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:
    - 1st 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
  – Tami Loya, Interim OHS Program Manager
    – 518-465-4650
  – tloya@ilny.org