



Louisiana Department of Health My Choice Louisiana Housing Plan

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 includes adult Medicaid recipients (over the age of 18) with diagnosed 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.

Since November of 2021, Louisiana has convened a planning team from LA Department of Health (LDH), LA Housing Corporation (LHC) and the Technical Assistance Collaborative (TAC) to assess progress in implementing the My Choice Louisiana Housing Plan (2019) and the progress made in each housing development strategy specified the 2019. As a result of this collaboration, the planning team has updated the strategies to fulfill the requirements of the Agreement specific to housing and housing supports. The result of these efforts has culminated into this revised plan.

Key Provisions of the Agreement

The State is required to set annual targets for creation of additional housing units and rental subsidies to be made available to members of the Target Population, for a combined total of 1,000 additional units and rental subsidies before termination of the Agreement. Once targets are achieved, the State shall maintain the availability of units and/or subsidies at the achieved target level for the term of this Agreement. The specific provisions related to housing and tenancy supports are covered in Section F., paragraphs 80-83 of the agreement and include:

- Create and offer 1,000 housing units or subsidies to households covered under the settlement by the end of the Agreement;
- Create a plan for achieving the 1,000 units/subsidies;
- Ensure housing provided to the Target Population must be community-integrated and “scattered site”;
- A plan for developing 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;
- Ensure 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;



- Units do not include licensed or unlicensed personal care, boarding, or “room and board” homes, provider-run group homes, or assisted living—they are not considered community integrated and cannot be counted towards the 1,000 unit/subsidy requirement;
- A requirement that the State must establish 100 state-funded rental subsidies to assist with initial transitions within the first 18 months of the Agreement;
- A requirement that the State seek funding to cover housing-related expenses such as security deposits and other necessities for making a new home;
- A requirement that the State must use HOME Tenant Based Rental Assistance (TBRA) for security and utility deposits;
- A requirement that the State must employ sufficient Tenancy Supports Managers (TSMs);
- The 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
- Ensure tenancy services are 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 Permanent Supportive Housing (PSH) program as well as expansion of that capacity to achieve the 1,000 unit/subsidy goal. Other resources mentioned in the Agreement 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 as well as additional strategies have been incorporated into the update of this plan.

State Partners

Three state agencies are critical to meeting the housing-related requirements of the Agreement. These three state agencies continue to meet regularly to support the implementation of the strategies called for in the housing plan.

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: Low Income Housing Tax Credit (LIHTC), HOME Tenant Based Rental Assistance (HOME TBRA), HOME-American Rescue Plan Program (HOME-ARP), Section 8 Project Based Rental Assistance, Section 811 Project Rental Assistance, National Housing Trust Fund, and Non Elderly Disabled (NED) tenant-based rental assistance. LHC's Homelessness Solutions Department oversees the HOME-TBRA program.

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, tenancy support managers (TSMs) 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.

Updated Accomplishments to Date

At the time of the Agreement, Louisiana already had in place the infrastructure to repurpose existing or develop new opportunities for units or subsidies to meet the goals of the Agreement. The State has also developed 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 continues to provide 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 continue to have prompt access to tenancy support services from the inception of the agreement.

The State has implemented the following components of the initial Housing Plan (2019) from 2019-2022:

- **Fully implemented a 100 subsidy state-funded rental assistance program and expanded with an additional 42 rental subsidies.** 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, the State has made 75 households offers of My Choice rental assistance with 73 individuals in the Target Population being housed with a My Choice voucher. In state fiscal year 2021-2022, LDH has been able to secure additional, recurring state funding (\$800,000 annually) in order to expand the My Choice Rental Assistance Program creating an additional 42 rental assistance subsidies.



- **Obtained additional tenant-based rental subsidy vouchers to assist members of the Target Population.** From 2018 to 2021, LDH and LHA applied for and LHA was awarded a total of 190 Non Elderly Disabled (NED) tenant-based vouchers across three separate HUD awards to be incorporated into its existing Mainstream Voucher program for PSH. From 2018 to 2021, LDH/LHA have made 56 individuals in the Target Population offers a NED voucher and 28 these individuals were housed with a NED voucher.
- **Created and sustained a requirement in LIHTC program specific to PSH units for the Target Population.** From 2019 to 2022, the Board of the Louisiana Housing Corporation approved a PSH requirement and incentive for the Target Population. Units generated through this requirement are over and above general PSH units already being created through long-standing incentives in Louisiana’s LIHTC program. From 2019 to 2022, this LIHTC requirement/incentive for the both the 4% and 9% LIHTC Program resulted in sixty-seven (67) PSH units created (2019-2020 LIHTC rounds) for the Target Population and 138 PSH units currently in development. LDH/LHC expects that the majority of these targeted PSH units will come available to the Target Population in calendar year 2023.
- **Section 811 Project Based Rental Assistance.** The LHC in partnership with LDH successfully received funding through the FY 2019 HUD Notice of Funding Availability (NOFA) for Section 811 project-based rental assistance. In its application to HUD, LHC committed to targeting integrated PSH units supported with Section 811 PRA to the Target Population. Due to delays with HUD, LHC executed the cooperative agreement in November of 2021 with HUD for approximately 140 Section 811 PRA subsidies. LHC/LDH expects that these 811 project based rent subsidies will be paired with apartment units already built and available and new development projects later in CY 2022 and 2023 LIHTC Program funding rounds.

PSH Summary of Past Progress from 2019-2021

The table below summarizes the State’s past progress from 2019 to 2021 in achieving the 1,000 PSH unit/subsidy offer requirement. The table incorporates all of the strategies discussed above that demonstrated success in creating PSH opportunities for the Target Population. The table also illustrates strategies from the 2019 My Choice Housing Plan that were not successful in generating targeted PSH opportunities.



Table A – PSH Summary of Past Progress from 2019-2021

Description of Strategy	PSH Opportunities Planned ¹	PSH Opportunities Created ²	PSH Offered to the Target Population ³	Target Population Households Housed ⁴
I. Development Strategies				
2019 Bond	0	6	0	0
2019 9% LIHTC	20	30	0	0
2019 4% LIHTC/Section 811 PRA/CDBG Capital	14	17	0	0
2020 9% LIHTC/Section 811 PRA	30	7	0	0
2020 4% LIHTC/Section 811 PRA (PRIME)	8	3	0	0
Targeted Referrals to LIHTC projects	69	4	4	4
Subtotal (Development Strategies):	141	67	4	4
II. Non-Development Strategies				
Section 8 PBV Owner Solicitation	75	N/A	28	3
NHT Capital Strategy Incentive	0	0	0	0
Section 811 PRA - Existing MF Portfolio	65	N/A	12	12
2018 NED Vouchers	25	50	32	16
2019 NED Vouchers	150	38	8	4
2020 NED Vouchers	136	102	16	8
HOME TBRA Rental Assistance	100	0	0	0
Lake Charles/Monroe PHA - Section 8 Set-aside	75	0	0	0
My Choice State RAP	100	100	75	73
Subtotal (Non Development):	726	290	171	116
Total Units Estimated to be Created:	867⁵	357	175	120

In assessing overall progress, the primary reason for fewer opportunities being offered to individuals in the Target Population relates to a low demand by individuals both identified and ready to transition. Low demand and readiness was exacerbated by the COVID-19 pandemic, which limited staff ability/options to

¹ PSH Opportunities Planned: # of opportunities initially project in the LDH My Choice Housing Plan (2019).

² PSH Opportunities Created: # of opportunities created by each strategy within the LDH My Choice Housing Plan (2019).

³ PSH Opportunities Created: # of opportunities offered to a member of the settlement by each strategy within the LDH My Choice Housing Plan (2019)

⁴ Target Population Households Housed: # of DOJ settlement households placed in housing through a PSH opportunity.

⁵ Remaining PSH units planned in 2023.



get into nursing facilities to complete assessments and plan for transition. For many of the opportunities available, the offers had to be utilized or risk losing them completely.

More recently, LDH has implemented strategies to focus transition efforts and increase demand. Strategies include improved processes to better identify people that have explicitly expressed interest in transitioning and initiating transition activities. Additionally, LDH leadership has developed and implemented a variety of reports/tools to monitor progress more closely including reports identifying, which individuals need housing and the type of housing needed based on the transition assessment. LDH has provided clarification and guidance regarding specific information needed with associated timelines when submitting the housing packet. LDH has also increased coordination between the transition coordinators/supervisors and the Housing Coordinator to assure clear lines of communication regarding availability of units and/or subsidies. Finally, LDH is repurposing vouchers that provide the most flexibility in location of a unit based on individual preference. With implementation of these strategies, LDH is working to coordinate the alignment of transition and housing efforts.

Updated Plan for PSH Unit/Subsidy Production from 2022-2025

The table below summarizes the State's updated plan for achieving the 1,000 unit/subsidy offer requirement set forth in the Agreement. This table represents an update of the estimated Targeted PSH production from 2022 to 2025. Because the State does not control several of these resources, and because the outcomes of these strategies cannot be predicted with accuracy, the State will continue to update the plan as strategies are initiated, outcomes are realized (or not), and as new opportunities arise. At a minimum, LDH/LHC will update this plan annually to reflect accomplishment towards targets and make adjustments to the strategies/targets. New strategies and housing resources (noted as new) are also included in the table but do not currently have PSH production estimates. LDH/LHC is currently in active planning to determine production estimates for these strategies.



Table B – PSH unit/subsidy Production from 2022 to 2025

Description of Strategy	Initial PSH Opportunities Planned ⁶	Revised Total PSH Opportunities to be Created ⁷	2022	2023	2024	2025
I. Development Strategies						
2019 9% LIHTC	10	0	0	0	0	0
2019 4% TC/Section 811 PRA/CDBG	10	2	2	0	0	0
2020 9% LIHTC	30	5	5	0	0	0
2020 4% TC/Section 811 PRA (PRIME)	10	27	27	0	0	0
2021 Bond ⁸	0	14	14	0	0	0
2021 9% LIHTC ⁹	0	90	68	22	0	0
2022 9% LIHTC /Section 811 PRA	0	0	0	0	0	0
HOME-ARP (New Strategy)¹⁰	0	0	0	0	0	0
Subtotal (Development Strategies):	60	138	116	22	0	0
II. Non-Development Strategies						
Section 8 PBV Owner Solicitation ¹¹	47	20	5	5	5	5
NHT Capital Strategy Incentive	13	0	0	0	0	13
Section 811 PRA - Existing MF Portfolio	53	143	11	57	65	8
HOME Tenant Based Rental Assistance	100	100	0	100	0	0
My Choice State RAP ¹²	0	42	0	42	0	0
Section 8 HCV (New Strategy)¹³	0	40	40	0	0	0
Subtotal (Non Development):	213	356	56	204	70	26
Total Units Estimated to be Created:	273	494	172	226	70	26

Existing PSH Turnover Strategies

LDH and LHC will take advantage of turnover by non-My Choice participants for the Target Population. These opportunities will be considered an opportunity created for the purposes of this Agreement. Housing opportunities currently used by the Target Population that turn over will remain available to My Choice participants but subsequent use of these opportunities will not count toward the overall count of

⁶ PSH Opportunities Planned: Total # of PSH opportunities planned by housing strategy outlined in the LSH My Choice Housing Plan (2019) from 2022-4.

⁷ Total PSH Opportunities to be Created: # of PSH opportunities to be created from 2022 to 2025 by housing strategy.

⁸ Not initially planned for in the 2019 Housing Plan.

⁹ Not initially planned for in the 2019 Housing Plan.

¹⁰ LHC engaging with community feedback to develop Allocation Plan for the HOME-ARP resources.

¹¹ Estimate of 5 PSH offers to Target Population annually.

¹² New My Choice RAP supported with additional State funding.

¹³ 2022 Omnibus Budget provided statutory authority. Contingent upon HUD approval of Remedial Preference.



the Agreement. Turnover of non My Choice participants may occur for a variety of reasons, such as, person obtained non-PSH housing, moved out of state, moved to another region, moved in with family member, no longer interested in PSH program, refused all properties, ineligible, lost eligibility, unable to locate, evicted, abandoned unit, or passed away. These existing PSH opportunities will come from following:

- PSH set-aside units supported with Section 8 PBVs in LHC-sponsored rental housing developments,
- NED rental housing vouchers controlled by LHA, and
- PSH set-aside units support with Section 811 PRA in LHC-sponsored housing developments.
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In an effort to develop a conservative estimate of the number of PSH offers for the settlement. LDH/LHC developed a methodology for each PSH opportunity based upon the research of the actual turnover from calendar year 2021 as well as a conservative assumption of the % of this turnover (by PSH type) would result in an offer to the Target Population. LDH/LHC jointly developed these assumptions based the following considerations: the type of PSH (e.g. tenant-based or project/unit based), the targeting/waitlist requirements for each PSH type and the referral processes for each PSH type. LDH/LHC also took into consideration not counting turnover of My Choice participants from these PSH opportunities. Based upon this methodology, LDH/LHC estimates that PSH turnover will create approximately 84 offers for the Target Population annually for a total of 336 PSH offers over 4 years from 2022-2025. Below is a table that outlines the PSH turnover methodology:

Table C - PSH Turnover Estimate and Methodology

PSH Type	CY 2021 Turnover (Actual)	Estimated PSH Offers to be created by turnover annually)	Turnover Assumption
PSH set-aside units supported with Section 8 PBV	173	52	30% of turnover to be offered to the Target Population.
NED rental housing vouchers	30	24	80% of turnover to be offered to the Target Population.
PSH set-aside units support with Section 811 PRA	26	8	30% of turnover to be offered to the Target Population.
Total		84	
4 Year Estimate (2022-2025)		336	

Updated Housing Plan Summary

Below is an updated summary of the estimated number PSH opportunities that LDH/LHC estimates have been or will be offered to the Target Population. Drawing table from PSH estimates from the three tables



(Tables A-C) above, this updated PSH estimate comprises PSH offered to the Target Population (2019-2022), the new PSH opportunities estimated from 2022 to 2025 and the PSH turnover estimate from 2022 to 2025.

Table D – Housing Plan Summary

PSH	PSH Production Actual # or Estimate	Note
Documented PSH Offers to the Target Population from 2019-2021	175	Refer to Table A
Future PSH opportunities to be created from 2022 to 2025	494	Refer to Table B
PSH turnover estimate from existing PSH	336	Refer to Table C
Total Estimated PSH offers	1,005	

Description of Updated 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”).

Summary of Development Strategies and Progress

A. PSH Development Strategies from 2019 Housing Plan

1.) 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.

Progress to Date: Currently, multi-family rental housing developments with these PSH targeted units either have completed construction or expect to complete construction in CY 2022 or 2023. Working closely with LHC, LDH staff are currently contacting property management companies who support each of these projects to coordinate referral of individuals in the Target Population to these PSH opportunities. LDH has developed a process to record and document all offers of a PSH unit to individuals in the Target Population.

2.) 2019 4% LIHTC/Section 811 PRA/CDBG Capital (PRIME) – 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.

Progress to Date: Currently, PRIME-financed multi-family rental housing developments with these PSH targeted units either have completed construction or expect to complete construction in CY 2022. Working closely with LHC, LDH staff are currently contacting property management companies who



support each of these projects to coordinate referral of individuals in the Target Population to these PSH opportunities. LDH has developed a process to record and document all offers of a PSH unit to individuals in the Target Population Target Population.

3.) 2020 9% & 4% LIHTC – 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. Section 8 PBV subsidies were available to support as well. The extremely low-income requirement is 5% of all units developed. Section 811 PRA subsidies were not available to projects in this round given delays in executing Cooperative Agreement with HUD. The earliest that units from this strategy will be available in 2022.

Progress to Date: Currently, the 2020 9% and 4% LIHTC-financed multi-family rental housing developments with these PSH targeted units are in construction and expect to complete construction in CY 2022 or 2023. Working closely with LHC, LDH staff are currently contacting property management companies who support each of these projects to coordinate referral of individuals in the Target Population to these PSH opportunities. LDH has developed a process to record and document all offers of a PSH unit to individuals in the Target Population.

4.) Priority Marketing for LIHTC Project 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.

Progress to Date: Developed as part of the 2019 Housing Plan, this strategy did not generate a significant number of PSH offers for individuals in the Target Population. Based upon LHC/LDH tracking data from 2019-2022, LDH offered four (4) individuals in the Target Population with a PSH unit from an existing LIHTC property.

B. New Housing Development Strategies – 2022 Housing Plan Update

1.) 2021 9% & 4% LIHTC – LHC continued the PSH set-aside requirement initiated in the 2020 QAP described above. PSH set-aside units for individuals in the Target Population expected to be available in 2022 and 2023. Section 811 PRA subsidies not available due to delays with executing cooperative agreement with HUD.

Key Milestone/Task	Anticipated Date
Requirement added to Qualified Allocation Plan for LIHTC	Completed – June 2020
2021 9% tax credits awarded to developers	CY 2022
First PSH units become available	CY 2022 and 2023

2.) 2022 and 2023 9% and 4% LIHTC/Section 811 PRA – Requires owners receiving 9% tax credit awards in 2022 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. As required to meet



the terms of the DOJ settlement, LHC is committed to sustaining the PSH requirement for individuals in the Target Population on the 2023 9% Qualified Allocation Plan (QAP). LHC may choose to offer Section 811 PRA to these PSH set-asides to ensure deep affordability. 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 these PSH units will be available in Spring, 2024 into CY 2025.

Key Milestone/Task	Anticipated Date
Requirement added to Qualified Allocation Plan for LIHTC	Completed – June, 2021
2022 9% tax credits awarded to developers	Spring, 2022
2023 9% tax credits awarded to developers	Spring, 2023
First PSH units become available	Spring, 2024

3.) HOME-ARP – LHC received an allocation of approximately \$39 million of HOME-ARP funds which provides resources to create housing opportunities for households who are homeless or “at risk” of homelessness. (See link for more information - [HOME-ARP](#)) LHC is currently working with a range of stakeholders across the state to determine the priorities for this specialized funding. LHC and LDH are collaboratively working to identify feasible strategies to use these funds to create set-aside units for the Target Population.

Key Milestone/Task	Anticipated Date
LHC soliciting stakeholder feedback to develop HOME-ARP Allocation Plan	Ongoing – Expected be completed Summer, 2022
Determine estimate of targeted PSH units created with HOME-ARP	Summer/Fall, 2022
LHC conduct solicitation(s) to identify project sponsors of PSH.	CY 2023-25
First PSH units become available	CY 2025/6

Non-Development Strategies

A. PSH Non-Development Strategies from 2019 Housing Plan

1.) Section 8 Project Based Voucher Owner Solicitation – Over the past several years, the LHA has solicited 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. LHA pairs these units with HUD Section 8 project-based rental subsidies to make rent affordable at 30% of household income. This strategy allowed LHA and LDH to select and offer these available units based on the needs and housing choice of the program’s tenants/participants.

Progress to Date: Developed as part of the 2019 Housing Plan, this strategy did not generate a significant number of PSH offers for individuals in the Target Population. Based upon LHC/LDH tracking data from 2019-2022, LDH offered twenty eight (28) individuals in the Target Population with a PSH unit from an existing LIHTC property.



2.) 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.

Progress to Date: Given competing demands, LHC did not move forward with set-aside strategies in past NHT funding allocations. However, LHC is committed to review a range of options with future NHT allocations from 2021 and 2022 to prioritize affordable housing development projects that agree to establish set-aside units or a marketing preference for individuals in the Target Population.

3.) Section 811 Project Rental Assistance (PRA) with Existing Multi-Family Rental Housing Portfolio – The LHC in partnership with LDH successfully received funding through the FY 2019 HUD Notice of Funding Availability (NOFA) for Section 811 project-based rental assistance. Due to delays with HUD, LHC executed the cooperative agreement in November of 2021 with HUD for approximately 140 Section 811 PRA subsidies. LHC/LDH expects to pair the project based rent subsidies with apartment units already built and available as well as new development discussed above. Section 811 rental assistance are utilized for adults with disabilities between the ages of 18 and 62. In its application to HUD, Louisiana identified individuals in the Target Population as the highest priority population to be served by this FY 2019 award.

Progress to Date: LHC in collaboration with LDH staff has begun an owner solicitation process to identify attractive existing or pipeline development multi-family rental housing developments that are in marketable geographic areas of the State for the Target Population. LHC has currently developed in interest list with several multi-family properties with a mix of 1 and 2 BR units. LHC and LDH expect to make decisions on 811 PRA awards/RAC contract with these identified properties in CY 2022 and 2023 with PSH offered being made between 2022 and 2025.

4.) Non Elderly Disabled (NED) Vouchers (2018, 2019, 2020)– From 2018 to 2020, LHA in partnership with LDH applied and successful competed for 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. 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. 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. HUD required PHA who receive NED vouchers to achieve an 80% utilization rate within the first year of issuing date. LHA and LDH target homeless diversion households during the first round (2018) which enable LHA/LDH to secure additional NED vouchers in the subsequent competitive rounds.

Progress to Date: From 2018 to 2021, LDH and LHA applied for and LHA was awarded a total of 190 Non Elderly Disabled (NED) tenant-based vouchers across three separate HUD awards to be incorporated into its existing Mainstream Voucher program for PSH. From 2018 to 2021, LDH/LHA have made offered 56 individuals in the Target Population a NED voucher and 28 individuals in the Target Population were housed with a NED voucher.



5.) HOME Tenant-Based Rental Assistance (TBRA) – LHC has committed \$1 million of HOME funds to provide 100 tenant-based rental subsidies to the Target Population. LHC did not move forward with this strategy thus far due to demands associated with disaster and Covid-19 response. In recent discussion, LHC has re-committed itself this strategy.

Progress to Date: LHC and LDH are planning to implement and begin to offer these tenant-based rental subsidies to the Target Population during CY 2023 to meet the estimated demand of transition during that year.

Key Milestone/Task	Anticipated Date
LHC allocates HOME resources to support this expansion	CY 2022
LDH begins referrals to LHC for TBRA rental assistance	March 2023
Complete referral/lease up process for the 100 TBRA vouchers (estimate 12 months lease up)	January/February, 2024

6.) Public Housing Authorities (PHA) Section 8 Set-aside – In the 2019 timeframe, LHC and LDH 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.

Progress to Date: Due to competing priorities with both disaster and Covid-19, both PHA commitments did not move forward to implementation. Based on the current climate with PHAs across the state, both LDH and LHC do not foresee future negotiations to create Section 8 set-asides for the Target Population.

7.) My Choice State Rental Assistance Program (RAP) – LDH and LHA has implemented a state-funded rental assistance program to assist members of the target population find and afford rental housing in the community. Initially, LDH secured \$1 million allocated to this program to 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.

Progress to Date: To date, the State has made offers to 75 individuals in the Target Population with 73 of these individuals being housed with a My Choice voucher. In 2022, LDH has been able to secure additional, recurring state funding (\$800,000 annually) in order to expand the My Choice Rental Assistance Program creating an additional 42 rental assistance subsidies.

B. New Non-Development PSH Strategies - 2022 Housing Plan Update

1.) Tenant-Based Section 8 Housing Choice Vouchers – Set-aside: In the 2022 Omnibus Budget Reconciliation Law, LHA received the statutory authority to administer tenant-based rental assistance through its Section 8 Housing Choice Voucher Program. In addition, 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 housing choice voucher program (both tenant and project-based vouchers) used in the PSH program. Once this approval has been granted and LHA implements the remedial preference for the Target Population, LHA has agreed to establish a set-aside of 40 tenant-based vouchers for the Target Population. LHA and LDH expect these tenant-based vouchers to be offered to the Target Population on 2022.

Key Milestone/Task	Anticipated Date
LHA/LDH requests permission from HUD to establish a remedial preference.	November, 2021
LHA receives approval from HUD and establishes the remedial preference by amending its Section 8 Administrative Plan.	Summer, 2022
LHA begins to offer Section 8 tenant-based vouchers to the Target Population.	Fall, 2023

Other Potential Housing Strategies

LHC and LDH continue to be committed to creatively develop other innovative strategies and pursue funding opportunities to support the housing goals in this plan. LDH and LHC/LHA commit to collaboratively working to apply for all federal housing resources that are offered and could be used to create integrated PSH opportunities for the Target Population. Specifically, LDH and LHC/LHA are committed to pursue all opportunities for additional funding for targeted rental assistance through the Mainstream/NED vouchers or Section 811 PRA.



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 2 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.