Hosts:
- **Maddie Ribble**, Massachusetts Public Health Association/Alliance for Community Health Integration
- **Erin Liang**, Massachusetts Health & Hospital Association
- **Kathleen McCabe**, Boston Area Accountable Care Organization Social Determinants of Health Collaboration & Health Resources in Action

Housing Policy Experts:
- **Eric Shupin**, Citizens Housing and Planning Association (CHAPA)
- **Elana Brochin**, Massachusetts Association of Community Development Corporations (MACDC)
How This Webinar Works

Ask questions during the webinar by typing into the “Question” box of your control panel on the bottom panel of your screen.

Chat and share resources with the panelists and the rest of the attendees via the chat box.

Questions will be addressed during the Q & A at different points in the webinar.

A few days after the webinar, you will receive a link to the slides and recording.
Today’s Agenda

- Introduction
  - Why this project?
  - Statement & Policy Goals
- Housing and Health: An Overview of the Literature
- Policy Goals 1 & 2
- Call to Action: Endorse the Statement
- Q&A
- Next Webinar: Wed 10/23, 12:00-1:00pm
Why this Project?

- Massachusetts is ranked 3rd least affordable state in nation
- An estimated 20,000 people are experiencing homelessness on any given day in MA – individuals, families, young adults & older adults
- Lack of quality & affordable housing impacts health outcomes & costs
- Leaders in health care, social services, public health, and consumer advocacy are increasingly interested in engaging in advocacy to impact housing policy.
- Many health leaders are looking for resources to understand the housing policy landscape and pending housing policy issues
Link to Sign On: https://tinyurl.com/Healthy-AffordableHousing
Policy Goals

1. Increase resources to preserve & produce housing that is affordable to low & extremely low income families and individuals

2. Improve quality of housing to ensure all residents have safe and healthy homes

3. Ensure protections for tenants and low-income households facing eviction and displacement

4. Expand rental supports for low-income households

5. Increase low-barrier supportive housing with services to help families & individuals with complex physical & behavioral health challenges
“Housing And Health: An Overview Of The Literature”

Lauren A. Taylor
Health Affairs, Health Policy Brief
June 7, 2018

Article Link: https://www.healthaffairs.org/do/10.1377/hpb20180313.396577/full/
Impacts of Housing on Health

Housing is one of the best-researched social determinants of health. Evidence links housing factors to population health outcomes and health care costs.
Housing instability is detrimental to health
- Chronic homelessness = ↑ morbidity & increased mortality
- Housing instability (moving frequently, falling behind on rent, couch surfing) = poorer health outcomes
- Housing instability among youth associated with ↓ mental health, ↑ SUD
- Foreclosure associated with ↑ depression, anxiety, alcohol use & suicide

Access to stable housing
- ↓ Psychological distress & intimate partner violence
- ↓ Health care expenditures
- ↓ Unnecessary emergency department use
- ↑ Mental and physical health & well-being
Numerous environmental factors within homes are correlated with poor health outcomes:
- lead
- water leaks
- poor ventilation
- dirty carpets
- pests
- extreme temperatures
- crowding
- smoking
- falls risks

Improving housing quality & safety:
- ↓ Incidence, severity of lead poisoning
- ↑ Respiratory health & ↓ costs related to asthma
- ↓ nutritional risk & ↑ healthier weight (heating/cooling assistance)
- ↓ risk of falls & cardiovascular events among older adults
The Affordability Pathway

- Lack of affordable housing options → serious financial strains

- Severely cost-burdened households:
  - Less likely to have reliable medical care
  - More likely to postpone treatment
  - Reduced ability to purchase food & acquire prescribed medications

- Families with affordable rents:
  - Increased discretionary income
  - More money to spend on food, health insurance, education, and save for future expenses
The Neighborhood Pathway

- Availability of resources (public transportation, grocery stores with nutritious foods, safe places to exercise) = better health outcomes
- Living in close proximity to high-volume roads = ↑ risk of respiratory disease, asthma, & bronchitis, health care utilization
- Neighborhood racial and income segregation widens health disparities:
  - Impacts access to schools, jobs, & health care, exposure to violence
  - Movement out of higher poverty areas =
    - ↑ mental and physical health
    - ↑ likelihood of attending college & ↑ projected lifetime earnings
Impacts of Housing on Health

Housing is one of the best-researched social determinants of health→ evidence links housing factors to population health outcomes and health care costs
Increase resources to preserve & produce housing that is affordable to low & extremely low income families and individuals

Eric Shupin
Director of Public Policy
Citizens’ Housing and Planning Association (CHAPA)
About CHAPA

CHAPA’s mission is to encourage the production and preservation of housing that is affordable to low and moderate income families and individuals and to foster diverse and sustainable communities through planning and community development.
Affordable Housing Shortage in Massachusetts

313,053
Number of extremely low income renter households

169,809
Deficit of affordable & available rental homes for extremely low income renter households

59%
Extremely low income renter households with severe cost burden

## Housing Assistance in Massachusetts

<table>
<thead>
<tr>
<th>Assistance Program</th>
<th># of Assisted Households</th>
</tr>
</thead>
<tbody>
<tr>
<td>Privately-Owned Subsidized Housing</td>
<td>98,500</td>
</tr>
<tr>
<td>State-Assisted Public Housing</td>
<td>39,600</td>
</tr>
<tr>
<td>Federally-Assisted Public Housing</td>
<td>34,400</td>
</tr>
<tr>
<td>Federal Housing Choice Section 8 Rental Vouchers</td>
<td>84,400</td>
</tr>
<tr>
<td>State Rental Voucher</td>
<td>8,100</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>265,000</strong></td>
</tr>
</tbody>
</table>

DHCD, 2017 Massachusetts Data Collection; HUD, 2017 Picture of Subsidized Household Reporting
Policy Discussions

• Increasing & improving resources for producing & preserving affordable housing
  • Rental Assistance
  • Public Housing
  • Privately-Owned Subsidized Housing

• Tenant protections to prevent displacement

• Zoning reforms to increase the supply of housing
Learn More


Policy Goal 2

Improve quality of housing to ensure all residents have safe and healthy homes

Elana Brochin
Program Director for Health Equity
Massachusetts Association of Community Development Corporations (MACDC)
The MA Association for Community Development Corporations (MACDC)

- Established in 1982 and serves as the capacity building and advocacy arm of the community economic development movement in Massachusetts
- An association of 87 mission-driven community development (CD) organizations dedicated to creating places of opportunity where all people can participate in and benefit from our Commonwealth's economy.
- Recognized as a national leader in building a high performing and adaptive CD sector
- Provides services that build our members’ capacity as effective community developers, facilitate collaborations, and advocate for resources and public policies that support equitable community-based work.
- Our members serve rural, suburban and urban communities, including most of the state’s Gateway Cities.
Home Quality and Safety Concerns

- Lead
- Poor air quality
- Physical hazards
- Inadequate home maintenance
- Cramped spaces
- Inadequate heating and cooling
Health Effects of Poor Housing Quality

- Children’s cognitive development
- Behavioral Issues
- Asthma
- Mental Health
- Falls/Accidents
- Exposure to infectious disease
- High blood pressure
- Heart attacks
- Neurological Impairment
Scale and Impact of the Problems

• The health impact of poor housing quality is significant
• Housing quality and safety concerns exist throughout the Commonwealth
• Children and elderly residents are disproportionately impacted by poor housing quality
• Low-income residents and residents of color are particularly susceptible to poor health outcomes associated with inadequate housing quality
Sample Policy Solutions

- Strengthening and Enforcing Housing Codes
- The Get the Lead Out Program
- Retrofitting Initiatives
- Receivership
- Energy Efficient Rehab Initiative
- The Home Modification Loans
- Home Asthma Prevention Programs
Resources

Health and Housing Quality Data
- Massachusetts Department of Public Health, Health Priority Guidelines
- Massachusetts Department of Public Health, Lead Data
- Massachusetts Asthma data
- Housing and Urban Development, Overcrowding data
- Massachusetts Housing Partnership Datatown

Policy Solutions
- Get the Lead out Fact Sheet
- LISC's Green Retrofit Initiative
- Massachusetts Department of Housing and Urban Development Housing Rehab Guide
- Home Modification Loan Program

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Call To Action: Endorse the Statement

Link to Sign On: https://tinyurl.com/Healthy-AffordableHousing
Questions?
Webinar #2

Policy Goals 3-5

Wednesday, October 23rd, 12:00-1:00pm

Register at: BIT.LY/HEALTH-HOUSING-POLICY
Contact Info.

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- **Maddie Ribble**, Massachusetts Public Health Association/Alliance for Community Health Integration: mribble@mapublichealth.org