



NEW YORK
ASSOCIATION ON

INDEPENDENT LIVING



Olmstead Housing Subsidy Program

A program that works for both tenants and landlords!



Housing Nuts and Bolts

- Finding housing is difficult and time consuming
- Be creative
- Roommates
- Living with family as a support
- Paid neighbors
- Searching for a Unit
- Protections for People with Disabilities
- Fair Market Rates (FMR)
- Housing Inspections
- Relationships, Relationships, Relationships

Before searching for a unit: What does a participant need from their housing unit to live successfully:

- Elevator
- Roll in shower
- Grab bars
- Location (bus line, doctors offices)
- Price
- Linkages to services
- Do they need a roommate, family member, or support while living in their unit?

Protections for People with Disabilities

- Under the Fair Housing Act Landlords must:
- Allow disabled tenants to make reasonable modifications to their unit and common areas, which are necessary in order to provide them use of the housing. Modifications are at the tenant's expense and the landlord may require the tenant to return the unit back to its original condition when vacating the property.
 - Ex: adding in grab bars
- Allow changes to rules, policies or practices that govern the management of the rental unit to reasonably accommodate the needs of disabled persons.
 - Ex: allowing a service animal for a visually impaired participant/
handicapped parking spot in front of building.
- * All accommodations are at the landlord's discretion.

Unit Searching

- Location
- Price
- Stay in participant's budget
- Work through a budget to ensure participant can afford the unit and living expenses
- Search the internet
- Available apartment listings in area (newspapers/penny saver/advertiser)
- Be prepared with documentation when meeting with landlord's to view units should they want to sign the unit that day
- Identification/award letters/credit checks/background checks/visual inspection
- Review Utilities (included/not included)
- Is participant eligible for assistance (HEAP)
- Building rapport
- Return to landlords used in the past
- Attend landlord associations and present the programs
- Continuous communication with landlords

Fair Market Rate (FMR)

- HUD Website:
https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2017_code/select_Geography.odn
- Choose State, Choose County

Final FY 2017 & Final FY 2016 FMRs By Unit Bedrooms

Year	<u>Efficiency</u>	<u>One-Bedroom</u>	Two-Bedroom	<u>Three-Bedroom</u>	<u>Four-Bedroom</u>
Final FY 2017 FMR	\$690	\$817	\$1,006	\$1,259	\$1,387
<u>Final FY 2016 FMR</u>	\$685	\$823	\$1,005	\$1,247	\$1,378
Percentage Change	0.7%	-0.7%	0.1%	1.0%	0.7%

Housing Inspections: Is a Good Practice to ensure participant safety

- Transition Specialists should be viewing units to ensure they are appropriate for the participant's needs:
 - Review each room
 - Run faucets in the unit
 - Look at windows
 - Ensure proper venting in bathroom
 - Are there appliances in the unit?
 - Holes in the walls

Helpful tool: Apartment Inspection Checklist: Read through the list and check each statement that is true. Ideally you will be able to check off each item.

Exterior and Common Areas

- The apartment hallway and/or stairway have natural or electric light at all times.
- The roof does not leak.
- The outside areas are free of standing water and kept clean.
- There are hand railings where there are three or more steps.
- The porches are safe.
- There are no holes, breaks, or loose or rotting boards in the exterior walls or foundation.
- There are sufficient garbage cans with lids.

Windows and Doors

- Every room has at least one window or skylight that can be opened, except for the bathroom, laundry, furnace, pantry, kitchenette or utility room.
- The locks on all exterior doors work properly and will ensure your safety.
- You have two or more safe ways to get out of the apartment.
- Wind or rain does not enter the dwelling through the doors or windows.
- There are no broken windows.
- All the windows operate properly.
- There are screens on all the windows.

Bathroom and Kitchen

- The kitchen has cabinets and shelves.
- The drains, toilets, sinks and other plumbing fixtures work well.
- If the bathroom has no window or skylight, there is a vent or fan to the outside that works properly.
- The bathroom and kitchen floors resist water and are easy to keep clean and sanitary.
- The stove is safe and in good repair.
- All of the sinks, bathtubs and/or showers are supplied with hot (120° F at any time needed) and cold running water.

Helpful tool: Apartment Inspection Checklist: Read through the list and check each statement that is true. Ideally you will be able to check off each item.

Bedrooms

You can get to the bathroom or other bedrooms without going through someone else's bedroom.

Electric and Water

A gas-burning water heater is vented to the outside, and is not in your bathroom or bedroom.

All electrical outlets, switches and fixtures operate properly.

There are no pipes that leak.

General

The dwelling is always maintained at a minimum temperature to ensure health and safety.

The heating system works when the outside temperature is below 60° F. There are no insects or rodents in the dwelling.

There are no poisonous materials or lead-based paint used on the walls and ceilings.

The premises are free from debris and garbage that might breed pests.

The basement does not flood. None of the walls or ceiling leak.

Tenant-Related Problems

The property is sanitary and free from garbage and rubbish. (Some people feel that cleanliness is just a matter of lifestyle. That is true within limits. You may have the right to live in a mess, but if it causes rodents and pests that hurt other people in the building, then you are infringing on others' rights.)

Building Relationships in Your Community

- Be open to new ideas about housing
- Be prepared to discuss briefly the program in detail with landlords and stakeholders
- Get involved with landlord associations
 - Talk with developers
 - Discuss programs with apartment managers
 - Talk with Public Housing Authorities (PHA)
 - Reach out to private landlords

Olmstead Housing Subsidy (OHS)

- Defining Olmstead
- What Olmstead Housing Subsidy does
- Olmstead Structure
- Referrals
- Eligibility
- Housing Specialist Role
- Forms needed for approval
- Discharge of OHS participants

What is Olmstead and Who funds this program?

- Olmstead refers to the Supreme Court's 1999 Olmstead Decision, which established that people with disabilities have the right to live and receive services in the most integrated setting appropriate to their needs.
- OHS is funded by the New York State Department of Health as a program of the NYS Medicaid Redesign Team (MRT). NYAIL is administering the grant.

What does OHS Do?

- The Olmstead Housing Subsidy program seeks to support those nursing home residents who can safely live in the community by assisting with the cost of rent, and by providing assistance with locating and obtaining housing. OHS is designed to mirror Section 8 Housing Choice Voucher programs.
- Rental subsidy is intended to help seniors and people with disabilities leaving nursing homes

Where do Referrals come from for OHS Program ?

- Transition Specialist
- Peers
- Family
- Nursing Home staff
- Homeless shelters
- Landlords
- Self- Referral
- Referral forms on our website at www.ilny.org

OHS Eligibility

- 120- consecutive days in a nursing home (skilled nursing facility) in the most recent 24 months.
 - Hospitals, prison/jail, rehab, psychiatric institutions do not count for the 120 days
- Medicaid
- Unstably housed or homeless (no where to go)
- 18 and older with a documented chronic disability OR 55 and older
- Diversions also need: Nursing home level of care as determined by Uniform Assessment System (UAS 5 or higher)

What Does an OHS Housing Specialist Do?

- Receives referral
- Completes intake
- Collect forms from documentation checklist
- Determine eligibility
- Locate and secure unit, complete inspection
- Provide needed items (security, 1st month rent, Community Transition Service dollars)
- Maintain monthly contact
- Annual unit inspection

OHS Housing Specialist Can also...

- Assist with solving barriers
- Linkages within the community for services
- Provide outreach for the program
- Maintain the database
- Resource for landlords

How can a TS make Referral?

- In the database, go to Resources tab, select OHS resources, OHS referral form.
 - Email/hand referral to Housing Specialist in your center
 - Housing Specialist (HS) will add the referral to the participants chart
 - HS will contact referent to set up intake
 - HS and TS should have weekly-bi-weekly meetings to discuss progress of case, job duties on the case, put notes from meetings in writing and email.

Who are the best types of people to refer?

- Those able to leave with MLTC services
- Those able to leave with NHTD/TBI services
- Those motivated to leave the nursing home
- Participants who are compliant with nursing home care (OT/PT)

Refer NHTD/TBI participants if they meet eligibility

- OHS can now work with NHTD/TBI participants if they meet OHS eligibility
 - Participants must use NHTD/TBI CTS funds prior to accessing OHS CTS funds (duplication of service)
 - HS, TS and SC would work together on time line of service plans with housing.
 - All 3 should work together for the participant, no one person is responsible for the case.

OHS Units

- Unit must be Fair Market Rate
- Individual required to pay 30% of their income and utilities (if not included)
- Supply required documentation
- Sign annual lease with landlord
- Sign OHS participant agreement
- Maintain monthly contact with HS
- Apply for and accept Section 8 when available

Community Transition Service Dollars for OHS Participants

- \$5000/participant/lifetime
 - Household Furnishings
 - Utility deposit
 - Small E-Mods
 - Mover's fees
 - Back rent (if rent is backed up due to NH admission)

Community Transition Service Dollars for One-Time Assistance

- For participants who are working with Housing Specialist's to locate units, and find subsidized housing:
- OHS can help those who need One-Time Assistance:
 - 1st month rent/Security within FMR (Fair Market Rate)
 - Household items/Furniture
- Eligibility for One-Time Assistance:
 - Must meet all OHS eligibility and documentation in place
 - Have a letter in place stating the need for the One-Time Assistance
 - Proof of lease
 - If participant needs rent/security – we need a landlord W-9

Contact Information for OHS

- Valerie Brennan – Program Manager
New York Independent Living Association
155 Washington Ave, Suite 208
Albany, NY 12210
(P) 518-465-4650 ext 110
(F) 518-465-4625
Email: Vbrennan@ilny.org
- Website: www.ilny.org