

# Apple Health and Homes Rental Assistance Program FAQ

Washington | Medicaid

## What is the Apple Health and Homes Rental Assistance Program?

The pilot Apple Health and Homes Rental Assistance Program (AHAH-RAP) connects supportive housing support services with rental assistance. A drawing will be conducted for a chance to provide selected awardees with a chance to receive a tenant-based rental assistance (TBRA) subsidy through the Department of Commerce Office of Apple Health and Homes Permanent Supportive Housing (AHAH-PSH).

## What is Wellpoint's role?

As the coordinating entity, Wellpoint acts as an intermediary between a Foundational Community Supports (FCS) provider and Department of Commerce Office of AHAH-PSH.

## Who is eligible for the AHAH-RAP?

An individual must meet all the following AHAH criteria to be eligible for AHAH-RAP as stated in [RCW 74.09.886](#):

- 18 years or older
- Medicaid eligible
- Enrolled in Foundational Community Supports Supportive Housing (FCS-SH) services under one of the following risk factors:
  - Chronic homelessness
  - Frequent or lengthy institutional contacts
  - Frequent adult residential stays
- Experiencing homelessness as defined in [RCW 43.185c.010](#)

## How do I apply for AHAH rental assistance with an enrollee?

FCS-SH providers will work with their FCS-SH AHAH-eligible enrollees to complete an [AHAH Assessment](#). The *AHAH Assessment* provides additional information about the person and their current circumstances. AHAH-eligible enrollees with a completed *AHAH Assessment* will be added to the AHAH drawing pool. Wellpoint is incorporating the *AHAH Assessment* questions into the *FCS-SH Assessment*.

## When will newly enrolled FCS-SH enrollees be placed into the AHAH drawing pool?

When someone is authorized for FCS-SH services and meets the AHAH eligibility requirements, they will be entered into the next drawing.

### **How much does the AHAH rental assistance cover?**

The AHAH Rental Assistance Program will cover up to 130% of Fair Market Rent (FMR). Check the 2024 FMR [here](#). The awardee is responsible for approximately 30% of their income towards their monthly rent. The subsidy covers the remainder of the monthly rent.

### **Will AHAH rental assistance be given directly to the FCS-SH enrollee?**

No, the AHAH subsidy will be paid directly to the landlord/property management company by Department of Commerce Office of AHAH-PSH. Individuals will be responsible to pay their portion of rent (approximately 30% of their income) directly to landlord/property management every month.

### **Is there a limit to how many times an FCS-SH enrollee can enter the drawing?**

No, there is no limit to how many times they can enter. If someone isn't selected from the drawing, they will remain in the pool for the next drawing if they continue to be eligible. FCS-SH providers do not need to submit another *AHAH Assessment* to remain in the pool.

### **How often does the drawing happen?**

We expect there will be a quarterly drawing for each of the [10] regions.

### **How will an FCS-SH enrollee know they are selected?**

Wellpoint will notify FCS-SH providers when their enrollee is selected in the AHAH-RAP drawing. Providers are expected to share this information with their enrollees. Additionally, Wellpoint will notify the AHAH awardee with a letter in the mail if we have a mailing address on file. Letters may be sent via general delivery if requested.

### **What happens if an FCS-SH enrollee is not selected?**

If an enrollee isn't selected, they can continue their FCS-SH services as normal. They will be systematically included in the next drawing if they meet the AHAH eligibility criteria. FCS-SH providers do not need to submit another *AHAH Assessment* to remain in the pool.

### **How long will an FCS-SH enrollee stay in the drawing pool?**

The enrollee will remain in the AHAH drawing pool if they have an active FCS-SH authorization and meet the AHAH eligibility requirements. However, they will not receive priority for the next drawing.

### **Whom should I contact about rent?**

You can contact Wellpoint at [AHAH@Wellpoint.com](mailto:AHAH@Wellpoint.com), and we will route your inquiry.

### **What happens if the FCS-SH enrollee moves out of the state?**

You will need to submit an *FCS Disenrollment Form* for the enrollee. If they were selected in the AHAH drawing for rental assistance, you will also need to submit the *AHAH Withdrawal Form* because this voucher is only for the state of Washington.

### **Will there be recertification or review for the vouchers awarded?**

Yes, Department of Commerce Office of AHAH-PSH will complete an annual recertification to review the tenants' portion of the rent, ensure the tenancy is intact, review potential changes to the lease or changes in the monthly rent, and review any vouchers that have not been used. There may be changes in the future; we will share updates.

### **Whom do I notify if the awardee's income changes?**

You will need to submit an *AHAH Change Request Form* to Wellpoint.

### **Who is considered currently homeless?**

Per [RCW 43.185C.010](#), *homeless person* means an individual living outside or in a building not meant for human habitation or which they have no legal right to occupy, in an emergency shelter, or in a temporary housing program, which may include a transitional and supportive housing program if habitation time limits exist.

### **If an enrollee has a Housing and Essential Needs (HEN) voucher, are they eligible for AHAH-RAP?**

Only individuals who have been referred to HEN and are awaiting a voucher may enter a regional AHAH-RAP drawing pool so long as they also meet AHAH-RAP eligibility criteria. Individuals who are currently renting with HEN are excluded from the AHAH-RAP drawing process.

### **Can FCS Transition Assistance Program (TAP) funds be used in conjunction with the AHAH Rental Assistance Program?**

Yes, when FCS TAP funds are available, FCS TAP contracted providers can use TAP funds for their FCS-SH enrollees. FCS TAP covers housing-related fees, including move-in costs, first and last month's rent, deposits, and other non-refundable fees.

### **Is this the same as the Housing Authority (Housing Choice Voucher Program) rental assistance?**

The Apple Health and Homes (AHAH) Tenant-Based Rental Assistance (TBRA) voucher is a state-funded voucher and is separate from any federally funded Public Housing Authority (PHA) TBRA vouchers. An FCS-SH enrollee could be on a waiting list for a voucher through a PHA and still be in our pool for the AHAH TBRA voucher. A difference between a PHA voucher (Section 8) and the AHAH Rental Assistance Program (AHAH-RAP) voucher is that an enrollee isn't required to have an income to be eligible for AHAH-RAP.

### **When an AHAH Awardee selects a unit, will it need an inspection?**

Yes, we require a housing inspection to be completed by the FCS provider using the *AHAH Housing Health and Safety Inspection Form*.

### **How many vouchers are available?**

The total amount of vouchers available will be regionally distributed based on legislative allocation.

### **How long will the AHAH TBRA vouchers last?**

It is meant to be long-term support. AHAH awardees will receive the rental assistance as long as there is funding.

### **If an applicant selects a certain county on the AHAH Assessment, will that determine which regional drawing they are added to?**

Yes, the county preference selected on the AHAH Assessment will identify which regional drawing the enrollee is entered into.

### **Can the AHAH voucher be transferred to a different county if an AHAH awardee wants to move to a new county?**

Yes, if they are selected for a voucher and no longer want to live in that county, they can request to transfer their voucher to a different county based on regional voucher availability.

### **What happens if an AHAH awardee wants to move outside of the current FCS-SH provider's service area?**

An *FCS Provider Change Request (PCR) Form* can be submitted if an AHAH awardee wants to move somewhere outside the current FCS-SH provider's service area. Wellpoint will find a new FCS-SH provider for that enrollee to receive FCS-SH services closer to their new location.

### **Will the transition from Medicaid to Medicare affect the voucher?**

No, awardees will not lose the voucher due to losing Medicaid eligibility. The intent is to assist individuals in maintaining their housing as long as they are below income limits ([30%] area median income) even if the Medicaid services are no longer available.

### **Does an awardee have to maintain an active FCS-SH service authorization to continue receiving rental assistance?**

No, if an FCS-SH enrollee was awarded an AHAH-RAP voucher they will keep the voucher as long as funds remain available.

### **Is the voucher for permanent housing?**

The AHAH-RAP voucher is for permanent housing. The awardee will be responsible for paying up to 30% of their total gross monthly income.

### **If the first housing unit isn't a good fit, can the voucher be used for a different unit?**

Yes, if they have a tenant-based rental assistance (TBRA) voucher, they can move vouchers between units. The voucher will follow the tenant. The awardee would be responsible for any fees incurred due to breaking a lease.

**Is there a timeframe an awardee must secure housing once selected for a voucher?**

Currently, there is no timeline for identifying housing. This could change in the future.