An Introduction to Housing Stabilization Services

What is happening?
As directed by the 2017 legislature, the Minnesota Department of Human Services (DHS) is applying to the Center for Medicare and Medicaid Services (CMS) to add Housing Stabilization Services to Minnesota’s Medicaid plan. The services are designed to help people with disabilities and seniors find and keep housing in the community. Housing Stabilization Services will replace Housing Access Coordination service in the Developmental Disabilities, Community Access Disability Inclusion, Community Alternative Care and Brain Injury waivers, retaining the services for those on them and expanding access to housing services to a broader population.

Who will the Housing Stabilization service support?
The target population for Housing Stabilization services are:

- People with disabilities, including mental illness, who are homeless or at risk of becoming homeless.
- People with disabilities, including mental illness and substance abuse disorder, who are living in institutions or other segregated settings, or are at risk of living in those settings.

Why was the Housing Stabilization Service developed?
When people with disabilities need support to live successfully in the community the support is often unavailable. Affordable housing is not always enough for a person with a disability to be able to find and maintain housing. Challenges such as mental illness symptoms and developmental disabilities can make it difficult for someone to find housing, budget and keep a home, interact with landlords and neighbors, and understand the rules of a lease. The right supports, provided by a professional with knowledge and experience in housing, can significantly increase a person’s success.

The purpose of these services is to:

- Support an individual's **transition** to housing in the community,
- Increase **long-term stability** in housing in the community, and
- **Avoid** future periods of homelessness or institutionalization.

When will the Housing Stabilization service be available?

- The housing stabilization service must be approved by CMS to become a Medicaid service in Minnesota.
- The housing stabilization service application will be sent to CMS after public comments have been reviewed and any resulting changes are made to the application, likely July or August of 2018.
- CMS will review the application and decide whether or not to approve the new housing stabilization service.
- If the services are approved, the Department will work very closely with stakeholders to implement the new housing stabilization service.
- Services will be available to people who are eligible no sooner than July 2019.
Minnesota Housing Stabilization Services Proposal

Background
In 2017, the Minnesota State Legislature established a set of housing-related services for qualifying Medicaid enrollees, subject to federal approval.

Eligibility

<table>
<thead>
<tr>
<th>Disability or disabling condition</th>
<th>Housing instability</th>
<th>Assessed need for services due to limitations caused by the individual's disability</th>
</tr>
</thead>
<tbody>
<tr>
<td>+</td>
<td>+</td>
<td>+</td>
</tr>
</tbody>
</table>

Housing instability:
- Homeless or at-risk of homelessness
- Transitioning from an institution or segregated setting
- At-risk of institutionalization

Supports a person to maintain living in their own home in the community including, but not limited to:
- Prevention and early identification of behaviors that may jeopardize continued housing
- Assistance with the housing recertification processes
- Training on being a good tenant, lease compliance, and household management
- Supporting the person to understand and maintain income and benefits to retain housing
- Supporting the building of natural housing supports and resources in the community

Housing sustaining services do not cover room and board

Services

<table>
<thead>
<tr>
<th>Housing Transition Service</th>
<th>Housing Sustaining Service</th>
</tr>
</thead>
<tbody>
<tr>
<td>Helps people plan for, find and move to homes of their own in the community including, but not limited to:</td>
<td>Supports a person to maintain living in their own home in the community including, but not limited to:</td>
</tr>
<tr>
<td>- Developing an individualized housing plan</td>
<td>- Prevention and early identification of behaviors that may jeopardize continued housing</td>
</tr>
<tr>
<td>- Identifying and assisting in resolving barriers to accessing housing</td>
<td>- Assistance with the housing recertification processes</td>
</tr>
<tr>
<td>- Supporting the person in applying for benefits to afford their housing</td>
<td>- Training on being a good tenant, lease compliance, and household management</td>
</tr>
<tr>
<td>- Contacting prospective housing options for availability and information</td>
<td>- Supporting the person to understand and maintain income and benefits to retain housing</td>
</tr>
<tr>
<td>- Supporting the person with tenant screening and housing assessment</td>
<td>- Supporting the building of natural housing supports and resources in the community</td>
</tr>
<tr>
<td>- Helping to understand and negotiate a lease</td>
<td>Housing sustaining services do not cover room and board</td>
</tr>
<tr>
<td>- Identifying resources to cover moving expenses</td>
<td></td>
</tr>
<tr>
<td>- Ensuring the new living arrangement is safe and ready for move-in</td>
<td></td>
</tr>
</tbody>
</table>

Housing Consultation: Housing-focused planning services with a person-centered approach, designed to assist with access to services that support housing stability. Available only to recipients without access to case management.

Anticipated outcomes
Housing Stabilization Services are designed to:
- Improve housing stability and reduce homelessness and institutionalization
- Increase opportunities for integrated community living
- Increase equity and reduce disparity in housing service access