



## SUMMARY OF STATE ACTIONS

## Medicaid & Housing Services

Updated Spring, 2024

### INTRODUCTION

States recognize the importance of addressing Housing Related Services (HRS) and Health Related Social Needs (HRSN) to improve health equity and 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.<sup>1</sup> 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.<sup>2</sup> 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 supportive housing and overcome racial disparities driven by SDOH needs of Medicaid recipients. Systemic and structural racism contribute to multiple barriers to housing for Black, Indigenous and People of Color (BIPOC) communities in relation to both health and housing. 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.<sup>3</sup>

Approved Medicaid 1115 waivers in several states now cover recuperative care (or what the homeless sector calls Medical

---

<sup>1</sup> <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>

<sup>2</sup> [Using Medicaid's Housing Related Services \(HRS\) to Create New Supportive Housing - CSH](#)

<sup>3</sup> [Community Living and Olmstead | HHS.gov](#)

Respite) and six months of housing assistance. California's MediCal Transformation provides Managed Care Plans (MCPs) the option to cover 90 days of recuperative care and up to six months of post-hospitalization housing. Arizona, Massachusetts, New York, Oregon, and Washington are also approved for up to six months of housing for broader populations, commonly 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. 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<sup>4</sup>

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. State Waiver approvals include a number of administrative requirements familiar to HCBS programs including Person-Centered Plans and Conflict of Interest requirements.<sup>5</sup> 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.

CSH has also seen value in a Third-Party Administrator (TPA) delivery system in which one entity is responsible for the traditional MCO role, but is also tasked with onboarding nontraditional Medicaid providers, commonly called Community Based Organizations. For the approved HRSN waivers, 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. States with HRSN waivers can offer this infrastructure funding in 4 categories: Technology, Business Practice, Workforce Development and Outreach, Education and Convening.

The table below highlights actions 27 states and the District of Columbia have taken to improve service delivery and financing of Housing Related Services (HRS) and are now commonly delivered by supportive housing providers.

---

<sup>4</sup> <https://www.csh.org/health/medicaid-waivers-map/>

<sup>5</sup> [Using Home and Community Based Services for Supportive Housing - CSH](#)

## SUMMARY OF STATE ACTIVITY

State/City	Program Name	Medicaid Authority	Target Population includes:	Services Include	Key Administrative Details	Status
<b>Arizona</b>	Housing and Health Opportunities ( <a href="#">H2O</a> )	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	The state is using a Third-Party Administrator.	<p><b>State Planning Post CMS approval</b></p> <p>Health related Social Needs (HRSN) Waiver approved October 14, 2022.</p> <p><a href="#">Implementation Plan</a></p> <p><a href="#">Services Protocol</a></p>
<b>California</b>	MediCal Transformation	1115 waiver and 1915(b) State Plan Amendment	People experiencing homelessness is one of many priority populations	Pre and Post tenancy services, 6 months housing costs	State using In Lieu of Services (ILOS) in which MCPs decide what services to offer and to whom.	<p><b>Operating</b></p> <p>The <a href="#">waiver</a> was approved December, 2021 with a January 1, 2022, start date.</p> <p>Early <a href="#">outcomes reporting</a>.</p>
<b>Colorado</b>	Statewide Supportive Housing Expansion (SWSHE)	ARPA HCBS Plan for services and HUD Emergency Housing Vouchers ( <a href="#">EHV</a> ) for housing subsidies.	Persons experiencing homelessness, multiple disabling conditions, and high health/crisis system utilization.	Pre and Post Tenancy Support Services	The 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><b>Operating</b></p> <p><a href="#">Conditional Approval</a></p> <p><a href="#">Initiative 3.07.- Wrap around services including Peer Supports, for Members with Complex Needs</a></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 <a href="http://ctbhp.com">Carelon Behavioral Health of Connecticut (ctbhp.com)</a>	<b>Operating</b> <a href="#">State Initiative website</a> <a href="#">CMS approved SPA</a>
District of Columbia	<a href="#">Housing Supportive Services   dhs (dc.gov)</a> , 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, <i>251B00000X</i></p> <p>Procedures Codes  H00044 U1- Housing Navigation Services  H00044 U2- Housing Stabilization Services</p>	<b>Operating</b> <a href="#">SPA approved March 25, 2022</a>

State/City	Program Name	Medicaid Authority	Target Population includes:	Services Include	Key Administrative Details	Status
Florida	<a href="#">Housing Assistance Waiver</a> 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. <a href="#">State Snapshot of MCOs</a>	<b>Operating</b> Implementation starting. <a href="#">CMS Approved Waiver amendment</a> 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). <a href="#">State MCO listing</a>  State modifying implementation guidelines to improve access for target population.	<b>Operating</b> <a href="#">Waiver</a> approved by CMS October 31, 2018. <a href="#">State Program Web page</a>
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.	<b>Operating</b> <a href="#">State PSH Website</a>

State/City	Program Name	Medicaid Authority	Target Population includes:	Services Include	Key Administrative Details	Status
<b>Maryland</b>	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.	<b>Operating</b> <a href="#">State ACIS Project Website</a> <a href="#">State Report on program</a>
<b>Massachusetts</b>	<ol style="list-style-type: none"> <li>Community Supports Program for Homeless Individuals (CSP-HI)</li> <li>Flexible Services to evolve to Health Related Social Needs (HRSN) services</li> </ol>	<a href="#">1115 MassHealth Demonstration ("Waiver")   Mass.gov</a>	<ol style="list-style-type: none"> <li>Chronically Homeless and being expanded to homeless in the new waiver</li> <li>TBD by each ACO and their community partners.</li> </ol> <a href="#">MA ACO and MCO listing.</a>		<ol style="list-style-type: none"> <li>Administered by state's MCOs</li> <li>Administered by MCOs and ACOs to members of their choosing to reduce costs and improve health</li> </ol>	<b>Operating</b> For CSP-HI- Code-H2016 Modifier HK and rate is a per diem of <a href="#">rate of \$27.72</a> <a href="#">CSPECH Cost Savings Report- 2017</a> New <a href="#">Waiver approved 9/28/2022.</a> <a href="#">DSRIP HRSN Protocol Approved June, 2023</a>

State/City	Program Name	Medicaid Authority	Target Population includes:	Services Include	Key Administrative Details	Status
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 <a href="#">PIHPs</a> that manage community behavioral health provider network.	<b>Operating</b> <a href="#">CMS approved 1915(i) SPA</a>
	SDOH In Lieu of Services	Via Managed Care Contracts	TBD by MCOs	TBD	Addressing SDOH needs including potentially Housing Related Services	<b>Planning</b> <a href="#">MDHHS issues award recommendation for Michigan's Medicaid Health Plans</a>

State/City	Program Name	Medicaid Authority	Target Population includes:	Services Include	Key Administrative Details	Status
<b>Minnesota</b>	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. <sup>6</sup>	<b>Operating</b>  <a href="#">Housing Stabilization Services</a>
<b>Montana</b>	<a href="#">HEART Waiver (mt.gov)</a>	1115 Waiver	People 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	<b>State Planning post CMS Approval</b>  The <a href="#">Waiver Amendment</a> was approved 2/26/2024.
<b>Nevada</b>	Housing Support Services	1915(i) SPA	TBD	TBD		<b>Planning</b>  For a Medicaid funded Tenancy Support Services Benefit.

<sup>6</sup> [Housing Stabilization Services \(state.mn.us\)](#)



State/City	Program Name	Medicaid Authority	Target Population includes:	Services Include	Key Administrative Details	Status
<b>New Hampshire</b>	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	<p><b>State Planning post CMS approval</b></p> <p>The <a href="#">State Plan Amendment</a> is approved and the state is developing regulations to govern operations</p>
<b>New Jersey</b>	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	<p><b>State Planning post CMS approval</b></p> <p><a href="#">The HRSN 1115 waiver</a> is approved as of 3/30/2023 and the state is developing regulations to govern operations.</p>

State/City	Program Name	Medicaid Authority	Target Population includes:	Services Include	Key Administrative Details	Status
<b>New Mexico</b>	Supportive Housing Units, including capital funds	<a href="#">1115 waiver</a>	Those with Serious Mental Illness	Pre and post tenancy services	The services are administered by Managed Care	<b>Operating</b>  Program is called <a href="#">Linkages</a> and provides state funded rental assistance with Medicaid services for those with Behavioral health Challenges  Updated <a href="#">Centennial Care 2.0 waiver</a> includes growing the program.
<b>North Carolina</b>	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.	<a href="#">Services Definitions</a>	Lead Pilot Entities (LPE) are operating as Community Care Hubs supporting CBOS administratively.	<b>Operating</b>  <a href="#">State Program Website</a>  <a href="#">Services Definitions and Fee Schedules</a> updated March, 2023
<b>North Dakota</b>	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.	<b>Operating</b>  The state has an approved <b>1915(i) SPA</b> . Services began on February 2, 2021.  The rate is \$10.49 per 15-minute increment. The code is H2021 U4. <sup>7</sup>  <a href="#">Enrollment and Service Delivery Report</a>

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

State/City	Program Name	Medicaid Authority	Target Population includes:	Services Include	Key Administrative Details	Status
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.	<b>Operating</b>  The state is working to incentivize CCOS to offer tenancy supports to pair with new housing-related resources that are coming online.  <a href="#">State Health-Related Services Overview</a>
	Health Related Social Needs (HRSN) services including Housing Support Services	1115 Waiver	People at risk of homelessness, those leaving institutions or congregate care and child welfare involved families.  Services for those experiencing homelessness do not have a GO LIVE date set.	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	<b>State Planning post CMS approval</b>  Housing Services GO LIVE, November 2024 for those at risk of Homelessness.  State submitted Implementation Plan in August 2023.  <a href="#">Waiver approved</a> 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.			<b>Operating</b>  The state has added tenancy support services to the menu of services for persons eligible for the IDD waiver.

State/City	Program Name	Medicaid Authority	Target Population includes:	Services Include	Key Administrative Details	Status
<b>Rhode Island</b>	Home Stabilization Services	<a href="#">1115 waiver</a>	Persons with behavioral health or intellectual disabilities and those institutionalized or at risk of institutionalization .	Home FIND and Home Stabilization Services	The per month rate per member is <a href="#">\$331.84</a> and the code is H0044.	<b>Operating</b> <a href="#">CMS approved waiver.</a> <a href="#">State Project Website</a>  The state has created a <a href="#">Certification Standards</a> and <a href="#">Provider Manual</a> .
<b>Texas</b>	Supported Home Living	1915(i) SPA	Persons with serious mental illness.	Supported home living services that could be used in Supportive Housing		<b>Operating</b>  <a href="#">CMS approved SPA</a> on August 31, 2020
<b>Utah</b>	Housing Related Services and Supports	1115 Waiver	Generally, has a Behavioral Health challenge and is homeless or at risk of homelessness.	Tenancy Support Services, Community Transition Services and Supportive Living Services	Services are authorized by state HRSS staff  HCPCS Billing Code: T2024 – <b>Tenancy Support Service</b> - \$18.37 per 15 minutes  HCPCS Billing Code: T2038 – <b>Community Transition Services</b> , 2 episodes per 5-year period per person up to \$2,000 per each occurrence  HCPCS Billing Code: T2017 – <b>Supportive Living Service</b> - \$18.37 per 15 minutes	<b>Operating</b>  Waiver Approved <a href="#">6/30/2022</a>  <a href="#">State Housing Related Services and Supports (HRSS) web site</a>  <a href="#">Provider Manual- updated March, 2024</a>

State/City	Program Name	Medicaid Authority	Target Population includes:	Services Include	Key Administrative Details	Status
<b>Vermont</b>	Supportive Housing Assistance Pilot Program	<a href="#">1115 Waiver</a>	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><b>State Planning post CMS approval</b></p> <p>The state's 1115 <a href="#">Waiver</a> was approved on June 28, 2022, and includes a <a href="#">PSH Pilot</a></p>
<b>Virginia</b>	High Needs Support Benefit	1115 Waiver	State to develop target criteria that include health-related needs-based measures and risk factors			<p><b>Planning</b></p> <p><a href="#">CMS approved the waiver</a> as of July 9, 2020.</p> <p>The state timeline for implementation is TBD.</p> <p><a href="#">High Needs Support (virginia.gov)</a></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>The state is using a Third-Party Administrator to simplify administrative processes.</p> <p><a href="#">Wellpoint (formerly Amerigroup) Provider Manual</a></p> <p>Using Billing Codes H0043 Community Support services: daily rate of \$112 with a benefit limitation of 30 days over 180 days.</p>	<p><b>Operating</b></p> <p>The <a href="#">waiver</a> was approved and implemented as of January 1, 2018.</p> <p><a href="#">State Program Website</a></p>
	Continuation of the FCS program described above AND expansion of Health-Related Social Needs Services including housing	<a href="#">1115 Waiver Renewal</a>	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 ( <a href="#">ACHs</a> ) to roll out the services via Community Based Organizations or CBOs	<p><b>State Planning post CMS approval</b></p> <p>Waiver renewal approved June 30, 2023</p>

State/City	Program Name	Medicaid Authority	Target Population includes:	Services Include	Key Administrative Details	Status
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.	<ul style="list-style-type: none"> <li>-Housing Consultation</li> <li>-Transition Supports</li> <li>-Sustaining Supports</li> <li>-Relocation Supports</li> </ul>	State is granting funds to 8 family supportive housing agencies in 4 CoCs	<p><b>Operating</b></p> <p>Start date was May 21, 2023</p>
	Housing Support Services	1915(i) SPA	Medicaid beneficiaries with Behavioral Health needs, who are experiencing homelessness or at imminent risk of homelessness	<ul style="list-style-type: none"> <li>-Housing Consultation</li> <li>-Transition Supports</li> <li>-Sustaining Supports</li> <li>-Relocation Supports</li> </ul>		<p><b>Negotiating with CMS</b></p> <p>State <a href="#">Housing Supports</a> web site.</p>

## Copyright Notice

All Rights Reserved.

This document is protected by copyright under U.S. Copyright laws and is the property of Corporation for Supportive Housing (CSH) or the party credited as the provider of the content. You may not copy, reproduce, distribute, publish, display, perform, modify, create derivative works, transmit, or in any way exploit any such content, nor may you distribute any part of this content over any network, including a local area network, sell or offer it for sale, or use such content to construct any kind of database. You may not alter or remove any copyright or other notice from copies of the content. Copying or storing any content except as provided above is expressly prohibited without prior written permission from CSH or the copyright holder identified in the individual content's copyright notice. For permission to use the content on any website, please contact [policy@csh.org](mailto:policy@csh.org).

## Disclaimer

The content contained herein is provided only for educational and informational purposes. CSH attempts to ensure that content is accurate and obtained from reliable sources, but does not represent it to be error-free. CSH may add, amend or repeal any policy, procedure or regulation, and failure to timely post such changes to this document shall not be construed as a waiver of enforcement.

## About CSH

CSH (Corporation for Supportive Housing) advances affordable and accessible housing aligned with services by advocating for effective policies and funding, equitably investing in communities, and strengthening the supportive housing field. Since our founding in 1991, CSH has been the only national nonprofit intermediary focused solely on increasing the availability of supportive housing. Over the course of our work, we have created more than 467,600 units of affordable and supportive housing and distributed more than \$1.5 billion in loans and grants. Our workforce is central to accomplishing this work. We employ approximately 170 people across 30 states and U.S. Territories. As an intermediary, we do not directly develop or operate housing but center our approach on collaboration with a wide range of people, partners, and sectors. For more information, visit [www.csh.org](http://www.csh.org).

