



Westchester Institute
for Human Development

<https://www.wihd.org>

Welcome!

Community Support Network Transition Institute 2021

Introduction to Navigating Housing for People with Disabilities



Sue Carr
NYS Housing Navigator
Self-Direction Broker



Westchester Institute
for Human Development



Housing Navigation

- A consulting service
- Not a waiver service- it is a fee for service
- Uses a person centered planning approach
- Assists people with disabilities to obtain and live in the community and housing of their choice
- Is outcome oriented and a time limited service



Housing Navigator



- Certified by New York State
- The New York Alliance for Housing and Innovation (NY Alliance) developed a certification program in 2015 through The Balancing Incentive Program Grant (BIP)
nyalliance.org
- Approximately 240 housing navigators in New York State



■ **Navigation Services Include:**

**Initial housing
assessment**

**Develop a housing
action plan**

**Implementing
housing plan**



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■ Navigation Services Include:

Initial housing assessment

Assess needs and wants

Determine what Medicaid/OPWDD/Social Security services are available

Identify documentation needed for process

Assemble and assesses evaluations and reports

If applicable, work with CCO/Care Manager for life plan/ DDP2's/ CAS Assessment



■ Navigation Services Include:

Develop a housing action plan

● Provide a benefits analysis

● Look at financial resources

● Explore types of housing and communities

● Identify programs and services to assist with integration and independence



■ Navigation Services Include:



Implementing housing plan

Find a home

Coordinate the move

Create and implement a plan for transition and sustainability

Provide resources as needed for ongoing service providers



Sue Carr



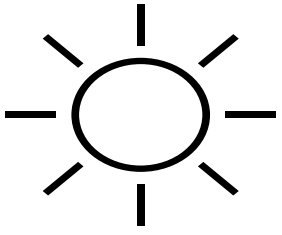
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SPECIAL NEEDS ADVISORS LLC
HOUSING & SUPPORT SERVICES



Navigating Housing

MICHELE LAWTON, HOUSING NAVIGATOR, SELF-DIRECTION BROKER

My Why



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Journey Begins



Jack at graduation

My Village



Family and friends

Journey Continues...



Jack enjoying life



Eligibility – Planning and Services



A. OPWDD ELIGIBILITY



B. MEDICAID WAIVER



C. SUPPLEMENTAL SECURITY INCOME (SSI) or SOCIAL SECURITY DISABILITY INCOME (SSDI)



D. THINK ABOUT GUARDIANSHIP



E. THINK ABOUT FINANCIAL PLANNING (THIRD PARTY SUPPLEMENTAL TRUSTS/ABLE ACCOUNTS)



F. SELF DIRECTION

Your Circle of Support



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Certified Settings & the Priority System

- A. Certified Settings: Based on Need
1. Priority System – Emergency, Substantial, Current
 2. Residential Age-Outs: New Development
 3. Certified Residential Opportunities Committee (CRO Committee) and process
 4. Priority system is regional – based on individual’s permanent address – can change with Director to Director Letter
 5. Care Manager must complete a Certified Residential Opportunity Referral Form (CRO Referral)



Link for Priority Determination Status: <https://opwdd.ny.gov/providers/housing>

Residential Support Categories

Emergency Need

Homelessness or Immediate Risk to Safety: The person has no permanent place to live or is at imminent risk of having no permanent place to live. He or she is at imminent risk to health and safety of self or others.

Individuals Living with Family/Caregivers: The person's family/caregiver has an emergency situation where the primary caregiver is incapacitated for example due to long term illness and/or permanent injury and there is no other available caregiver.

Individuals Living in Other Settings: The person is ready for discharge from a hospital or psychiatric facility; ready for release from incarceration; in a temporary setting such as a shelter, hotel, or hospital emergency department.

Substantial Need

Individuals Living With Family/Caregivers: The person has increasing risk of having no permanent place to live. This includes someone whose family or other caregivers are becoming increasingly unable to continue to provide care to manage the individual's needs, including behavioral needs. The person is at increasing risk to their health and safety or presents an increasing risk to the safety of self or others.

Individuals Living in Other Settings: The person otherwise presents a substantial need for residential placement because they are: transitioning from a residential school or Children's Residential Program (CRP); residing in a developmental center and ready to move to the community; or residing in a skilled nursing facility and ready to move to the community.

Current Need

The person has a need for residential placement, has requested and is ready to actively seek a residential opportunity, but the need is not an emergency nor substantial as defined above.



Types of Certified Settings

Supervised Individual Residential Alternative (IRA)

Typical “Group Home”

24/7 Supervised care; awake overnight staff

Typically houses in the community; can also be condos or apartments in more urban communities

Agency generally owns the house/condo/apt.

Supported Individual Residential Alternative (IRA)

Not 24/7 Care

No overnight staffing

Community Habilitation Services based on need

Apartment or condo in the community – typically 1 to 2 roommates

Condos or apartments are owned by agency; sometimes rented by agency



Non-Certified Settings

A. ISS Housing Subsidy

1. Traditional Housing Subsidy through an agency
2. Typically rent, but can own. Individual is responsible to find apartment or purchase home
3. Calculation: Individual responsible for 30% of Rent; Agency 70%
4. Traditional Agency Community Habilitation Services
5. Discrimination Issues/Landlords not educated
6. Housing Subsidy maxes well below market value
Westchester/Rockland/Orange/Sullivan are the Hudson Valley Region Counties



Maximum Housing Subsidies

COUNTY	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM
ORANGE	\$944	\$1,156	\$1,417	\$1,510
SULLIVAN	\$665	\$860	\$1,025	\$1,185
WESTCHESTER	\$1,275	\$1,475	\$1,790	\$2,170
ROCKLAND/ PUTNAM	\$1,160	\$1,291	\$1,588	\$1,786
NEW YORK CITY (ALL BOROUGHS)	\$1,324	\$1,473	\$1,812	\$2,038



Non-Certified Settings

B. Self-Direction

1. Much more comprehensive program than ISS
2. Self-Hired or Agency Purchased Community Habilitation for Supports
3. Rent or Purchase – responsible for finding and renting apartment or purchasing home
4. Same Discrimination and Low Max Housing Subsidy Issues
5. Live-In-Caregiver or Paid Neighbor Models
6. More difficult for 24/7 Care – Direct vs. Indirect Comm Hab Hours Ratio
7. Who manages staffing? Individuals or parents ultimately in charge

Self-Direction to Assist in Independence

- **Choice**
- **Broker and an FI**
- **Person Centered Planning**

- **Self-Hired Community**

- **Habilitation/SEMP Staffing/Agency Hired**

- **Employer and Budget Authority**
- **More flexible wage-rate for staff**

- **IDGS Categories**

- **Community Classes**
- **Private Lessons**
- **Transportation**
- **Gym and Community Membership**
- **Household Related Items and Services**

- **OTPS Categories**

- **Cell Phone Service**
- **Internet**
- **Staff Activity Fees**
- **Personal Use Transportation**
- **Utilities**
- **Other Goods and Services for independence and health and safety**



IMPORTANT TIPS TO REMEMBER



A. IT TAKES A VILLAGE



B. LABOR INTENSIVE FOR PARENTS



C. START EARLY – TAKES FINANCIAL PLANNING AND
FINANCIAL RESOURCES



D. NO SETTING WILL BE PERFECT – THIS IS REAL LIFE!
YOU WILL ALWAYS HAVE TO ADVOCATE



E. DO NOT TAKE “NO” FOR AN ANSWER



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WHAT IS THE RIGHT HOUSING MODEL FOR YOU?

Musa Klebnikov
Housing Navigator

INTRODUCTION



I/DD Housing in NY State

450,000 individuals with I/DD in State

119,600 individuals receiving any OPWDD support

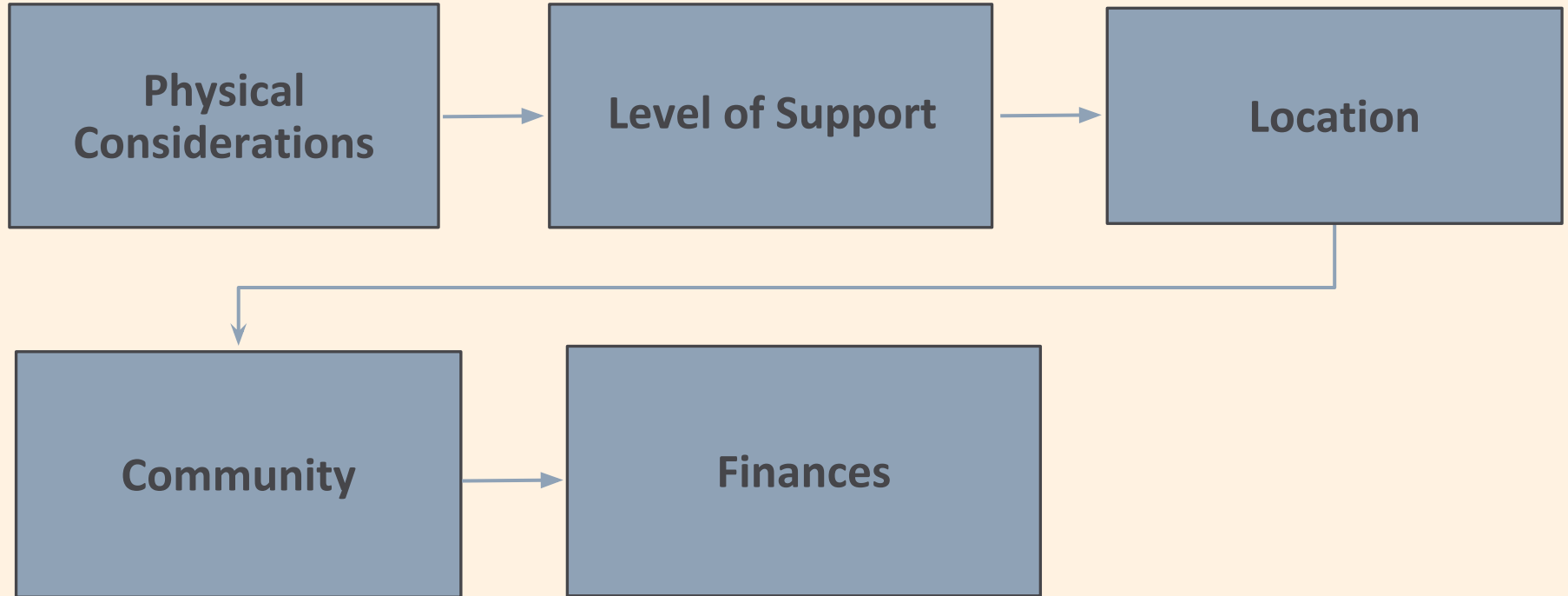
38,500 individuals receiving OPWDD residential support

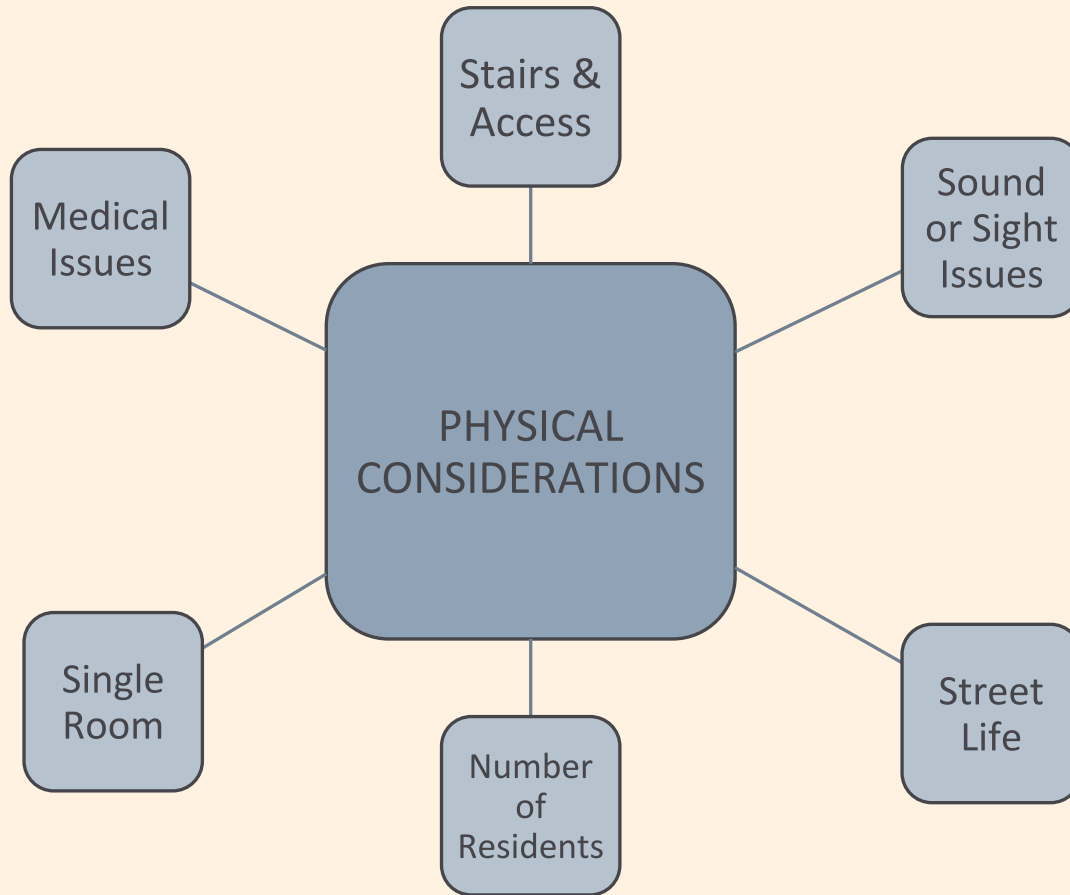
- 30,012 individuals living in Certified Group Homes
- 2,230 individuals in supportive IRAs
- 1,600 individuals in family care
- 4,550 individuals in ICFs (Intermediate Care Facility)
- ~ 280 miscellaneous other settings

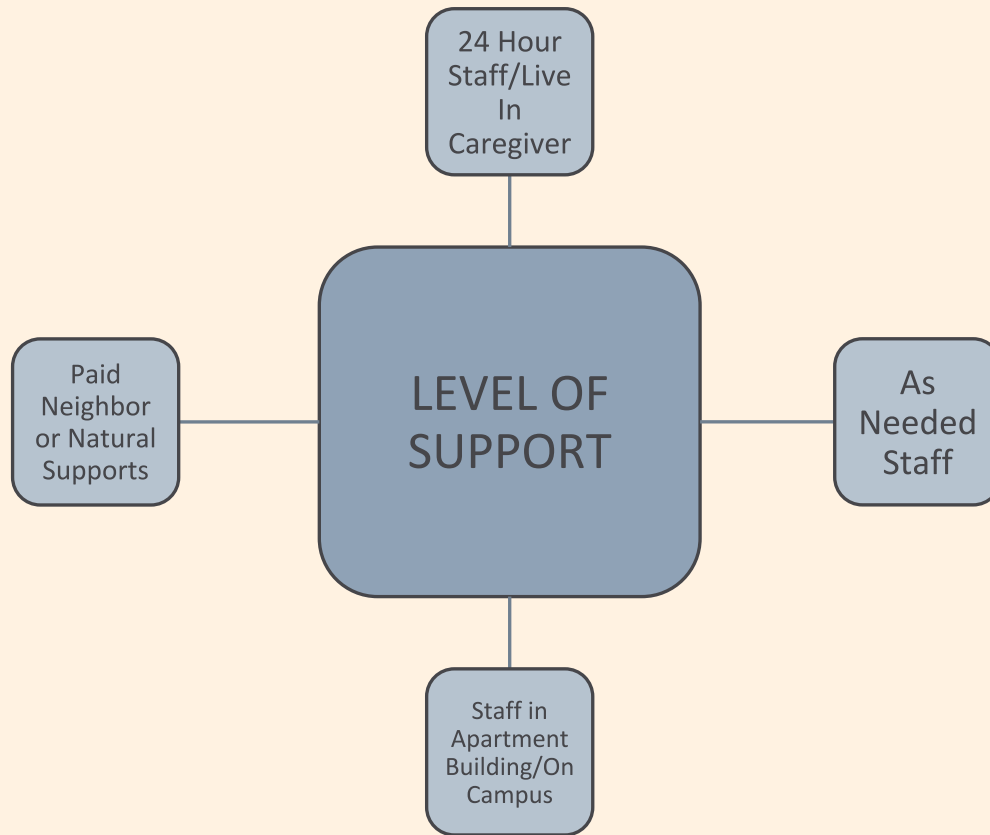
6,100 individuals receiving self-direction

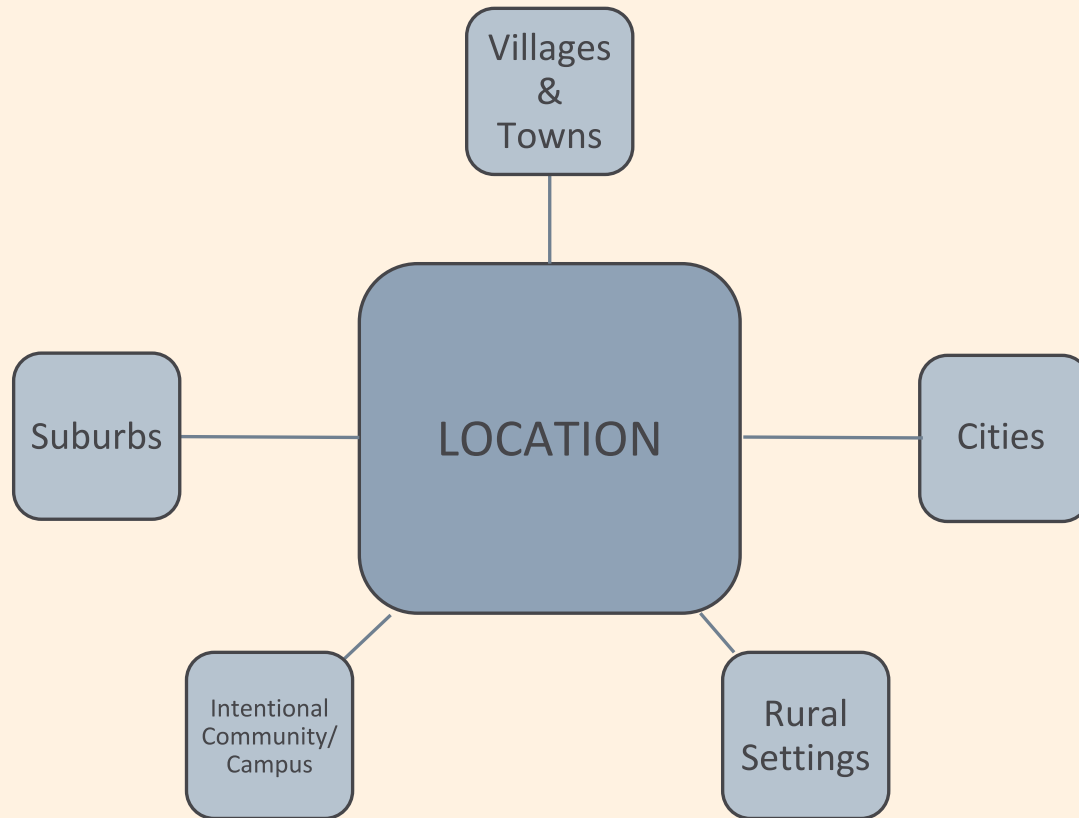
3,700 individuals receiving ISS subsidies

HOW TO THINK ABOUT HOUSING NEEDS

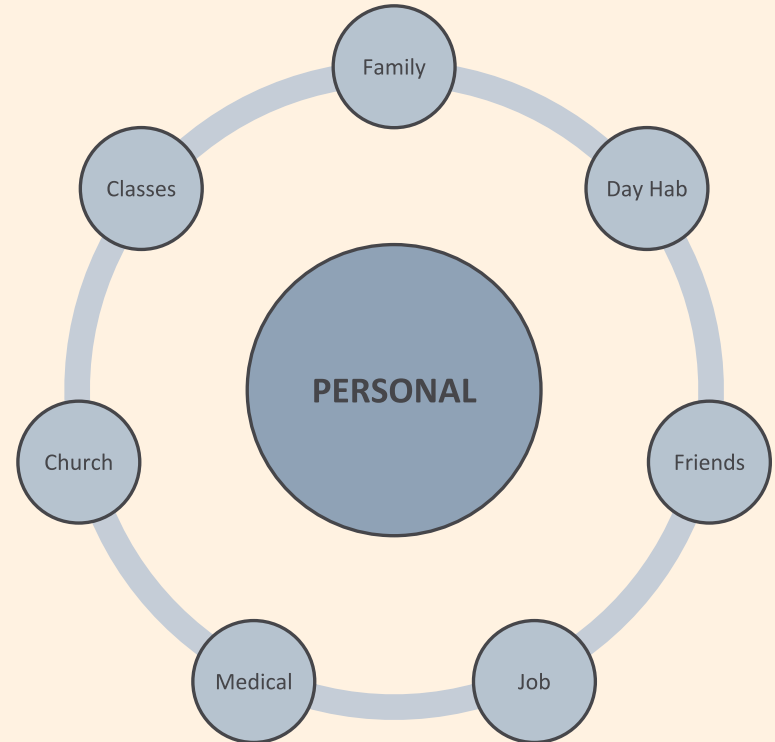
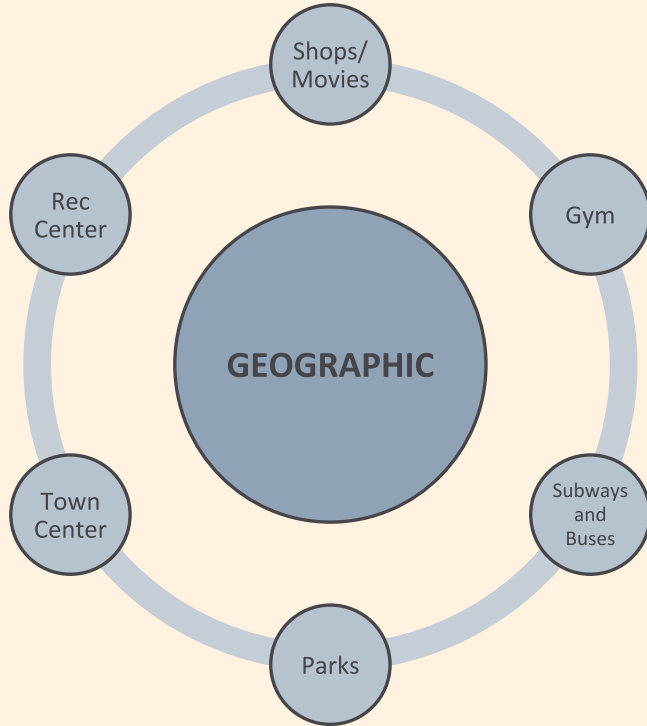




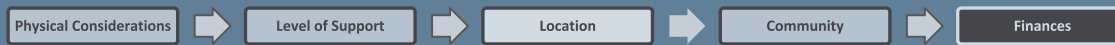




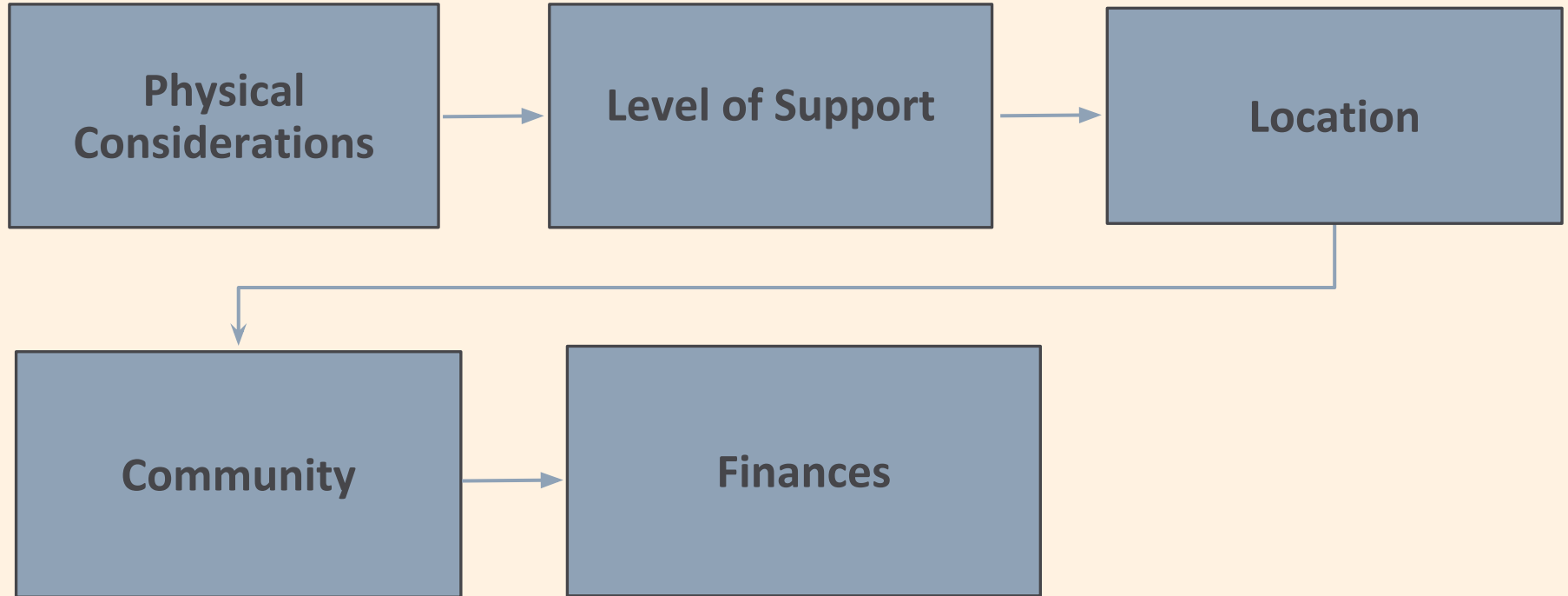
WHAT TYPE OF COMMUNITY?



TECHNICAL INFORMATION GIVEN AS NEEDED



HOW TO THINK ABOUT HOUSING NEEDS



OPWDD

- Certified Group Homes
1-10 people, with mixed ages & needs
“Age outs” – new housing for 21 years and older
- Supervised Apartments
- Apartments in Mixed Buildings
- Set Asides through Agency
- OPWDD Housing

Independent Housing

- Single Owner/Landlord/Family Purchases – possibly with roommates and/or live in caregiver
- Purchase/rent using subsidies
- LLC or Trust owns a home
- Supported Apartments
- Duplex with Paid Neighbor or Relative

Affordable Housing

- Set Asides in developer buildings
- HUD Public Housing Programs
- County Public Housing with income caps
- Low Income Housing Lotteries
- Section 8

Intentional Communities

- Family Style Living/Campus Settings
- Privately purchased houses adjacent to campus
- Spontaneous (or Unintentional) Neighborhoods



MIXED USE WITH SET-ASIDES

- Craft Building, New Rochelle
- 12 Independent apartments



CERTIFIED GROUP HOME

- AHRC Townhouse, West Village, Manhattan
- Home for 9 Individuals, mixed ages/sex



INTENTIONAL COMMUNITY

- Camphill Village, Copacke
- 65 People on 620 acres in family housing



CERTIFIED GROUP HOME

- Managed by Ability Beyond, Westchester
- One of 100 homes and apartments



SUBSIDIZED SALE

- 1,000 sq ft house in Lewisboro, Westchester
- Through HUD subsidy, and Westchester County
- For sale for \$207,000 for low income family



SUBSIDIZED RENTAL

- Apartment at 150 Lake St, White Plains
- Rent up to \$1,641, managed by private real estate company with HUD income subsidies



CERTIFIED GROUP HOME

- Managed by Graystone Programs, Staatsburg, NY
- One of 16 homes in 3 counties
- Includes a rec room, gym equipment, fishing pond



APARTMENT WITH SET-ASIDE

- The Fountains, Brooklyn
- 6 Building Complex with 1,100 Apartments
- 332 Units for IDD
- On-Site support by Block Institute



INDEPENDENT LIVING DORM - NEW MODEL

Archcare at St. Teresa, Willowbrook, Staten Island

- Allows 10 individuals with autism aging out of school to live alone for the first time, but near their families
- Helps develop independent living skills



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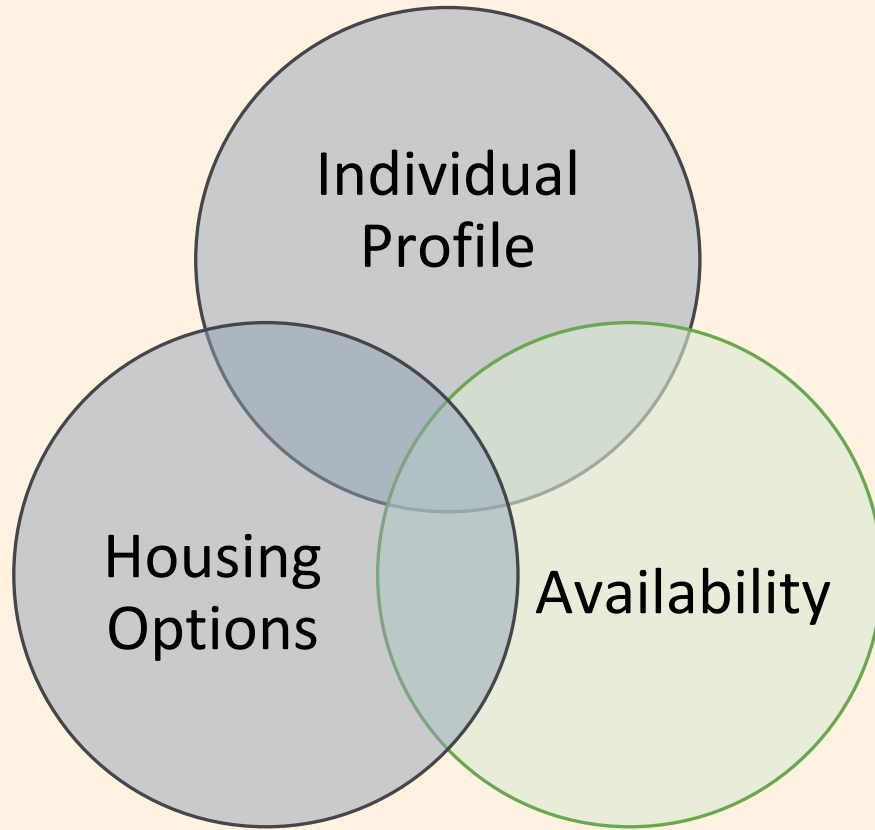
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We are Here to Help

Most of our clients are Developmentally and Intellectually Disabled and will receive benefits through the OPWDD (NYS Office of People with Developmental Disabilities) and Social Security Administration.

We will guide families to the services and housing solutions you need for your special needs person. Our aim is to make the journey less daunting for your family.

We are NYS Housing Navigators and act as private consultants. We put our experience with government and not for profit groups to work on your needs. While we cannot guarantee any specific solution, we can work with you to access benefits that your special needs family member is entitled to and advise you on what is

appropriate and realistic. We follow the philosophy of person-centered planning and consider each case as unique. We help find solutions both within the government funded and the private sectors.

We are also advocates and devoted to improving the lives of special needs adults. Due to our own personal experiences and backgrounds, we know that we must work collectively across professions and keep current with best practices.

If you would like a private consultation and assessment, please reach out to us,. We are looking forward to working with you! Please visit our website to get more information about who we are and what we do.



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