

Unlocking the Door to Medicaid Supportive Housing

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csh.org

The Source for
Housing Solutions





Supportive Housing IS ...

Targets
households
with barriers

Is affordable

Provides
tenants with
leases

Engages
tenants in
voluntary
services

Coordinates
among key
partners

Connects
tenants with
community

Supportive Housing Works FOR ...

Residents of Institutions
who Prefer to Live in the
Community

Chronically Homeless

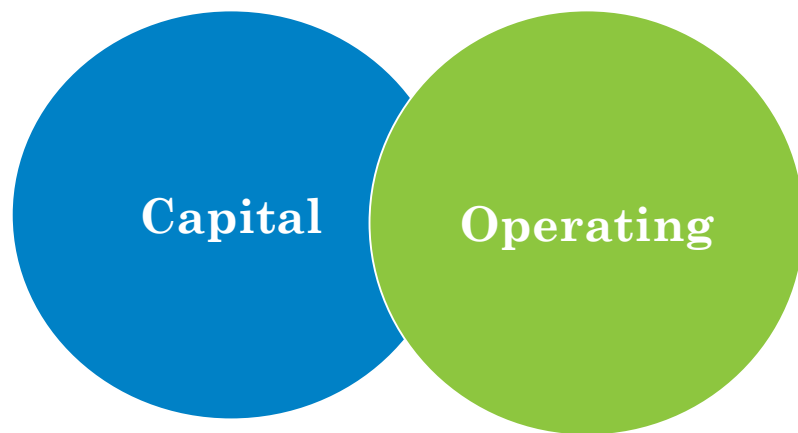
Includes
individuals,
families and youth

People Exiting Jail or
Prison with Chronic
Health Conditions (esp.
mental health)

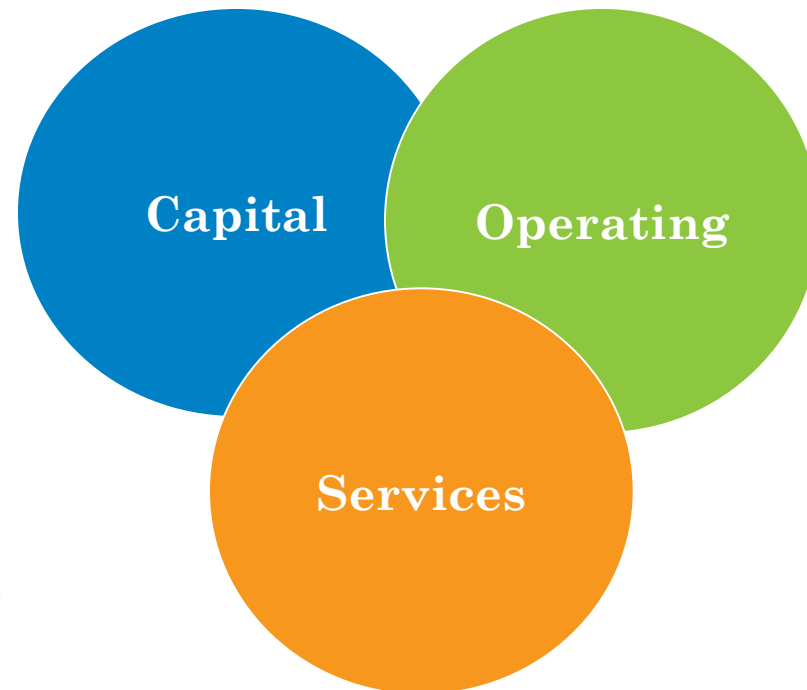
Mental health, substance
use and/or physical health
disabling conditions
coupled with housing need

Financing Supportive Housing

Traditional Affordable Housing



Supportive Housing



- **Services** are often the hardest and least stable part for developers to finance.
- Increasingly making the case to Medicaid and MCOs to more comprehensively reimburse supportive housing services

Supportive Housing Services

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
Eviction prevention (utilities management)	Support groups
Landlord relationship maintenance	End-of-life planning
Subsidy provider relationship maintenance	Re-engagement

Observations from CSH Work

Services Coverage

Most complete for
Mental Health

HCBS Usually not
comprehensive

Substance Use
Populations Largely
Left Out

Payment Model

Fee for Service vs
Case Rate

Rate Setting

Braiding Medicaid,
state dedicated \$\$
and other resources

Provider Billing

Mental health
providers most
advanced

FQHCs challenge
billing for Behavioral
Health

Provider Capacity
and Need for
Partnerships

CMS Issues and Concerns

- **Informational Bulletin on Housing Supports HUGE step forward**
- **Continues to encourage states to submit waivers and SPA ideas**
- **How do we address CMS concerns as it relates to housing?**
 - Identifying population who needs housing
 - How long does subsidy last?
 - How do we verify savings are achieved before housing investment is made?

Innovation Across the Country

Managed Care

Data Sharing

Packaging Services
(Massachusetts)

Interest in
Reinvestment (PFS,
Shared Savings, etc.)

Local Collaborations

Ft. Worth

Orlando

San Diego

Emerging Pay for
Success Initiatives

State Medicaid Agencies

California

New York

Washington

Colorado

Moving Forward

- **Analyze current Medicaid Program**
 - Medicaid Crosswalk and Provider Interviews
 - Make the business case – look at current spending
 - Look for opportunities in state transformation efforts and grants

- **Use available authority**
 - Identify and support local pilot initiatives
 - Experiment with enhance rates and other payment options
 - Use MCO contracts and incentives to support housing and services

- **Coordinating among state agency partners**
 - Engage state housing finance agency and homeless stakeholders
 - CMS IAP Track 2: State Medicaid and Housing Partnerships (2016)