



NEW YORK  
ASSOCIATION ON

INDEPENDENT LIVING



# Olmstead Housing Subsidy Program

A program that works for both tenants and landlords!



# Olmstead Housing Subsidy

- Olmstead refers to Governor Cuomo's 2012 Olmstead Initiative
- The Olmstead Housing Subsidy (OHS) is:
  - Funded by the New York State Department of Health
  - A program of the NYS Medicaid Redesign Team (MRT) initiative
  - Administered by the New York Association on Independent Living (NYAIL) since 2016

# Olmstead Housing Subsidy

- OHS seeks to support those nursing home residents who can safely live in the community
  - Assists with cost of rent
  - Assists with locating and obtaining housing
- Designed to mirror HUD Section 8 Housing Choice Voucher programs
- The rental subsidy is intended to help seniors and people with disabilities transition
- The program is statewide

# OHS Structure

- 9 Regional Lead Independent Living Centers
- 14 Auxiliary ILCs
- 30 Housing Specialists statewide
- Serving all counties across New York State

# OHS Referrals

- OHS receives referrals from formal and informal sources
  - Peers
  - Family
  - Nursing home staff
  - Homeless shelters
  - Landlords
  - Self-referral
- Referrals also received from other programs.
  - Transition Specialists
  - NHTD & TBI
- Referral forms on our website at [www.ilny.org](http://www.ilny.org)

# How does OHS Work?

- Participant chooses unit with Housing Specialist
- Unit must be HUD Fair Market Rent (FMR)
- Individual required to pay utilities and 30% of their income, minus deductions and utility allowance
- Community Transition Services (CTS) available for:
  - Security deposits
  - One-time set-up expenses
  - Essential household furnishings
  - Small e-mods
- CTS is up to \$5,000 per participant

# OHS Eligibility

- 120 consecutive days in a skilled nursing home facility in the most recent 24 months.
  - Hospitals, rehab, psychiatric institutions don't count toward the days
  - Hospital stays, rehab, etc. don't break consecutive day count
- Medicaid Enrolled
- Income must be at, or below, HUD's Extremely Low Income Limit
- Homeless or unstably housed
- Age 18 or older with a documented chronic disability OR age 55 and older
- Have the ability to live safely in the community
- If coming from a community setting: Nursing home level of care as determined by Uniform Assessment System (UAS 5 or higher)

# OHS: Information Needed to Determine Eligibility

- Referral form
- Participant consent and Release of Information (ROI)
- Proof of identity and age
- Verification of current Medicaid Enrollment
- Income documentation
- Verification participant's name was run through state and federal sex offender registries
- Verification participant's name was run through NYS Inmate Population Information Search
- Written description of why a participant needs the subsidy
- Nursing home discharge plan/attestation by other community organization of unstably housed or homelessness
- Evidence participant may be safely served in the community
- Nursing home discharge plan/UAS outcome report with a referral recommendation to the community.
- If under age 55, verification of chronic disability
- A doctor's letter/ proof of participants receipt of SSDI
- Diversions: If being referred from the community Uniform Assessment System (UAS) showing Level of Care score (5 or greater)



# OHS Housing Specialist Role

- Complete intake
- Collect forms from documentation checklist
- Determine eligibility
- Locate and secure unit, complete inspection
  - Units to be located are to be within FMR for the county they are moving to
- Provide needed items (security deposit, 1st month rent, Community Transition Service dollars)
- Maintain monthly contact
- Annual unit inspection

# OHS Housing Specialist Role

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

# OHS Housing Subsidy Unit Information

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

# Community Transition Service Dollars: (CTS)

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

# One-Time Assistance: (CTS)

- For participants who are working with Housing Specialists to locate units, and find subsidized housing:
- OHS can help those who need One-Time Assistance:
  - 1<sup>st</sup> Month Rent and Security Deposit, within FMR
  - Household Items and Furniture
- Eligibility for One-Time Assistance:
  - Must meet all OHS eligibility and have documentation in place
  - A letter in place stating the need for the One-Time Assistance
  - Proof of lease
  - If participant needs rent/security- W-9 from a landlord

# Working Together with NHTD/TBI Waivers

- Participants who meet OHS eligibility can be referred
- Housing Specialist and Service Coordinator work together to house individuals
  - Constant communication/meetings/emails
  - Work on timeline for service plans and housing time frames (lease signing)
- CTS available from NHTD/TBI should be used prior to any CTS from OHS.
  - With the exception to Diversions, which are not allowed to utilize the CTS from NHTD/TBI.

# Additional OHS Information

- Referral forms and Regional Contacts on NYAIL website:
- <http://www.ilny.org/programs/ohs>
- Or contact:
  - Valerie Brennan, Olmstead Housing Subsidy Program Manager
  - 518-465-4650
  - [vbrennan@ilny.org](mailto:vbrennan@ilny.org)
  - Tami Loya, Interim OHS Program Manager
  - 518-465-4650
  - [tloya@ilny.org](mailto:tloya@ilny.org)