



Housing Policy

- It is difficult to improve health, stay healthy, and control costs when people do not have a safe, stable place to live, sleep, and to store and prepare food.
- Housing and supportive services [can](#) reduce avoidable hospital visits, control [costs](#), and improve health for people experiencing homelessness.
- Supportive housing [helps](#) vulnerable families stay together and helps students stay in school.
- Keeping homes free of lead, mold, and pests can help people stay healthy and avoid costly emergency room visits.
- Connecting housing to safe walking, biking, and transit routes helps people get to work, school, and medical appointments.

Existing resources and policy tools that address housing	Who in state government can address housing policy
<p>-States produce Qualified Allocation Plans (QAPs) to guide the awarding of Low-Income Housing Tax Credits (LIHTC) to developers. States can award QAP points for including healthy housing features or otherwise aligning with state health and housing goals.</p> <p>-State Health Improvement Plans often include health and housing goals</p>	<p>-State housing finance agency -State housing authority -Medicaid housing liaison -State building inspector/division of code enforcement -Department of public health</p>

State Policy Options

- Supportive housing.** States can develop supportive housing programs that combine rental subsidies with wrap-around services to help people stay stably housed. Programs can take a [housing first](#) approach, where people experiencing homelessness are housed without any preconditions, such as sobriety or committing to participate in services.
- Affordable housing development policies.** States can [award](#) developers additional points on their [Low-Income Housing Tax Credits](#) and [Qualified Allocation Plans](#) for designing properties with health in mind, such as by building in walking or biking routes or spaces for exercise or cooking classes. [States](#) can also encourage cities and towns to require developers to [set aside](#) housing units for lower-income residents or supportive housing populations.
- Healthy housing programs.** States can use home improvement loans and grant programs to help low-income homeowners make their homes safer and [healthier](#) by improving insulation and heating, and reducing lead paint, pests, and mold.

Evidence and Resources for State Leaders

Policy	Resource	Notes
Supportive housing	The Corporation for Supportive Housing (CSH), " Supportive Housing & Healthcare Utilization Outcomes State of the Literature ," 2018	Studies show housing and services reduces hospital utilization for some populations.
	U.S. Department of Housing and Urban Development, <i>CityScape</i> , "Symposium: The Housing-Health Connection," 2018	Articles share positive results from a pilot that placed CHWs in subsidized housing, the Vermont Support and Services at Home Program , and other initiatives
	National Academy for State Health Policy (NASHP), " Braiding Funds to House Complex Medicaid Beneficiaries: Key Policy Lessons from Louisiana ," 2017	In Louisiana, the state Medicaid and housing agencies work together to administer a supportive housing program that has shown a reduction in Medicaid acute care costs.
Affordable housing	TFAH, Promoting Health and Cost Control in States , p. 45-48: "Rapid Re-Housing Programs/Housing First"	"Housing First policies decrease costs to shelters and reduce emergency room use and costs."
	CityHealth rates cities on their affordable housing and inclusionary zoning policies	Evidence suggests that inclusionary zoning increases access to quality affordable housing.
	Urban Institute interactive tool, " The cost of affordable housing: Does it pencil out? "	Only one in four low-income, at-risk renters receives federal rental assistance.
Other Housing Resources	Centers for Disease Control and Prevention's (CDC's) Health Impact in 5 Years Interventions (HI-5), " Financial supports for low-income homeowners to ensure safe and habitable homes ."	-The EmPOWER Maryland Low Income Energy Efficiency program is administered by the state department of housing and community development. - Minnesota's Rehabilitation Loan/Emergency and Accessibility Loan Program is administered by the state's housing finance agency.
	National Governor's Association (NGA), " Housing as Health Care: A Road Map for States to Leverage Housing Interventions that Improve Health Outcomes and Reduce Costs ."	This interactive resource contains a primer, road map, and list of acronyms.
	NASHP's Housing and Health Resources for States	This landing page includes examples of state initiatives to improve health through housing, including their funding mechanisms, such as Medicaid waivers, Medicaid Accountable Care Organizations, social impact investments and Medicaid health homes.