

Using Medicaid to Pay for Tenancy Supports in Supportive Housing

Housing First Partners

The Source for
Housing Solutions



Medicaid & Supportive Housing

Supportive
Housing
and
Medicaid

Emerging
Federal and
State
Actions

Five Tools for
Maximizing
Medicaid

Q&A

Background



Please share your name, title, organization, and state.

What is your state doing, or what do you want to do related to Medicaid and supportive housing? *(2 sentences!)*

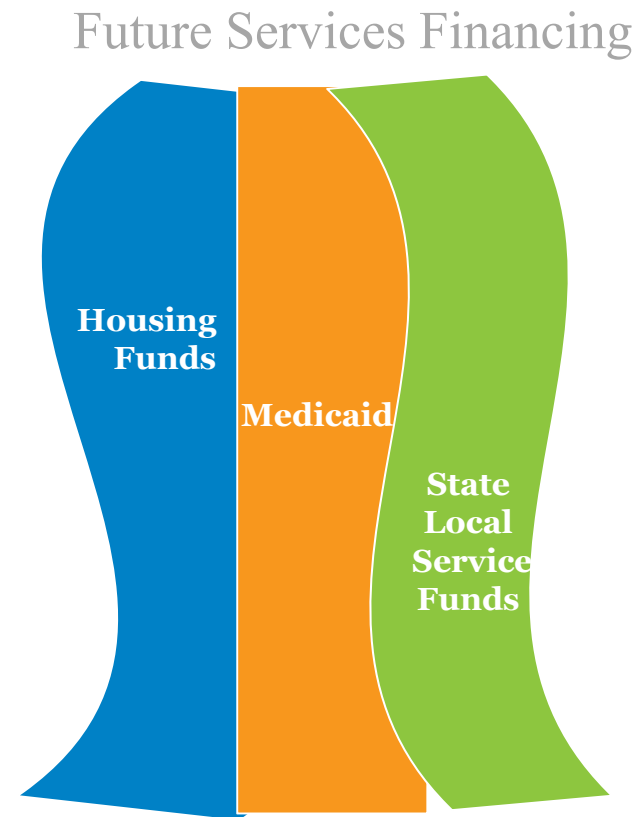


Housing First Partners

MEDICAID & SUPPORTIVE HOUSING

Motivations from the Supportive Housing Field

- Flexible, but short-term dollars are paying to meet long-term needs.
- Leveraging Medicaid stretches flexible dollars further.



Motivations from the Health Care Field

- Triple Aim
- Housing as a Social Determinant of Health



How does Medicaid work?

State & federal governments share costs.

- Federal: Centers for Medicare and Medicaid Services (CMS)
- State: State Medicaid Agency

The Medicaid State Plan defines their agreement.

Managed Care Organizations (MCOs) contract with states to administer either part or all of the Medicaid Plan



What can Medicaid Pay For?

Services

Medicaid dollars pay for medically-necessary services.

States are now creating supportive housing service benefits to pay for “Tenancy Supports”

Housing

Traditional Medicaid dollars cannot pay for ‘room and board’.

State portion of Medicaid budget can pay for housing. (New York)

Vehicles for Change

Medicaid Authorities

- 1115 Waiver- demonstration program
- 1915 (c) Home and Community Based Services Waiver- must meet access to care criteria for living in an institution
- 1915(b) Waiver for Managed Care
- State Plan Amendments
 - General
 - Health Homes
 - 1915 (i) HCBS State Plan Amendment

*States can change their Medicaid State Plan using state plan amendments (SPAs) and waivers that must be approved by CMS

Changes in Practice



Medicaid Supportive Housing Service Benefits

EMERGING POLICY TRENDS

Federal and State Actions

CMS Guidance

State Innovations

CMS Information Bulletin- June 2015

DEPARTMENT OF HEALTH AND HUMAN SERVICES
Centers for Medicare & Medicaid Services
7500 Security Boulevard, Mail Stop 52-26-12
Baltimore, MD 21244-1850



CMCS Informational Bulletin

DATE: June 26, 2015
FROM: Vikki Wachino, Director
Center for Medicaid and CHIP Services
SUBJECT: Coverage of Housing-Related Activities and Services for Individuals with Disabilities

This Informational Bulletin is intended to assist states in designing Medicaid benefits, and to clarify the circumstances under which Medicaid reimburses for certain housing-related activities, with the goal of promoting community integration for individuals with disabilities, older adults needing long term services and supports (LTSS), and those experiencing chronic homelessness¹. Consistent with statute, CMS does not provide Federal Financial Participation (FFP) for room and board² in home and community based services,³ but can assist states with coverage of certain housing-related activities and services.

This Bulletin underscores CMS' commitment to help states expand home and community-based living opportunities consistent with the Affordable Care Act, the implementation of the Home and Community Based Services (HCBS) settings final rule governing Medicaid's 1915(c) HCBS Waiver program, 1915(i) HCBS State Plan Option, and 1915(k) Community First Choice State Plan Option⁴, as well as the Americans with Disabilities Act and the Supreme Court's decision in *Olmstead v. L.C.*⁵ The information in this Bulletin is based on evidence from studies demonstrating that providing housing-related activities and services facilitates community integration and is cost effective. This Bulletin is also intended to help states design benefit programs that acknowledge the social determinants of health, and contribute to a holistic focus on improvement of individual health and wellness.

Describing Housing-Related Activities and Services

Most broadly, housing-related activities include a range of flexible services and supports available to individuals with disabilities and older adults needing LTSS, as well as collaborative efforts among key Medicaid and housing agency staffs and stakeholders. In recent years, the

¹ CMS and SAMHSA are working on providing additional guidance to clarify the circumstances under which Medicaid reimburses for certain housing-related activities and services for persons experiencing chronic homelessness.

² Room and board also includes capital funds used for new construction or rehabilitation of housing.

³ There are two exceptions that are described in the paragraph on 1915(c) waivers on page 5.

⁴ Final Rule - CMS 2249-F - 1915(i) State Plan Home and Community-Based Services, 5-Year Period for Waivers, Provider Payment Reassignment, Setting Requirements for Community First Choice, and CMS 2296-F 1915(c) Home and Community-Based Services Waivers, published January 10, 2014, available at <http://www.medicaid.gov/HCBS>

⁵ Americans with Disabilities Act and as interpreted in the U.S. Supreme Court's 1999 decision in *Olmstead v. L.C. (Olmstead)*. For details: Statement of the Department of Justice on Enforcement of the Integration Mandate of Title II of the Americans with Disabilities Act and *Olmstead v. L.C.* http://www.ada.gov/Olmstead/c&a_Olmstead.htm

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Center on
Budget
and Policy
Priorities

Housing-related Activities & Services

1. Individual Housing Transition Services

Services that support an individual's ability to prepare for and transition to housing.

2. Individual Housing & Tenancy Sustaining Services

Services that support the individual in being a successful tenant in his/her housing arrangement and thus able to sustain tenancy.

3. State-level Housing Related Collaborative Activities



Tenancy Support Services in Supportive Housing

Tenancy Supports	Housing Case Management
Outreach and engagement	Service plan development
Housing search assistance	Coordination with primary care and health homes
Collecting documents to apply for housing	Coordination with substance use treatment providers
Completing housing applications	Coordination with mental health providers
Subsidy applications and recertifications	Coordination of vision and dental providers
Advocacy with landlords to rent units	Coordination with hospitals/emergency departments
Master-lease negotiations	Crisis interventions and Critical Time Intervention
Acquiring furnishings	Motivational interviewing
Purchasing cleaning supplies, dishes, linens, etc.	Trauma Informed Care
Moving assistance if first or second housing situation does not work out	Transportation to appointments
Tenancy rights and responsibilities education	Entitlement assistance
Eviction prevention (paying rent on time)	Independent living skills coaching
Eviction prevention (conflict resolution)	Individual counseling and de-escalation
Eviction prevention (lease behavior requirements)	Linkages to education, job skills training, and employment



Housing First Partners Conference

FIVE TOOLS FOR LOUISVILLE

Tools for Creating a Supportive Housing Services Benefit

1. Medicaid Supportive Housing Services Crosswalk

Identifies coverage of supportive housing services under current state plan and authorities to identify coverage and gaps.

**Attachment B
Medicaid Coverage-Supportive Housing Crosswalk**

The following chart is intended to provide information about which services or activities may be covered under different Medicaid options. The service category column sets forth a list of services in terms that are familiar to supportive housing providers, advocates and funders. The second column, Possible Medicaid Services, provides the service titles that are currently used in state plans or Waivers. The third column, Medicaid Options, describes the Medicaid strategy a state may use to cover the services in columns one and two. The third column also describes other state plan service categories that if they exist in your state can be used to cover the services in columns one (e.g. individual practitioner services, clinic option, etc.). The last five columns denote the Medicaid options described in column three.

Service Category	Possible Medicaid Service	Medicaid Options	Rehab. Option	1915a	1915c	TCM	Other State Plan Services
General Supportive Housing Services							
New tenant orientation / move-in assistance	Community Support	State Plan-Rehabilitation Option, 1915 (i) and 1915 c	x	x	x		
Case management or service coordination	Community Support or Targeted Case Management	State Plan-Targeted Case Management and 1915 (i) and 1915 c		x	x		
Assessment and individual service planning / goal setting	Assessment/Targeted Case Management	State Plan-Individual Practitioner Outpatient, Clinic Option, Target Management/Rehabilitation Option 1915 (i) and 1915 c					
Enrollment assistance / benefits counseling	Targeted Case Management	State Plan-Targeted Case Management					
Emergency transportation/medical transportation	Emergency Transportation/medical transportation	State Plan-1915 (i) and 1915 c					
Health and Medical Services							
Routine medical care	Dependent on service	State plan-individual practitioner outpatient					
Medication management or coordination	Medication Administration	State plan-individual practitioner outpatient					
Family planning	Family Planning	State plan-family planning services outpatient					
Vision	Vision	State plan-individual practitioner outpatient					
Dental	Dental	State plan-individual practitioner outpatient					
Nursing /wound care services / personal care services	Independent Practitioner or Home Health Services	State plan-individual practitioner outpatient					
Home health aide services / personal care services	Home health services or personal care or homemaker	1915 c Waiver					
HIV/AIDS Services	Dependent on service	State plan- Outpatient, Clinic outpatient					
Nutritional services	Individual practitioner	State plan-individual practitioner outpatient					
Other	Companion Services	1915 c Waiver					
Other	Environmental Modifications	1915 c Waiver					

Appendix 4: Medicaid Crosswalk

Major Categories of Supportive Housing Services to Which	General Medicaid Services Description	1915 (i) State Plan 1915 (j) (2)	1915 (b) 2015 Option	1915 (k) General 1915 Choice Option	Southern 1915 (b) (5) Managed Care	Section 1915 (g) Managed Care	Health Home State Plan Option	Priority-qualified Health Center
Case Management (Plus 132 and PDR)	Targeted Case Mgmt or Community Supports	x	x	x	x	x	x	x
Health Assessment/Evaluation (Plus 132 and PDR)	Assessment Case Mgmt	x	x	x	x	x	x	x
Services, Planning and Development (Plus 132 and PDR)	Assessment and Targeted Case Mgmt	x	x	x	x	x	x	x
Referral and Linkage (Plus 132 and PDR)	Community Support, Targeted Case Mgmt	x	x	x	x	x	x	x
Crisis Intervention (Plus 132)	Crisis Stabil or Mobile Crisis	x	x	x	x	x	x	x
Mental Health Assessment/ Psychological Evaluation (Plus 132)	Assessment	x	x	x	x	x	x	x
Mental Health Treatment Plan, Review and Modification (Plus 132)	Assessment and Treatment Plan	x	x	x	x	x	x	x
Psychotropic Medication Administration, Monitoring or Training (Plus 132)	Community Support or Independent Living Skills	x	x	x	x	x	x	x
Housing Search and Placement (PSH, MFP)	Referral and Linkage	x	x	x	x	x	x	x

Rhode Island
 Arizona
 Washington
 Colorado
 Connecticut
 Pennsylvania
 New Hampshire
 New Mexico

Tools for Creating a Supportive Housing Services Benefit

2. Supportive Housing Medicaid Business Case

Demonstrates potential cost-savings of paying for tenancy supports instead of emergency care.

1. Summarize national evidence of cost savings.
2. Use cost data for people with the highest costs who are not stably housed.
3. Apply a cost reduction percentage that supportive housing can achieve.
4. Demonstrate state portion of cost savings.



Tools for Creating a Supportive Housing Services Benefit

3. Collaboration and Advocacy



Bring the housing and health care worlds together with information to support common goals around serving people with the greatest needs.

Example: Washington State

Tools for Creating a Supportive Housing Services Benefit

4. Medicaid Academy

Analyzes licensing, credentialing, and contracting required to bill Medicaid and teaches providers of supportive housing services how to become billers.



Tools for Creating a Supportive Housing Services Benefit

5. MCO Partnerships

- Data-matching
- Service provision
- Coordinated Access



Next Steps

What is your action plan?

What questions do you need to answer to take your next steps?



Resources

[CSH/USICH Quick Guide to Improving Medicaid Coverage for Supportive Housing Services](#)

[USICH/NHCHC Medicaid & Supportive Housing Quick Guide for Health Centers](#)

[CMCS Information Bulletin on Tenancy Supports](#)

[CSH White Paper- Creating a Medicaid Supportive Housing Services Benefit: A Framework for WA and Other States](#)

[CSH Summary of State Actions on Medicaid and Housing](#)

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