

## The Louisiana Department of Health My Choice Louisiana Housing Plan

### Introduction

#### Background

In June, 2018, Louisiana entered into an Agreement to Resolve with the U.S. Department of Justice. The Target Population covered under the agreement consisted of adult Medicaid recipients (over the age of 18) with Serious Mental Illness (SMI) living in nursing homes or at risk of nursing home placement. The Agreement requires the State to transition and divert members of the Target Population from nursing homes, and requires development of affordable, community-integrated housing resources to facilitate transition and diversion.

#### Key Provisions of the Agreement

Provisions related to housing and tenancy supports are covered in Section F., paragraphs 80-83 of the agreement and are summarized below:

- State must create 1,000 housing units or subsidies by the end of the agreement;
- State must create a plan for achieving the 1,000 units/subsidies
- Housing must be community-integrated and “scattered site”;
- Plan must include annual targets for the creation of additional units/subsidies as well as the “mechanisms” to achieve them;
- Once achieved, target levels must be maintained for the duration of the agreement;
- Units/subsidies cannot be in settings where more than two or 25% of units (whichever is greater) are occupied by members of the target population or persons served in the LDH PSH program;
- Licensed or unlicensed personal care, boarding, or “room and board” homes, provider-run group homes, and assisted living are not considered community integrated and cannot be counted towards the 1,000 unit/subsidy requirement;
- Within the first 18 months of the agreement, the State must establish 100 state-funded rental subsidies to assist with initial transitions;
- State must seek funding to cover housing-related expenses such as security deposits and other necessities for making a new home;
- State must use HOME Tenant Based Rental Assistance (TBRA) for security and utility deposits;
- State must employ sufficient Tenancy Supports Managers (TSMs);
- State must take steps to preserve housing if members of the target population are admitted to hospital or nursing home, or experience incarceration due to a mental health crisis or behavioral incident; and
- Tenancy services must be voluntary, housing cannot be contingent on acceptance of services, and individuals cannot be categorically excluded from PSH due to medical needs, disabilities, criminal justice involvement, or substance use history.

The Agreement allows the State to use existing capacity in the State’s PSH program as well as expansion of that capacity to achieve the 1,000 unit/subsidy goal. Other resources mentioned include tenant-based vouchers in conjunction with PSH services, continuation of existing PSH incentives in the state’s Low Income Housing Tax

Credit (LIHTC) program, state-funded rental assistance, and the State's influence with local Public Housing Authorities (PHAs). All of these strategies and more have been incorporated into this plan.

## State Partners

Three state agencies are critical to meeting the housing-related requirements of the Agreement.

**The Louisiana Office of Community Development Disaster Recovery Unit (OCD-DRU)** is dedicated to helping Louisiana's residents recover from hurricanes Katrina, Rita, Gustav, Ike, Isaac and the Great Floods of 2016. As the state's central point for disaster recovery, OCD-DRU manages the most extensive rebuilding efforts in American history, working closely with local, state and federal partners to ensure that Louisiana's recovery is safer, stronger and smarter than before. The U.S. Department of Housing and Urban Development has appropriated Community Development Block Grant-Disaster Recovery funds to Louisiana for recovery from the 2005, 2008, 2012 and 2016 storms. This includes capital subsidies to create housing affordability and community resiliency in parts of the state impacted by disaster. OCD-DRU recognizes that community resiliency includes providing for those who are most vulnerable to the impacts of disaster, including low income people with disabilities.

**The Louisiana Housing Corporation (LHC)** administers many of the housing development and affordability programs that will be used to meet the requirements of the Agreement. Within the LHC, the Louisiana Housing Authority manages the rental subsidy and landlord compliance aspects of the Louisiana PSH program. Housing production and rental assistance programs administered by the LHC/LHA include: LIHTC, HOME TBRA, Section 8 Project Based Rental Assistance, Section 811 Project Rental Assistance, National Housing Trust Fund, and Non Elderly Disabled (NED) tenant-based rental assistance.

**The Louisiana Department of Health (LDH)** operates the services component of Louisiana PSH and has budget authority for state funding dedicated specifically to meeting the terms of the Agreement including state-funded rental assistance and funding for other housing-related costs such as deposits and furniture.

All three agencies have long-standing cooperative endeavor agreements for the operation and funding of Louisiana PSH and other housing and recovery initiatives. The agencies will continue to meet regularly and provide the necessary leadership to implement the housing plan, monitor its outcomes, and revise strategies as needed to ensure success over the term of the DOJ settlement.

## Accomplishments to Date

At the time of the agreement, Louisiana already had in place the infrastructure to deliver Medicaid-funded tenancy support services to persons being housed in Louisiana's Permanent Supportive Housing (PSH) program. Tenancy supports are provided as a component of community-based behavioral health services under Medicaid and can also be delivered under the state's 1915(c) Home and Community Based Waivers. Because there can be delays and/or breaks in Medicaid payment authorization or eligibility, LDH also provides for continuity of tenancy supports through contracts with PSH service providers or through direct provision of services by state employed Tenancy Support Managers. Thus, members of the Target Population who are transitioned to or diverted to PSH have had prompt access to tenancy support services from the inception of the agreement.

In addition to the availability of tenancy support services for members of the Target Population, the State has implemented the following components of the agreement as relates to housing:

- **Implemented a 100 subsidy state-funded rental assistance program.** This program is referred to as My Choice State Rental Assistance Program and is operated through the same partnership as Louisiana’s PSH program with all participants being offered tenancy support services. One million dollars in state general funds were allocated to this purpose starting in state fiscal year 2018-2019. LDH began providing short term rental assistance using these funds in August, 2018, while it was working with the Louisiana Housing Authority (LHA) on long-term program policies and guidelines. LDH and LHA completed policies in spring, 2019 and LHA took over payment of long-term subsidies (i.e., rental assistance lasting more than 3 months) effective July, 2019. To date, 5 members of the Target Population have received short term rental assistance, 17 are receiving ongoing rental assistance paid through LHA, and an additional 48 members are in the process of being housed using this resource.
- **Implemented funding for housing-related expenses such as security deposits and other necessities for making a new home.** For members of the Target Population who qualify for and transition to OAAS Community Choices Waiver, many expenses of establishing a home can be covered under Medicaid. These include home accessibility modification, basic furnishings and supplies, and rent and utility deposits. These expenses can also be paid under the state’s Money Follows the Person program for members of the Target Population who transition to OAAS or OCDD Medicaid HCBS programs. For members of the Target Population who do not qualify for these resources, state funding was established for housing related expenses starting in state fiscal year 2018-2019. Unlike Medicaid resources, these state funds can also be used to purchase basic food items needed for the initial days of occupancy.
- **Obtained additional tenant-based rental subsidy vouchers to assist members of the Target Population.** In 2018, LDH and LHA applied for and LHA was awarded 50 Non Elderly Disabled (NED) tenant-based vouchers to be incorporated into its existing Mainstream Voucher program for PSH. LDH and LHA established program policies and procedures for using these vouchers in early 2019 and 12 members of the Target Population have been transitioned from nursing facilities using this resource. Another 15 members have been assigned a voucher and are being assisted with housing search and leasing. The target is for 25 of the 50 NED vouchers to be used by members of the Target Population. In September, 2019, LDH and LHA applied for an additional 200 NED vouchers. HUD is expected to announce awards by the end of 2019.
- **Created new requirements in LIHTC program specific to PSH units for the Target Population.** In June, 2019, the Board of the Louisiana Housing Corporation approved the following language for addition to the Qualified Allocation Plan for the state’s LIHTC program:

“In accordance with the terms of the ‘Agreement to Resolve Department of Justice Investigation’ (DOJ Agreement) entered into between the United States and the State of Louisiana, at least 40% of the units under the mandatory 5% set aside for households with incomes at or below 30% AMI will be utilized to create new units for the Permanent Supportive Housing Program to house individuals transitioning from nursing homes or at risk of nursing home placement identified as the “Target Population” in the DOJ Agreement (hereinafter referred to as DOJ units). The DOJ units will be set aside for households at or below 20% AMI; however, exceptions will be allowed in order to house members of the Target Population whose income exceeds 20% AMI but is not greater than 30% AMI.”

Units generated through this requirement are over and above general PSH units already being created through long-standing incentives in Louisiana’s LIHTC program.

- **Use of HOME TBRA for Security and Utility Deposits.** HOME TBRA administered by LHA is currently being used for security and utility deposits for persons transitioning to 811 PRA Units.
- **Implemented Universal Design Requirements.** Independent of the Agreement, LHC added universal design requirements to the LIHTC program beginning with the 2018 LIHTC awards. This combined with LDH’s ability to provide state and Medicaid-funded home modifications and assistive technology will improve the overall accessibility of new affordable housing built under the LIHTC program. This is significant given that the majority of Target Population members transitioned from nursing homes have physical as well as behaviorally-related disability and may need accessible or visit-able housing.

## Plan for Unit/Subsidy Production

The table below summarizes the State’s current plan for achieving the 1,000 unit/subsidy requirement set forth in the agreement. Because the State does not control allocation of several of these resources, and because the outcomes of these strategies cannot be predicted with accuracy, the State intends to update the plan as strategies are initiated, outcomes are realized (or not), and as new opportunities arise. At a minimum, the plan will be updated annually to reflect accomplishment towards targets and any adjustments to strategy and targets. The summary below should therefore be understood as the State’s best thinking at the current moment and based on known opportunities. There are additional resources and strategies that are not included in the table because further exploration is needed to determine if they are feasible. These are discussed in another section.

Description of Strategy	Estimate	2020	2021	2022	2023
<b>I. Development Strategies</b>					
2019 9% LIHTC	30		10	20	30
2019 4% TC/Section 811 PRA/CDBG Capital	24		4	14	24
2020 9% LIHTC/Section 811 PRA	60			30	60
2020 4% TC/Section 811 PRA	18			8	18
Targeted referral to LIHTC projects under construction	69	50	69	69	69
<b>Subtotal (Development Strategies):</b>	<b>201</b>	<b>50</b>	<b>93</b>	<b>141</b>	<b>201</b>
<b>II. Non-Development Strategies</b>					
Section 8 PBV Owner Solicitation	75	75	75	75	75
NHT Capital Strategy Incentive	13				13
Section 811 PRA - Existing MF Portfolio	125	30	65	95	125
2018 NED Vouchers	25	20	25	25	25
2019 NED Vouchers	150		120	150	150
2020 NED Vouchers	136			109	136
HOME TBRA Rental Assistance	100	100	100	100	100
Lake Charles/Monroe PHA - Section 8 Set-aside	75	37	56	75	75
My Choice State RAP	100	100	100	100	100
<b>Subtotal (Non Development):</b>	<b>799</b>	<b>362</b>	<b>541</b>	<b>729</b>	<b>799</b>

<b>Total Units Estimated to be Created:</b>	<b>1,000</b>	412	634	870	1,000
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## Explanation of Strategies

Strategies are grouped into two categories: those requiring that rental housing be built or rehabilitated for market (“Development Strategies”), and those that make use of existing rental housing (“Non-Development Strategies”).

### Development Strategies

**2019 9% LIHTC** – Requires owners receiving 9% tax credit awards in 2019 to set aside at least 45% of their extremely low-income required units (units at 20% and 30% of Area Median Income) for the Target Population. Units are created through the building of new multi-family rental housing or, less often, rehabilitation of existing rental housing. Because of the complexities involved both in putting together the various sources of financing for affordable housing development, and then in actually building the housing, the earliest that units will be available is spring, 2021, with most units becoming available for leasing in 2022 and 2023.

Key Milestone/Task	Anticipated Date
Requirement added to Qualified Allocation Plan for LIHTC	Completed – June, 2019
2019 9% tax credits awarded to developers	Completed – September, 2019
First units become available	Spring, 2021

**2019 4% LIHTC/Section 811 PRA/CDBG Capital** – This strategy uses the above referenced requirements in the LIHTC program to create a minimum set aside of 45% of extremely low-income units, but provides Section 811 project-based rental assistance (Section 811 PRA) and CDBG capital funding to create incentives for developers receiving 4% tax credits to go above the minimum threshold. As with the 2019 LIHTC awards, unit creation will take 18 months to 3 years because of the complexities developers face in closing on their financing and building the projects.

Key Milestone/Task	Anticipated Date
Requirement added to Qualified Allocation Plan for LIHTC	Completed – June, 2019
CDBG Notice of Funding Availability published	December 2019
CDBG applications received	March 2020
CDBG awards made	June 2020
First units become available	November 2021

**2020 9% & 4% LIHTC/Section 811 PRA** – This strategy increases the DOJ set aside requirements for owners receiving 2020 tax credits (both 4% and 9%). Rather than a minimum of 45% of required extremely low-income units being set aside to serve the target population, 100% of these units will be set aside to meet the terms of the Agreement. The extremely low-income requirement is 5% of all units developed. In addition to increasing the minimum set-aside, this strategy will also provide Section 811 PRA subsidies to owners who agree to go above the minimum and set aside up to 7% of their units for the Target Population. The earliest that units from this strategy will be available is summer, 2022 with most units becoming available for leasing in 2023 and later.

Key Milestone/Task	Anticipated Date
Draft Set Aside Language for LIHTC Qualified Allocation Plan (QAP)	Jan/Feb. 2020
Board Approval of QAP	March, 2020

Award of 2020 9% tax credits	August/September 2020
Award of 2020 4% tax credits	August-December 2020
First units become available	Summer, 2022

### Priority Marketing for LIHTC Projects Currently Under Construction

This strategy identifies for targeted referral LIHTC projects in high demand areas that are already under construction and coming available for initial leasing in two to eighteen months. Members of the target population will receive priority for referral to the PSH units in these projects.

Key Milestone/Task	Anticipated Date
Identify desired projects under construction	Completed 10-18-19
Determine PSH set aside (number of units and configurations)	January, 2020
Determine likely date for leasing to begin for each housing project	December, 2019
Provide priority referral as units become available	November/December, 2019 and ongoing

### Non-Development Strategies

**Section 8 Project Based Voucher Owner Solicitation** – The LHA is currently in the process of soliciting from LIHTC owners and property managers proposals additional units, already built and on the market, that can be added to the state’s existing PSH portfolio. These units will be paired with HUD Section 8 project-based rental subsidies to make rent affordable at 30% of household income. This strategy allows LHA and LDH to select from available units based on the needs and housing choice of the program’s tenants/participants. LHA is in the process of seeking HUD approval to prioritize the Target Population within the state’s existing preference structure for the Section 8 project-based vouchers used in the PSH program. This will allow a high percentage of these units to be offered to the Target Population. Under this strategy, additional housing units are already being added to the program and will continue to be added until all project-based vouchers are committed.

Key Milestone/Task	Anticipated Date
Issue owner solicitation	Issued September, 2019
Implement selection process	Began September, 2019, and will continue until vouchers are committed
Obtain HUD approval to prioritize Target Population	January, 2020
Provide priority referral as units become available	January, 2020 and ongoing

**National Housing Trust (NHT) Capital Strategy Incentive** – The LHC in collaboration with LDH is committed to using NHT resources available to the State in order to develop integrated rental housing to serve extremely low-income households of the Target Population. The NHT is a HUD program that provides capital assistance to support affordable housing development with a focus on supporting households with extremely-low income households. As part of this strategy, LHC expects to leverage other develop resources to potentially include local HOME funds, Section 811 Capital Advance funding from a current HUD NOFA, and capital resources from the Federal Home Loan Bank. As part of its NHT funding solicitation for 2020 and 2021, LHC commits to prioritize affordable housing development projects that agree to establish set-aside units or a marketing preference for the Target Population.

Key Milestone/Task	Anticipated Date
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Issue NHT solicitation for 2020 funds	July, 2020
Review and Select Housing Projects for NHT Funding	October, 2020
NHT funded project begin construction	July, 2021
Projects are complete and lease-up set-aside unit(s) for the Target Population	January, 2023

**Section 811 Project Rental Assistance (PRA) with Existing Multi-Family Rental Housing Portfolio** – The LHA in partnership with LDH will respond to the recently issued HUD Notice of Funding Availability (NOFA) and request additional Section 811 project-based rental assistance to be paired with apartment units already built and available. LHC will award Section 811 PRA through an owner solicitation similar to the process described in the previous strategy. Section 811 rental assistance can only be used for adults with disabilities between the ages of 18 and 62. In its application to HUD, Louisiana will identify the Target Population as the highest priority population to be served by this award.

Key Milestone/Task	Anticipated Date
Submit application	February 10, 2020
HUD announces awards	Anticipated May, 2020
Owner outreach	May-September, 2020
Implement selection process	May – September, 2020
Provide priority referral as units become available	October-December, 2020

**2018 Non Elderly Disabled (NED) Vouchers** – In 2018, LHA in partnership with LDH applied to HUD for 200 NED vouchers and identified the population to be targeted as persons in institutions and homeless individuals/households, with highest priority being given to the institutionalized population. Louisiana was awarded 50 vouchers and began implementing the award in January, 2019. NED vouchers provide tenant-based rental subsidy for persons with disabilities between 18 and 62 years of age. Tenants pay 30% of their income for rent. It is anticipated that half of the awarded vouchers will be used for members of the Target Population transitioning from nursing facilities. LDH Tenant Services Managers (TSMs) work with NED participants to identify apartments where the person wants to live, educate landlords about the rental assistance processes and procedures, inspect the select apartment to insure it meets HUD requirements, and assist with the initial leasing and move-in. To date, 12 members of the Target Population have transitioned from nursing facilities using 2018 NED vouchers and another 15 have been assigned vouchers and are in some stage of housing search and lease up.

Key Milestone/Task	Anticipated Date
Identification of eligible individuals	Began January, 2019 and now ongoing as needed. All vouchers are currently assigned to individuals.
Assignment of vouchers and leasing	Began January, 2019, and ongoing until all vouchers are in use
Meet HUD requirement that 80% of vouchers be under lease in 12 months	December 30, 2019

**2019 NED Vouchers** – In September of 2019, LHA with LDH again applied for 200 NED vouchers to serve the same priority groups identified in the 2018 application. Vouchers awarded will be used as described in the previous strategy.

Key Milestone/Task	Anticipated Date
Submit application	September 5, 2019

HUD announces awards	Anticipated November, 2019
Identification of eligible individuals	December, 2019
Assignment of vouchers and leasing begin	Spring, 2020
Meet HUD requirement that 80% of vouchers be under lease in 12 months	Spring, 2021

**2020 NED Vouchers** – It is anticipated that HUD will issue a third and final NOFA for NED tenant-based rental assistance in early 2020. HUD is allocating a smaller amount of funding for this NOFA so awards are expected to be somewhat smaller than those anticipated for the 2019 round. LHA with LDH will respond in a manner that takes full advantage of this NOFA and implement the award in the same manner as described above. In addition, LHC and LDH will also reach out to other Public Housing Authorities (PHAs) to gain their support to also apply for these NED vouchers with a priority for the Target Population.

**HOME Tenant-Based Rental Assistance (TBRA)** – LHC has committed \$1 million of HOME funds to provide rental subsidies to the Target Population. Since this strategy adds resources to an established TBRA program, LHC expects to be able to implement these resources on a fairly quick timetable.

Key Milestone/Task	Anticipated Date
LHC allocates HOME resources to LHA to support this expansion	December, 2019
LDH begins referrals to LHA for TBRA rental assistance	January/February 2020
Complete referral/lease up process for the 100 TBRA vouchers (estimate 12 months lease up)	January/February, 2021

**Lake Charles/Shreveport Public Housing Authorities (PHA) Section 8 Set-aside** – LHC and LDH have successfully engaged both the Lake Charles and the Shreveport PHA gaining their commitment to establish a set-aside of Section 8 Housing Choice Vouchers for member of the Target Population. Lake Charles PHA has entered into a Memorandum of Understanding (MOU) with LHA to set-aside, upon turnover, 25 Section 8 vouchers. Shreveport PHA has committed to set-aside 50 Section 8 vouchers but has yet to enter into an MOU. As these vouchers become available upon turnover, LDH PSH staff will make a targeted referral for the rental assistance and assist with voucher paperwork, housing search, and move in. Section 8 assistance is not limited by age.

Key Milestone/Task	Anticipated Date
Establish MOUs between LHA and PHAs	MOU exists between Lake Charles (Calcasieu) PHA and LHA. Estimate December, 2019 for agreement with Shreveport
Assignment of vouchers and leasing	Upon turnover and until set aside is exhausted

**My Choice State Rental Assistance Program (RAP)** – As discussed under Accomplishments, LDH and LHA have implemented a small, state-funded rental assistance program to help members of the target population find and afford rental housing in the community. It is estimated that the \$1-million dollars allocated to this program can provide long-term rental assistance to at least 100 members of the Target Population per year as well as short term rental assistance to members transitioning to other programs and resources. This is the most flexible and targeted resource available to assist the Target Population, but is subject to annual reauthorization by the legislature and lacks the multi-year commitment associated with most federal resources. However, this funding is now part of the base budget for LDH and the State anticipates its continuation.

## Other Potential Housing Strategies



LHC and LHA is committed to creatively develop other innovative strategies to meet the housing goals in this plan. Currently, LHC and LDH has identified three specific strategies which warrant further evaluation to determine how many potential housing units or set-asides would be created.

**HUD Multi-Family Preference Strategy** – LHC and LDH is currently assessing the feasibility to target existing HUD multi-family financed affordable housing properties across Louisiana to establish a preference for members of the Target Population within a property’s site-based waiting list. Currently, each multi-family owner has the discretion to establish site based preference(s) within their Tenant Selection Plan. LHC and LDH will explore both the interest among these multi-family owners as well as the feasibility of establishing a DOJ settlement preference with HUD.

**PSH Set-Asides within Existing Multi-Family Housing Development** – LHC in coordination with both the Louisiana Office of Community Development (OCD) and LDH has committed to assess the feasibility of engaging existing multi-family rental housing projects with a focus on non-profit or mission driven owners to take on a PSH set-aside or increase an existing PSH set-aside for the Target Population in exchange for some relief and/or renegotiations of existing LHC or OCD financing requirements for loan repayment.

**Accessibility or Visitability Incentives/Preferences** – LDH has recognized the need for either accessible or adaptable housing units within many members of the Target Population. LHC and OCD in collaboration with LDH will explore the feasibility of offering additional incentives within LHC housing development funding solicitations (i.e. LIHTC, NHT, HOME) to create new accessible option for the Target Population. In addition, LHC and LDH will also explore the feasibility of offering a marketing preference within LIHTC financed properties for the Target Population needing these assessable features at the time of initial lease up.

## Plan for Tenancy Services Adequacy

**Sufficient Tenancy Supports Managers.** In SFY 2019, LDH hired additional TSMs towards the goal of having TSM coverage in all areas of the state. LDH is requesting an additional two positions for SFY 2021. LDH will annually review caseloads and capacity to determine need for additional TSMs. This review will take place in time for budget development in the first quarter of each fiscal year.

## Glossary of Terms

Area Median Income (AMI): For a particular jurisdiction, the median household income, adjusted for household size.

Community Development Block Grant (CDBG): Created under the Housing and Community Development Act of 1974, this program administered by the US Department of Housing and Urban Development (HUD) provides grant funds to local and state governments to develop viable urban communities by providing decent housing with a suitable living environment and expanding economic opportunities to assist low- and moderate-income.

Community-Integrated Housing: Per the DOJ Agreement to Resolve, community-based rental housing in which no more than two or 25% of units (whichever is greater) are occupied by members of the target population or persons served in the LDH PSH program.

HOME: The HOME Investment Partnerships Program (HOME) administered by HUD provides formula grants to states and localities that communities use—often in partnership with local nonprofit groups—to fund a wide range of affordable housing activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income people.

Home and Community-Based Services Waiver: Home and community-based services (HCBS) provide opportunities for Medicaid beneficiaries to receive services in their own home or community rather than institutions or other isolated settings.

HUD: The U.S. Department of Housing and Urban Development (HUD) was established in 1965. HUD's mission is to increase homeownership, support community development, and increase access to affordable housing free from discrimination.

HUD Multifamily Preference: The ability of multifamily property owners to adopt certain admissions preferences in multifamily properties that receive HUD project-based subsidies.

Extremely Low Income Households (ELI): Those with incomes below 30 percent of area median income.

Low-Income Housing Tax Credit (LIHTC): A federal tax incentive administered by the US Internal Revenue Service (IRS) intended to increase the availability of affordable multi-family rental housing. Through state allocating agencies, (often the state's Housing Finance Agency), the program provides an income tax credit to developers for new construction or rehabilitation of low-income rental housing projects.

Mainstream Voucher Program: A sub-set of the Housing Choice Voucher (HCV) program that competitively awards vouchers to public housing authorities to serve non-elderly persons with disabilities.

My Choice State Rental Assistance Program (RAP): The tenant-based rent subsidy program authorized in response to the 2017 agreement filed between the U.S. Department of Justice and the state of Louisiana. Funding for the program was approved by the legislature starting in fiscal year 2018 and is subject to annual appropriation.

National Housing Trust Fund (HTF): A HUD program providing capital assistance to support affordable housing development with a focus on supporting households with extremely-low income households.

Non-Elderly Disabled (NED) Vouchers: Designated housing choice vouchers to enable non-elderly persons or families with disabilities to access affordable housing on the private market and/or to enable non-elderly persons

with disabilities currently residing in institutional settings to transition into the community. The Mainstream Voucher program is one form of NED.

OAAS: The Louisiana Office of Aging and Adult Services.

OCDD: The Louisiana Office for Citizens with Developmental Disabilities

Permanent Supportive Housing Program (PSH): Louisiana Permanent Supportive Housing is a cross-disability housing and services program that links affordable rental housing with voluntary, flexible, and individualized community-based services to assist people with severe and complex disabilities to live successfully in the community. PSH is administered by the Office of Aging and Adult Services (OASS) within the Louisiana Department of Health and is a partnership with the Louisiana Housing Corporation (LHC).

Project-Based Rental Assistance (PBRA): This term refers to a component of the Section 8 Housing Choice Voucher Program that provides project-based rental assistance to a housing developer or multi-family rental housing owner. In this program, tenants of a project-based unit pay 30% of their income for rent and utilities. The term is also used to differentiate between any type of rental assistance that is tied to a specific property, versus tenant-based rental assistance (see below).

Public Housing Agency (PHA): Any state, county, municipality, or other governmental entity or public body, or agency or instrumentality of these entities that is authorized to engage or assist in the development or operation of low-income housing under the U.S. Housing Act of 1937.

Qualified Allocation Plan (QAP): A Qualified Allocation Plan is the mechanism by which a state housing finance agency promulgates the criteria by which it will select to whom it will award tax credits. Each state must develop a QAP. The QAP also lists all deadlines, application fees, restrictions, standards and requirements.

Section 8: Term used to refer to the Housing Choice Voucher Program (HCV) which provides rental assistance to very low-income families, the elderly, and people with disabilities to afford decent, safe, and quality housing in the private market.

Section 811 Project Rental Assistance (PRA): A Federal rental assistance program specifically for non-elderly persons with disabilities that provides project-based rental assistance.

SMI: Serious mental illness.

Tenancy Supports: Services that support the individual in being a successful tenant in his/her housing arrangement and thus able to sustain tenancy. Examples may include services, such as, education/training on the role, rights, and responsibilities of the tenant and landlord, coaching on developing/maintaining relationships with landlords/property managers or, continuing training on being a good tenant and lease compliance.

Tenant Services Manager (TSM): LDH staff position(s) which provide services for housing searches and supports, and/or who acts as a landlord liaison for the Louisiana PSH program.

Tenant-Based Rental Assistance (TBRA): Rental housing assistance that pays to the property owner the difference between 30% of the tenant household's income and what the owner charges for rent. The Housing Choice Voucher Program (see above) is one example of a tenant-based program. In contrast to project-based rental assistance, which is tied to a specific property, a program participant can move their tenant-based rental assistance to a different property.