

Louisiana Permanent Supportive Housing

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What is Permanent Supportive Housing?



Tenancy Supports



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Overview of Louisiana's PSH Program

- ▶ Statewide and state operated
- ▶ Cross-disability in focus
- ▶ Currently housing approximately 2,700 households
- ▶ Additional 400 plus households receiving pre-tenancy services
- ▶ On target to house 3,545 households based on rental subsidies obtained so far

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Eligibility & Priorities

- ▶ Very low-income
- ▶ Substantial, long-term disability
- ▶ Priority given to:
 - Individuals transitioning from institutions
 - Homeless individuals/households

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A Partnership Between Agencies

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

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Program Results

Population

- 45% of households were homeless
 - More than half were chronically homeless
- 10% of individuals/households served were in institutions
- 37% of households in tenancy & pre-tenancy have 1 or more members with a SUD

Housing Outcomes

- 94% retention rate (only 6% with negative outcome)
- 54% of households have improved income
- 68% reduction homelessness (2010 - 2016)

Health Outcomes

- Initial 24% reduction in Medicaid acute care costs (2011-2012)
- Statistically significant reductions in inpatient and ER for adult tenants post-housing (2016)

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Braiding Funding

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Housing Strategy

Low Income Housing Tax Credit Program

- Incentives for developers to “set aside” 5-15% of units for PSH within mixed-income, multi-family projects

Rental Subsidy

- Makes the unit affordable at 30% of household income

Subsidy Type	Eligibility
LIHTC Subsidy	Households with Adequate Income
Project Based Voucher	All Program Participants
Continuum of Care (Shelter Plus Care)	Homeless Individuals/Households
811 PRA Demonstration	Participants Up to Age 62
Section 8 Match for PRA Demo	All Program Participants
Other Rental Subsidy (VASH, FUP, HOME)	--

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PSH Housing Providers

- ▶ Majority of units are in large, multi-family LIHTC projects with no more than 15% of units set aside for PSH. Some houses and smaller projects.
- ▶ Couple of projects operated by Homeless Continuum of Care with higher set asides.
- ▶ The housing provider is **not** the service provider.



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Services Strategy

What it is	What it pays for	Source
Medicaid 1915(c) Home and Community-Based Services Waivers	Long-term services and supports, including tenancy supports	CMS
Medicaid State Plan	Mental health rehabilitation services, tenancy supports, habilitation services previously covered under a 1915(i) waiver	CMS
Ryan White	Security deposits, utilities, medical care, health education, legal support, nutrition support, and other services	HRSA
Cooperative Agreement to Benefit Homeless Individuals	Housing support, treatment for substance abuse and/or serious mental illness, peer support, and other services.	SAMHSA
Veterans Services	Health care for eligible veterans	US VA
Community Development Block Grant	Local community development such as affordable housing, anti-poverty programs, and infrastructure development	HUD

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PSH Service Providers

- ▶ 15 provider agencies around the state
 - Provider agencies drawn from Continua of Care for the Homeless but also from behavioral health and other social service agencies
- ▶ Receive specialized training, technical assistance, and monitoring to provide tenancy supports
- ▶ Must be **accredited** and **credentialed** as Mental Health Rehabilitation providers, but
- ▶ Must work with **all disabilities** and enroll/contract to be reimbursed under **all funding streams**
- ▶ Service providers do **not** provide housing

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Medicaid Reimbursement of Tenancy Supports

1915(c) Waivers

- Z0648 Pre-Tenancy &/or Tenancy Crisis
- Z0649 Tenancy Maintenance
- Billing not limited to time spent face-to-face

Mental Health Rehabilitation

- H0036TG Community Psychiatric Supportive Treatment (CPST)
- H2017TG Psychosocial Rehabilitation (PSR)
- TG modifier pays a higher rate
- Billing limited to time spent face-to-face

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Matching Household to Resource – “Braiding” day to day

- ▶ **Rental subsidy eligibility** (age, income, history of homelessness, priority)
- ▶ Building eligibility (age, background screening, etc.)
- ▶ Building location
- ▶ Household size versus bedrooms
- ▶ Unit accessibility
- ▶ **Services eligibility**
- ▶ Service authorization (FFS, MCO, other?)

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Challenges

Program complexity

- For service providers
- For policy-makers and funders
- For landlords and property owners

Practical: Rental subsidies and affordable housing

Intervention in social determinants as a valid healthcare cost?

Flexibility – where found

- ▶ Within the Qualified Allocation plan for LIHTC
- ▶ Within Medicaid Authorities
- ▶ Within Funding Source
 - CDBG, SSBG, SGF, State-funded rental subsidies, etc.

Flexibility – where needed

HUD

- Rules re household size and number of bedrooms allowed
- Flexibility to subsidize up to and closer to market rates
- 811 age limits
- Need for administrative resources

CMS

- Can it be easier to implement tenancy supports as a Medicaid service?
- Can policy, procedure better support and align with stated priorities?

More Broadly: How do we create space to spend money differently?