



Office for People With
Developmental Disabilities

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Office for People With
Developmental Disabilities



Individual Supports and Services (ISS)
**Housing Subsidy
Information for Landlords**



(866) 946-9733 | NY Relay System 711

www.opwdd.ny.gov

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Housing Subsidy Information for Landlords



Who We Are

The New York State Office for People With Developmental Disabilities (OPWDD) is a New York State agency that oversees the coordination of services for New Yorkers with developmental disabilities.

What is the OPWDD ISS Housing Subsidy?

The OPWDD Individual Supports and Services (ISS) Housing Subsidy works like other government funded housing subsidies, such as the Federal Housing Choice Voucher Program (e.g. Section 8 Voucher Program).

The ISS Housing Subsidy is designed to support income-eligible individuals with developmental disabilities (I/DD) who choose to live in their communities. These individuals must be financially and legally responsible (e.g. lease holder) for their housing unit as a responsible tenant.

Individuals are expected to contribute approximately 30% of their countable income towards housing costs. The ISS Housing Subsidy pays the difference up to the maximum allowable.

Individuals may also be eligible for assistance with their security deposit and other moving expenses.

Individuals may choose to live alone, with roommates, and/or with live-in caregivers.

What Type of Housing is Acceptable?

Acceptable housing units include a: single-family home; townhouse; condominium; apartment; co-op; or manufactured home. Acceptable housing must meet OPWDD's criteria for housing assistance, and must be available to rent, own, or occupy under a legally enforceable lease/agreement. Housing must be available to the public or through an OPWDD provider agency.

Housing units must meet OPWDD's Housing Quality Standards, which are based on the Department of Housing and Urban Development (HUD) Housing Quality Standards (24 CFR 982.401) used for the Section 8 Voucher Program.

The housing unit must be a specific, separate unit with kitchen and bathroom facilities and meet local and state standards as a legal dwelling unit. The OPWDD ISS Housing Subsidy does not support renting a room.

Benefits for Landlords Renting to People Who Have an OPWDD ISS Housing Subsidy

At the beginning of every month, landlords will receive a check toward the tenant's portion of the rent from an OPWDD authorized provider agency.

The provider agency administering the ISS Housing Subsidy also helps the individual meet his/her tenant responsibilities, and intervenes if there are any difficulties.

The individual may receive additional supports that assist him/her in maintaining and sustaining his/her tenancy.

Landlord Responsibilities

The landlord's responsibilities include, but are not limited to:

- Preparing and executing a lease and/or occupancy agreement;
- Maintaining the apartment according to housing quality standards;
- Accepting the portion of the rent not included in the ISS Housing Subsidy, if applicable; and
- Contacting the tenant and/or ISS Provider Agency if there are any difficulties, or changes to the rent, maintenance, lease renewal, etc.

The ISS Provider Agency Responsibilities

The ISS Provider Agency responsibilities include, but are not limited to:

- Viewing and approving housing units;
- Reviewing leases with individuals as prospective tenants;
- Processing and delivering rent checks;
- Assisting with moving, setting up homes, establishing utility and cable accounts, and helping individuals maintain their tenancy; and
- Ensuring that individuals meet their housing responsibilities.

Referring Landlords to OPWDD

If you know of interested landlords, please refer them to the OPWDD Home and Community Living Unit at (518) 473-1973.

