



# Summary of State Actions: Payment Mechanisms and Rates for Housing Related Services

Updated Spring 2026

## INTRODUCTION

As of late 2025, 29 states and Washington DC have been approved to cover supportive housing services via their state Medicaid program.<sup>1</sup> CSH refers to these services as “Housing Related Services” or HRS when paid for by Medicaid. While states vary on populations covered, delivery systems and other various details, no difference is more critical than provider payment rates.

When provider payment rates are adequate, communities can build and sustain strong provider networks that deliver high-quality, effective services. When rates are inadequate, providers cannot maintain quality, and networks weaken. Too often, without adequate rates, agencies that develop and operating supportive housing cannot participate in these programs and the connection to housing for these services is weak at best. Adequate rates are also what allow supportive housing to produce the strong health outcomes demonstrated in multiple studies. Without adequate funding, those health improvements are unlikely to occur.<sup>2</sup>

States are also varying in their choice of payment mechanism. In the health care sector, payment mechanism refers to how a payer chooses to pay the direct provider of services. Almost all Medicaid payments require submission of a claim that matches the data required on a [CMS 1500 form](#) but states differ in how they pay those claims.

There are three common payment mechanisms:

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<sup>1</sup> [Policy Brief: Summary of State Actions on Medicaid & Housing Services - Corporation for Supportive Housing](#)

<sup>2</sup> [Evidence of Effect of Permanent Supportive Housing on Health - Permanent Supportive Housing - NCBI Bookshelf](#)

1. Payment per 15-minute increments of direct service
2. Payment of a per diem rate
3. Payment of a Per Member, Per Month or PMPM rate

Payment mechanisms are a state choice regarding what activities and how much time providers must engage in those activities to be paid. Activities with participants must fall under official service definitions that are found in the state's waiver or State Plan Amendment (SPA) that is agreed to by the state and the federal Centers for Medicare and Medicaid Services (CMS). States may decide a certain amount of time must be spent in a particular activity to bill for that day or month. States that use 15 minute increments for payment are not allowed to pay on a 15 minute increment, unless at least 8 minutes has been spent in a billable activity. States may allow a certain portion of contacts to be telehealth or other activities that are not conducted in person. Some states may allow MCOs to make this choice but offer non-binding guidance or suggestions.

If a state chooses 15-minute increments, providers must document these increments or Units of Service (UOS) and use that documentation to determine how many 15 minute increments or UOS payment is requested on. UOS are also used here, but they will be a day (in a Per Diem model or a month in a PMPM Model). If a state chooses Per Diem or Per Member, Per Month (PMPM) rates, then the state commonly sets benchmarks, such as spending an hour a day in billable services to bill for that day or seeing a person 4 times a month to bill for the month. Providers then track how often they meet these benchmarks with current participants to develop revenue projections.

States commonly do a 'rate' study to determine the cost of services. Since few of these services have a Medicaid history, states and their contractors are finding this process challenging with limited data available in state Medicaid systems. CSH has worked with various states using our [Supportive Services Budget Tool](#) and data from current supportive housing providers to inform state rate development.

Of the states who have made these choices public and can be cited-

- 8 states (CT, LA, MA, MN, NH, NY, ND, UT) use 15-minute increments at a range from \$11.45 in Connecticut to \$28.35 in Massachusetts
- 3 states (KY, MI, WA) use Per Diem at a range from \$86.50 in Kentucky to \$112 in Washington State
- 11 states (AZ, AR, CA, DC, HI, NJ, NM, NC, OR, RI, VT) use PMPM at a range of \$300 in Arkansas to \$844 in Arizona.

These numbers do not add to the 29 states listed above, because either states have not made these choices yet (e.g. IL, NV, PA) or CSH's research has not been able to find verifiable state materials on these questions (TX, FL). Where states have left these choices to MCOs, they are also not included in this analysis as answers to these questions will not be uniform statewide and differ MCO by MCO.

The table on the following pages highlights all twenty-nine states that are approved to cover Housing Related Services (HRS) and their choices regarding payment mechanisms and rates. As many states are recently approved to cover these services, the state may not have implemented their programs yet and are still deciding on payment mechanisms and rates. In this case, our analysis will note the issue as "To Be Determined" or "TBD". If you are aware of any errors, changes or updates, please contact CSH at [Health@csh.org](mailto:Health@csh.org).

## SUMMARY OF STATE ACTIVITY

State/City	Program Name	Who Do You Bill?	Payment Mechanism	Rate	Supporting State Documentation (including Fee Schedule)	Status
Arizona	Housing and Health Opportunities (H2O)	<a href="#">H2O - Solari Community Support Network</a>	Per Member, Per Month	\$844	Operations Provider Manual	<b>Operating</b> <a href="#">Fee Schedule</a>
Arkansas	<a href="#">Life360 - Arkansas Department of Human Services</a>	State Medicaid	Per Member, Per Month	\$300	TBD	<b>State Planning Post CMS approval</b> <a href="https://view.officeapps.live.com/op/view.aspx?src=https://humanservices.arkansas.gov/wp-content/uploads/Maternal-Rate-Sheet-Life-360.docx&amp;wdOrigin=BROWSELINK">https://view.officeapps.live.com/op/view.aspx?src=https://humanservices.arkansas.gov/wp-content/uploads/Maternal-Rate-Sheet-Life-360.docx&amp;wdOrigin=BROWSELINK</a> <a href="#">Fee Schedule</a>
California	MediCal Transformation, Community Supports "Housing Trio"	<a href="#">Managed Care Plans (MCPs)</a> who choose to offer the "Housing trio" of Community Supports	Managed Care Plans decide method, and most are using a Per Member, Per Month model	State recommends a range: Housing Navigation from \$324 to \$449 and Housing and Tenancy Sustaining Service from \$413 to \$475	State does not set these benchmarks, but most MCOs do.	<b>Operating</b> <a href="#">Community Supports Pricing Resource (Non-Binding)</a> <a href="#">DHCS Community Supports Policy Guide</a> updated April 2025, does not include state suggested rates for

State/City	Program Name	Who Do You Bill?	Payment Mechanism	Rate	Supporting State Documentation (including Fee Schedule)	Status
						MCPs <a href="#">Archived DHCS Pricing Guidance 2021</a>
<b>Colorado</b>	Housing Supports Formerly known as Statewide Supportive Housing Expansion (SWSHE)	Managed Care Entities (MCEs), including 7 Regional Accountable Entities (RAEs) and 2 Managed Care Organizations (MCOs)	Daily rates and Monthly rates are allowable, decided by MCEs  H0043 (supportive housing, daily rate) and H0044 (supportive housing, monthly rate)	State set a baseline of (\$552.94 for monthly & \$54.63 per day) but final decision lives with the MCEs (RAEs + MCOs)		<b>Operating</b> <a href="#">SBHS Billing Manual January 2025.pdf</a> <a href="#">Supportive Housing Services   Department of Health Care Policy and Financing</a>  Extension of waiver till December 2026 <a href="#">approved October 2025</a> .
<b>Connecticut</b>	The CT Housing Engagement and Support Services (CHESS) Initiative	<a href="#">Connecticut Housing Engagement and Support Services (CHESS) Initiative</a>  <a href="#">Beacon Health Options</a> provides eligibility assessments and service authorizations but is not listed as paying providers.	15-minute increments	\$11.45		<b>Operating</b> <a href="#">State Initiative website</a>

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District of Columbia	<a href="#">Housing Supportive Services (dc.gov)</a> , including Housing Stabilization Services and Housing Navigation Services	<a href="#">Department of Health Care Finance - Home Page</a>	Per Member, Per Month	\$817.46 <a href="#">Fee Schedule</a>	Medicaid HSS Rate Change Effective January 1, 2026  <a href="#">Billing Manuals</a>	<b>Operating</b>  <a href="#">SPA approved March 25, 2022</a>
Florida	<a href="#">Housing Assistance Waiver</a>	<a href="#">Florida Managing Entities</a> and/or <a href="#">FL Community Mental Health Centers</a> in the appropriate region.	TBD by the MCOs	TBD by the MCOs	TBD by the MCOs	<b>Operating</b>  Latest waiver was approved on 1/31/2025  Implementation is active in regions C and E in the central part of the state. The approved waiver amendment requests to expand operation to managed care regions A and B.
Hawaii	Community Integration Services (CIS) and Housing Supports under Health-Related Social Needs	MCOs	Per Member, Per Month	\$200 for outreach services \$350 for pre tenancy and tenancy sustaining services	<a href="#">MedQuest Community Integration Services (CIS) memo</a>	<b>Operating</b>  <a href="#">New Waiver approved 1/8/2025.</a>  <a href="#">State Program Web page</a>
Illinois	Health Related	MCOs	TBD	TBD	TBD	<b>State Planning</b>

State/City	Program Name	Who Do You Bill?	Payment Mechanism	Rate	Supporting State Documentation (including Fee Schedule)	Status
	Social Needs including Housing Interventions					<p><b>post CMS approval</b></p> <p><a href="#">Waiver approved 7/2/2024</a></p> <p>CSH is working with the state on rate development for Supportive Housing Services, using CSH's Services Budget Tool.</p>
<b>Kentucky</b>	1915(i) Recovery, Independence, Support, and Engagement (RISE) Initiative  HRSN Recuperative Care (1115)  TEAMKY (Reentry 1115)	MCOs  MCOs  MCOs	Per Diem, 30 days out of a 180-day period	\$85.60 for tenancy supports	<a href="#">1915 (i) RISE Initiative Fee Schedule 6-27-25.pdf</a>	<p><b>Operating</b></p> <p><a href="#">1915(i)RISE Initiative's</a> GO LIVE date was July 1, 2025.</p>
<b>Louisiana</b>	Permanent Supportive Housing (PSH) Initiative	State Medicaid	15-minute increments	H0036- \$31.70 for Bachelors' level staff, \$38.55 for master's level staff	<a href="#">Behavioral Health Fee Schedule</a>	<p><b>Operating</b></p> <p><a href="#">State PSH Website</a></p>
<b>Maryland</b>	Assistance in Community Integration (ACIS) program	County Health Department	Determined at the county level	Cost based rate, determined in negotiations between the county and the state	N/A since determined at the county level	<p><b>Operating</b></p> <p><a href="#">State ACIS Project Website</a></p> <p><a href="#">State Report on program</a></p>

State/City	Program Name	Who Do You Bill?	Payment Mechanism	Rate	Supporting State Documentation (including Fee Schedule)	Status
						<a href="#">New waiver amendment</a> , approved January 13 <sup>th</sup> , 2025, increases the program cap from 900 to 2,140.
<b>Massachusetts</b>	Community Supports Program for Homeless Individuals (CSP-HI)	A person's assigned Medicaid payer which can be an <a href="#">MCO</a> or <a href="#">ACO</a> , a health plan or the state Fee For Service system.	Per Diem	\$28.35	<a href="#">Community Support Program Manual</a>	<b>Operating</b> Most recent <a href="#">waiver update</a> approved 7/2024.
<b>Michigan</b>	Housing Assistance	<a href="#">The state's Behavioral Health Pre-Paid Inpatient Health Plans or PHIPs</a>	Per Diem	Rates are set by the Behavioral Health Pre Paid Inpatient Health Plans or PHIPs. Informal survey by CSH finds a range from \$150 to \$350 a day.	<a href="#">Reporting Requirements</a>	<b>Operating</b>  <a href="#">CMS approved 1915(i) SPA</a>
<b>Minnesota</b>	Housing Stabilization Services	MCOs	15-minute increments	\$17.17	<a href="#">Housing Stabilization Services</a> provider manual  State officials approve services, though the MCOs administer the	<b>Program suspended</b>  <a href="#">Housing Stabilization Services</a>

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					program.	
<b>Montana</b>	<a href="https://mt.gov">HEART Waiver (mt.gov)</a>	State FFS– Montana does not have Managed Care	TBD	TBD	TBD	<b>Operating</b>  The <a href="#">Waiver Amendment</a> was approved 2/26/2024.
<b>Nevada</b>	<a href="#">Housing Supports &amp; Services</a>	Managed Care	TBD	TBD by MCOs, similar to CA's program	<a href="#">Housing Supports &amp; Services</a>	<b>State Planning Post CMS approval</b>  Policy Manual and fee schedule to be released April, 2026
<b>New Hampshire</b>	Housing Stabilization Services	MCOs  <a href="#">New Hampshire Medicaid Options &amp; Plans   NH Healthy Families</a>	15-minute increments	Unclear	Not found in thorough NH website search. <a href="#">Homeless Services   New Hampshire Department of Health and Human Services</a>	<b>State Planning post CMS approval</b>  <a href="#">State Plan Amendment</a>
<b>New Jersey</b>	Housing Supports	MCOs  <a href="#">Department of Human Services   NJ Medicaid &amp; Managed Care</a>	Per Member, Per Month	Higher level of need Pre tenancy and Tenancy Sustaining: \$640 a month  Lower level of need Pre Tenancy and Tenancy Sustaining: \$320 a	State has contracted with Camden Coalition for the <a href="#">NJ FamilyCare Housing Supports Program - Camden Coalition</a> web site.	<b>Operating</b>  GO LIVE date was 7/1/2025.

State/City	Program Name	Who Do You Bill?	Payment Mechanism	Rate	Supporting State Documentation (including Fee Schedule)	Status
				month, <a href="#">per CMS approved payment methodology</a>		
<b>New Mexico</b>	<a href="#">Linkages Supportive Housing Programs</a>	Managed Care	Per Member, Per Month	\$450	<a href="#">Program Manual, November 2024 update</a>	<b>Operating</b> Updated <a href="#">Centennial Care 2.0 waiver</a> includes growing the program to up to 450 a year.
<b>New York</b>	Health Related Social Needs Waiver via their <a href="#">Social Care Networks</a>	<a href="#">Social Care Networks or SCNs</a>	15-minute increments, maximum of 24 units of services over 6 months, which means an hour a month	Negotiated with the SCNs, who have been given a range from the state	<a href="#">Social Care Networks</a>	<b>Planning post CMS approval</b> <a href="#">SCN Program, Billing, and Data Governance Operations Manual</a>
<b>North Carolina</b>	Housing Support Services "Healthy Opportunities"	Lead Pilot Entities	Per Member, Per Month	\$433.62	<a href="#">Fee Schedule</a>	<b>Program Suspended</b> <a href="#">State Program Website</a> <a href="#">Waiver Renewal, 12-10-2024</a>
<b>North Dakota</b>	Housing Support Services	State for Aged, Blind and Disabled or MCO for Expansion Population	15-minute increments	\$11.61	<a href="#">Fee Schedule</a> for the 1915(i) services	<b>Operating</b> The state has an approved <b>1915(i) SPA</b> . Services began on February 2, 2021.

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						The code is H2021 U4
<b>Oregon</b>	Health-related services can include housing services. Housing services are optional for Coordinated Care Organizations (CCOs) to fund.	Coordinated Care Organizations (CCOs)	Determined by the CCOs	Determined by the CCOs	<a href="#">Health-Related Services</a>	<b>Operating</b> <a href="#">State Health-Related Services Overview</a>
	Health Related Social Needs Services including Housing Support Services	Coordinated Care Organizations (CCOs)	Per Member, Per Month Per 15-minute unit	Low Complexity: \$31 High Complexity: \$373 Per 15-minutes \$26	<a href="#">Health-Related Social Needs (HRSN) Fee Schedules</a>	<b>Operating</b> <a href="#">Waiver approved 9/28/22</a>
<b>Pennsylvania</b>	Keystones of Health	TBD- State has issued an RFP for a <a href="#">Third Party Administrator</a> similar to AZ and WA	TBD	TBD	TBD	<b>Planning post CMS approval</b> <a href="#">Waiver approved 12/26/2024.</a>
<b>Rhode Island</b>	Home Stabilization Services	The state via the Medicaid Fee for Service system	Per Member, Per Month	\$331.84	<a href="#">Home Stabilization Services FAQ including rates</a>	<b>Operating</b> <a href="#">State Project Website</a>  The state has created a <a href="#">Certification Standards</a> and

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						<a href="#">Provider Manual.</a>
<b>Texas</b>	Supported Home Living	Unclear	Unclear	Unclear	Unclear	<b>Operating</b> <a href="#">CMS approved SPA</a> on August 31, 2020.
<b>Utah</b>	Housing Related Services and Supports is transitioning to Health-Related Social Needs Housing Supports	The state	15-minute increments	\$18.37	HCPCS Billing Code: T2024 – Tenancy Support Service <a href="#">Provider Manual updated September, 2025</a>	<b>Operating</b> <a href="#">State Housing Related Services and Supports (HRSS) web site</a>
<b>Vermont</b>	Supportive Housing Assistance Pilot Program	The state	Per Member, Per Month	\$667	<a href="#">Reimbursement Rate Schedule</a>	<b>Operating</b> <a href="#">Permanent Supportive Housing Assistance</a> <a href="#">Provider Manual</a>
<b>Washington</b>	Foundational Community Supports (FCS) for supportive housing and supportive employment services.	Wellpoint, the state’s Third-Party Administrator	Per Diem	Code H0043 and a rate of \$145 with a benefit limitation of 30 days over 180 days.	<a href="#">Wellpoint Provider Manual</a> includes payment rates	<b>Operating</b> The <a href="#">waiver</a> was approved and implemented as of January 1, 2018. <a href="#">State Program Website</a> <a href="#">Wellpoint (formerly Amerigroup) Provider Manual</a>
<b>West Virginia</b>	“Evolving West Virginia Medicaid’s Behavioral Health	TBD	TBD	TBD	TBD	<b>State Planning Post CMS</b>

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	Continuum of Care”					<b>approval</b> <a href="#">2024-12-11 CMS approved SUD waiver</a>
<b>Wisconsin</b>	Housing Support Services	The state via the <a href="#">ForwardHealth Portal</a>	15-minute increments	\$14.06	<a href="#">ForwardHealth Update 2025-01 - New Benefit for Housing Support Services</a>	<b>Operating</b> Start date 2/1/2025 <a href="#">State Plan Amendment or SPA</a> approved 11/7/2024. <a href="#">Housing Support Services Medicaid Benefit</a>

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