



Supportive Housing Pipeline Coalition

- Massachusetts' leaders are coming together to set goals for housing production that meets the needs of our population.
- Currently 80 cross-partners developed and signed-on to a policy agenda.



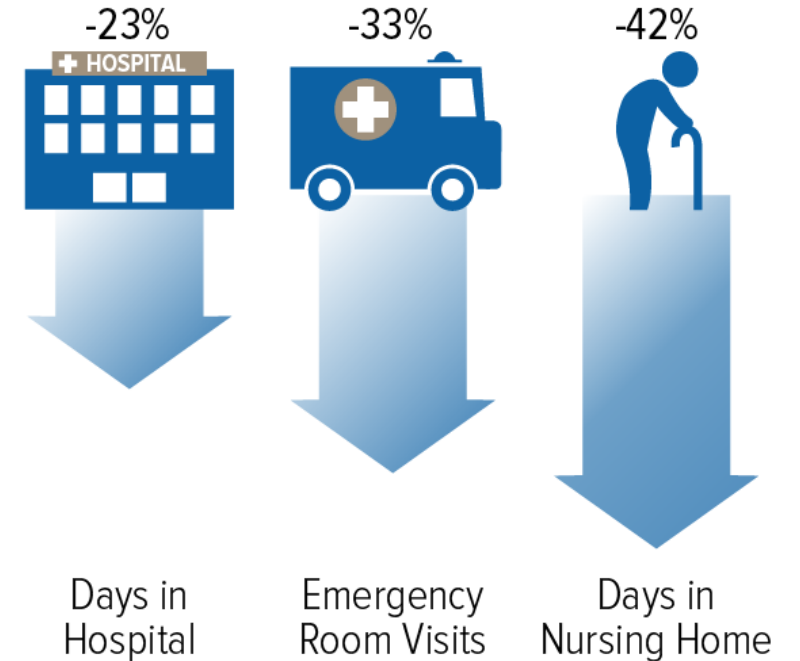
The Supportive Housing Pipeline Coalition is Working to Scale Housing Options

- Convening key leaders and stakeholders across all relevant systems and sectors to develop and advance a unified agenda for creating the Supportive Housing* needed to address chronic and high need homelessness in Massachusetts
- Setting **bold and achievable goals** for Supportive Housing, leveraging market rate, affordable and deeply affordable goals that the administration has already set
- Achieving these goals will **improve our quality of life** *and* improve the way our systems function -- reducing inflow to emergency care and bending cost curves across health and education
- Leveraging a public-private partnership with the Rehousing Data Collective to make data on homelessness accessible for planning and targeting resources.

Supportive Housing can produce better housing stability and health outcomes with health care savings

A 2020 study from the [Blue Cross Blue Shield of Massachusetts Foundation](#) found decreases in emergency and acute health service utilization and decreased Medicaid costs after individuals had been placed into supportive housing in Massachusetts.

- Individuals enrolled in supportive housing programs had significantly lower total per-person per-year health care costs, on average, than a similar group of chronically homeless individuals (\$25,614 vs. \$30,881, on average).
- Individuals enrolled in supportive housing programs received significantly more mental health services than a similar group of chronically homeless individuals.
- The study suggests that the preventive effect of supportive housing may lead to a reduction in overall health care utilization and costs.



Note: Intensive services include help finding housing, working with a landlord, physical and behavioral health care, assistance finding employment, and others.

Source: Anirban Basu, *et al.*, "Comparative Cost Analysis of Housing and Case Management Program for Chronically Ill Homeless Adults Compared to Usual Care," *Health Services Research*, February 2012, Vol. 47, No. 1, Part II, pp. 523-543.

What is the need? A snapshot of Homeless System Data (June 2023)

- 2,780 people (2,420 households) experiencing Chronic homelessness (long-term homelessness + disabling condition)
- 2,050 people (1,790 households) experiencing High Acuity homelessness
- 1,100 people Unsheltered
- 4,860 family households with children (4/1/23 -6/30/23)
- 1,217 families living in motels as of July 11, 2023
- **At Least 4,210 Households in need of SH**

Massachusetts Must Expand Affordable and Supportive Housing Options for its Residents

- State leaders agree that Massachusetts has a shortage of about 200,000 housing units. State development efforts **must** include below market, deeply affordable, subsidized, public, and supportive housing units, to respond to the needs of MA residents.
- The state housing wage in MA is \$41.64 per hour to afford a two-bedroom rental at Fair Market Rent (FMR). Ranked 3rd highest in the nation.
- 31% (or 312, 607) of renter households in MA are extremely low income (ELI)
- 64% of ELI renter households are *severely cost burdened* (spending more than half of their income on housing).
- 50% of Housing Choice Voucher holders are not securing leases within 6 months.

Racial inequities exacerbate disparities in access to housing



Source: Rehousing Data Collective Public Dashboard 4/23-6/23

Median Net Worth In Boston

White Households	Black Households
\$247,500	\$8

Source: The Color of Wealth, Federal Reserve Bank of Boston

Black residents are more than 2X as likely as white residents to be poor.

The poverty rate for Latinos is 3X the rate for White residents.

Source MA Health Council

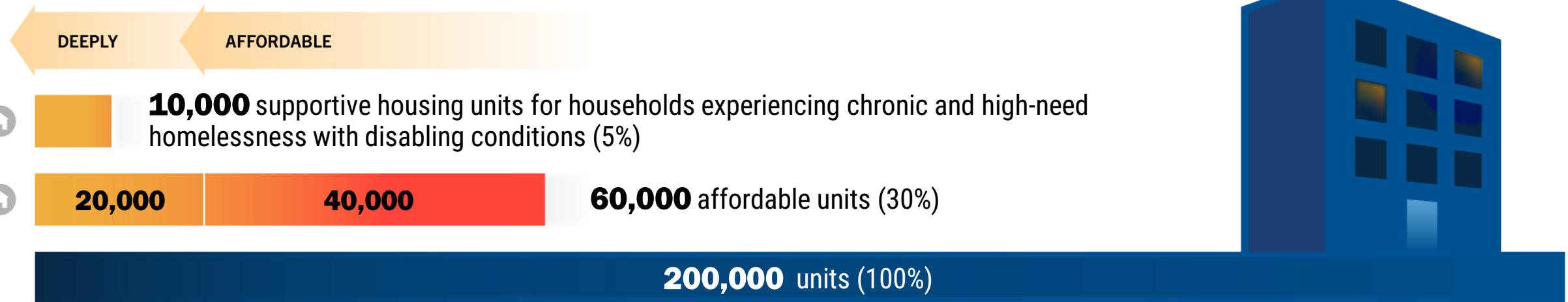
Massachusetts is addressing an estimated shortage of 200,000 housing units – 10,000 must be Supportive Housing

Over the next decade, the Commonwealth must create within this total:

- 40,000** affordable housing units (or 20%) and
- 20,000** deeply affordable units for the lowest-income households (10%) – including:
- 10,000** units paired with supportive housing services (5%) for households experiencing chronic and high-need homelessness with disabling conditions.



Supportive housing units created in the first 4 years must be dedicated to help meet the Coalition's initial goal of housing **4,000** households experiencing chronic and high-need homelessness **by 2027** – along with a mix of other housing options.*
An ongoing pipeline of supportive housing is essential to achieving this goal.



In 2021, United Way of Massachusetts Bay, Citizens' Housing and Planning Association (CHAPA), and the Massachusetts Housing and Shelter Alliance (MHSA) launched a Supportive Housing Pipeline Coalition. By convening key stakeholders, the Coalition aims to develop and advance a unified agenda for creating the supportive housing needed to address chronic and high-need homelessness in MA.

**Including but not limited to scattered site supportive housing (SH), integrated SH models, turnover in SH units, and other SH rehabs or development units coming online.*

Definitions

- Supportive Housing pairs affordable housing that is safe, secure, and permanent, and supportive services that are flexible, person centered and voluntary to increase housing stability and improve wellbeing.
- “Chronic and high need” is intended to encompass individuals, families, and young adults who are experiencing chronic and/or long-term or episodic homelessness and have disabling condition such as mental illness, substance use disorder, HIV/AIDS, and/or other comorbid chronic health conditions.
- Housing is considered affordable if tenants or homeowners pay no more than 30% of their gross income on housing costs.
- When stakeholders refer to “Affordable Housing,” this is specifically to mean “below market” or “subsidized” housing, which can include: “Middle Income” (80-100% of Area Median Income) or “Deeply Affordable” at 0-60% of Area Median Income. Other strategies to make housing affordable include voucher and rental assistance programs as well as Master Leasing.



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