



Louisiana Permanent Supportive (PSH) Housing Program





What is Permanent Supportive Housing (PSH)?

- Decent, safe and affordable community-based permanent housing providing consumers with rights of tenancy under landlord/tenant law and linked to voluntary and flexible services designed to meet consumers needs and preferences
- Emphasis on
 - Choice
 - Affordability
 - Quality
 - Consumer control of housing
 - Normal and integrated housing settings (apartments)



Key Players & Relationships

- State Agencies
 - Louisiana Housing Corporation
 - Louisiana Department of Health
 - Office of Community Development
- Subsidy Administrators/ Homeless Continuums of Care (CoCs):
 - UNITY of Greater New Orleans (New Orleans, Jefferson Parish CoC)
 - Start Corporation (Houma/Terrebonne CoC)
 - Calcasieu Parish Police Jury (Lake Charles/ Southwest LA CoC)



Overview of LHC PSH Program

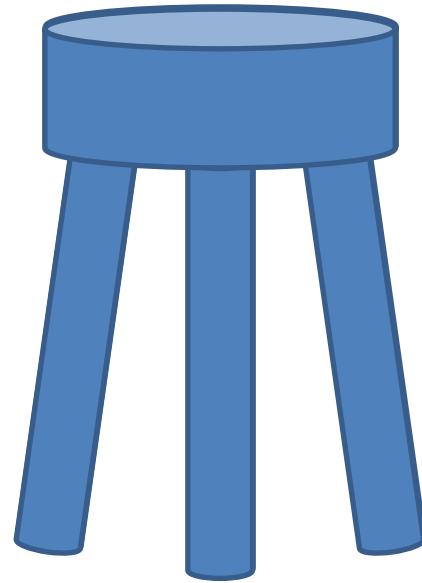
- Creating 3,000 PSH units was the objective
- PSH units are 'scattered-site' units leased using permanent rental subsidies dedicated to the PSH program.
 - 2,000 Section 8 project-based vouchers (PBVs)
 - 1,000 Continuum of Care Rental Assistance subsidies (CoC)
 - 341 Section 811 Project Rental Assistance vouchers (PRA)



Overview of LHC PSH Program

- Housing subsidies administered by Louisiana Housing Corporation (LHC) make PSH units affordable to tenants.
- LHC also oversees bridge PSH services funding administered by the Louisiana Department of Health (LDH).

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

Tenancy and Other Supports

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

- **LHC is in charge of the housing side of the program** – making sure PSH units are located, & that both the units & households who apply to the PSH program are qualified to have a housing voucher which makes the rent affordable.
- **LDH is in charge of the services side of the program** – making sure the housing units are leased by people who are eligible for PSH services and that tenants receive best practice pre-tenancy, move-in & ongoing housing support services to help them stay housed.
- LHC and LDH both have contracted with agencies to carry out much of this work at the local level.



- 2000-*** Section 8 project-based vouchers (PBVs)
- 1000-*** CoC Rental Assistance subsidies
- 341-*** Section 811 Project Rental Assistance vouchers (PRA)
- 300-*** Non-Elderly Disabled Housing Choice vouchers
- 100-*** State-funded Rental Subsidies

	PBV	S.811 PRA	CoC PSH	CoC RRH
1. Who is eligible	Disabled, 50% AMI	Disabled, under 62, 30% AMI	HUD homeless category 1&4, disabled	HUD homeless definition in the year that we applied (category 1&4) - individuals and families
1.a Population priority	Exiting institutions, homeless, at risk of either, federal disaster preference	Exiting institutions, homeless, at risk of either	Chronically homeless	25% disabled, can go higher
1.b. Geography	Statewide 1/1/18	Can be statewide, currently focused on north and central Louisiana	GO Zone coverage (including BTR)	Balance of State Continuum of Care
2. Referral process	Using Yardi WL Traditional PSH referral process	Using Yardi WL Traditional PSH referral process	Coordinated entry (across 5 CoCs)	Coordinated Entry
3. Program target number to be served	2,000	199/141	1,090 (UNITY = 887, Start Southcentral= 63, Start Northshore = 67, Calcasieu Parish Police Jury = 50, Start Corp.- Acadiana = 23)	64 households
4. Current number served	1455 leased 1641 under contract	177 leased	1,091 (UNITY=893, Start Southcentral=70, Start Northshore=60,	60

Louisiana PSH – Three Phases of Tenancy Support

Pre-Tenancy

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

Move-In

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

On-going Tenancy

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



PSH UNIT DEVELOPMENT STRATEGY

- Requirements to ‘set-aside’/integrate small percentage of PSH units in new rental properties financed with federal recovery resources (Low Income Housing Tax Credits, Housing Trust Fund, Small Rental Repair Program, Piggy-Back Program, etc.)
- Result: Over 1,500 set-aside PSH units

- MOU between LHC, LDH and BoSCoC
- Review data for Medicaid matches
- Secure additional funding from Medicaid providers to assist with housing subsidies



Questions ??

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