

The Intersection of Health and Housing

New England Housing Conference
December 12, 2014

Working Together for Strong Communities



Moderator:

Deborah Boatright, Regional Vice President, NeighborWorks America
Northeast Region, NY, NY & Boston, MA

Panelists:

- Stacey Chacker, Director, Asthma Regional Council of New England, Boston, MA
- Nancy Rockett Eldridge, CEO, Cathedral Square Corporation, South Burlington, VT
- Vin Tufo, CEO, Charter Oak Communities, Stamford, Conn.
- Jeanne Pinado, CEO, Madison Park Development Corporation, Roxbury, MA

Working Together for Strong Communities





Health Resources in Action
Advancing Public Health and Medical Research

The Intersection of Health and Housing/Community Development: Working Together to Create Policy Solutions for All

Stacey Chacker, Project Director

Presented at the New England Housing Network Annual Conference
December 12, 2014

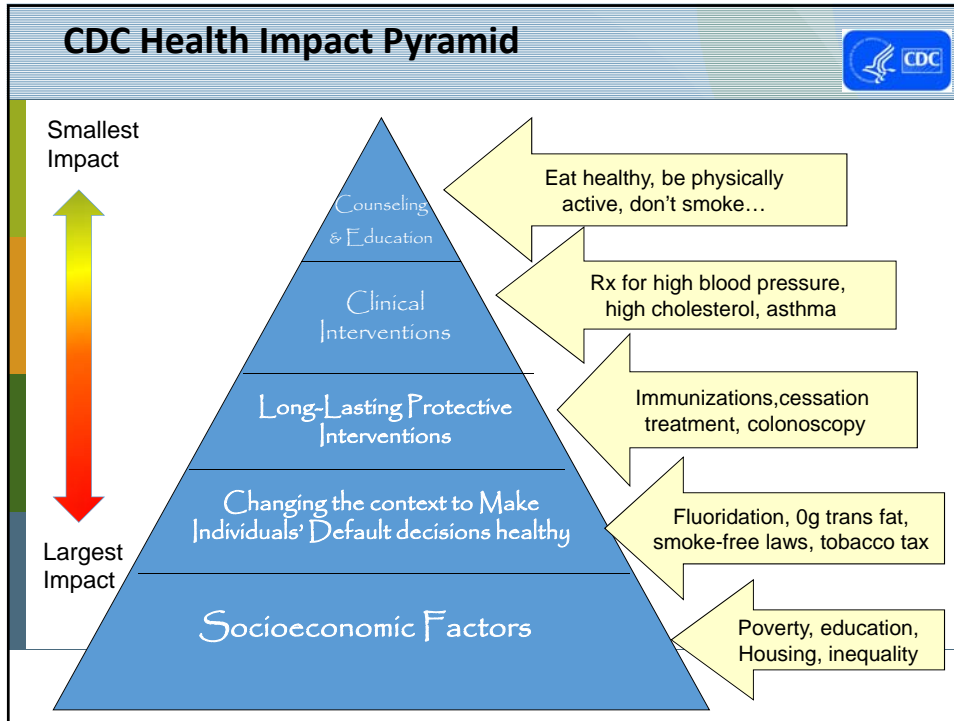
East Boston Schoolyard Initiative

NOAH's East Boston Schoolyard Initiative involves school communities (parents, neighbors, students, and school personnel) in the revitalization of public schoolyards from barren, cracked asphalt to safe and attractive spaces for learning, recreation, and community use. Schoolyard committees assist in the planning and design of schoolyard renovations. After construction, schoolyard committees sustain the improvements by planning and implementing school-based programs, events, and educational activities. In this way, community ties are strengthened, as schoolyard committees become permanent stewards of these important spaces. NOAH works with schoolyard committees at the Kennedy, McKay, O'Donnell, and Otis schools.

**Community Development or Public Health
Both!**

Neighborhood of Affordable Housing
Community Building and Environment Department

The Neighborhood of Affordable Housing (NOAH) is a non-profit, multi-service community development corporation that has been serving the low and moderate income, multi-cultural neighborhood of East Boston since 1977. Our Community Building and Environment Department works with community members to improve the environments and quality of life in East Boston, and to create healthy communities.



Leveraging Multi-Sector Investments

Health and economic development are inextricably linked.
— The Academy of Medical Sciences

Medical crises contribute to half of all home foreclosure filings.
— Health Matrix, 2008

“educational attainment, income, access to healthy food, and the safety of a neighborhood tend to correlate with individual health outcomes”

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POLICY AND PRACTICE REPORT

Leveraging Multi-Sector Investments: New Opportunities to Improve the Health and Vitality of Communities

By Shari Sprong, MA, MS and Laurie Stillman, MM
January 2014

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Steven Ridini, EdD, Vice President

“Perhaps one of the most promising new partners in community development is the health care sector. Factors such as educational attainment, income, access to healthy food, and the safety of a neighborhood tend to correlate with individual health outcomes in that neighborhood. Because these factors are linked to economic health as well as physical health, health care professionals and community development organizations are seeing new opportunities for cooperation in low-income communities.”
— Ben S. Bernanke, former Chairman, Federal Reserve Board of Governors
Federal Reserve System Community Affairs Research Conference, Washington, D.C. April 12, 2013

Impacts on Health

Table 1: Common Physical, Economic, and Asset Development Activities Typically Conducted by Community Development Organizations.

Activity	Impacts on Health*	Strength of Evidence
Affordable Housing	↓ Cardiovascular disease ↓ Cancer ↓ Obesity ↓ Respiratory disease ↑ Mental Health	Strong
Commercial Real Estate	↓ Cardiovascular disease ↓ Obesity ↓ Respiratory Disease	Weak
Community Space	↑ Mental Health	Medium
Transit-Oriented Development	↓ Crime and Violence ↓ Respiratory Disease ↓ Cardiovascular Disease ↓ Obesity	Strong
Open Space Preservation	↓ Cardiovascular Disease ↑ Mental Health	Medium/Strong
Small Business Development	↓ Crime and Violence ↓ Respiratory Disease ↓ Cardiovascular Disease ↓ Substance Abuse	Medium
Other Development (e.g. Brownfield remediation)	↓ Lead and other poisonings	Strong
General Asset Development: English as a Second Language (ESL) classes and Legal Services	↓ Cancer ↓ Obesity ↓ Cardiovascular Disease	Strong
Substance Abuse/Mental Health Support	↓ Crime and Violence ↓ Domestic Violence ↓ Cardiovascular Disease ↓ Substance Abuse ↓ Sexually Transmitted Diseases ↑ Mental Health	Medium/Strong
Property Management	↓ Lead and other Poisonings ↓ Respiratory Disease ↓ Injuries ↓ Infectious Disease	Strong
Youth Development and Empowerment	↓ Crime and Violence ↓ Cancer ↓ Cardiovascular Disease ↓ Substance Abuse ↓ Sexually Transmitted Diseases ↑ Mental Health	Medium

Research conducted by the Metropolitan Area Planning Council within the Community Investments Tax Credit Health Impact Assessment with Health Resources in Action and Massachusetts Department of Public Health, 2014.

*Key: ↓ decreased; ↑ increased

Strong Evidence:

- Affordable housing
- Transit Oriented Development
- Property Management

Medium/Strong

- Open Space Preservation

Medium:

- Community Space
- Small Business Development
- Youth Development

Leveraging Opportunities:

Patient Protection and Affordable Care Act (ACA)

- Incentivizes to examine new approaches aimed at **reducing disparities** and put attention to **prevention and wellness in the communities where people live, work, live and play.**
- Community Benefit Requirements: **community health needs assessments and strategic implementation plans**
- IRS accepts some evidence-based **community building** activities: environmental improvements to housing, economic development, community support, leadership development and job training.

MA Determination of Need Program (DoN)

- Health care facilities planning substantial capital expenditures or change in services must submit applications with plans for **Community Health Initiatives** to foster collaborations between applicant institutions, local public health authorities, and community-based partners. Purpose: to improve health status **and build community capacity to promote socioeconomic determinants of good health.**

Leveraging Opportunities: Community Health Assessments and Health Improvement Plans



Build relationships with non-profit hospitals, community health centers and/or other medical providers and local health coalitions!

Get a seat at the table!



Leveraging Opportunities: Accountable Care Organizations

Accountable Care Organizations (ACOs):

- Groups of physicians, hospitals, or other providers working together and jointly accountable for caring for a defined patient population, with the goal of improving health care quality and efficiency.

“Accountable Care Community” (ACC)

- An innovative approach (being demonstrated in Akron, Ohio)
- Encompasses medical care delivery systems AND “the public health system, **grassroots community stakeholders** at the grassroots level, and **community organizations** whose work spans the spectrum of the determinants of health.”
- ACC is responsible for the health outcomes of the entire population of a defined geographic region or community.



Thank you!
For More Information or Resources

Visit the websites of

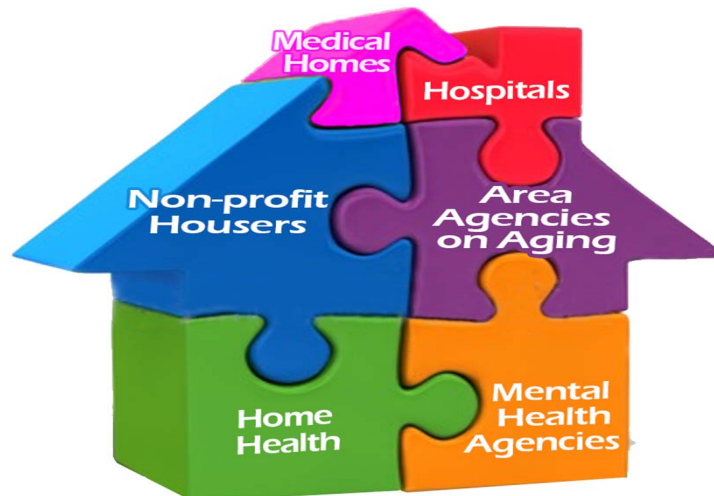
Health Resources in Action
www.hria.org

Asthma Regional Council of New England
www.asthmaregionalcouncil.org

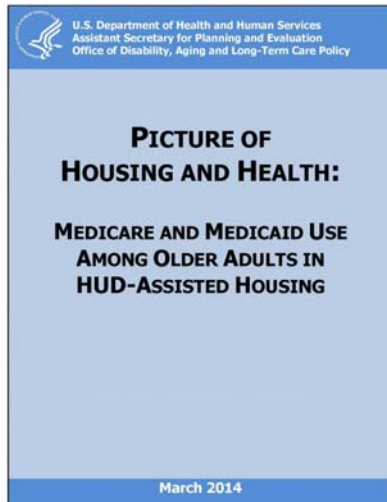
Stacey Chacker
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THE INTERSECTION OF HEALTH AND HOUSING



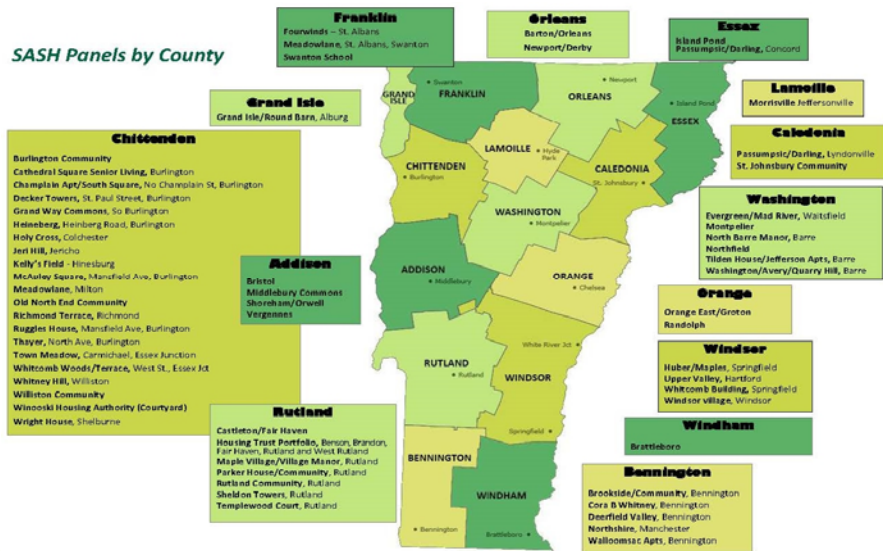
Social Circumstances and Health

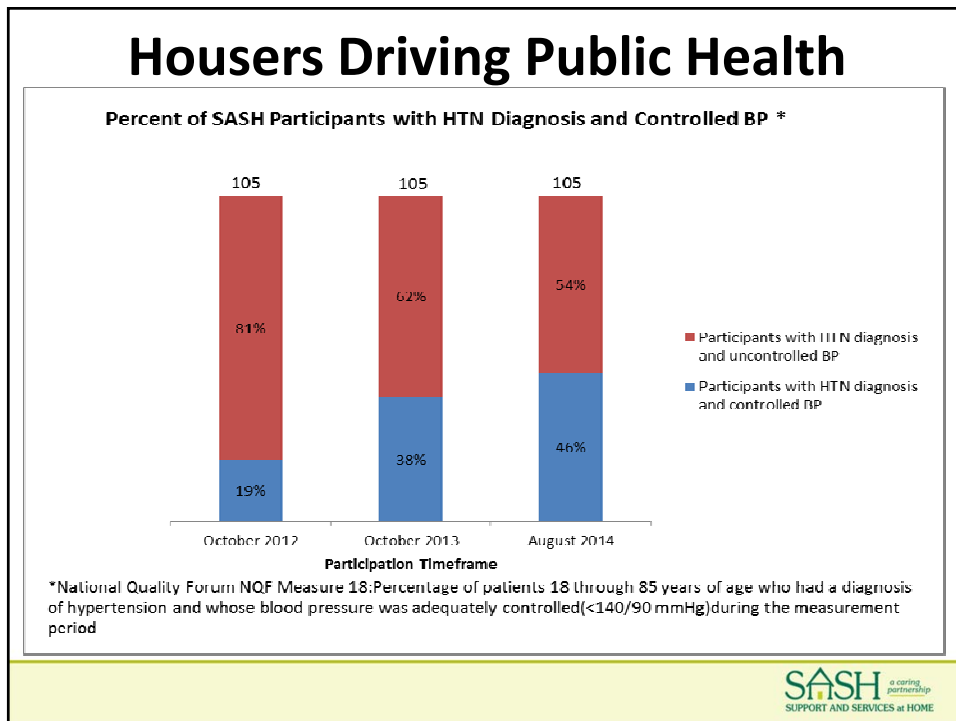
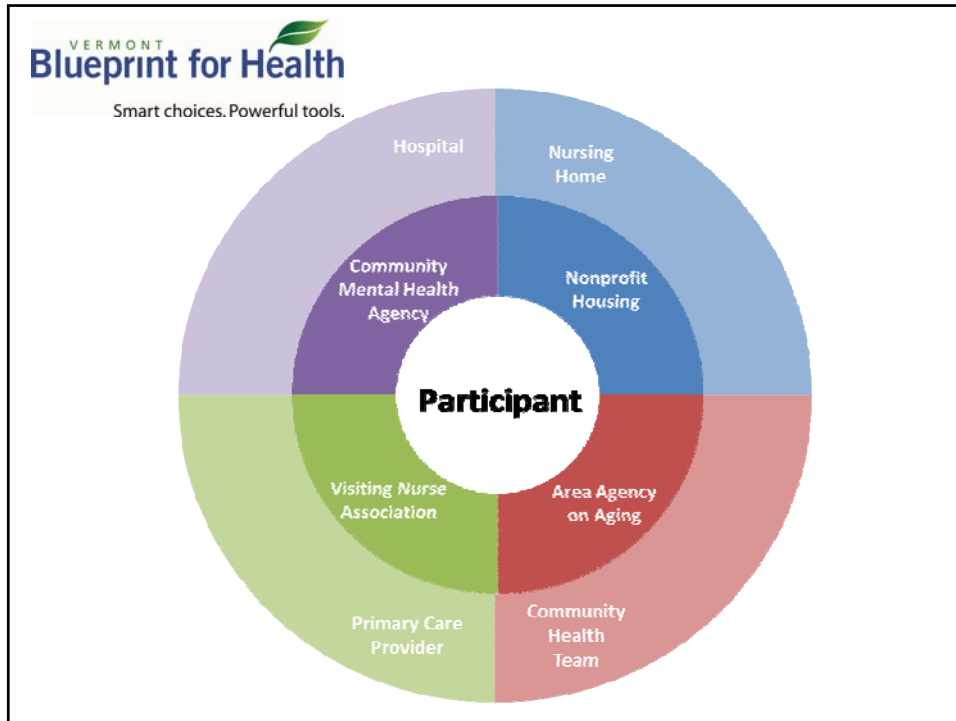


- Medicaid costs 32% higher
- 55% had 5+ chronic conditions
- Medicare costs 16% higher



Getting to Scale





HOUSING IS KEY

- ▶ A ready-made network
- ▶ Allows scale and replication
- ▶ Integrates primary care, acute care, mental health, behavioral health and LTSS at home



SASH a caring partnership
SUPPORT AND SERVICES at HOME

Vita Health & Wellness District



Mission: to improve the health of the neighborhood and its residents



Location: one mile corridor on the West Side near downtown Stamford

Neighborhood in Transition



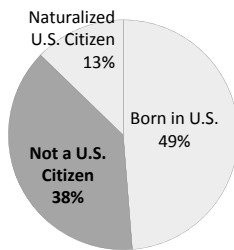
Vidal Court public housing built in 1955; demolished 2013

Fairgate Hope VI mixed income, built 2010

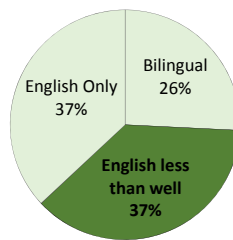


Social-Economic Factors

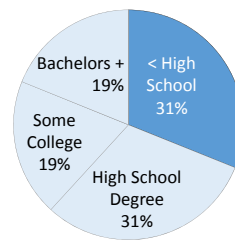
WEST SIDE NEIGHBORHOOD, STAMFORD



38% Undocumented



37% Poor English Skills



31% < High School Degree

Median household income \$36,000 - \$45,000

20% living in poverty

Community Engagement Ideas

Over 60 initial interviews, 3 community meetings, many informal conversations



Food >> Healthy Eating: Farmers market, produce store, bakery, more community gardens, cooking and nutrition classes



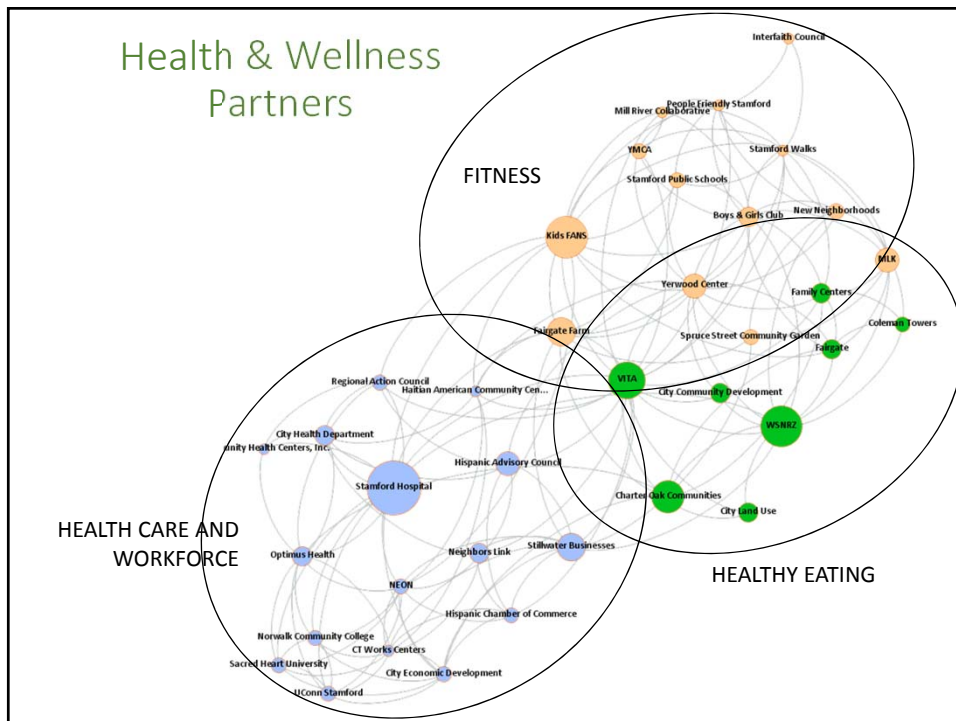
Access to Health Care: Outpatient services, urgent care center, rehab center, navigating system



Good Jobs and Local Businesses: Job training spaces, better retail services, better support for family businesses



Fitness >> Active Living: Walking loops, safer streets, affordable fitness, exercise rooms



Stamford Community Collaborative



Stamford Hospital
Stamford Hospital Sarner Health & Fitness Institute



CHARTER OAK COMMUNITIES
Charter Oak Communities



City of Stamford Department of Health and Social Services



AmeriCares



Optimus Health Care



Community Health Center, Inc.
Franklin Street Community Health Center



Family Centers



Communities 4 Action
Formerly Lower Fairfield County Regional Action Council
Communities 4 Action
Formerly Lower Fairfield Regional Action Council



NeighborsLink Stamford



Domus



Norwalk Community College

FAIRGATE FARM
Growing a Local Food System
Harvest Festival

Fairgate Farm ~ 129 Stillwater Avenue
Saturday, October 18th from 12:00-2:00 pm

A Fall festival, in collaboration with Stamford Hospital, highlighting fresh organic fall vegetables, and featuring farm tours, kids crafts, cooking demonstrations, recipes, food samples, and music. Fun, free and open to all!

Food + Social and Cultural Benefits



