



**State Health and Housing Institute on Sustainably Financing
Cross-Agency Housing and Health Initiatives**

State Housing and Services Options in 1915(c) Waivers for People with Developmental Disabilities

Stable, safe, and affordable housing is a key determinant of health. To address housing’s role in health, many states are using Medicaid 1915(c) waivers to pay for [housing-related services](#) and tenancy supports for people with developmental disabilities. These services can include assisting individuals with housing applications, ensuring a safe living environment, and advocating for individuals with landlords and/or neighbors. This chart highlights four states’ approved Medicaid waivers by populations served and housing-related services covered.

State	Medicaid Waiver	Populations Served	Housing-Related Services Covered	Notes/Status
California	1915(c) Home and Community-Based Services (HCBS) Waiver for Californians with Developmental Disabilities (0336.R04.00)	Individuals with autism, and with developmental disabilities (DD) and intellectual disabilities (ID)	Individual housing transition services and individual housing, and tenancy-sustaining services	Expires 1/1/2023
Louisiana	1915(c) Residential Options Waiver (0472.R02.00)	People of all ages with autism, ID, and DD	Housing stabilization service and housing stabilization transition	Expires 6/30/2023
	1915(c) Children’s Choice Waiver (0361.R03.00)	Individuals with autism, ID and DD, ages 0-18	Housing stabilization and housing stabilization transition	Expires 6/30/2019
	1915(c) Louisiana Supports Waiver (0453.R02.00)	Adults with autism, ID, and DD	Housing stabilization service and housing stabilization transition	Expires 6/30/2019
	Louisiana New Opportunities 1915(c) Waiver (0401.R03.00)	People with autism, ID, or DD, ages 3 and older	Housing stabilization service and housing stabilization transition	Expires 12/31/2021
Minnesota	1915(c) Minnesota Developmental Disabilities (0061.R07.00)	Individuals of all ages with ID or DD	Housing access coordination	Expires 10/26/2022
Wisconsin	1915(c) Self Directed Support Waiver - Intellectual/ Developmental Disability and	Individuals with DD/ID, aged, and disabled For DD/IDD, ages 18-no max age	Housing counseling, housing start-up, and related utility costs (relocation)	Expires 4/30/2021

The health and housing institute is supported through NASHP’s Cooperative Agreement with the Health Resources and Services Administration (HRSA), grant #UD30A22891, National Organizations of State and Local Officials.

	Aged/Physical Disability (0484.R02.00)			
--	---	--	--	--

California

Housing access services includes two components:

Individual housing transition services: These services provide direct support and assistance with activities and processes associated with an individual's preparation for and transition to housing. These services include:

- Conducting a tenant screening and housing assessment that identifies the participant's preferences and barriers related to successful tenancy. The assessment includes collecting information on potential housing transition barriers, and identification of housing retention barriers.
- Developing an individualized housing support plan based upon the housing assessment that addresses identified barriers, includes short and long-term measurable goals for each issue, establishes the participant's approach to meeting the goal, and identifies when other providers or services, both reimbursed and not reimbursed by Medicaid, may be required to meet the goal.
- Assisting the individual with the housing application process and assisting with the housing search process.
- Assisting the individual with identifying resources to cover set-up fees for utilities or service access, including telephone, electricity, heating and water, and services necessary for the individual's health and safety, consisting of pest eradication and one-time cleaning prior to occupancy.
- Assisting the individual with coordinating resources to identify and address conditions in the living environment prior to move-in that may compromise the safety of the consumer.
- Assisting the individual with details of the move, including communicating with the landlord to negotiate a move-in date, reading and understanding the terms of the lease, scheduling set-up of utilities and services, and arranging the move of consumers' belongings.
- Developing a housing support crisis plan that includes prevention and early intervention services when housing is jeopardized.

Individual housing and tenancy-sustaining services: This service is made available to support individuals to maintain tenancy once housing is secured. The availability of ongoing housing-related services in addition to other long-term services and supports promotes housing success, fosters community integration and inclusion, and develops natural support networks. These tenancy support services include:

- Providing the individual with early identification and intervention for behaviors that may jeopardize housing, such as late rental payment and other lease violations.
- Providing the individual with education and training on the role, rights and responsibilities of the tenant and landlord.
- Coaching the individual on developing and maintaining key relationships with landlords/property managers with a goal of fostering successful tenancy.
- Assisting the individual in resolving disputes with landlords and/or neighbors to reduce risk of eviction or other adverse action.

- Providing the individual with advocacy and linkage with community resources to prevent eviction when housing is, or may potentially become jeopardized.
- Assisting the individual with the housing recertification process.
- Coordinating with the tenant to review, update and modify their housing support and crisis plan on a regular basis to reflect current needs and address existing or recurring housing retention barriers.
- Providing the individual with continuous training in being a good tenant and lease compliance, including ongoing support with activities related to household management.

Housing access services do not include payment for room and board.

Persons receiving Health Homes or California Community Transitions services will not receive this service unless additional housing access through the waiver is necessary to maintain the consumers' health, safety and well-being in the home and/or community.

Louisiana

The following language is consistent across the 1915(c) Residential Options Waiver ([0472.R02.00](#)), 1915(c) Children's Choice CC Waiver ([0361.R03.00](#)), LA Supports Waiver ([0453.R02.00](#)), and the LA New Opportunities 1915(c) Waiver ([0401.R03.00](#)).

Housing Stabilization Services

Housing stabilization services enable waiver participants to maintain their own housing as set forth in the participant's approved plan of care. Services must be provided in the home or a community setting. The service includes the following components:

- Conduct a housing assessment identifying the participant's preferences related to housing (type, location, living alone or with someone else, accommodations needed, other important preferences) and needs for support to maintain housing (including access to, meeting terms of lease, and eviction prevention), budgeting for housing/living expenses, obtaining/accessing sources of income necessary for rent, home management, establishing credit and understanding and meeting obligations of tenancy as defined in lease terms.
- Assist participant to view and secure housing as needed. This may include arranging or providing transportation. Assist participant to secure supporting documents/records, completing/submitted applications, securing deposits, locate furnishings.
- Develop an individualized housing stabilization service provider plan based on the housing assessment that includes short- and long-term measurable goals for each issue, establishes the participant's approach to meeting the goal, and identifies where other provider(s) or services may be required to meet the goal.
- Participate in the development of the plan of care, incorporating elements of the housing stabilization service provider plan. Participate in plan of care renewal and updates as needed.

- Provide supports and interventions per the individualized housing stabilization service provider plan. If additional supports or services are identified as needed outside the scope of housing stabilization services, communicate the needs to the support coordinator.
- Communicate with the landlord or property manager regarding the participant's disability, accommodations needed, and components of emergency procedures involving the landlord or property manager.
- If at any time the participant's housing is placed at risk (e.g., eviction, loss of roommate or income), housing stabilization services will provide supports to retain housing or locate and secure housing to continue community based supports including locating new housing, sources of income, etc.

This is available only to participants who are residing in a State of Louisiana Permanent Supportive Housing unit or are linked for the State of Louisiana Permanent Supportive Housing selection process.

It is limited to no more than 165 combined units of this service and the Housing Stabilization Transition service (units can only be exceeded with written approval from the Office of Citizens with Developmental Disabilities (OCDD)).

Housing Stabilization Transition Service

Housing stabilization transition services enable participants who are transitioning into a Permanent Supportive Housing (PSH) unit, including those transitioning from institutions, to secure their own housing. The service is provided while the participant is in an institution and preparing to exit the institution using the waiver. The service includes the following components:

- Conduct a housing assessment identifying the participant's preferences related to housing (type, location, living alone or with someone else, accommodations needed, other important preferences) and needs for support to maintain housing (including access to, meeting terms of lease, and eviction prevention), budgeting for housing/living expenses, obtaining/accessing sources of income necessary for rent, home management, establishing credit and understanding and meeting obligations of tenancy as defined in lease terms.
- Assist participant to view and secure housing as needed. This may include arranging or providing transportation. Assist participant to secure supporting documents/records, completing/submitting applications, securing deposits, locate furnishings.
- Develop an individualized housing stabilization service provider plan based upon the housing assessment that includes short- and long-term measurable goals for each issue, establishes the participant's approach to meeting the goal, and identifies where other provider(s) or services may be required to meet the goal.
- Participate in the development of the plan of care, incorporating elements of the housing stabilization service provider plan.
- Look for alternatives to housing if permanent supportive housing is unavailable to support completion of transition.

Minnesota

Housing Access Coordination

Housing access coordination provides assistance in acquiring housing for participants moving to their own home from any of the following settings:

- Unlicensed settings
- Hospitals licensed under Minnesota Statutes, sections 144.50 to 144.586
- Adult foster care homes licensed under Minnesota Rules, parts 9555.5050 to 9555.6265
- Family and group family foster care licensed under Minnesota Rules, parts 9560.0500 to 9560.0670
- Nursing facilities licensed under Minnesota Statutes, chapter 144A
- Intermediate care facilities (ICF) for persons with developmental disabilities (ICF/DD's) licensed under Minnesota Rules, part 9525.1210, subpart 10
- Intensive rehabilitation treatment and rule 36 settings licensed under Minnesota Rules, parts 9520.0500 to 9520.0670
- Institution for mental diseases (IMD)
- Housing with services establishment as defined in Minnesota Chapter 144D

Housing access coordination services are provided to people moving into their own homes. A person's own home is one that is not owned, operated, or leased by a provider of service, and the person has full control of housing and full choice of service providers.

In addition to the above, housing access coordination staff may assist with:

- Locating housing;
- Completing rental applications, lease agreements and publicly financed housing applications;
- Locating affordable furnishings and related household goods;
- Packing and moving belongings;
- Meeting and negotiating with landlords or property staff;
- Developing household budgets; and
- Ongoing follow-up with housing related matters

The purpose of the service is to promote participant choice of housing, enhance identification, selection, and acquisition of affordable, accessible housing that offers opportunities for community inclusion, and assures appropriate separation of housing from service provision. Services include counseling and assistance in identifying options and making choices with respect to the participant's preferences of locations, types of housing, roommates (if any), identifying the participant's accessibility requirements (including need for modifications), and planning for on-going maintenance and repair, financial resources, and eligibility for housing subsidies and other benefits.

This service shall be separate and distinct from all other services and shall not duplicate other services or assistance available to the participant. Housing acquired for the participant through this service must be obtained from the same housing market used by the general public. Reimbursement will occur for actual time spent assisting a participant in obtaining housing.

Authorization and Billing:

Housing access coordination services are limited to a maximum of 150 hours for each move, and up to an additional 50 hours of housing related support each year thereafter.

Additional moves occurring in less than eight months after relocation will trigger a suspended edit in the Medicaid Management Information System (MMIS) so that it may be reviewed. Approval of up to an additional 150 hours of housing access coordination service in less than eight months after relocation will occur if a person wants to be closer to a new job, alter proximity to family, or no longer feels safe in their environment due to intimidation or harm.

Wisconsin

Housing counseling is the provision of comprehensive guidance on housing opportunities that are available to meet the participant's needs and preferences. Housing counseling includes exploring both home ownership and rental options, and both individual and shared housing situations, including situations where the individual lives with his or her family.

Qualified counselors provide guidance on how a participant may gain access to available public and private resources available in order to obtain, or retain, safe, decent, accessible, and affordable housing and remain in the community to avoid institutionalization.

Housing counseling includes planning, guidance, and assistance in accessing resources related to:

- Home ownership, both pre- and post-purchase;
- Home financing and refinancing;
- Home maintenance, repair and improvements including the abatement of environmental hazards;
- Rental counseling, not including cash assistance;
- Accessibility and architectural services and consultation;
- Weatherization evaluation and assistance in accessing these services;
- Lead based paint abatement evaluation;
- Low income energy assistance evaluation;
- Access to transitional or permanent housing;
- Accessibility inventory design;
- Health and safety evaluations of physical property;
- Debt/credit counseling;

- Homelessness and eviction prevention counseling;
- Identifying preferences of location and type of housing;
- Explaining the rights and responsibilities of a tenant with disabilities including how to ask for reasonable accommodations and modifications; and
- How to file a complaint.

Relocation - Housing Startup and Related Utility Costs

Relocation-related services may be funded by the Include, Respect, I Self-Direct (IRIS) program as a last-payment resource when other sources are exhausted. Relocation-related services include the provision of services and essential items needed to establish a community living arrangement for persons relocating from an institution, a residential setting, or for people moving out of a home controlled by another individual, with intent to establish an independent living arrangement. Allowable costs include initial fees to establish utility service or the purchase of basic and essential items and services needed to establish a community living arrangement.

Relocation-related, housing startup services include person-specific services, supports or goods that may be arranged, scheduled, contracted or purchased, which support the preparation of the participant's transition to a safe, accessible community living arrangement. No institutional length of stay requirement exists to access this service. When this service is provided to an individual transitioning from a residential institution to a community-based setting, the service is not billed until the date the individual leaves the institution and enters the IRIS Program. Services or items covered by this service may not be purchased more than 180 days prior to the date the member relocates to the new community living arrangement.

Relocation-related housing startup services exclude the purchase of food, the payment of rent, the purchase of leisure or recreational devices or services (e.g., television or video equipment, cable or satellite service). This excludes the use of waiver funds to purchase service agreements or extended warranties for appliances or home furnishings. Relocation services exclude home modifications necessary to address safety and accessibility in the member's living arrangement, which may be provided as the waiver service home modifications. This excludes housekeeping services provided after occupancy, which are considered the waiver service supportive home care.

Housing startup costs require prior approval for purchases exceeding an identified budget amount, or which exceed the participant's budget.

When this service is provided to an individual transitioning from an institution to a community-based setting, the service is not billed until the date the individual leaves the institution and enters the waiver.