



TENANCY SUPPORT SERVICES IN MEDICAID UPDATED JANUARY, 2017

INTRODUCTION

CMS, through an Informational Bulletin released in June of 2015, recognizes the importance of supportive housing and outlined direction for states that CMS would look favorably upon¹. Services provided through Home and Community Based Waiver Services (HCBW) or other Medicaid authorities could be used to support persons with disabilities prepare for, obtain and sustain tenancy in supportive housing. States recognize that supportive housing, targeted for complex care or high cost, high need individuals can improve health care outcomes for these individuals, for populations and reduce Medicaid spending. Both CMS and states are working together to finance supportive services in a way that is more sustainable than short term government or philanthropic grants. CMS will shortly conclude intensive technical assistance for eight states that are building action plans focused on expanding supportive housing capacity by bringing together state Medicaid agencies with State Housing Finance Agencies.² What is summarized below is solely where the state has recognized tenancy support services as a Medicaid benefit through negotiations with CMS. Only in these cases, will the resources that are needed be available to take supportive housing to scale.

SUMMARY OF STATE ACTIVITY

State/City	Program Model	Medicaid Mechanism	Target Population	Status
California	<ul style="list-style-type: none"> Create incentives for health care delivery systems to fund tenancy support services as an option within the “Whole Person Care Pilots. Includes Outreach, Engagement in services for supportive housing and Move in Costs (e.g. security deposits). 	1115 Medicaid Waiver	<ul style="list-style-type: none"> New prospective tenants only. People with two chronic conditions or one serious mental illness who are either homeless or could exit institutions with available supportive housing. 	<ul style="list-style-type: none"> Waiver finalized 12/30/15 Whole Person Care being implemented, starting with 10 Northern CA counties in July, 2017.

¹ <https://www.medicaid.gov/federal-policy-guidance/downloads/cib-06-26-2015.pdf>

² <https://www.medicaid.gov/state-resource-center/innovation-accelerator-program/community-integration-lts/ci-ltss.html>

State/City	Program Model	Medicaid Mechanism	Target Population	Status
Florida	<ul style="list-style-type: none"> • Pilot Program in 5 Central Florida Counties • Services include Pre-Tenancy (called Transitional Housing Services), Tenancy Sustaining Services and Mobile Crisis Management and Peer Support. 	1115 Waiver	<ul style="list-style-type: none"> • 21 and Older • Significant Behavioral Health needs including SMI and SUD. • Homeless or at risk of Homelessness. • Noted as a pilot program, Program cap is noted as “42,500 member months”. 	<ul style="list-style-type: none"> • Awaiting response from CMS. • Current waiver ends 6/30/17.
Illinois-	<ul style="list-style-type: none"> • Waiver focused on Behavioral Health Transformation. • Services include Pre-tenancy services, move in services. Security Deposits not noted. 	1115 Waiver	<ul style="list-style-type: none"> • Significant or HIGH Behavioral Health needs and Homeless or at risk of Homelessness. 	<ul style="list-style-type: none"> • Awaiting response from CMS
Louisiana	<ul style="list-style-type: none"> • Tenancy supports are reimbursed as a Medicaid service under 1915 (c) waivers and as a component of state plan Mental Health Rehabilitation. • Tenancy support providers are required to work across disabilities and must be trained and certified by the state to provide tenancy supports. They must enroll in FFS Medicaid and must also contract with all Medicaid MCOs. Medicaid MCOs are likewise required to 	<ul style="list-style-type: none"> • 1915(c) waivers for Aged/Disabled and ID/DD • Medicaid state plan for Mental 	<ul style="list-style-type: none"> • Eligible populations as Medicaid beneficiaries who have a significant, long-term disability (physical, developmental, behavioral, etc), who are receiving services from the Louisiana Department of Health, and who are in need of housing and tenancy support services. • Priority is given to persons/households who 	<ul style="list-style-type: none"> • 67% of participants in Louisiana’s PSH program now have their tenancy supports covered under Medicaid. That percentage has been steadily increasing. Other tenants have their services covered using CDBG, Ryan-White, and other funding.

	contract with all certified tenancy support providers. There are currently 14 agencies statewide that are certified to provide tenancy supports.	Health Rehab.	are homeless or institutionalized.	<ul style="list-style-type: none"> Recent analysis shows statistically significant reductions in hospitalization and ER usage for PSH participants post-housing.
MD	<ul style="list-style-type: none"> Use Medicaid for Tenancy Support Services per 6/26/15 IB 	1115 Waiver	<ul style="list-style-type: none"> Homeless or at risk of homelessness Capped at 250 people 	<ul style="list-style-type: none"> Approved by CMS. Negotiating Special Terms and Conditions. Persons served will need to be determined eligible for Home and Community Based Waiver Services.
Mass.	<ul style="list-style-type: none"> Medicaid funds used for tenancy support services, billed monthly on a per diem rate Project is called CSPECH or Community Support Program for people Experiencing Chronical Homelessness, Pays supportive housing providers to deliver housing based case management (\$17 per day, per person) Provider must house the member within 60 days. 	1115 Waiver through ACOs	<ul style="list-style-type: none"> Members who are chronically homeless or high utilizers of homeless and health services Initial cap of 50 with two providers, being expanded to state wide population 	<ul style="list-style-type: none"> Expanded through Pay For Success Model CSH Provider Profile is being drafted.
New Jersey	<ul style="list-style-type: none"> Use Medicaid for Tenancy Support Services per 6/26/15 IB 	1115 Waiver	<ul style="list-style-type: none"> Health Care super utilizers. 	<ul style="list-style-type: none"> NJ is an IAP state. State revised the waiver and now in state Public Comment period.
WA	<ul style="list-style-type: none"> Have Medicaid fund Pre-Tenancy, Tenancy Sustaining Services and , Supportive Employment 	1115 Waiver	<ul style="list-style-type: none"> Capped at 4,000Currently homeless population as they are engaged for supportive housing 	<ul style="list-style-type: none"> Beginning Implementation. Medicaid Academy completed there in September, 2016.