

Current New Jersey Landscape Housing, Medicaid and Addictions

Presented by: Lynn Kovich, Senior Consultant
Sherry Lerch, Senior Consultant
Technical Assistance Collaborative, Inc.
[February 1, 2017]



Agenda

- Housing
 - Current NJ Highlights
 - Section 811 PRA Program
 - Clearinghouse
 - Federal – Budget, Administration, Congress
 - Budget: Housing Choice Voucher, HOME, CDBG, LIHTC, National Housing Trust Fund
 - Policy: Affirmatively Furthering Fair Housing
- Medicaid Update
- Housing and Healthcare
- Strategies

S. 811 PRA Supportive Housing Partnerships

Critical Element	Source	Examples
Capital	<ul style="list-style-type: none"> • HFA • State or local govt. • Private foundation 	<ul style="list-style-type: none"> • Low Income Housing Tax Credit • HOME • CDBG • Foundation funds
Operating Subsidy	<ul style="list-style-type: none"> • HUD 	<ul style="list-style-type: none"> • Section 811 PRA • Section Project Based Vouchers (PBV)
Support Services	<ul style="list-style-type: none"> • State Medicaid Agency • State Human Services Agency 	<ul style="list-style-type: none"> • Money Follows Person Demonstration Program • Home and Community Based Waiver Services • State Plan Services • Rehab Option

NJ: Housing

- NJ HUD 811 Project Rental Assistance Program
 - 206 units
 - Individuals with DD/ID, MI and now including people with physical disabilities
 - NJMHFA is identifying properties
 - Program leasing up first units
 - First FY13 Grantee to lease up!
 - Separation of housing and services
 - Services funded by Medicaid (June 2015 IB)

NJ: Housing

- Clearinghouse (Supportive Housing Connection)
 - Operated by NJ HMFA
 - Separation of housing and services
 - Housing First principles
 - Automated procedures to expedite
 - Manages housing subsidies for people with DD/ID and MI/SUD

Housing: Federal Landscape

- Housing Choice Voucher Program
 - Rents increasing 3.1% (CBPP)
 - Incomes flat or low COLA
 - Significant increase needed to maintain level
 - Sequestration (March 2013) lost \$938 million. Lost 80,000 vouchers
 - Needs to increase due to increase in rents
- HOME and CDBG Programs
 - Block grants more vulnerable to decreases

Housing: Federal Landscape

- Low Income Housing Tax Credit
 - IRS Program
 - Largest driver of affordable housing development for last 15-20 years
 - Tax reform may impact this...if the corporate tax structure is changed will be less incentive for companies to invest in tax credits
 - Tax credit value already deflated due to policy direction
 - Positive...House likes the LIHTC Program

Housing: Federal Landscape:

- Fair Housing
 - Affirmatively Furthering Fair Housing was a priority for the Obama administration
 - HUD developed tools to identify underserved populations using census data and geo mapping
 - New administration and/or Congress likely to discontinue policy
 - Not a budgetary impact...policy change

Housing: Federal Landscape

- National Housing Trust Fund
 - Most states layering NHT as capital in LIHTC projects to make affordable to those at 30%AMI
 - Future uncertain in new administration and Congress
 - Could be used to backfill HOME funding as a way to decrease HUD's budget
- ❖ **Dr. Price, the nominee for Secretary of DHSS and Dr. Carson, the newly appointed Secretary of HUD are both physicians.**

Housing Related Services

- 1115 Comprehensive Waiver Renewal includes housing services and supports, savings for housing funding, i.e., subsidies
- Community Support Services allows Medicaid billing through the rehab option
- Many states now pursuing these options
- NJ in a good place going forward (already have services approved)

NJ Medicaid Facts

- Medicaid Expansion state
- Federally Facilitated Marketplace
- Since 12/13 enrolled 546,987 people
- 1.77 million enrolled individuals (highest enrollment)
- 94.8% are enrolled in managed care
- 19.8% of the NJ population is enrolled

NJ Medicaid

1115 Waiver Renewal Application

- Current waiver expires on 6/30/17
- Key concepts in the 1115 renewal
 - Maintain MLTSS program
 - Move to an integrated, managed and organized delivery system for BH services
 - Increase access to services for individuals with DD/ID
 - Explore the expansion of high fidelity housing first model as well as invest in a supportive housing benefit
 - Develop an uninterrupted reentry system for individuals who are incarcerated

NJ Medicaid

- 1115 Waiver Renewal Application
 - Populations
 - Individuals who are homeless/chronically homeless or at risk with disabilities
 - Repeat shelter users and other housing services
 - Individuals transitioning from institutions

NJ Medicaid (cont)

- 1115 Waiver Renewal Application
 - Housing Services
 - Housing screening services
 - Housing transition services
 - Housing and tenancy sustaining services

NJ Medicaid

- Innovator Accelerator Program (IAP)
 - NJ was one of eight states to participate in State Medicaid-Housing Partnerships track
 - IAP team included reps from DHS, DCA and HMFA
 - Developed an action plan to guide their work
 - Work focused on strengthening the partnership between DHS, DCA and HMFA
 - Work focused on a strategy to deliver housing services and supports
 - Work focused on developing a state wide policy on housing development

Housing and Healthcare

Center on Budget and Policy Priorities Report

- Positive Impact of Supported Housing, Released May 31, 2016
- A large body of research shows –
 - Most people who live in supportive housing are able to stay stably housed in the community.
 - For people with disabilities who are homeless, Supportive Housing reduces costly services...
 - 23% reduced inpt costs
 - 33% reduced ED costs
 - 42% fewer days in Nursing Facilities

CBBP Report contd -

- Supportive Housing can help improve access to, and the appropriate use of, health and behavioral health care which contributes to better health.
- Populations include people with mental illness or substance use disorders, other chronic physical health issues like HIV/AIDS and more recently transition age youth, seniors and families.

Housing and Healthcare Collaborations Environmental Scan

- Urban Institute report released in April 2016, examined housing and healthcare collaborations and how the delivery system reforms initiated by the ACA supported them
- Findings from an environmental scan of housing and health care collaborations and demonstrations underway between 2010 and 2015.
- There is considerable diversity of ways housing and health care can be integrated.

Findings and Provider Strategies

Findings – Role of States

- States are the essential actors in developing and supporting housing and health care collaborations.
- States decide which populations and benefits will be covered by Medicaid and what delivery reforms can be implemented to reduce costs and improve care.
- State governments are best positioned to bring together different agencies and funding streams to address needs for housing, physical and behavioral health care, and supportive services.

Findings - Resources

- Housing resources were accessed through preferential access to existing resources like Low Income Housing Tax Credits and Housing Choice Vouchers.
- Medicaid was a primary payer in several projects for housing-related services, such as housing search and tenancy supports.
- Use of alternative payment arrangements – flexibility and performance incentives with some level of shared risk.

Findings - Challenges

Integrating housing and health care is hard work. Challenges include:

- Reluctance of health care payers to invest in non-medical services
- Obstacles to data sharing
- Uncertainty about how to design benefits and budgets for care coordination and housing related services
- Documentation/billing requirements
- Lack of affordable housing units.

Recommended Strategies

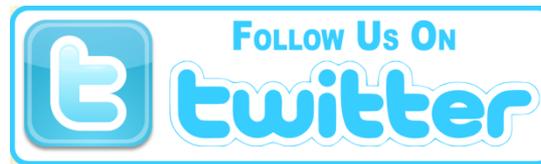
- Use research and data to make the **BUSINESS CASE for housing and healthcare**
- Think about new or expanded partnerships/collaborations
- Propose solutions when opportunities become available
- Develop and/or enhance administrative capacities...documentation, APAs, value-based purchasing, data matching

DISCUSSION

Contact Us



Technical Assistance Collaborative, Inc. – TAC



@TACIncBoston

Visit us on the web:

www.tacinc.org