

Financing Housing Services

HIV/AIDS Housing Summit 2015

Peggy Bailey

Director of Health Systems Integration

csh.org

The Source for
Housing Solutions



Integrating Housing and Health

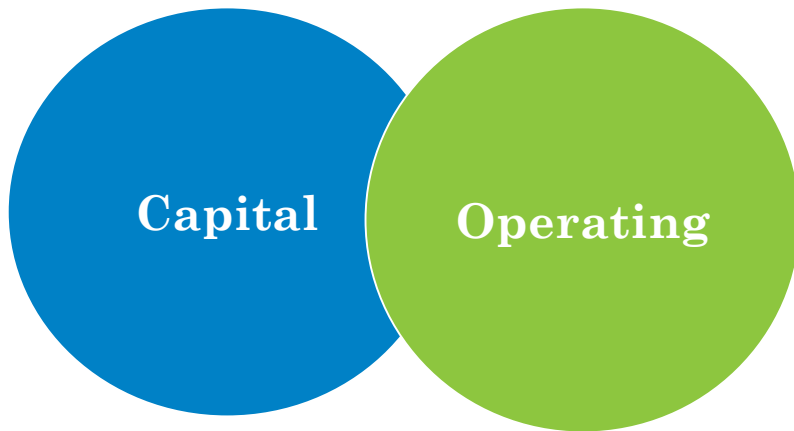
Health system has a role in housing

- Finance and Deliver services to free up flexible housing \$\$
- Advocate for affordable housing and more subsidies
- For certain populations, integrate independent housing, health care and supports (i.e. nursing home eligible populations, others who without housing and significant services would be institutionalized/chronically homeless)

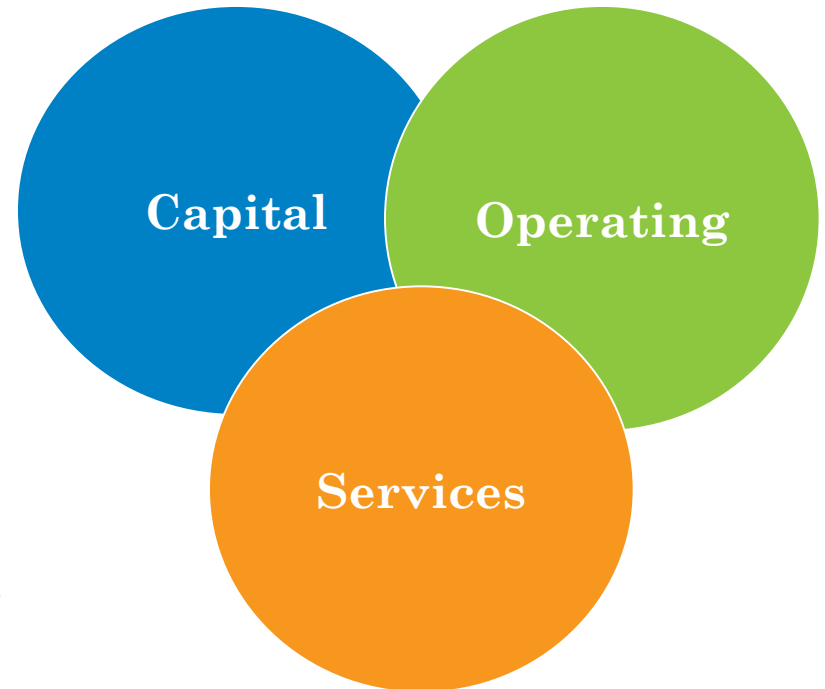


Financing Supportive Housing

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

Services Funding

- **Various Federal, State, Local and private sources**
- **Unpredictable**
- **Short Term (5 years or less)**
- **Uncoordinated, variety of reporting requirements**
- **Narrow target populations and uses**
- **Medicaid opportunities increasing**
 - Integration of primary and behavioral health
 - Partnerships with health system payers/providers
 - More entities billing or networking on their own
 - Expanded Medicaid and targeting high need

Federal Steps

- **CMS Informational Bulletin on Housing Services and Medicaid Reimbursement (released June 26, 2015)**
 - Focus on Long Term Care population
 - Upcoming IB on Mental Health and Supportive Housing
 - <http://www.medicaid.gov/Federal-Policy-Guidance/Downloads/CIB-06-18-12.pdf>

- **What is an Informational Bulletin?**
 - Guidance to state Medicaid agencies
 - Not regulations or mandatory
 - Highlights what CMS will approve in waivers and state plan amendments

- **Why is this Important?**

Elements of LTSS IB

- **Individual Housing Transition Services**
 - Tenant assessment
 - Individualized support plans
 - Unit inspection
 - Identifying needed resources (security deposits, move in costs, etc)

- **Individual Housing & Tenancy Sustaining Services**
 - Crisis intervention
 - Education on tenancy rights
 - Eviction prevention

- **State-level Related Collaborative Activities**
 - Developing formal and informal relationships with state and local housing entities
 - Assisting housing agencies and informing on housing demand
 - Identifying housing options for those leaving institutions

States Using 1115 Waivers

New York

Asked to Re-invest federal and state savings

The 1115 was approved w/o federal housing investment

Federal Savings Is Used for Services

Texas

Established regional networks statewide

Networks have great flexibility

Austin and Houston working with SH providers

California

Creates Regional Housing Partnerships

Establishes Incentives for MCOs, county mental health, etc to pay for tenancy supports

Recently submitted to CMS

Washington

Propose Supportive Housing Benefit for LTSS

Carved Out of Managed Care Initially

Uses Informational Bulletin Language

Home and Community Based Services

- **New regulations offer opportunity**

- **Louisiana**
 - Several 1915 waivers and 1915i State Plan Amendment
 - Used Katrina funds to assist with housing component and admin
 - MCO led – Magellan initially (state now controlling)
 - Assisted by Technical Assistance Collaborative (TAC)
 - Targets – Homeless, institutionalized, and multiple chronic conditions
 - Integrates housing and support services as a package

Health Homes, ACOs and Housing

New York

- Challenges in implementation
- However, supportive housing mandatory
- Service delivery Issues - integrating care coordination and case management

MN

- Hennepin Health
- Uses savings to support housing funding

In Progress

- Washington
- California

IL & OR

- ACOs Models
- Including supportive housing
- Challenge resources for case mgmt and rental assistance

CSH Work with MCOs

UnitedHealthcare/OptumHealth

Anthem/Amerigroup

Molina Healthcare

Los Angeles

Beacon and Massachusetts