

PERMANENT SUPPORTIVE HOUSING PROJECT BASED VOUCHER PROGRAM FOR OWNERS AND LANDLORDS

The Louisiana Permanent Supportive Housing (PSH) Program is designed to help individuals and families with disabilities find housing that is safe, secure and affordable. The goal of the PSH program is to provide permanent subsidized housing to families who were affected by hurricanes Katrina and Rita.

Families are linked with supportive service providers who will make referrals to available units.

What are Project Based Vouchers?

Project-based vouchers are a component of the LHA Permanent Supportive Housing Project Based Voucher Program. Private owners agree to set aside a number of units and sign a multi-year contract with a term of anywhere from 3 to 30 years. For the length of the contract, as long as those units are occupied by PSH eligible families and remain in good condition, the Louisiana Housing Authority will subsidize the rent.

How can an Owner participate in the Project Based Voucher Program?

Some owners are already under contract with PSH eligible families and are authorized to participate in the PBV program. New Owners and additional units from current landlords will be eligible to participate in the PBV program through a solicitation process to be announced by the LHA.

What families are eligible to participate in the PSH Program?

Individuals and families must be extremely low-income, have a disability and need the housing supportive services provided by the program in order to live independently in community. The Louisiana Housing Authority has partnered with several social service agencies throughout the state to ensure that supportive services are available to each PSH participant family.

How much rent can I charge?

Rents must be reasonable as determined by LHA and compared to other rents in the locality or parish. Additionally, the PBV program is bound by some rent limits established by HUD. The goal of the PBV program is to provide fair rents to Owners for PSH families comparable to local market, rents in the area.



Currently, the LHA has established payment standards set at 110% of the HUD published fair market rent. These rent limits can be found by parish on HUD's website at www.hud.gov.

Can I screen potential PSH families?

Yes, Owners may screen potential PSH families using nondiscriminatory criteria. LHA will screen the tenant for basic eligibility requirements in the PSH program; however, it is the responsibility of the landlord to screen for suitability as a tenant.

Does my unit need to be inspected?

Yes, all units in the program must be initially inspected before entering into a Project Based Voucher Contract. All inspections are based on HUD published Housing Quality Standards (HQS) that check for basic health and safety requirements. Additionally, each year the unit will be inspected to make sure it is being maintained appropriately. If the unit does not pass an inspection LHA will notify the owner of any repairs that are needed.

Who is responsible for repairs?

Most normal repairs must be made by the Owner. However, the tenant is responsible for any repairs needed in the unit beyond normal wear and tear.

What happens if the tenant moves out?

If the tenant moves out, the owner should notify LHA immediately and LHA will refer eligible PSH families to fill the vacant units. If an eligible PBV unit is ready while the selection process is taking place, If your unit has been vacant 61 days or longer, the Louisiana Housing Authority may pay up to 80% of the contract rent while the unit is vacant for **up to two months**. As a result, there is no loss of income to the Owner while the referral process is taking place.

What agencies are working with eligible PSH families to coordinate supportive services?

- Louisiana Housing Authority (LHA)
- Magellan Health Services
- Region I Office of Aging & Adult Services (OAAS)
- Region **II** and Region V Office of Mental Health (OMH)
- Jefferson Parishes Human Services Authority (JPHSA)
- Capitol Area Human Services District (CAHSD)
- Florida Parishes Human Services Authority (FPHSA)
- Volunteers of America (VOA) of Greater New Orleans



For more information on the Project Based Voucher Program.

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