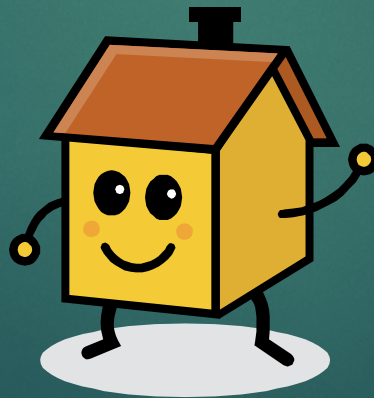


# LOUISIANA

## Affordable Housing Resources



# TYPES OF HOUSING SOURCES

## ▶ **Housing Authorities**

- ▶ Tenant-Based Housing Choice Vouchers
- ▶ Public Housing Units

## ▶ **Privately Owned Rental Properties**

- ▶ Project-Based Section 8
- ▶ Low-Income Housing Tax Credit Properties (LIHTC)
- ▶ Permanent Supportive Housing (PSH)

## ▶ **Rural Development – USDA Funded**

## ▶ **Open Market**

# TENANT BASED VOUCHERS VS. PROJECT BASED VOUCHERS

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## TENANT BASED VOUCHER

- ▶ Rental assistance is not tied to unit
- ▶ Voucher is portable after one year
- ▶ Provides more flexibility in housing choices as long as landlord is willing to participate on the program
- ▶ Resident may lease single family unit (house) or multi-family unit (apartment)

## PROJECT BASED VOUCHERS

- ▶ Rental assistance is tied to unit
- ▶ Rental assistance is not portable. If resident decides to relocate, the rental assistance terminates.
- ▶ Multi-family housing complex (apartment)

# PROJECT BASED VOUCHERS – PRIVATELY OWNED SUBSIDIZED HOUSING

Eligibility requirements are the same for these programs; however, the HUD funding sources are different.

- ▶ Section 202 – Senior/Elderly Housing
- ▶ Section 811 - Non-Elderly Disabled Housing
- ▶ Section 515 Rural MFH

# LOW-INCOME HOUSING TAX CREDIT (LIHTC) UNIT VS. PERMANENT SUPPORTIVE HOUSING (PSH) UNIT

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## LIHTC UNIT

- ▶ Unit is not subsidized, but the rent is below market rent or conventional rents
- ▶ Resident must meet tax credit income requirements (low to moderate income families)
- ▶ 80% of the Area Median Income (AMI)

## PSH UNIT

- ▶ Unit is subsidized with a project-based Section 8 voucher
- ▶ Resident must meet extremely low-income limits
- ▶ Resident must be elderly and/or disabled and in need of support services
- ▶ Units are only available in GO Zone

# OAAS PERMANENT SUPPORTIVE HOUSING LOCATIONS

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## ► PSH (GO Zone)

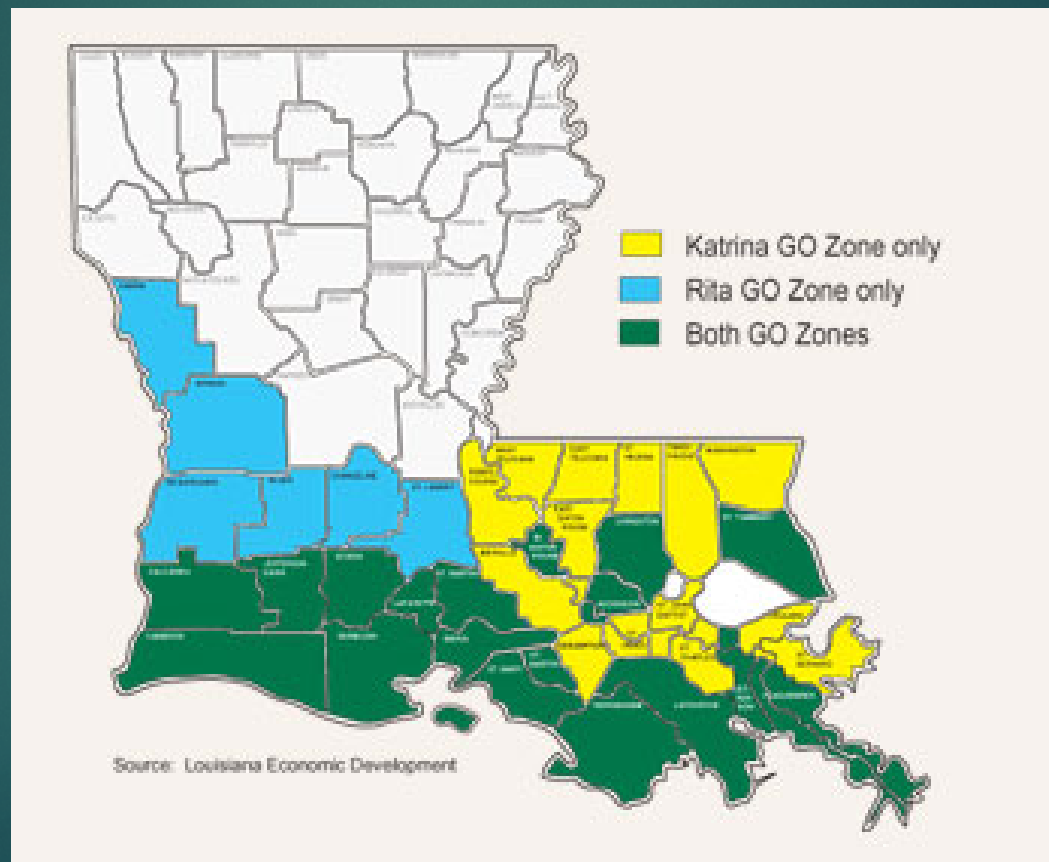
Acadia, Ascension, Assumption, Calcasieu, Cameron, East Baton Rouge, East Feliciana, Iberia, Iberville, Jefferson, Jefferson Davis, Lafayette, Lafourche, Livingston, Orleans, Plaquemines, Pointe Coupee, St. Bernard, St. Charles, St. Helena, St. James, St. John the Baptist, St. Martin, St. Mary, St. Tammany, Tangipahoa, Terrebonne, Vermilion, Washington, West Baton Rouge and West Feliciana

## ► Section 811 Project Rental Assistance

Northern part of the state

# GO ZONE

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# OPEN MARKET SOURCES

- ▶ Classified Section of the newspaper
- ▶ Apartment Guides located in retail stores
- ▶ Yellow Pages
- ▶ Online Services

# INITIAL ELIGIBILITY CRITERIA FOR SUBSIDIZED HOUSING

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- ▶ **Income Limits (FY 2018)**

- ▶ **Criminal Record Report**

Obtained from the local police department or sheriff department

- ▶ **U.S. Citizenship**

# REQUIRED DOCUMENTS FOR INITIAL CERTIFICATION

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- ▶ **Information about the family**
  - ▶ Birth Certificates, Custody Agreements, Adoption Papers (everyone)
  - ▶ Social Security Cards for all household members over the age of 6
  - ▶ Proof of Income (all household income)
  - ▶ Picture I.D. (anyone 18 years or older)

## REQUIRED DOCUMENTS CONTD.

- ▶ **Information about household income and assets**
  - ▶ Employment Income (5 to 6 check stubs, consecutive)
  - ▶ Social Security/Supplemental Security Income (SSI)
  - ▶ Welfare Assistance
  - ▶ Veteran Income
  - ▶ Pension/Retirement
  - ▶ Child Support
  - ▶ Unemployment Benefits
  - ▶ Workmen Compensation
  - ▶ Other Income (contributions, etc.)

## REQUIRED DOCUMENTS CONTD.

### Expenses and Other Documents:

- ▶ Medical expenses not covered by insurance (Disabled/Elderly Families Only)
- ▶ Medical Insurance premiums (Disabled/Elderly Families Only)
- ▶ Child Care Expenses (Children 12 and under)
- ▶ Bank Statements



- ▶ Housing Tool for Perspective Tenants
- ▶ Free Service to be used by anyone searching for housing

## OTHER USEFUL LINKS

- ▶ Current OAAS PSH and Section 811 Applications  
<http://ldh.la.gov/index.cfm/page/1732>
- ▶ Rural Development Housing Search  
<https://rdmfhrentals.sc.egov.usda.gov/RDMFHRentals/searchbyzip.jsp?zp=00000&pt=XX&sz=9>
- ▶ HUD.GOV Housing Search  
<https://apps.hud.gov/apps/section8/step2.cfm?state=LA%2CLouisiana>
- ▶ Current Income Limits  
[https://www.huduser.gov/portal/datasets/il/il2018/select\\_Geography.odn](https://www.huduser.gov/portal/datasets/il/il2018/select_Geography.odn)

**YVETTE L. JAVIUS**

PROGRAM MONITOR

LOUISIANA DEPARTMENT OF HEALTH

OFFICE OF AGING AND ADULT SERVICES

628 N. 4TH STREET, BIN #14

BATON ROUGE, LA 70802

(225) 219-0211

[YVETTE.JAVIUS@LA.GOV](mailto:YVETTE.JAVIUS@LA.GOV)