

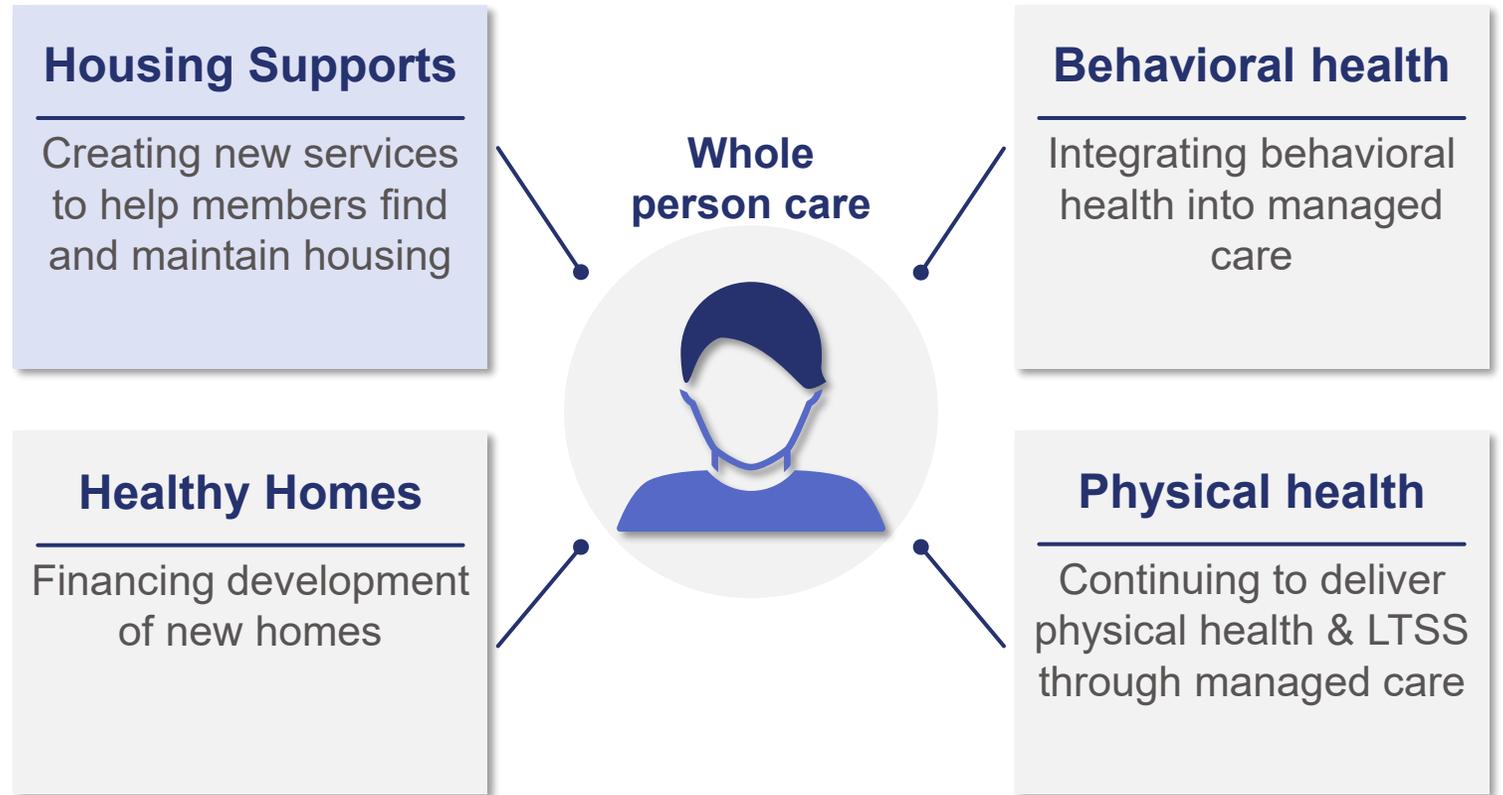


NJ FamilyCare Housing Initiatives

Healthy Homes & Housing Supports

MARCH 12, 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



Program overview

New Jersey's Healthy Homes program is a first-of-its-kind program providing stable, supportive housing to Medicaid Members in conjunction with 1115 waiver housing services



Developing Healthy Homes

Program financing

\$100M of ARPA Section 9817 funds approved by CMS for use as capital funding for construction & ongoing repairs and replacements

Housing development

Development of ~200 deed-restricted affordable units in developments that are or will be approved for other DCA housing production programs

Units to be distributed throughout the State and in compliance with HCBS requirements



Housing members

Eligible population

Any Medicaid Member who is homeless or at risk of homelessness or institutionalization

Member placement

Units will be divided up among MCOs proportional to their share of the Member population

Relying on their direct knowledge of member needs, MCOs will identify and place members who fit program criteria from stable housing in their units within the bounds of program requirements

Roles and Responsibilities

	DMAHS	DCA	Developer	MCO	Healthy Homes Participant
Role	Fund and oversee the Healthy Homes program, ensuring that it serves Members' needs and abides by funding restrictions	Support Program oversight and disburse and monitor Healthy Homes funds	Construct Healthy Homes units and ensure they are maintained throughout the program	Identify and select Members for unit placement and support them in transitioning to and living in the unit	Live in the Healthy Homes unit full time and comply with the terms of the program

Funding

Capital Funding (HCBS Spend Plan)

- Fund construction of new units or rehabilitations of existing units
- Can also be used for basic housing needs such as refrigerator, stove, oven, bedframe, mattress, couch, table, etc.
- Distributed to developers at the beginning of construction.

Repair and Replacement Fund (HCBS Spend Plan)

- Fund ongoing maintenance and upkeep of the unit and a proportional amount of common infrastructure (elevators, walkways).
- Will be held in an escrow account by the developer. Developers will draw down the funds when needed and be subject to DCA audit processes, including a Funding and Disbursement Agreement (FDA)

Capitalized Operating Reserve and Rental Assistance (CORRA) (DCA State Funds)

- Will cover a portion of the rent for the member and other costs not covered by the repair and replacement fund (i.e. salaries and taxes).
- Rent is set at 30% Adjusted Gross Income.
- Functions similarly to a rental subsidy or voucher for the member.

Update

Current Unit Status

- 16 funded units
 - 6 of which are occupied
 - 10 of which are in process
- DCA is currently processing multiple developer applications, so aiming for additional units to come online soon

Interested in Learning More?

- Healthy Homes guidance can be found on [here](#)
- Interested developers can find more information on [DCA's website](#)
- Please email mahs.healthyhmeshousing@dhs.nj.gov if you are interested or have any questions

Overview of Housing Supports program

	Goals	<ul style="list-style-type: none">• Help find & maintain housing for housing insecure members to improve health outcomes• Drive greater connection of the housing and health care ecosystems
	Authority	<ul style="list-style-type: none">• 1115 demonstration approved by CMS through June 2028
	Geography	<ul style="list-style-type: none">• Statewide
	Services	<ul style="list-style-type: none">• 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	<ul style="list-style-type: none">• 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	<ul style="list-style-type: none">• 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	<ul style="list-style-type: none">• MCOs responsible for building network, paying claims, authorizing services, and MCO care management• Housing supports providers responsible for delivering services

Program seeks to improve health outcomes by helping Medicaid members find and maintain housing

Program overview and structure

Program intent: improve health outcomes by helping Medicaid members who are homeless or at-risk of homelessness find and remain in safe housing

- **Supplements** but does not supplant state homelessness funding
- **MCOs** responsible for building network, paying claims, authorizing services, and coordinating care management
- **Housing supports providers** responsible for delivering services

Does not include payment for rent or housing production

Services and eligibility

Services available from providers include:

- **Pre-tenancy Services:** case management support to help members *find* housing
- **Tenancy Sustaining Services:** case management support to help members *maintain* housing
- **Move-in Supports:** Payment to facilitate moving into a new home
- **Residential Modifications and Remediation Services:** modifications or repairs to home to ensure health & safety

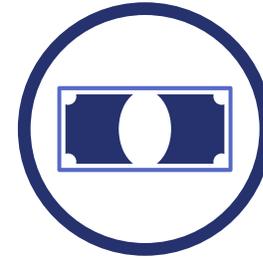
To be eligible for services, members must:

- Be MCO enrolled
- Meet at least one social risk criteria
- Meet at least one clinical risk criteria

We are closely monitoring performance across the program



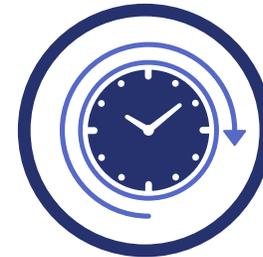
Total members served



Claims processed



Providers enrolled in the program



Turnaround time; % of members served within 1 week of submission



Providers in-network with at least 1 MCO



Counties with enrolled providers

The Housing Supports program is reaching members and showing results



Members served*



Claims submitted**



% of members served within 1 week of referral submission*



Providers in-network*



Number of counties with an enrolled provider*

* - Data from MCO interim reports to DMAHS; ** - Data from MCO verbal reports to DMAHS

How to get in touch with MCOs if interested in services

Aetna Better Health of New Jersey

- Telephone: 1-855-232-3596 (TTY: 711)
- Email: NJHousingServices@aetna.com

Fidelis Care

- Telephone: 1-866-309-8447 (TTY: 711)
- Email: HousingSupports@centene.com

Horizon NJ Health

- Telephone: 1-800-682-9090
- Email: HorizonHSPReferrals@horizonblue.com

United Health Care

- Telephone: 800-941-4647
- Email: NJ_HousingSpecialist@UHC.com

Wellpoint

- Telephone: 855-661-1996 (Option 1)
- Email: NJHousingSupportServicesHub@Wellpoint.com

Thank you!

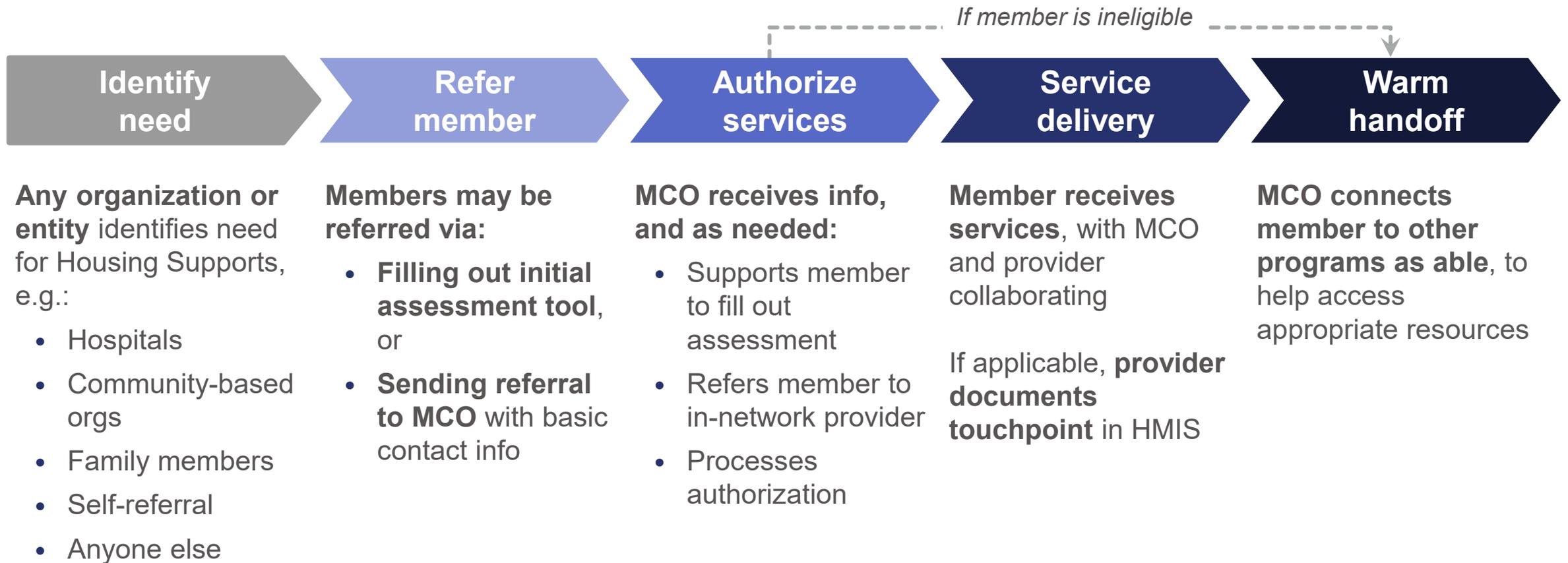
For more information, please reach out to the DMAHS Housing Supports team

Email: DMAHS.HousingSupports@dhs.nj.gov

Other key resources (from the Camden Coalition):

- Bookmark the Housing Supports [webpage](#)
- Sign up for the Housing Supports Program [newsletter](#)
- Use the [Help Desk Inquiry Form](#) to ask questions and get timely support

The member journey includes several key steps, from needs identification to service delivery



Providers must take several steps to join the program and deliver services



