

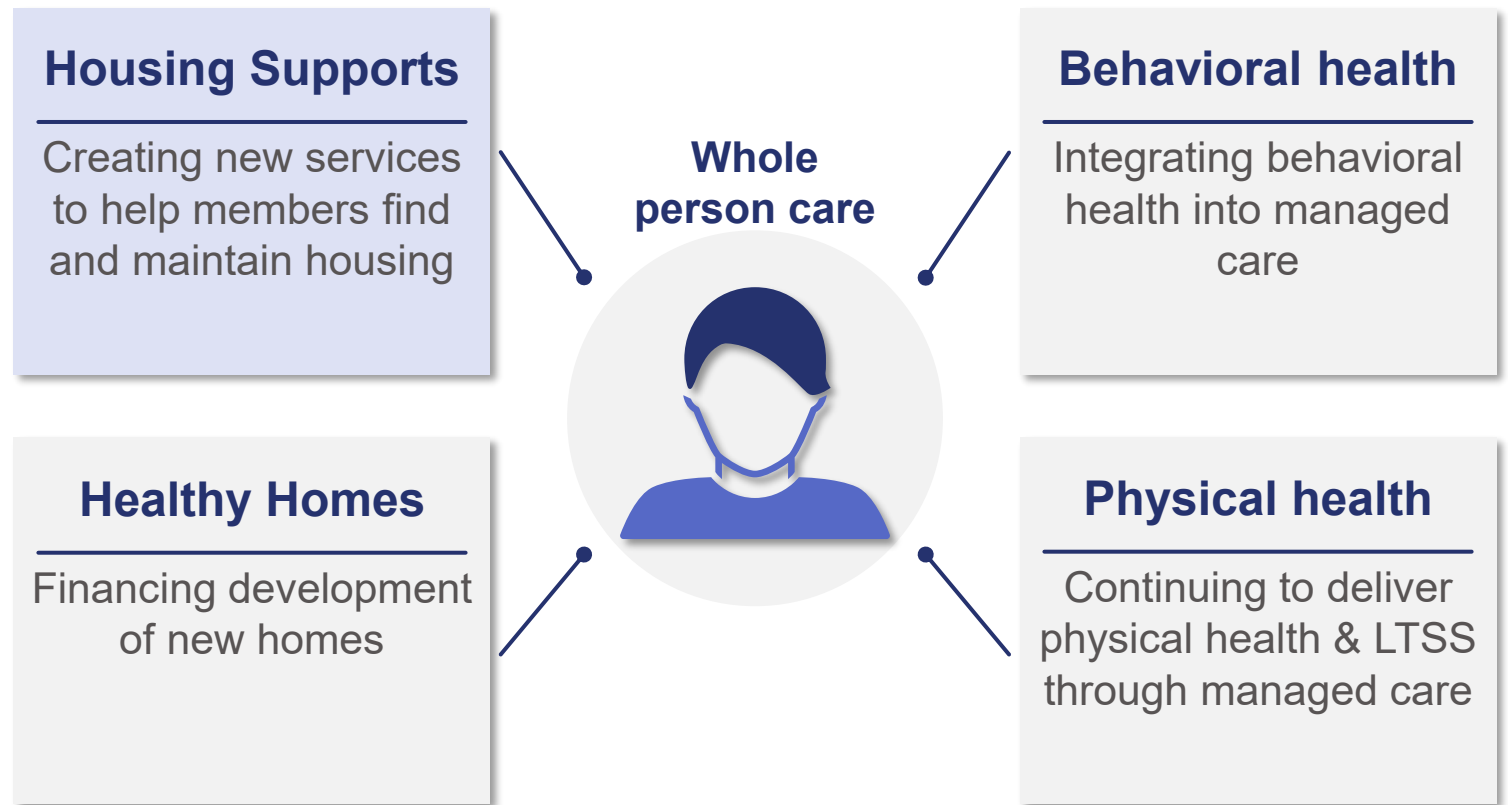


NJ 1115 Waiver Implementation

Housing Supports

MAY 2026

On July 1, DMAHS launched Housing Supports, which aims to drive **whole person care** and **improved health outcomes**



Better outcomes: MCO accountable for coordinating all services
Better member experience: Member receives broad benefits from 1 MCO

Overview of Housing Supports program

	Goals	• Help find & maintain housing for housing insecure members to improve health outcomes • Drive greater connection of the housing and health care ecosystems
	Authority	• 1115 demonstration approved by CMS through June 2028
	Geography	• Statewide
	Services	• Pre-tenancy services: case management supports to help member find housing • Tenancy sustaining services: case management supports to help members maintain housing • Residential modification and remediation: modifications or repairs to home to ensure health & safety • Move-in supports: payment to support the setup of new housing or a move • Does not include payment for rent or housing production
	Eligibility	• MCO enrolled • At least 1 clinical risk factor (e.g., chronic health condition, mental health condition) • At least 1 social risk factor (e.g., homeless, at risk of homelessness)
	Provider qualifications	• Pre-tenancy and tenancy sustaining services: organizations with experience serving housing insecure populations; can demonstrate experience via participation in other comparable government programs • Modification and remediation services: licensed home contractors will deliver • Move-in supports: housing supports providers or MCOs can pay directly and be reimbursed for these costs
	Admin model	• MCOs responsible for building network, paying claims, authorizing services, and MCO care management • Housing supports providers responsible for delivering services

Housing Supports Program launched with goals of improving member access to services and bridging gaps in housing ecosystem



Member access

to improve health outcomes and address unmet housing needs

Increase **number of members** receiving housing supports services

Provide **high-quality** and **timely** services

Support **transitions into permanent housing**, where possible



Ecosystem connectivity

Bridge gaps in housing ecosystem and **create new housing support** services where needed

Integrate providers into Medicaid & housing supports program

Build **robust provider base** across NJ

Provide process for providers to **receive reimbursement** through Medicaid

We have made significant progress against each of these goals, since program launch ~7 months ago



Member access

to improve health outcomes and address unmet housing needs

~2,900
members served¹

90%+
members served
within 2-days of
initial referral²

200+
move-ins to
permanent
housing
supported²



Ecosystem connectivity

Bridge gaps in housing ecosystem and create new housing support services where needed

120+
providers enrolled
in program²

100%
counties with an
in-network
provider²

~3,300
claims submitted¹

DCA and DMAHS will launch additional round of provider expansion grants to support providers in building Housing Supports Program capacity

Grants will support activities such as:

"Start-up" Track: New & early-stage providers	- Developing processes to enroll and credential as a provider - Purchasing technology required to begin serving members Hiring and onboarding staff
"Expansion" Track: MCO-contracted providers	- Hiring of staff to increase service delivery to eligible members Training for staff to bolster quality of services for specialty populations Purchase of laptops for case managers, to enable service to more members

Funding will be tied to programmatic milestones

Grants are intended to help providers build the **operational, technological, and workforce capacity** required to participate and reach their **full potential** in the Housing Supports Program

Release anticipated in the coming month, with information on RFP timing and structure

Backup | 4 categories of activities will be eligible for funding as part of grant

 Technology	• Technology systems that enhance providers' operational capacity and improve the efficiency, accuracy, and compliance of program delivery
 Development of business or operational practices	• Programmatic costs: activities directly tied to delivery and scaling of Housing Supports services, to support providers in adapting and configuring business and operational processes to function in Medicaid • Administrative costs: proportional support for agency-wide expenses (limited to 10% of the total grant award amount)
 Workforce development	• Hiring of additional staff to support providers' transition into operating as Medicaid providers and serve a larger number of members • Training for staff to adopt new processes and responsibilities associated with delivering Medicaid-funded services
 Outreach, education and stakeholder convening	• Activities to inform NJ FamilyCare members about the benefit to increase community awareness of the program and its availability, supporting broader member access

Backup | Draft required application materials

Documentation establishing eligibility

- Start-up Track
 - Qualifications of organization to be credentialed with MCOs
 - LOI with 1+ MCOs
 - Documentation of volume of existing housing case management services
 - Outcomes data for existing programs
- Expansion Track
 - Documentation of volume of existing housing case management services
 - HSP success stories and outcomes data
 - Partner feedback
- All Providers
 - Resources listing
 - Commitment to Housing First
 - Commitment to Inclusion & Incorporation of Feedback from PWLEE

Narrative

- Assessment of current organizational experience and capabilities
- Planned use of grant funding, incl.
 - Gaps in current capacity, plan for growth
 - Plan to build technological and operational capabilities
 - Plan to improve quality of service delivery
 - Proposed project budget and workplan

Additional attachments

- Staff resumes
- Job descriptions of positions created via project
- Evidence of being an active user of HMIS or attestation to become a user
- Board Resolution confirming endorsement of participation in HSP
- Other certifications and documents (e.g., IRS Form 99)