



SHARED LIVING

An alternative to certified housing opportunities

Shared Living: A concept which provides housing and supports to Meet the needs of individuals supported in uncertified settings.

Supports may include: Housing subsidy (ISS Grant) , Community Habilitation,, Behavioral Intervention Services (BIS). Adaptations to the environment to meet the individuals needs to maximize independence, (EMODS). Enhanced funding (CTS) for individuals transitioning from Certified Homes (24 hour IRA or Supportive IRA) to uncertified opportunities to furnish the home or assist with securing housing.



Projects developed to date include:

- ❖ 2 homes FREE purchased in which the individuals pay rent to FREE and receive supports both from FREE and also through Self- Directed Services.
- ❖ A 3 bedroom apartment. One who was living with family and tow others who transitioned from two of FREE's 24 hour IRA's.



In Tammy and David's own words:



Rental Rates:

Rental Rates are used to determine thresholds for housing subsidies (ISS) Individual contribution is at least 30% up to these values. State contribution up to the threshold.

- For Example: for a single person living in Nassau/Suffolk County -
472.20 (30%individual contribution)
+ 1,101.80 (70%state subsidy)
\$1,574.00

Number of residents	Nassau/Suffolk	Queens
One person	\$1,574	\$2,080
2 people	\$1,950	\$2,175
3 people –	\$2,340	\$2,773

Let's take a closer look...

	Yonkers Ave (married couple/child)	Thornwood (2 women plus live in care-giver)
Size of home in Sq ft	1060 square feet	2,086 square feet
Amount financed: (financed/25 yr)	237,268	288,225
Monthly mortgage	1,260	1,531
Monthly rent	1,700	2,221
<ul style="list-style-type: none"> • Insurance • Reserve • Taxes • Maintenance 	<ul style="list-style-type: none"> • 200 • 100 • 140 • 0 	<ul style="list-style-type: none"> • 200 • 100 • 140 • 250
Utilities(heat, electricity)	Paid by tenants	Paid by tenants
Maintenance**	250	250

Budget Development

- Support Broker worked with MSC to obtain proof of income (paystubs if applicable, SSI/SSD).
- ISS template has limits in relation to housing subsidy/income. If over the limit individual pays 100% of every dollar over that amount.
- Direct debit established for FREE to debit their bank accounts monthly to pay the rent. The Fiscal Intermediary deposits the housing subsidy into the same account each month. (works great!)
- HCBS waiver supports – self directed Community Hab and SEMP are included in the self direction plan.
- Funding is available as part of the self direction plan to pay for the monthly maintenance.

Maintenance includes:

A written agreement was developed and invoice for work performed to bill the Fiscal Intermediary . (Not yet finalized)

- Fall/spring clean up
- Hedge cutting/tree repair
- Exterminating/pest control
- Home exterior- Power wash every 2 years
- Interior and exterior painting as needed
- Driveway seal as needed
- Appliance repair and replace due to normal wear
- Garbage removal
- Plumbing
- Oil burner contract
- Minor home repairs

Timeline Yonkers Ave

Winter 2013- Broker for Tammy and David approached FREE regarding accessible housing options. Brainstorming sessions were held with individuals, MSC, Broker, FREE development team to identify needs, affordable options.

Spring 2014- exploration of homes conducted by development team, focus on one story, open floorplan, at least 2 bedrooms, affordable (under 250,000)

August 2014-

house identified and appraised

November 2014- closed on house

December 2014- scopes of work drafted for EMOD's which included external ramp, bathroom modification, and kitchen island modification (3 separate EMOD)

January/February- bids sent to regional office for approval. Multiple meetings held to discuss project as waiver funding was being requested for and agency owned home.

March/April 2015- Project plan was approved. Viewed as landlord/tenant agreement. T- contracts developed between OPWDD and the individual with project management/oversight as FREE responsibility. Checks were to be issued to tenant who signed them over to FREE. 3 bid process conducted for each project vendors identified, contracts issued between FREE/ Contractor(s).

Timeline Yonkers Ave. continued..

April/May 2015- EMODS completed Ramp completed first, then followed by bathroom modification and last was the accessible island in the kitchen.

May 2015- House opened!!

Challenges:

- Home was vacant (no rental income) between November to May.
- Numerous delays with emods
- Pipe broke causing water damage
- Refrigerator needed replacement
- Electrical issue resulting in emergency electrician needing to be called.
- Tile in bathroom/saddle between hallway and bathroom needing repair.

In Tammy and David's own words:



In Tammy and David's own words:

- Video's
- David and Tammy 1 -
<https://www.dropbox.com/s/ii1v92cnhhnxc6/Shared%20Living%20for%20ipad.m4v?dl=0>
- David and Tammy 2-
<https://www.dropbox.com/s/ejuau8nimkscjp3/David%20Follow%20Up%20Video%20Fall%202015%20copy%202.mp4?dl=0>

Future Goals:

- ❖ Assisting people to move along a continuum of services in the least restrictive Environments.
- ❖ Allowing for people who NEED the services and supports an IRA has to offer, who may otherwise not have such an opportunity given the minimal new development that exists today.
- ❖ Expansion of Shared Living opportunities- currently gathering information to be used to determine if this is fiscally viable as we hope it will be.



For more information :

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