to voluntary, flexible services.

Emphasis on

- Choice
- Affordability
- Quality
- Consumer control of housing
- Normal and integrated housing settings (apartments)

LOUISIANA PSH – THREE PHASES OF TENANCY SUPPORT

Pre-Tenancy

- Housing application
- Eligibility requirements and addressing housing barriers
- Understanding the role of tenant
- Engagement and planning for support needs
- Housing search and choosing a unit

Move-In

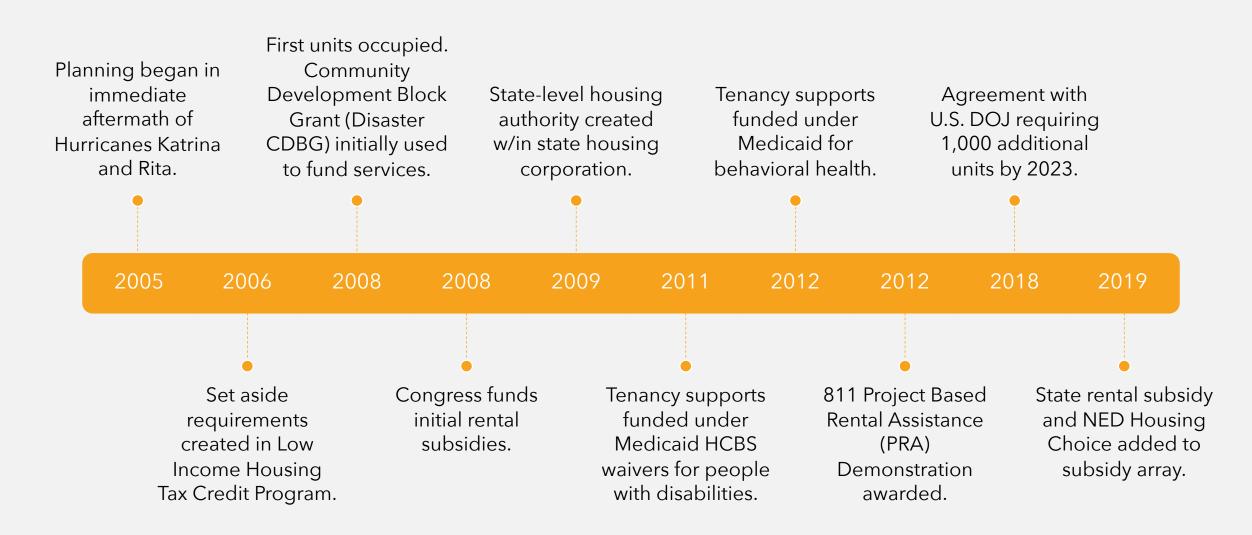
- Arrangement of actual move
- Ensuring unit and individual are ready for move in-date
- Initial adjustment to new home and neighborhood

On-going Tenancy

- Sustained, successful tenancy
- Personal satisfaction: Relationships, employment, and education
- Flexing the type, intensity, frequency and duration of services based on needs and preferences

OVERVIEW OF LOUISIANA PSH

HISTORY



TARGET POPULATIONS: PRIORITIES

Persons/Households eligible for PSH services must meet all 3 of the following:

- Have a disability or a family member with a disability;
- Have a disability significant enough that the individual/household is determined unable to maintain tenancy without supports
- Low income

State's tenant selection policy ensures the following priority populations gain access to PSH:

- People with disabilities who are homeless or at-risk of homelessness
- People living unnecessarily in institutions or at-risk of institutionalization
- Disaster displaced with disabilities

Goal: At least one-third of all PSH participants will be PSH eligible homeless households.

PROGRAM DEMOGRAPHICS

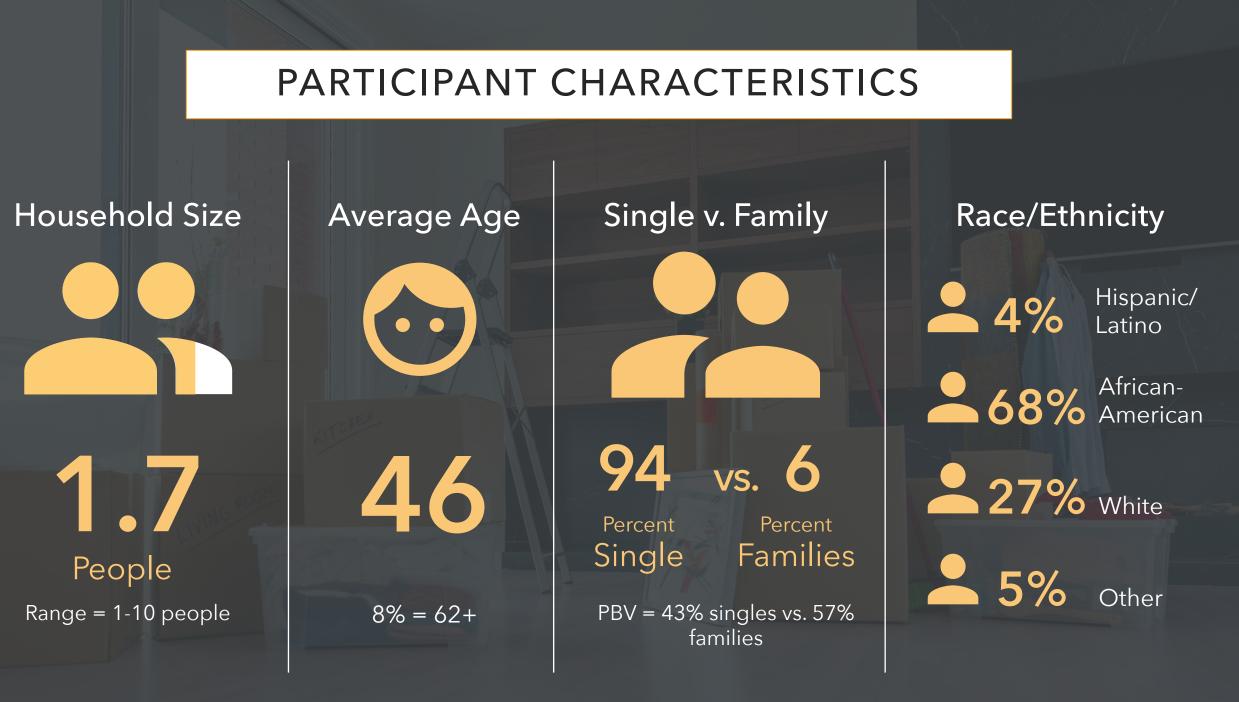
percent Households were homeless

Households were Chronically Homeless (of those homeless)

percent

percent

Households previously lived in Institutions



- A major objective in Louisiana's Road Home hurricane recovery plan was to create 3,000 PSH units in the Gulf Opportunity (GO) Zone.
- PSH units are 'scattered-site' units " leased using rental subsidies dedicated to the PSH program.
- Program has been statewide since 2012



Subsidy Mix

2000 Section 8 project-based vouchers (PBVs)

Continuum of Care Rental Assistance subsidies (CoC)

300 Non-Elderly Disabled Housing Choice vouchers

200

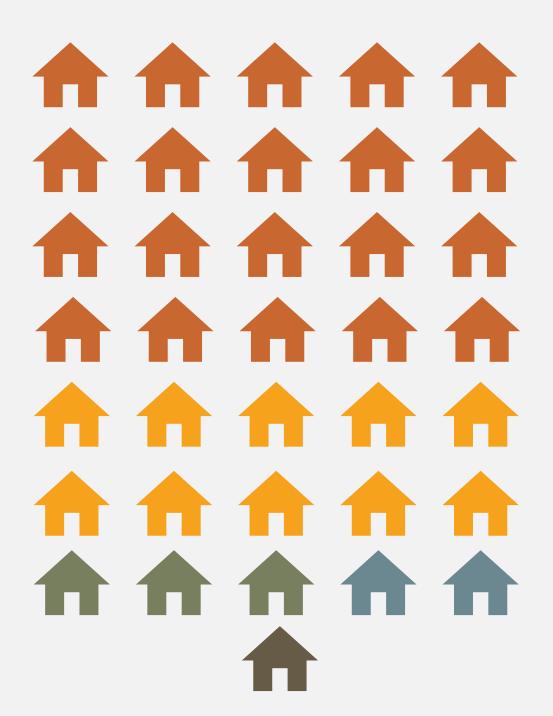
1000

Section 811 Project Rental Assistance vouchers (PRA)

100

00 PSH units

State-funded Rental Subsidies for SMI



PSH UNIT SET ASIDES Since 2006, requirements and/or incentives to "setaside"/integrate small percentage of PSH units (no more than 25%) in new rental properties financed with federal resources (Low Income Housing Tax Credits, Housing Trust Fund, Small Rental Repair Program, CDBG "Piggy-Back" Program, etc.)

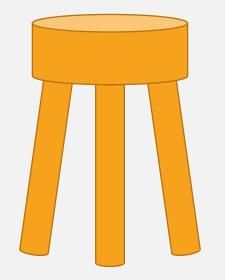
Result: Over 1,200 set-aside PSH units

STATE-LEVEL PARTNERSHIPS

LOUISIANA PSH - BRAIDED FUNDING MODEL

Capital

- Low Income Housing Tax Credit (LIHTC)
- Home Investment Partnership Program (HOME)
- Housing Trust Fund (HTF)
- Community Development Block Grant (CDBG)



Rental Assistance

- 811 Project Rental Assistance (PRA)
- Project-Based Vouchers (PBV)
- Continuum of Care (CoC) PSH Rental Assistance
- NED
- State-funded rental assistance for SMI

Tenancy and Other Supports

- Medicaid State Plan
- Medicaid Waivers
- Ryan White
- Veteran's Affairs
- Community Development Block Grant (CDBG)

A PARTNERSHIP BETWEEN AGENCIES





LHC & LHA together manage the tax-credit side of unit production; administer the rental subsidies both directly and through sub-contracted subsidy administrators. HOME, Housing Trust Fund, application for additional subsidies under opportunities such as 811 PRA and NED.

A PARTNERSHIP BETWEEN AGENCIES



LDH takes program applications, determines eligibility, refers for appropriate unit/subsidy, connects program participant to a tenancy supports provider, trains and certifies agencies providing tenancy supports, monitors agencies for quality and fidelity, pays providers for services.

A PARTNERSHIP BETWEEN AGENCIES



OCD is responsible for the use of CDBG in the program, both for services and unit production.

DAILY OPERATIONS

LA Department of Health

- Single State Medicaid agency
- Provides/manages services funding, Medicaid & non-Medicaid
- Works internally & with community partners to identify individuals in need of PSH housing & services

LA Housing Corporation/ Housing Authority

- Works to recruit & identify housing providers through Low-Income Housing Tax Credit Program
- Rental subsidy administrator for Louisiana PSH

OUTCOMES

PROGRAM OUTCOMES



Program Retention



percent

Housing

Retention/

Stability



percent

Reduction in homelessness 2010 to 2016 Increased Household Income

percent

STUDIES

2011-2012

24% Initial reduction in acute care costs

2016

Statistically significant reduction in ER and inpatient utilization for adult tenants posthousing

MEDICAID CLAIMS ANALYSIS 2009-2018

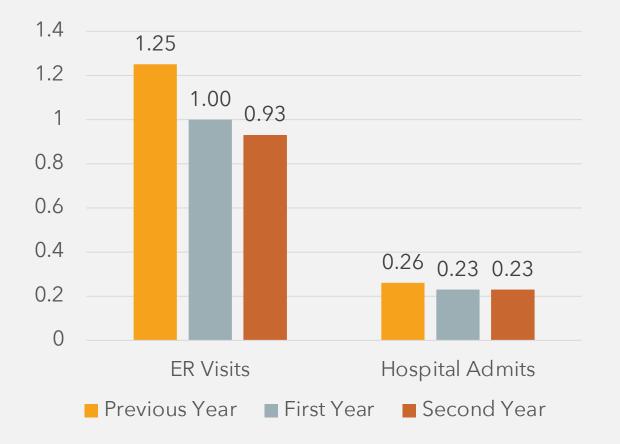
(PRE-POST, NO COMPARISON GROUP)

- Study Sample (4,473 individuals, 2,555 households)
 - All past and current residents (2009 2018)
 - Missing about 200 households not included in housing database
 - Matched with Medicaid files
 - At least 1 year of Medicaid coverage pre and post move in date
- Pre-post analysis of service use
 - Emergency Room, Inpatient Hospital, Behavioral Health Services

PARTICIPANT CHARACTERISTICS

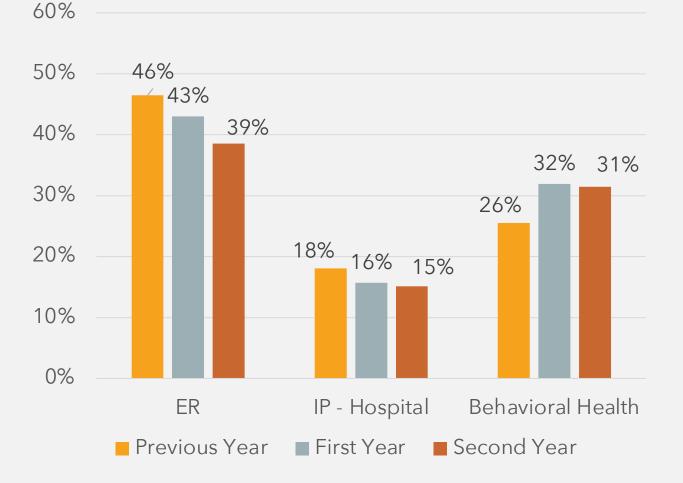
45% were homeless	More than half of those homeless were chronically homeless	10% were living in institutional settings
70% had more than one disability and 40% had 3 or more disabilities	37% of households had 1 or more members with SUD	Even prior to Medicaid expansion, 90% of PSH participants were Medicaid eligible

MEDICAID SERVICE UTILIZATION AMOUNT OF SERVICES USED



- The number of emergency room visits decreased by 26%
- The number of hospitalizations deceased by 12%

MEDICAID SERVICE UTILIZATION PERCENTAGE OF TENANTS USING SERVICES



- Number of individuals using ER decreased by 17%
- Number of individuals hospitalized decreased by 16%
- Number of individuals receiving behavioral health services increased by 23%

KEY TAKEAWAYS (FROM A HEALTH-PERSON'S PERSPECTIVE)

- Designed from outset with Medicaid in mind
- CDBG served as "seed" money for service & provider development
- Braiding
- LIHTC "Set Aside" specifically for La. PSH and referrals from the state Medicaid agency (LDH)
- State-level Housing Authority
- Medicaid agency determination of SSI disability for purposes of Medicaid coverage

ROBIN WAGNER Robin is the former Deputy Assistant Secretary for the Louisiana Department of Health (LDH), Office of Aging and Adult Services. She was involved in the development of Louisiana's Permanent Supportive Housing since planning began in 2005 and oversaw management of the program within LDH until she retired in July of 2021. She now works as an independent consultant, including her work with the National Academy for State Health Policy (NASHP) multi-state Health and Housing Institute.

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