



SUMMARY OF STATE ACTIONS

Medicaid & Housing Services

Updated Fall, 2023

INTRODUCTION

States recognize the importance of addressing Housing Related Services (HRS) and Health Related Social Needs (HRSN) to improve individual and community health outcomes while simultaneously reducing Medicaid spending. As a result, a growing number of states have approved Medicaid waivers and State Plan Amendments (SPAs) that cover HRS and HRSN services. The ability to access Medicaid funding for supportive housing services gives states the potential to scale the evidenced-based model of supportive housing.¹ CSH is also advocating for states to adopt [six additional strategies](#) to ensure that these new services lead to the creation of more supportive housing.² The first and most important of these strategies is to align affordable housing with HRS at the systems level.

States are using Housing Related Services (HRS) to scale supportive housing models, so that states can address chronic shortages of affordable housing, overcome racial disparities, and improve health equity while improving various delivery systems and administrative challenges. Systemic and structural racism contribute to multiple barriers to housing for Black, Indigenous, and People of Color (BIPOC) communities. BIPOC communities are overrepresented among people experiencing homelessness and housing instability, families involved with the child welfare system, people impacted by the carceral/justice system, and those living in congregate care settings. To promote greater health equity, communities must grow supportive housing capacity and make access to housing and services more equitable. States are also looking to expand supportive housing to serve new people and populations and ensure that people live in the most community-integrated setting possible to comply with the Olmstead decision.³

Approved Medicaid 1115 waivers in several states now cover recuperative care (or what the homeless sector calls Medical Respite) and six months of housing assistance. California's CalAIM programs provide Managed Care Plans the option to cover 90 days of recuperative care and up to six months of post-hospitalization housing. CA is currently applying to cover Transitional Rental Assistance to serve a broader population other than those discharged from hospital.⁴ Arizona, New Jersey, Oregon, and Washington are also approved for up to six months of housing for broader populations, including those experiencing or at risk of homelessness, those leaving institutional care or congregate settings, and families with child welfare involvement. Given the nation's affordable 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.

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

³ [Community Living and Olmstead | HHS.gov](#)

⁴ [081823StakeholderNews \(ca.gov\)](#)

More than twenty states already have some type of supportive housing services program or benefit in place, and our map can help you find where your state is in this process.⁵

The Centers for Medicare & Medicaid Services (CMS) views these services as part of the state's Home and Community Based Services (HCBS) program so states are integrating these new services into existing programs and systems. Twenty-two states have Managed Long-Term Services and Supports (LTSS) programs, and states may choose to administer the program through a Managed Care delivery system with providers billing Managed Care Organizations (MCOs) for these services. In states that do not have Managed LTSS, tenancy support services can be added to the state's current HCBS system and bill in the same manner as other HCBS providers. States may also choose other delivery systems options, such as Third-Party Administrator, which gives a single Managed Care-like entity administrative oversight of the program. With the flexibility of an 1115 waiver, states are also, in some cases, not requiring Medicaid claims but accepting invoices, though the information reported remains similar if not identical to a Medicaid claim. In any case, supportive housing providers will need startup funding AND technical assistance to make this shift with distinctive administrative implications for agencies.

The table below highlights actions 28 states have taken to improve service delivery and financing of Housing Related Services (HRS) and are now commonly delivered by supportive housing providers.

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⁵ <https://www.csh.org/health/medicaid-waivers-map/>

SUMMARY OF STATE ACTIVITY

State/City	Program Name	Medicaid Authority	Target Population includes:	Services Include	Key Administrative Details	Status
Arizona	Housing and Health Opportunities (H2O)	1115 Waiver	People experiencing homelessness, those leaving institutions or congregate care and child welfare involved families.	Pre and Post tenancy services, 6 months housing costs including enhanced shelter and outreach	Waiver includes capacity building funds for Community Based Organizations (CBOs)	<p>State Planning Post CMS approval</p> <p>Health related Social Needs (HRSN) Waiver approved September 28, 2022</p> <p>Draft Implementation Protocol</p>
California	CalAIM	1115 waiver and 1915(b) State Plan Amendment	People experiencing homelessness is one of many priority populations	Pre and Post tenancy services, 90 days of recuperative care, 6 months housing costs	<p>State using In Lieu of Services (ILOS) in which MCPs decide what services to offer and to whom.</p> <p>\$1.3 billion in Capacity Building and Technical Assistance support for CBOs.</p>	<p>Operating</p> <p>The waiver was approved with a January 1, 2022, start date.</p> <p>Early outcomes reporting.</p>
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 in 2024.	<p>Operating</p> <p>Conditional Approval</p> <p>Initiative 3.07.- Wrap around services including Peer Supports, for Members with Complex Needs</p>

State/City	Program Name	Medicaid Authority	Target Population includes:	Services Include	Key Administrative Details	Status
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 Negotiating with CMS Partial Approval as of August 30, 2021.
	Supportive Housing Services	ARPA HCBS Plan	Persons with intellectual and/or developmental disabilities.			
District of Columbia	Housing Supportive Services dhs (dc.gov) , 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. Providers are paid by DC Medicaid on a Per Member, Per Month (PMPM) basis. Rate raised to \$770.31 in FY 2023.</p> <p>Taxonomy Code-Case Management, 251B00000X</p> <p>Procedures Codes H00044 U1- Housing Navigation Services</p> <p>H00044 U2- Housing Stabilization Services</p>	Operating SPA approved March 25, 2022

State/City	Program Name	Medicaid Authority	Target Population includes:	Services Include	Key Administrative Details	Status
Florida	Housing Assistance Waiver Pilot Program in HHS regions 5 and 7.	1115 Waiver Amendment	Homelessness	Pre and post tenancy services	Administered by the Managed Care Organizations (MCOs) in the pilot regions. State Snapshot of MCOs	Operating Implementation starting. CMS Approved Waiver amendment approved March 26, 2019.
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.	Pre and post tenancy services	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 State Report on program Waiver in 2022 took the program statewide.

State/City	Program Name	Medicaid Authority	Target Population includes:	Services Include	1. Key Administrative Details	Status
Massachusetts	1. Community Supports Program for Homeless Individuals (CSP-HI) 2. Flexible Services to evolve to Health Related Social Needs (HRSN) services	1115 MassHealth Demonstration ("Waiver") Mass.gov	1. Chronically Homeless and being expanded to homeless in the new waiver 2. TBD by each ACO and their community partners. MA ACO and MCO listing.		2. Administered by state's MCOs 3. Administered by ACOs to members of their choosing to reduce costs and improve health	Operating For CSP-HI- Code-H2016 Modifier HK and rate is a per diem of rate of \$27.72 CSPECH Cost Savings Report- 2017 New Waiver approved 9/28/2022. DSRIP HRSN Protocol Approved June, 2023
Michigan	Housing Assistance	1915 (i) SPA as of October 2023	Persons with serious mental illness, serious emotional disturbance and/or intellectual/developmental 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

State/City	Program Name	Medicaid Authority	Target Population includes:	Services Include	Key Administrative Details	Status
Minnesota	Housing Stabilization Services	1915 (i) SPA	People with disabilities, homeless or housing unstable.	Pre and Post tenancy services	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. ⁶	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 - Montana is one a few states that does not have Medicaid Managed Care	Negotiating with CMS The waiver is approved , but the state is still negotiating with CMS on the tenancy support services benefit. State Waiver Website
Nevada	Housing Support Services	1915(i) SPA	TBD	TBD		Planning For a Medicaid funded tenancy support services benefit.

⁶ [Housing Stabilization Services \(state.mn.us\)](https://state.mn.us)

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New Hampshire	Housing Stabilization Services	1915(i) SPA, which is a Home and Community Based Services (HCBS) program	Homeless or at risk of homelessness and needing assistance for community living.	TBD Program capped at 50 people	Administration is TBD but the state's current Home and Community Based Services programs is administered by Managed Care	State Planning post CMS approval The State Plan Amendment is approved and the state is developing regulations to govern operations
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 from institution and/or beneficiaries who are transitioning out of high-risk or unstable housing situations.	TBD	TBD	State Planning post CMS approval The 1115 waiver is approved as of 3/30/2023 and the state is developing regulations to govern operations
	Development of 100 units of deed-restricted subsidized and accessible rental units for Medicaid beneficiaries.	ARPA HCBS Plan	Medicaid beneficiaries.	TBD	TBD	Operating Partial Approval as of September 29, 2021

State/City	Program Name	Medicaid Authority	Target Population includes:	Services Include	Key Administrative Details	Status
New Mexico	Supportive Housing Units, including capital funds	1115 waiver	Those with Serious Mental Illness	Pre and post tenancy services	The services are administered by Managed Care	<p>Operating</p> <p>Program is called Linkages and provides state funded rental assistance with Medicaid services for those with Behavioral health Challenges</p> <p>Updated 2023 waiver includes growing the program.</p>
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)	<p>Operating</p> <p>State Program Website</p> <p>Services Definitions and Fee Schedules updated March, 2023</p>
North Dakota	Housing Support Services	1915 (i) SPA	People with behavioral health challenges who are experiencing homelessness and housing instability.	Pre and post tenancy services	Providers bill the state for the traditional Medicaid population or an MCO for those who are part of the Medicaid Expansion population.	<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 U4.⁷</p> <p>Enrollment and Service Delivery Report</p>

⁷ [2023 1915i Fee Schedule.xlsx \(nd.gov\)](#)

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Oregon	Health-related services can include housing services. Housing services are optional for Coordinated Care Organizations (CCOs) to fund.	1115 Waiver that creates Coordinated Care Organizations (CCOs)	The target population is not specified in the waiver. CCOs can choose to include services as an optional benefit under health-related services.	TBD by the CCOs	Coordinated Care Organizations or CCOs are Oregon's community focused evolution of Managed Care.	Operating The state is working to incentivize CCOS to offer tenancy supports to pair with new housing-related resources that are coming online. State Health-Related Services Overview
	Housing support services for persons with substance use disorders (SUD)	1115 Waiver	Persons with SUD who are leaving residential substance use treatment	Pre and post tenancy services		State Planning post CMS approval The waiver was approved in April 2021 as part of the state's SUD 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.	Pre and post tenancy services Rental Assistance Housing Transition Costs	State working with CCOs to implement and TPA for individuals who are not CCO members	State Planning post CMS approval State submitted Implementation Plan in August 2023 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.

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Rhode Island	Home Stabilization Services	1115 waiver	Persons with behavioral health or intellectual disabilities and those institutionalized or at risk of institutionalization.			<p>Operating</p> <p>CMS approved waiver.</p> <p>State Project Website</p> <p>The state has created a Certification Standards and Provider Manual.</p> <p>The per month rate per member is \$331.84 and the code is H0044.</p>
Texas	Adult Mental Health	1915(i) SPA	Persons with serious mental illness.	Supported home living services that could be used in Supportive Housing		<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>

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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>

State/City	Program Name	Medicaid Authority	Target Population includes:	Services Include	Key Administrative Details	Status
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.	Pre and Post tenancy services and supported employment services	<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 AND expansion of Health Related Social Needs Services including housing	1115 Waiver Renewal	Populations include chronic homeless, institutionalized or at risk of institutionalization	A variety of Health Related Social Needs services including pre and post tenancy services, housing transitional costs and rental assistance	State will continue to use a TPA for FCS, as well as work with their Accountable Communities of Health (ACHs) to roll out the services via Community Based Organizations or CBOs	<p>State Planning post CMS approval</p> <p>Waiver renewal approved June 30, 2023</p>

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Wisconsin	CHIP Housing Support Initiative	Children's Health Insurance Program (CHIP)	Low-income families experiencing homelessness to address equity issues in both health and homeless assistance systems.	-Housing Consultation -Transition Supports -Sustaining Supports -Relocation Supports	State is granting funds to 8 family supportive housing agencies in 4 CoCs	Operating Start date was May 21, 2023
	Housing Support Services	1915(i) SPA	Medicaid beneficiaries with Behavioral Health needs, who are experiencing homelessness or at imminent risk of homelessness	-Housing Consultation -Transition Supports -Sustaining Supports -Relocation Supports		Negotiating with CMS State Housing Supports web site.

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