

Ohio Department of Medicaid Subsidy Demonstration

Overview

The Ohio Department of Medicaid (ODM) allocated \$3 million from its Money Follows the Person (MFP) Demonstration Grant for a housing pilot program primarily targeting low-income individuals who want to transition from institutions but need an accessible unit.

ODM partners with the Ohio Housing Finance Agency (OHFA) to administer the program - formerly known as the *18% Pilot*.

Program Goals

1. To increase the number of Housing Credit Program units for those who receive Supplemental Security Income (SSI)
2. To increase the number of fully accessible units for those with a disability
3. To demonstrate cost savings to Medicaid

Program Details

- » Funds available: \$3,000,000 (SFY16 \$1M, SFY17 \$1M, SFY18 \$1M). This is subject to change based on the availability of funds.
- » Estimated number of units receiving funds to provide 15 years of Project-Based Operating Assistance: Up to 30 units total; approximately 10 units per state fiscal year
- » Estimated Start Date: Units will be available in late 2017 or early 2018; outreach began prior to the 2016 Qualified Allocation Plan submission

Program Partners

Ohio Department of Medicaid

- » Establishes minimum eligibility requirements for tenants; establishes individuals' eligibility for the program
- » Ensures services and supports are in place

Ohio Housing Finance Agency

- » Evaluates developments and awards Operating Subsidy in the form of Operating Assistance Contracts
- » Approves annual reporting and processes operating assistance payments
- » Monitors properties for compliance
- » Maintains a Housing Locator or an equivalent database

Participating Project Owners

- » Verifies income
- » Screens tenants
- » Issues leases
- » Maintains compliance with all OHFA Housing Credit Program requirements

Eligible Individuals

- » Individuals participating in the HOME Choice program or any qualified individual receiving Medicaid who require an accessible housing unit
- » Individuals who receive SSI or equivalent income and who are extremely low-income and at or below [30% Area Median Gross Income \(AMGI\)](https://www.huduser.gov/portal/datasets/il/il2015/select_Geography.odn) [https://www.huduser.gov/portal/datasets/il/il2015/select_Geography.odn]
- » Individuals may be eligible for home and community-based long-term care services and supports

Eligible Properties

- » New Construction Family and Senior (55+) properties awarded through the OHFA 2016, 2017, 2018 Housing Credit Program
- » Properties can have no more than 25% of their units designated for persons with disabilities
- » Units will be one- and two- bedroom units (SFY16 funding will be targeted to one-bedroom units only)
- » All units must conform to [Section 504 of the Rehabilitation Act of 1973](http://portal.hud.gov/hudportal/HUD?src=/program_offices/fair_housing_equal_opp/disabilities/sect504) [http://portal.hud.gov/hudportal/HUD?src=/program_offices/fair_housing_equal_opp/disabilities/sect504]
- » Properties must meet all applicable requirements of the Housing Credit program
- » Units that receive rental assistance are not eligible under this program

Operating Subsidy Information

- » Assistance will be provided through an Operating Assistance Contract covering the 15-year Housing Credit Program Compliance Period
- » Operating assistance payments will cover the difference between 30% of the resident's income and 50% AMGI rent level calculated for the Housing Credit Program

Housing Credit Project Selection Process

- » Existing or previously awarded Housing Credit developments are not eligible
- » Applicants must submit a 2016, 2017, or 2018 Housing Credit Program application
- » Preference to counties with a high rate of HOME Choice enrollments ([Enrollments by County](#))

Evaluation Process

- » Properties receiving an Operating Assistance Contract agree to participate in a program evaluation

For more information, contact: MedicaidSubsidy@ohiohome.org