



SUMMARY OF STATE ACTIONS

Medicaid & Housing Services

Updated Spring, 2023

INTRODUCTION

States recognize that addressing Health Related Social Needs (HRSN) will improve individual health outcomes and the health of communities while still reducing Medicaid spending. An increasing number of states have approved Medicaid waivers and State Plan Amendments or SPAs that cover HRSN services. All of those waivers have included Housing Related Services (HRS) as one of the HRSN services. Using Medicaid funding for Supportive Housing services, gives state the potential to scale the evidenced based model of Supportive Housing.¹

Black, Indigenous, and People of Color (BIPOC) are overrepresented among people experiencing homelessness and housing instability, families involved with the child welfare system, people impacted by mass incarceration and those forced to live in congregate care settings. All these populations are impacted by systemic and structural racism. One aspect of health equity strategy would be to grow supportive housing capacity and make access more equitable. States are looking to both increase supportive housing capacity and supportive housing quality via new HRSN programs. States are also looking to expand supportive housing to serve more people and populations and ensuring people can live in the most community-integrated setting possible.

Approved Medicaid 1115 waivers in a number of states now cover recuperative care (what the homeless sector calls Medical Respite) and 6 months of housing assistance. CA's CalAIM programs gives Managed Care Plans the option to cover 90 days of recuperative care and up to 6 months of post hospitalization housing. Arizona, New Jersey and Oregon are also approved for up to 6 months of housing for broader populations including those experiencing or at risk of homelessness, those leaving institution care or congregate settings and child welfare involved families. Given the nation's housing crisis, linking those persons to long term housing options such as Permanent Supportive Housing or other long term affordable options will be crucial to this demonstration model's success.

Over a dozen states already have some type of supportive housing services program or benefit in place, and the Corporation for Supportive Housing's (CSH's) map can help you find where your state is in this process.²

Since CMS views these services as part of the state's Home and Community Based Services (HCBS) program, states are commonly required to administer the program as a component of the state's current HCBS program. For the 22 states with Managed Long-Term Services and Supports (LTSS) programs, providers are billing MCOs for current HCBS services. In states that do not have Managed LTSS, tenancy support services can be added to the state's current HCBS system. In either model, supportive housing providers will need startup funding and technical

¹ <https://www.nationalacademies.org/news/2018/07/permanent-supportive-housing-holds-potential-for-improving-health-of-people-experiencing-homelessness-but-further-research-on-effectiveness-is-needed-including-studies-on-housing-sensitive-health-conditions>

² <https://www.csh.org/health/medicaid-waivers-map/>

assistance to make this shift with distinctive administrative implications for agencies.

CSH has identified six strategies that states are taking to ensure that these new programs lead to the creation of new Supportive Housing capacity.³ Those strategies are:

1. Aligning Housing Resources with Housing Related Services
2. Population Alignment between Housing and Services Sectors
3. Meaningful Inclusion of People with Lived Expertise (PLE) in Systems Integration
4. Easing the Transition to Medicaid Billing
5. Building Medicaid Capacity for Housing and Homeless Agencies
6. Aligning Quality Standards across Sectors

The table below highlights actions which states and other entities have taken to improve service delivery and financing of the services that cover Housing Related Services (HRS) and are now commonly delivered by supportive housing providers.

SUMMARY OF STATE ACTIVITY

State/City	Program Name	Medicaid Authority	Target Population	Services Included	Key Administrative Details	Status
Arizona	Housing and Health Opportunities (H2O)	1115 Waiver	Homeless, leaving institutions or congregate care, child welfare involved families.	Pre and Post tenancy services, 6 months housing costs	Waiver includes Capacity building funds for CBOs	<p>State planning post CMS approval</p> <p>Waiver approved 9/28/22.</p> <p>Draft Implementation Protocol</p>

³ [Using Medicaid's Housing Related Services \(HRS\) to Create New Supportive Housing - CSH](#)

California	Cal AIM	1115 waiver and 1915(b) State Plan Amendment	Homeless is one of many priorities	Pre and Post tenancy services, 90 days of recuperative care, 6 months housing costs	State using an In Lieu of Services (ILOS) model where MCPs decide what services to offer and to whom. \$1.3 billion in Capacity building funds for CBOs are in place via the state's HCBS ARPA plan	Operating The waiver was approved with a January 1, 2022, start date. Early outcomes reporting .
Colorado	State Wide Supportive Housing Expansion (SWSHE)	ARPA HCBS Plan for services and HUD Emergency Housing Vouchers (EHV) for housing subsidies.	Persons experiencing homelessness, multiple disabling conditions, and high health/crisis system utilization.	Pre and Post Tenancy Support Services	Program is currently grant funded via HCBS ARPA funds with the state planning for a Medicaid financing method when grant funds run out.	Operating Conditional Approval Initiative 3.07.- Wrap around services including Peer Supports, for Members with Complex Needs
Connecticut	The CT Housing Engagement and Support Services (CHESS) Initiative	1915 (i) State Plan Amendment (SPA)	Homeless and higher health care utilization than to be expected based on diagnosis	Pre and post tenancy support services	Administered by Beacon Health	Operating State Initiative website CMS approved SPA
	Supportive Housing Services	ARPA HCBS Plan	Persons with intellectual and/or developmental disabilities.			Negotiating with CMS Partial Approval as of August 30, 2021.

District of Columbia	Housing Supportive Services, including Housing Stabilization Services and Housing Navigation Services	1915(i) SPA	Homeless as identified by the city's Coordinated Entry System	Pre and post tenancy support services	<p>Assessment for the services is integrated into the Coordinated Entry process, which City Social Workers complete. Providers are to be paid by DC Medicaid on a Per Member, Per Month (PMPM). Rate raised to \$770.31 in FY 2023.</p> <p>Taxonomy Code- Case Management, <i>251B00000X</i></p> <p>Procedures Codes H00044 U1- Housing Navigation Services</p> <p>H00044 U2- Housing Stabilization Services</p>	<p>Operating</p> <p>SPA approved March 25, 2022</p>
Florida	<p>Housing Assistance Waiver</p> <p>Pilot Program in HHS regions 5 and 7.</p>	1115 Waiver Amendment	Homelessness	Pre and post tenancy services	Administered by the Managed Care Organizations (MCOs) in the pilot regions. State Snapshot of MCOs	<p>Operating</p> <p>Implementation starting. CMS Approved Waiver amendment approved March 26, 2019.</p>

Hawaii	Community Integration Services (CIS)	1115 Waiver	Individuals with a behavioral health, physical illness, or substance use diagnosis and are chronically homeless.	Pre and Post tenancy Services	Administered by state's Medicaid Managed Care Organizations (MCOs). State MCO listing State modifying implementation guidelines to improve access for target population.	Operating Waiver approved by CMS October 31, 2018. State Program Web page
Louisiana	Permanent Supportive Housing (PSH) Initiative	State Plan Services	Low-income populations with disabilities.		State plan process integrated across housing and services sectors.	Operating State PSH Website
Maryland	Assistance in Community Integration (ACIS) program	1115 Waiver	Homeless or at risk, institution or high risk of institutional placement AND 4 or more hospital visits in a year & 2+ chronic conditions.	Pre and post tenancy services	Administered by the counties who are responsible to align with housing resources.	Operating State ACIS Project Website New waiver in 2022 took the program statewide
Massachusetts	1. Community Supports Program for Homeless Individuals 2. Flexible Services to evolve to Health Related	1115 Waiver	1. Chronically Homeless and being expanded to homeless in the new waiver 2. TBD by each ACO and their community		Rate is \$17 a day for CSPECH	Operating CSPECH Cost Savings Report-2017 New Waiver approved 9/28/2022.

	Social Needs (HRSN) services		partners. MA ACO and MCO listing.			
Michigan	Community Support Services, including Housing Assistance, Skill Building Assistance, and Supportive/ Integrated Employment	1115 Waiver transitioning to a 1915 (i) SPA October, 2023	Persons with serious mental illness, serious emotional disturbance and/or intellectual/dev elopmental disabilities.		Services are a component of the state's Behavioral Health Transformation Plan. The benefit is offered through the Prepaid Inpatient Health Plans or PIHPs that manage community behavioral health provider network.	Operating CMS approved 1915(i) SPA
Minnesota	Housing Stabilization Services	1915 (i) SPA	People with disabilities, homeless or housing unstable.	Pre and Post tenancy services TS.	Benefit administered by MCOs, approved by the state. Housing Transition reimbursed at \$17.17 per 15-minute increment. The code is H2015 U8. Housing Sustaining reimbursed at \$17.17 per 15-minute increment. Code- H2015 U8/TS.	Operating Housing Stabilization Services

Montana	HEART Waiver, including tenancy support services	1115 Waiver	Persons with behavioral health challenges who are experiencing homelessness or housing instability.	Pre and Post tenancy services.	TBD	<p>Negotiating with CMS</p> <p>The waiver is approved, but the state is still negotiating with CMS on the tenancy support services benefit.</p> <p>State Waiver Website</p>
Nevada	Housing Support Services	1915(i) SPA	TBD	TBD		<p>Planning</p> <p>For a Medicaid funded tenancy support services benefit.</p>
New Hampshire	Housing Stabilization Services	1915(i) SPA	Homeless or at risk of homelessness and needing assistance for community living.	TBD Program capped at 50 people		<p>State Planning post CMS approval</p> <p>The State Plan Amendment is approved and the state is developing regulations to govern operations</p>
New Jersey	Housing Transition and Tenancy Sustaining Services as part of a Health Related Social Needs program	1115 Waiver	Persons with disabilities, formerly incarcerated, formerly homeless or at risk of homelessness, transitioning	TBD	TBD	<p>State Planning post CMS approval</p> <p>The 1115 waiver is approved as of 3/30/2023 and the state is developing</p>

			from institution and/or beneficiaries who are transitioning out of high-risk or unstable housing situations.			regulations to govern operations
	Development of 100 units of deed-restricted subsidized and accessible rental units for Medicaid beneficiaries.	ARPA HCBS Plan	Medicaid beneficiaries.			Operating Partial Approval as of September 29, 2021
New Mexico	Supportive Housing Units, including capital funds	1115 waiver	Those with Serious Mental Illness			Operating Program is called Linkages and provides state funded rental assistance with Medicaid services for those with Behavioral health Challenges
North Carolina	Social Determinants of Health (SDOH) Initiatives can include Housing Support Services.	1115 Waiver	Three regions in the state, all rural, were awarded funding to operate Healthy Opportunities Pilots to offer SDOH services.	Services Definitions	Operated by Lead Pilot Entities (LPE)	Operating State Program Website Services Definitions and Fee Schedules updated March, 2023

North Dakota	Housing Support Services	1915 (i) SPA	People with behavioral health challenges who are experiencing homelessness and housing instability.			<p>Operating</p> <p>The state has an approved 1915(i) SPA. Services began on February 2, 2021.</p> <p>The rate is \$10.49 per 15-minute increment. The code is H2021 U4.</p> <p>Enrollment and Service Delivery Report</p>
Oregon	Health-related social needs services can include housing services. Housing services are optional for Coordinated Care Organizations (CCOs) to fund.	1115 Waiver	The target population is not specified in the waiver. Communities can choose to include services as an optional benefit under health-related services.		Coordinated Care Organizations or CCOs are Oregon's community focused evolution of Managed Care.	<p>Operating</p> <p>The state is working to incentivize CCOS to offer tenancy supports to pair with new housing-related resources that are coming online.</p> <p>State Health-Related Services Overview</p>
	Housing support services for persons with substance use disorders (SUD)	1115 Waiver	Persons with SUD.			<p>State Planning post CMS approval</p> <p>The waiver was approved in April 2021 as part of the state's SUD</p>

						services demonstration.
	Health Related Social Needs services including Housing Related Services	1115 Waiver	Persons experiencing or at risk of homelessness, those leaving institutions or congregate care and child welfare involved families.			State Planning post CMS approval Waiver approved 9/28/22
Pennsylvania	Tenancy Support Services for intellectual or developmental disability/developmental disability (IDD/DD) population	1915 (i) SPA	Those already eligible for IDD waivers. The process remains the same as before the waiver.			Operating The state has added tenancy support services to the menu of services for persons eligible for the IDD waiver.
Rhode Island	Home Stabilization Services	1115 Waiver	Persons with behavioral health or intellectual disabilities and those institutionalized or at risk of institutionalization.			Operating CMS approved waiver. State Project Website The state has created a Certification Standards and Provider Manual .

						The per month rate per member is \$335 and the code is H0044.
Texas	Adult Mental Health	1915(i) SPA	Persons with serious mental illness.			<p>Operating</p> <p>CMS approved SPA on August 31, 2020</p>
Utah	Housing Related Services and Supports	1115 Waiver	TBD			<p>Planning</p> <p>The legislature approved the state Medicaid office to develop tenancy support services.</p> <p>The state submitted a Medicaid waiver request to CMS.</p>
Vermont	Supportive Housing Assistance Pilot Program	1115 Waiver	Persons who are 18 and older and need assistance with at least one <u>needs-based criteria</u> and have one or more <u>risk factors</u> .			<p>State Planning post CMS approval</p> <p>The state's 1115 Waiver was approved on June 28, 2022, and includes a PSH pilot.</p>

Virginia	High Needs Support Benefit	1115 Waiver	State to develop target criteria that include health-related needs-based measures and risk factors			<p>Planning</p> <p>CMS approved the waiver as of July 9, 2020.</p> <p>The state timeline for implementation is TBD.</p> <p>High Needs Support (virginia.gov)</p>
The State of Washington	Foundational Community Supports (FCS) for supportive housing and supportive employment services.	1115 Waiver	People experiencing chronic homelessness, individuals with frequent or lengthy adult residential care stays, individuals with frequent turnover of in-home caregivers, and those at highest risk for expensive care and adverse outcomes.		<p>State is using a Third Party Administrator to simplify administrative processes. Amerigroup won the bid to be the initial TPA.</p> <p>Amerigroup FCS Provider Manual</p>	<p>Operating</p> <p>The waiver was approved and implemented as of January 1, 2018.</p> <p>State Program Website</p> <p>Using Billing Codes H0043 Community Support services: daily rate of \$112 with a benefit limitation of 30 days over 180 days.</p>

	Continuation of the FCS program described above	1115 waiver renewal	People experiencing chronic homelessness, individuals with frequent or lengthy adult residential care stays, individuals with frequent turnover of in-home caregivers, and those at highest risk for expensive care and negative outcomes.			<p>Negotiating</p> <p>The state-proposed waiver was in the federal comment period from August 1 through August 31, 2022.</p>
Wisconsin	Housing Support Services	Children's Health Insurance Program (CHIP)	Low-income families experiencing homelessness to address equity issues in both health and homeless assistance systems.			<p>Planning</p> <p>CHIP SPA was submitted to CMS on December 31, 2021.</p>
	Housing Support Services	1915(i) SPA	Medicaid beneficiaries who are in families with children under age 18			<p>Operating</p> <p>The state has been approved to offer the benefit.</p> <p>State Housing Supports web site.</p>

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The Corporation for Supportive Housing (CSH) is the national champion for supportive housing, demonstrating its potential to improve the lives of very vulnerable individuals and families by helping communities create more than 385,000 real homes for people who desperately need them. CSH funding, expertise, and advocacy have provided \$1 billion in direct loans and grants for supportive housing across the country. Building on 30 years of success developing multiple and cross-sector partnerships, CSH engages broader systems to fully invest in solutions that drive equity, help people thrive, and harness data to generate concrete and sustainable results. By aligning affordable housing with services and other sectors, CSH helps communities move away from crisis, optimize their public resources, and ensure a better future for everyone. Visit us at www.csh.org.

