

461-155-0600

Effective 10-01-17

Special Need; Home Repairs; OSIP and OSIPM

In the OSIP and OSIPM programs, the Department will authorize a special need payment for home repairs for homeowners or buyers as a one-time special need within the following limits:

- (1) The repairs must be needed to remove a physical hazard to the health and safety of the client.
- (2) Payment for repairs authorized by this rule---
 - (a) Is limited to the least expensive means possible;
 - (b) May not exceed \$1,000 in any 24-month period; and
 - (c) When the home is jointly owned, is limited to a percentage of the cost of the repairs equal to the percentage of client ownership.
- (3) The repairs must cost less than moving to another home.
- (4) Payment is limited to the lowest possible cost that will provide adequate facilities. The client must provide three competitive bids for the repairs, unless there are not three providers of the service in the local area.
- (5) Before approving payment for repairs or new installations, the Department must consider the use value and determine whether it is consistent with the service plan for the client to remain in the house.
- (6) Providers of the repairs or new installations must ensure that the work being completed meets current building codes.
- (7) Payment is only made for home adaptations performed by a licensed and bonded construction contractor.
- (8) Repairs or replacements include, but are not limited to:

- (a) Electrical wiring that does not constitute conversion to electrical space heating but that is needed:
 - (A) To avoid condemnation; or
 - (B) To remove a definite fire or shock hazard as documented by appropriate public officials.
- (b) Plumbing--but not including the costs of plumbing items with which the house is not already equipped except that a toilet may be paid for when newly required by the creation or extension of a sewer district. Examples of what plumbing-related items may be covered include:
 - (A) Toilets and sinks.
 - (B) Cleaning or replacing septic tanks or cesspools.
 - (C) Installing sewer connections from house to street--but not sewer installation--if required by the creation of a new sewer district or the extension of an existing district.
- (c) Repair or replacement of existing electric pumps for wells needed to continue the water supply. This does not include drilling a new well.
- (d) Heating equipment--repair of heating stoves, furnaces and water heaters and, if repair is not possible, replacement with the least expensive adequate equipment.
- (e) Repair of roofs.
- (f) Repair or replacement of steps and repair of floors.
- (9) A client with a life estate is not eligible for this special need allowance. The individual who will benefit from the life estate, following the death of the client, is considered responsible for the home repairs.

- (10) When a home is jointly owned by an *institutionalized spouse* (see OAR [461-001-0030](#)) receiving in-home services under OAR chapter 411 division 030 and a *community spouse* (see OAR [461-001-0030](#)), subsection (2)(c) of this rule may be waived by the Department if requiring the *community spouse* to pay a percentage of the costs of the repairs would impose an undue hardship on the client.

Statutory/Other Authority: ORS [409.050](#), [411.060](#), [411.070](#), [411.404](#), [411.706](#), [413.085](#), [414.685](#)

Statutes/Other Implemented: ORS [409.010](#), [411.060](#), [411.070](#), [411.404](#), [411.706](#), [413.085](#), [414.685](#)

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