

Olmstead Housing Subsidy Program

A program that works for both tenants and landlords!

The Olmstead Housing Subsidy (OHS) is a rental subsidy designed to mirror Section 8 Housing Choice Vouchers for a specialized population. This rental subsidy program is intended to help seniors and people with disabilities leave nursing homes, or prevent nursing home placement, by stabilizing their housing.

In addition to supporting individuals, OHS can support landlords. We understand the challenges landlords sometimes face:

- Landlords want to get the right tenants in their units
- Landlords want their tenants to be screened
- Landlords want their rent on time each month
- Landlords want continued residency in their units

Working with OHS can help ease these challenges and fill your vacant units.



Here are answers to questions frequently asked by landlords regarding OHS:

Q: This is a subsidy program, what does that mean?

A: It means that the tenant will pay a small portion of the rent but majority of the rent will come from the Olmstead Housing Subsidy program.

Q: Who supports this program? Where does the money for the subsidy come from?

A: The Olmstead Housing Subsidy (OHS) is a rental subsidy program funded by the New York State Department of Health Medicaid Redesign Team and administered by the New York Association on Independent Living (NYAIL). NYAIL is partnering with member Independent Living Centers (ILCs) to staff Housing Specialists across the state to provide outreach, and assist eligible individuals with OHS program enrollment.

Q: Is this program funded indefinitely?

A: The NYS Medicaid Redesign Team has funded rental subsidy programs since 2012. The OHS program has an approved budget of \$10 million for the next two years. The funding is expected to be renewed every two years, subject to available funding. If the contract is not renewed, the Department of Health (DOH) will continue to fund the housing subsidies of existing recipients, subject to availability of funding. A letter in support of the program from DOH is available.

Q: What is the benefit to working with the Olmstead Housing Subsidy program?

A: The benefits are that the rent from OHS is guaranteed, and Housing Specialists can assist with filling other vacancies that you may have to prevent lag time in unit turnover.



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Q: How long do I have to commit an apartment for?

A: Olmstead Housing Subsidy requires that participants and landlords sign an annual lease.

Q: How do I get paid?

A: For the share paid by the Olmstead Housing Subsidy program, you can choose to have your rent directly deposited into your bank account or you can choose to have paper checks mailed to you. OHS uses a Fiscal Intermediary (Resource Center for Independent Living) to pay landlords directly. For the share paid by tenant, you can discuss those terms with them during leasing.

Q: Who determines who pays what?

A: OHS program Housing Specialists will determine how much the tenant pays based on their income and the payment standard. The landlord will receive a paper check, or direct deposit, from the Fiscal Intermediary and the landlord will collect the tenant's share directly from the tenant.

Q: What if a tenant does not pay their rent, do I get any help from the program?

A: There is a Housing Specialist assigned to participants in the program. Should you need assistance because the rent has not been paid, you can reach out to the Housing Specialist for further assistance.

Q: What other documents are required from the landlord?

A: The landlord will need to submit a W-9, Certificate of Occupancy (building inspection/letter of no objection), and their insurance information.

Q: Do I have the right to screen prospective OHS participants?

A: Yes, landlords should screen tenants. However, an Olmstead Housing Subsidy participant will have been prescreened through the Department of Corrections and sex offender registries, in order to meet OHS program requirements.

Q: Can I collect a security deposit? Who pays the security deposit?

A: You may collect a security deposit. A fiscal intermediary, who will always be paying the subsidy portion of the rent, will pay the deposit either through direct deposit or paper check form.

Q: Is the unit inspected?

A: Yes, the unit is inspected by our Housing Specialists prior to lease signing and annually after that. This is to ensure the landlord and tenant both uphold their end of the lease contract for a safe, sanitary environment.

Q: What if I have a problem with the tenant and I have talked to them about it already?

A: Our Housing Specialists are here to help both the landlord and the tenant have a good working relationship. You may contact the Housing Specialist for assistance.