



SPECIAL NEEDS ADVISORS LLC

HOUSING & SUPPORT SERVICES

WHAT IS THE RIGHT HOUSING MODEL FOR YOU?

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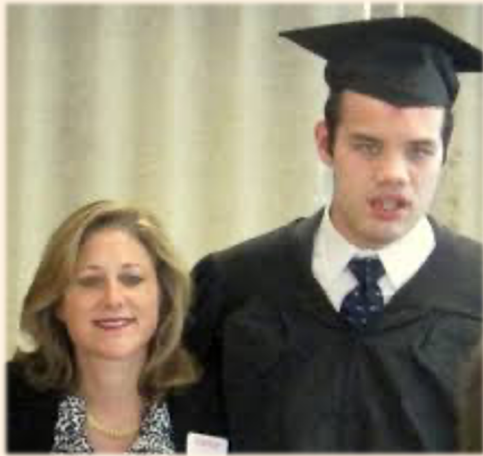
NYS Housing Navigators



INTRODUCTION



My Why



Jack at Graduation

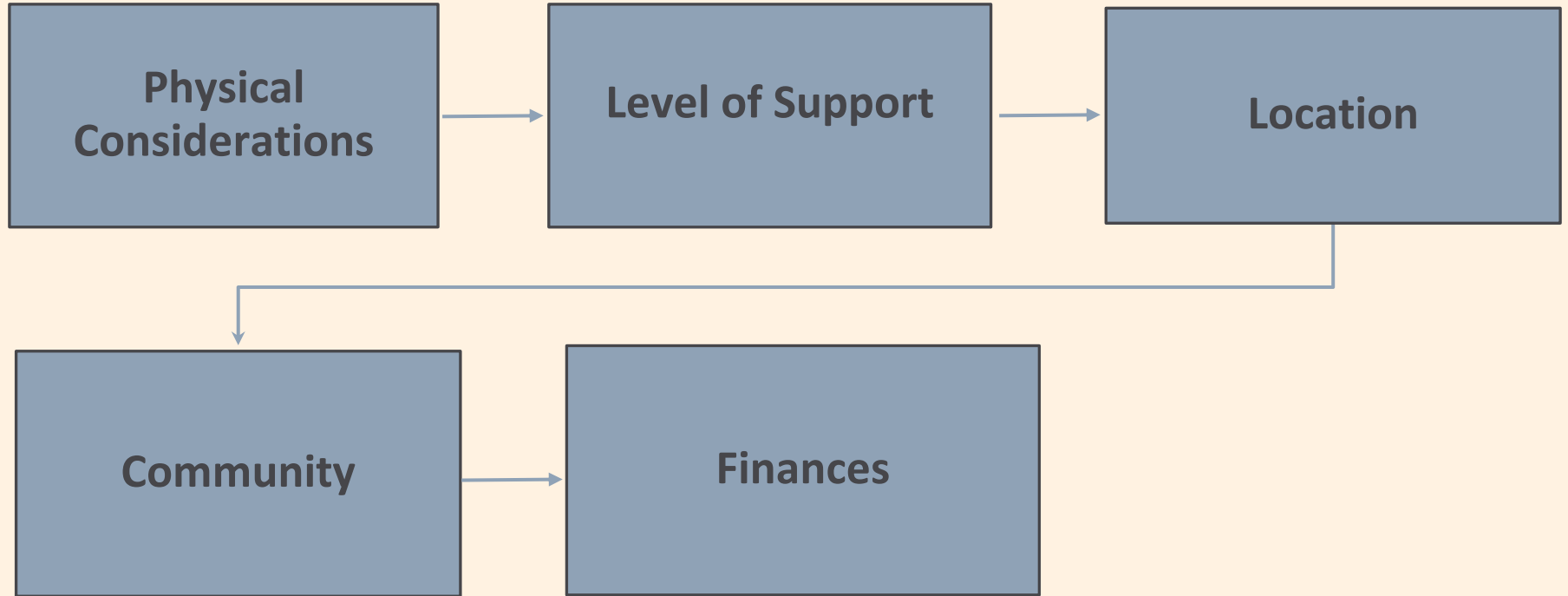


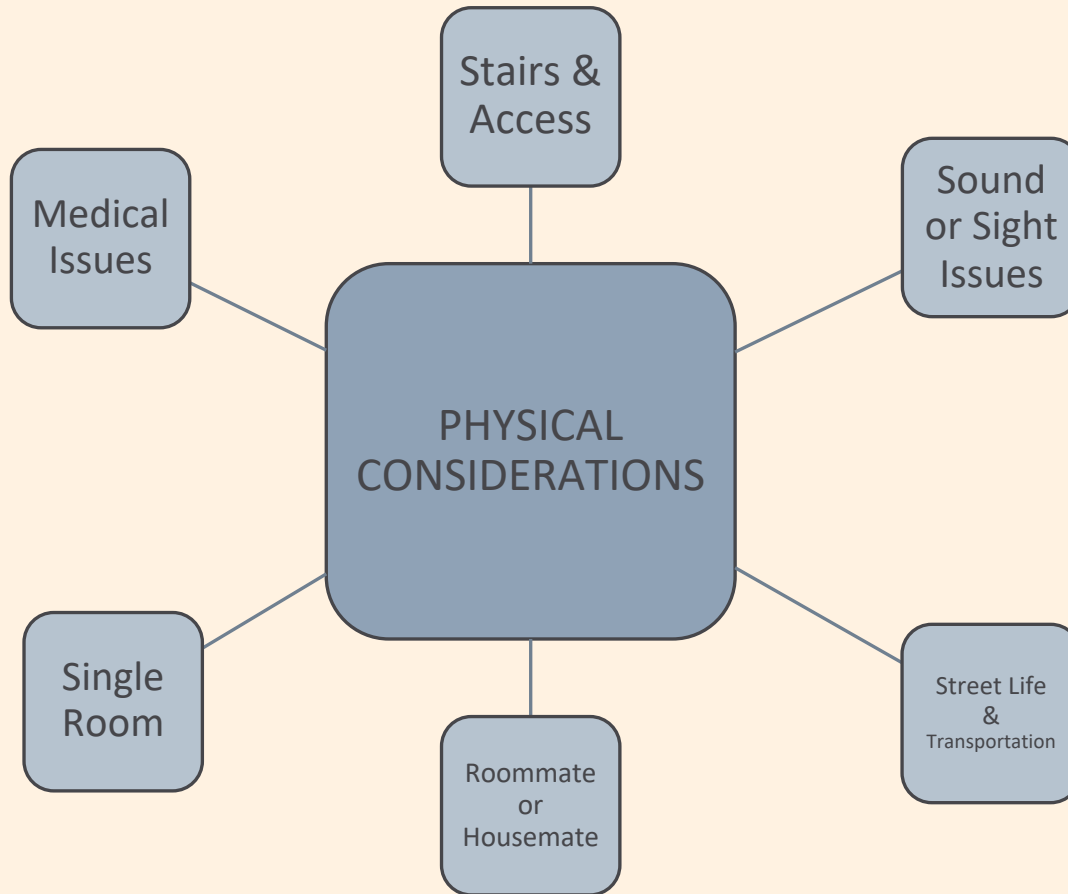
Family and Friends

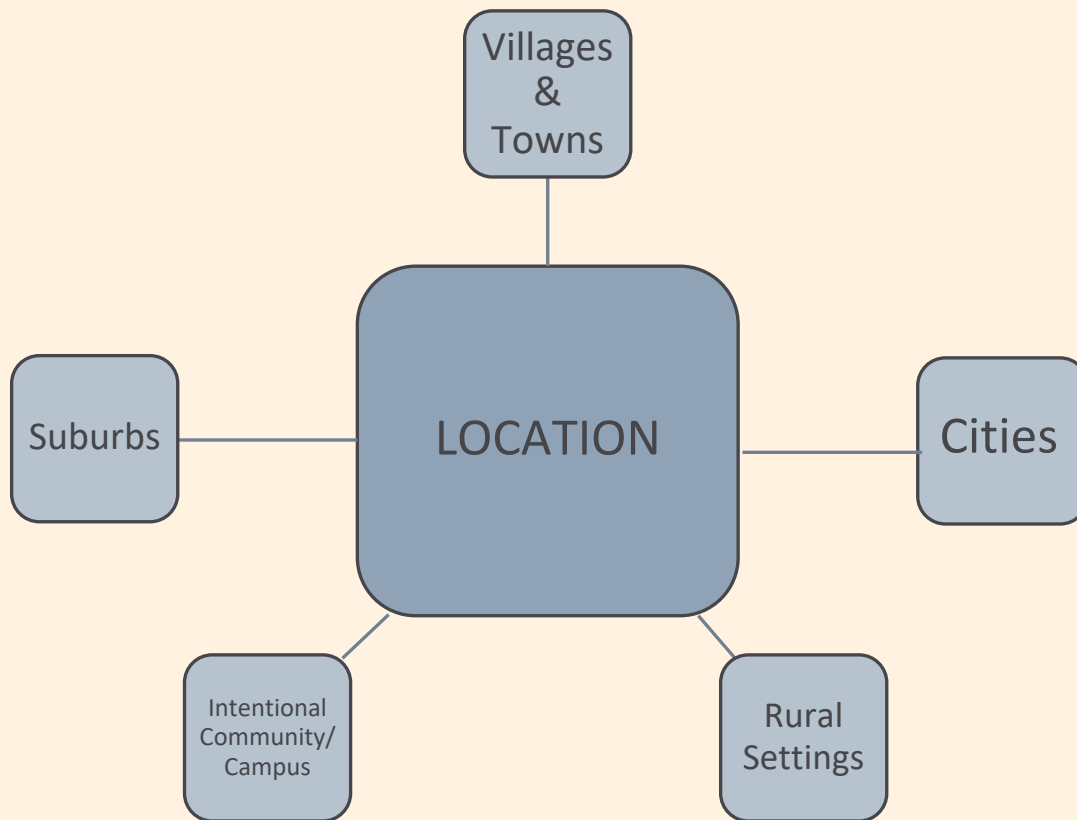


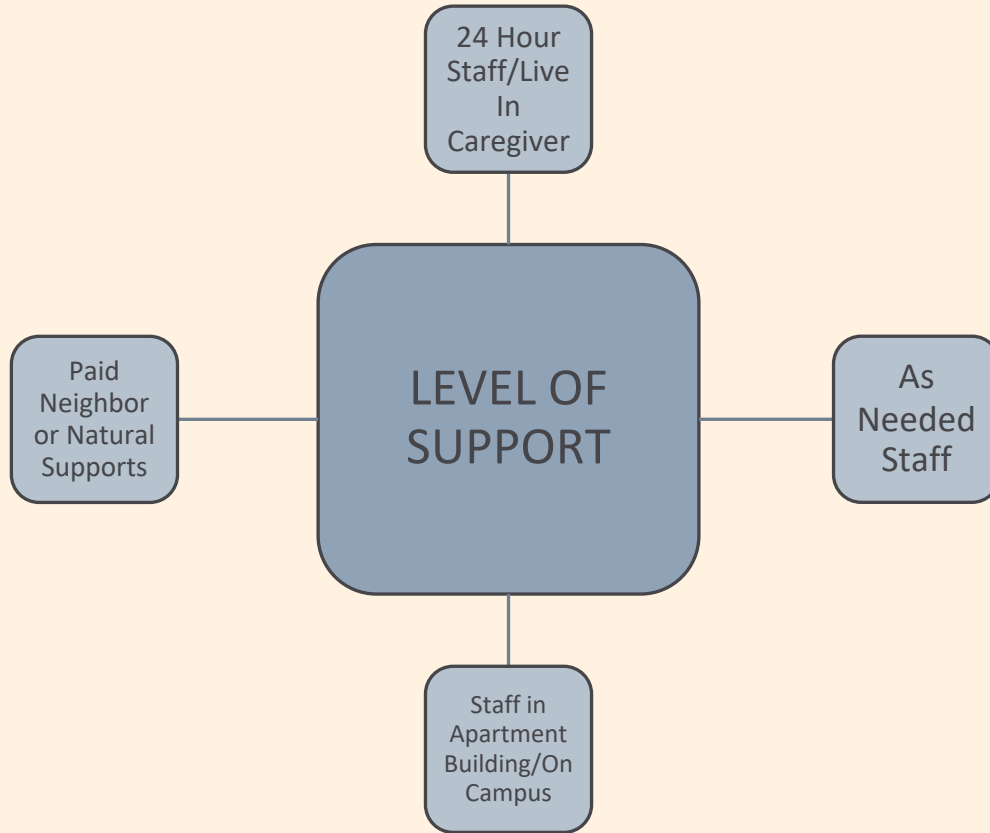
Jack enjoying life....

HOW TO THINK ABOUT HOUSING NEEDS

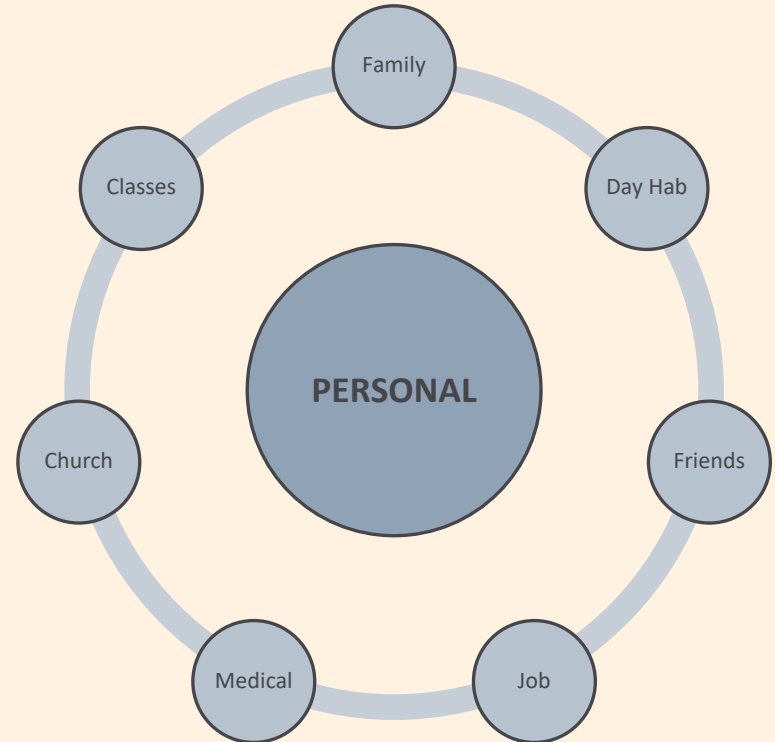
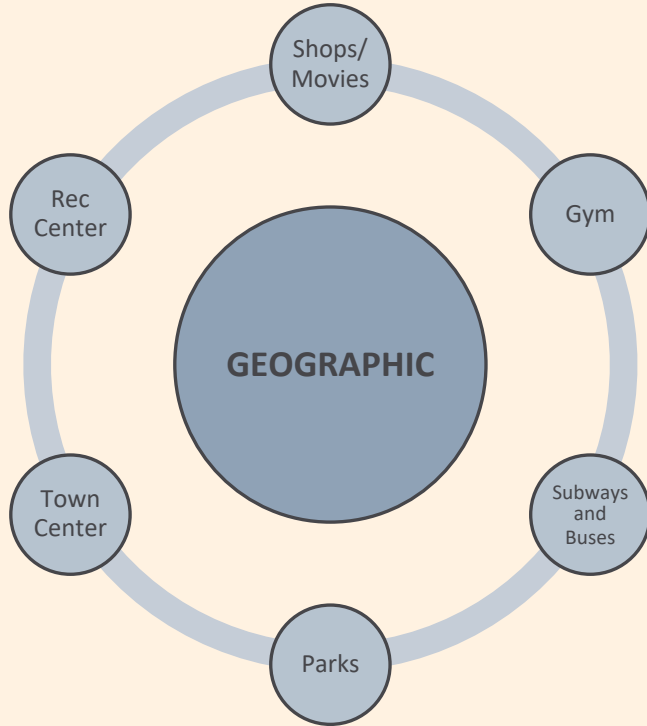








WHAT TYPE OF COMMUNITY?



OPWDD

- Certified Supervised IRA (24/7)
1-12 people, with mixed ages & needs
“Age outs” – new housing for 21 years and older in student residential settings
- Certified Supported Apartments (Not supervised on overnights)
- Certified Apartments in Mixed Use Buildings
- Set Asides for People with I/DD (through Builder and Agency)
- Other OPWDD Housing: Intensive Treatment Option (ITO), Extended Treatment Center (ETC), ICF (Intensive Care Facility)

Independent Housing

- Single Owner/Landlord/Family Purchases – possibly with roommates and/or live in caregiver
- Purchase/rent using subsidies (Self-Direction, ISS Housing, Section 8, Affordable Housing)
- LLC or Trust owns a home
- Self Direction Apartments (ex. ARCH Care or Brooklyn Development – The Fountains)
- 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



FINANCES - TECHNICAL SUPPORTS AS NEEDED

SSI/SSDI Eligibility and Management

Assistance with Medicaid/Medicare

SNAP/HEAP

Benefits Navigation Support – Reductions to
Countable Income

Special Needs Trusts/Able Accounts

Housing Subsidies and Section 8

Self-Direction

Possible Shared Living Options

Purchase vs. Rental Budgeting

Assistance with Employment and/or
Supported Employment Options

Preparation of Livable Budgets



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



WESTCHESTER 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



WESTCHESTER 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 Greystone 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

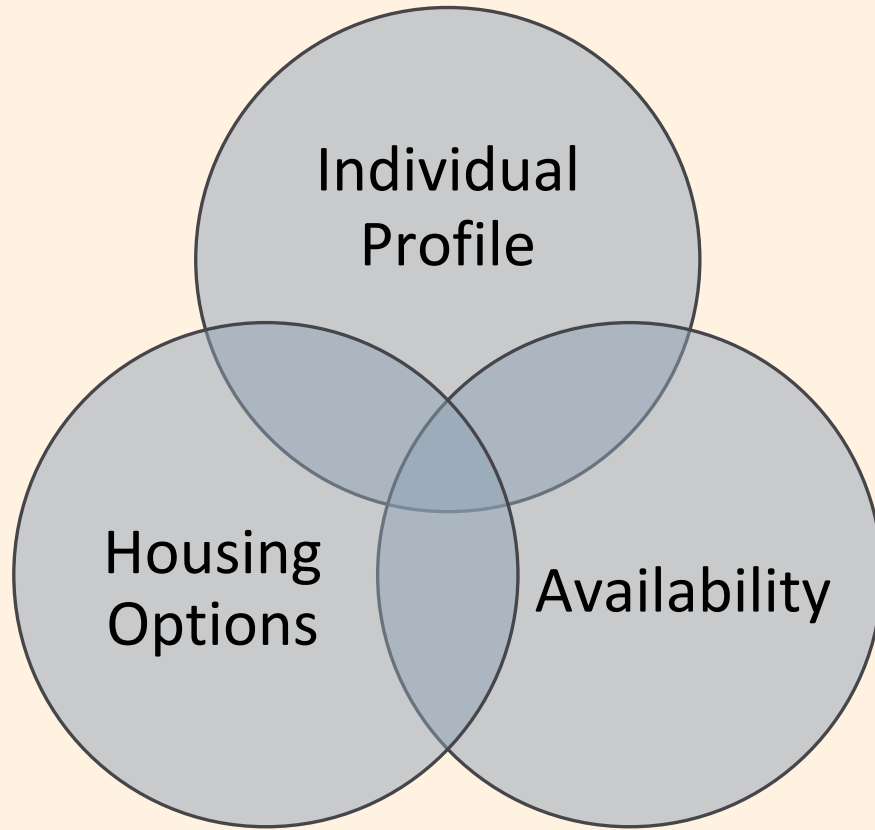


INDEPENDENT LIVING DORM - NEW MODEL

Archcare at St. Teresa, Willowbrook, Staten Island

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





Eligibility – Planning and Services



A. OPWDD ELIGIBILITY



B. MEDICAID WAIVER



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



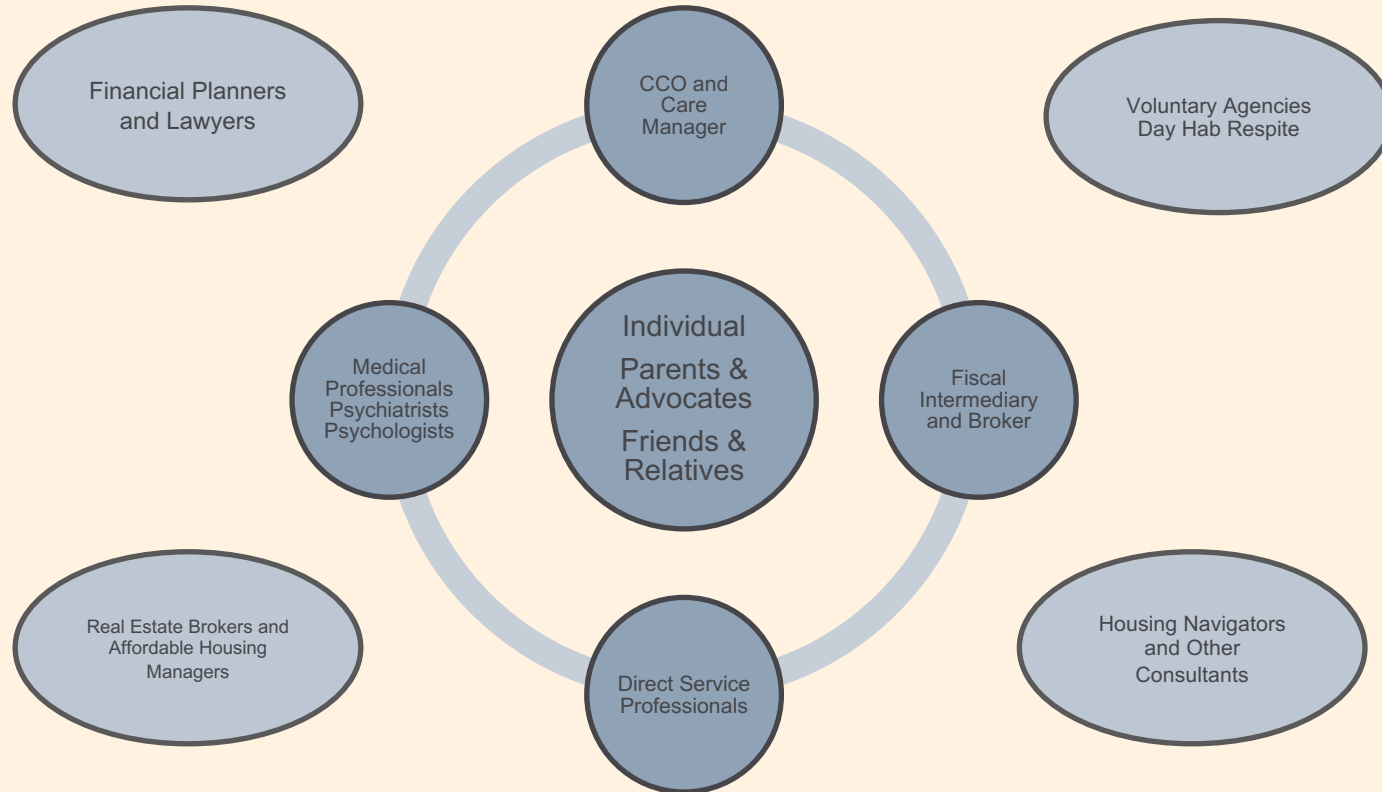
D. THINK ABOUT GUARDIANSHIP



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



Your Circle of Support



Self-Direction

Self-Direction Definition

Self-Direction is the practice of empowering people with developmental disabilities to manage the supports and services they receive, determine who provides the supports, and how and where they are provided. In Self-Direction the person with developmental disabilities chooses the mix of supports and services that work best for them, how and when they are provided, and the staff and/or organizations that provide them.

Self-Direction Supporting Independence

Choices

- Brokers and Fiscal Intermediary
- Person Centered Planning

OTPS Categories

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

Staff

- 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
- Paid Neighbor



Important Tips To Remember



TAKES A VILLAGE



LABOR INTENSIVE FOR PARENTS



START EARLY – TAKES FINANCIAL PLANNING
AND FINANCIAL RESOURCES



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



DO NOT TAKE “NO” FOR AN ANSWER





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