

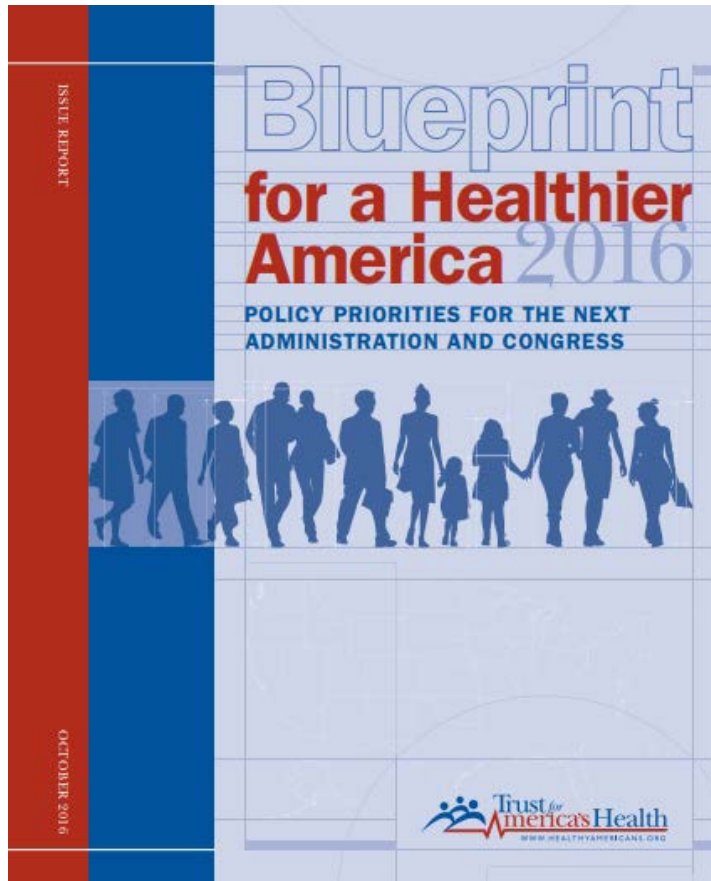
Strengthening Collaboration between Housing and Health

Housing Virginia

*Home Remedies: Connecting Housing and Health
for Stronger Communities*

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Trust for America's Health
July 11, 2018

Trust for America's Health (TFAH)



- Promotion of public health and prevention
- Independent, non-partisan
- Foundation-supported
- Focused on
 - Data/research for action
 - Health-promoting policies
 - Strong public health system
 - Informed policymakers

Trust for America's Health (TFAH)



Housing and Health: New Opportunities for Dialogue and Action

Prepared by: Jeffrey Lubell, Executive Director, Center for Housing Policy; Rebecca Mosley, Executive Director, National Center for Healthy Housing; Marice Ashe, Executive Director and Linda Morok, Senior Staff Attorney, ChangeLab Solutions; and Jeff Levi, Executive Director, Trust for America's Health.

Renowned community developer and philanthropist Jim House once said, "For many years, I have lived unconsciously with the belief that most planning and architectural design suffers for lack of real and basic purpose. The ultimate purpose, it seems to me, must be the improvement of mankind."

The adoption of a new "health in all policies" approach by the federal government provides an historic opportunity to extend Jim House's advice to the nexus of health and housing and foster a dialogue that can lead to new partnerships and stronger policies that advance health and housing objectives in equal measure. By developing a framework for improving those aspects of housing that impact health, this dialogue could help ensure that housing policy and neighborhood design make the maximum possible contribution to the health of children, older adults, and other community members.

To facilitate this dialogue, we have prepared a concept paper documenting the many ways in which housing affects health and outlining potential next steps for fostering greater collaboration between the public health and housing policy communities to advance shared goals.

I. Summary and Recommendations

Housing affects health in multiple ways:

- Housing quality can impact physiological health (e.g., lead, radon, mold, extreme temperatures), psychological health (e.g., noise, inadequate light, and safety (e.g., falls, fires).
- Unaffordable housing costs affect health by reducing the income that a household has available for nutritious

In partnership with

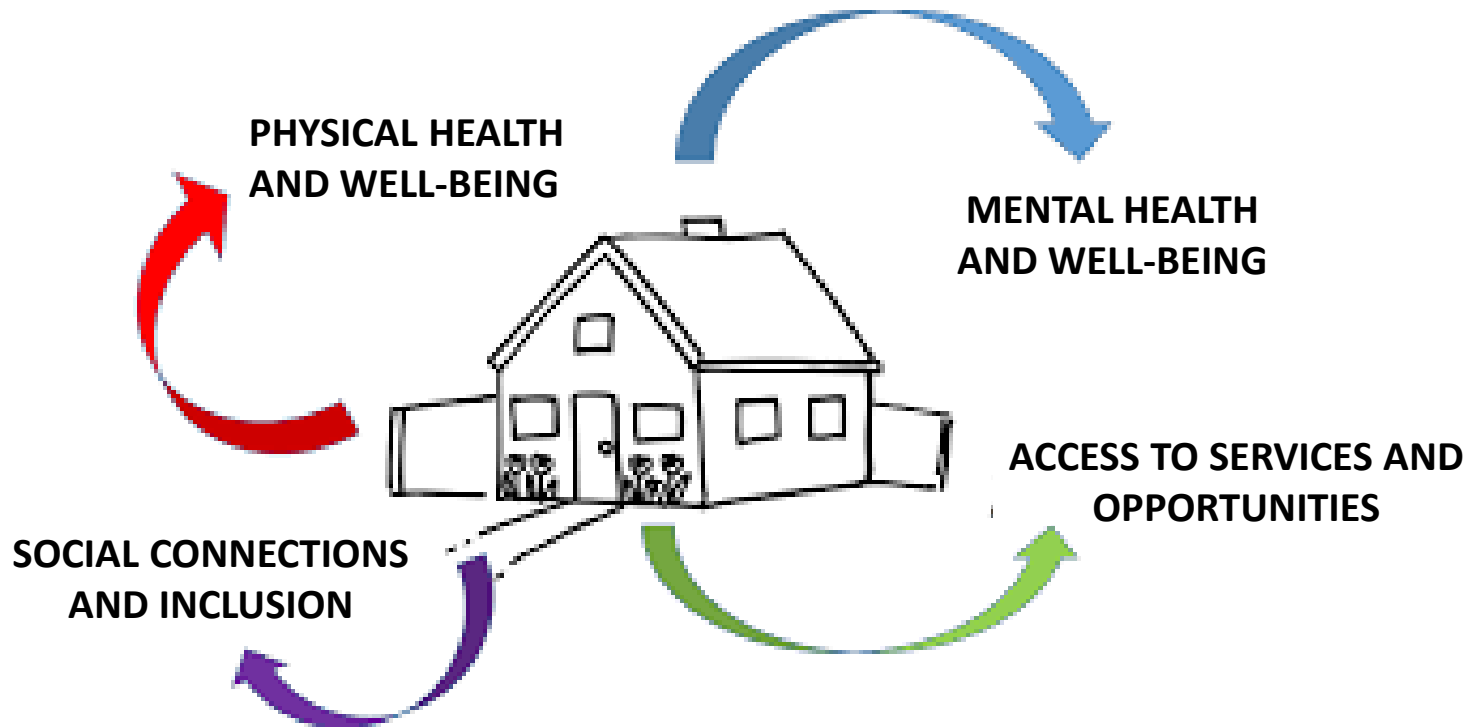


Housing and Health: New Opportunities for Dialogue and Action

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- Always seen housing as a public health issue
- 2012 report in partnership with Center for Housing Policy and ChangeLab Solutions
- Have continued to explore the nexus of health and housing

The Connection Between Housing & Health



The Connection Between Housing & Health



QUALITY



STABILITY



LOCATION



AFFORDABILITY

The Connection Between Housing & Health

SOCIAL DETERMINANTS FACTORS THAT INFLUENCE YOUR HEALTH

HOUSING Housing and health are connected. Where and how people live can influence how healthy they are and how well they live. Housing is linked to:

The **NATION'S HEALTH**
A PUBLICATION OF THE AMERICAN PUBLIC HEALTH ASSOCIATION

www.thenationshealth.org/sdoh

OPPORTUNITY



LEAD POISONING

About 500K kids ages 1-5 have elevated blood lead levels.

High levels are often linked to lead paint & dust in homes.



GOOD HEALTH



EXPENSES

49.3% of renters spent more than 30% of their income on housing in 2014.

26.4% spent more than half of their income on housing.



EQUITY



ASTHMA RISKS



24M Americans have asthma — including 6.3M children.

Asthma can be triggered by pests, indoor allergens & poor ventilation.

COMMUNITY



Follow 8 principles for a healthy home:
Keep it well-ventilated, contaminant-free, clean, safe, pest-free, well-maintained, dry & at a comfortable temperature.

Strengthening Collaboration Between Housing and Health



1. Collaboration Infrastructure
2. Coordinated Funding
3. Diversified Funding
4. Integration of Health and Housing Efforts

1. Collaboration Infrastructure



2. Coordinated Funding

- Braiding: Coordinating funding from several sources to support a single initiative or portfolio of interventions (usually at community level).
- Blending: Combining different funding/financing streams into one pool, under a single set of reporting and other requirements.
- Unlike blending, braiding keeps different funding/financing streams in distinguishable strands.



Example: Virginia's Children's Services Act



Jean & John's Plan of Services from CSA

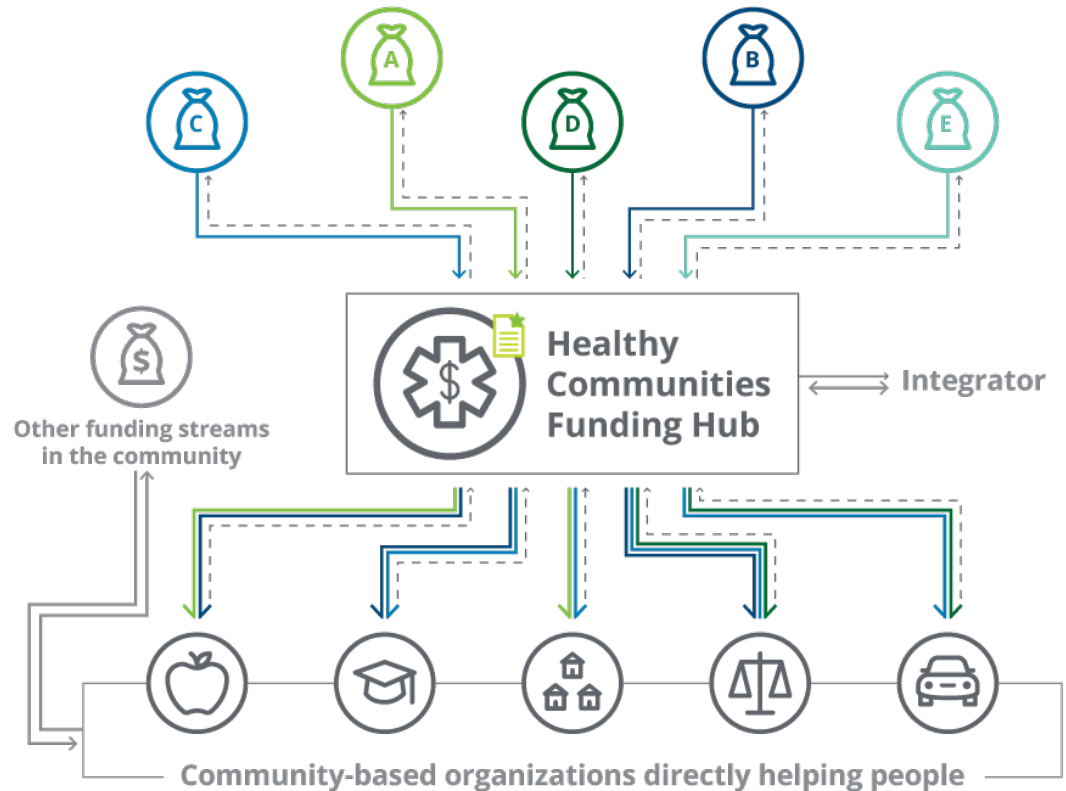
	GOALS	SERVICES	PAID FOR BY
EDUCATION	Educate John at grade level and manage behavior issues	Special education placement	CSA Pool Funds
PHYSICAL HEALTHCARE	Manage Jean's diabetes and John's asthma for success at work and school	Primary and preventive care	Medicaid/CHIP (FAMIS)
	Control Jean's depression and help her stay sober	Behavioral health care	Medicaid/CHIP (FAMIS)
MENTAL & BEHAVIORAL HEALTHCARE	Help John overcome behavioral/emotional issues	Applied behavioral analysis; yoga	CSA Pool Funds
HOUSING	Provide a stable home; cook healthy meals	Emergency rent support	CSA Pool Funds
TRANSPORTATION	Reliable transportation to and from work, school, and appointments	Car repair	CSA Pool Funds
FOOD	Cook healthy meals at home, refrigerate medication	Food assistance/refrigerator repair	Social service programs (SNAP)/ CSA Pool Funds

NASHP Produced by the National Academy for State Health Policy. For more information please visit www.nashp.org.

Example: Housing Complex Medicaid Beneficiaries in Louisiana

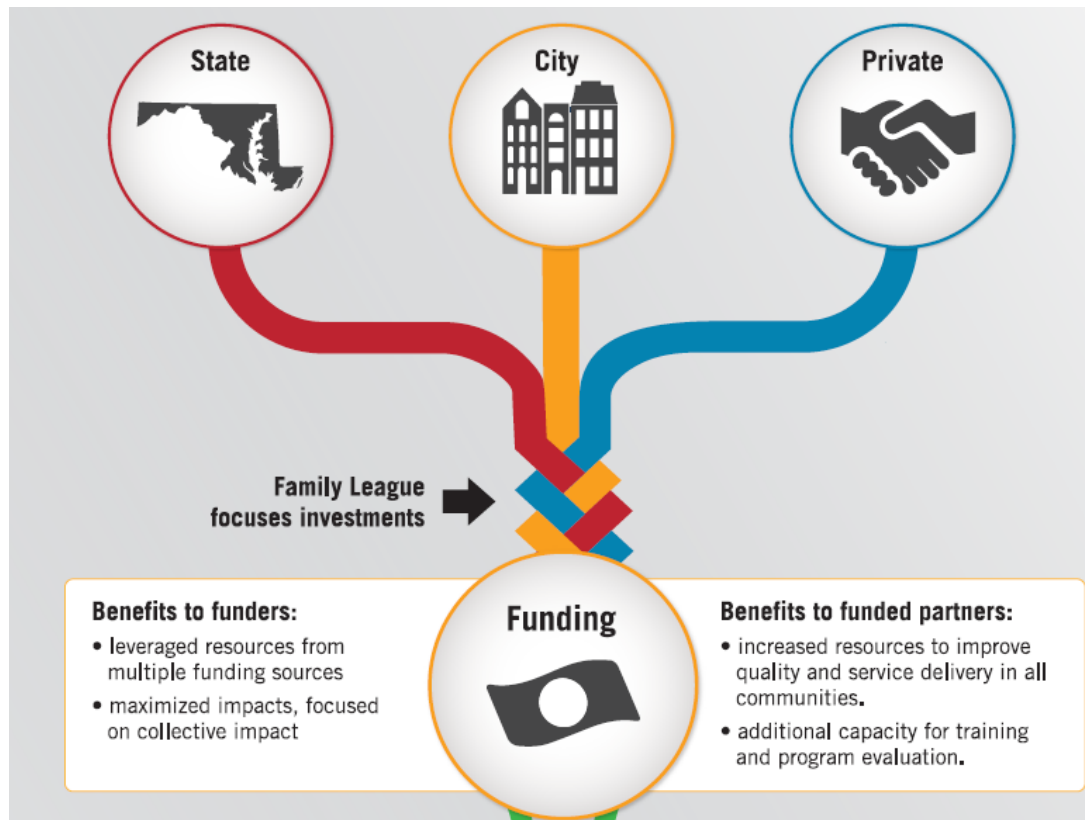


Intermediary Organizations for Coordinating Funding

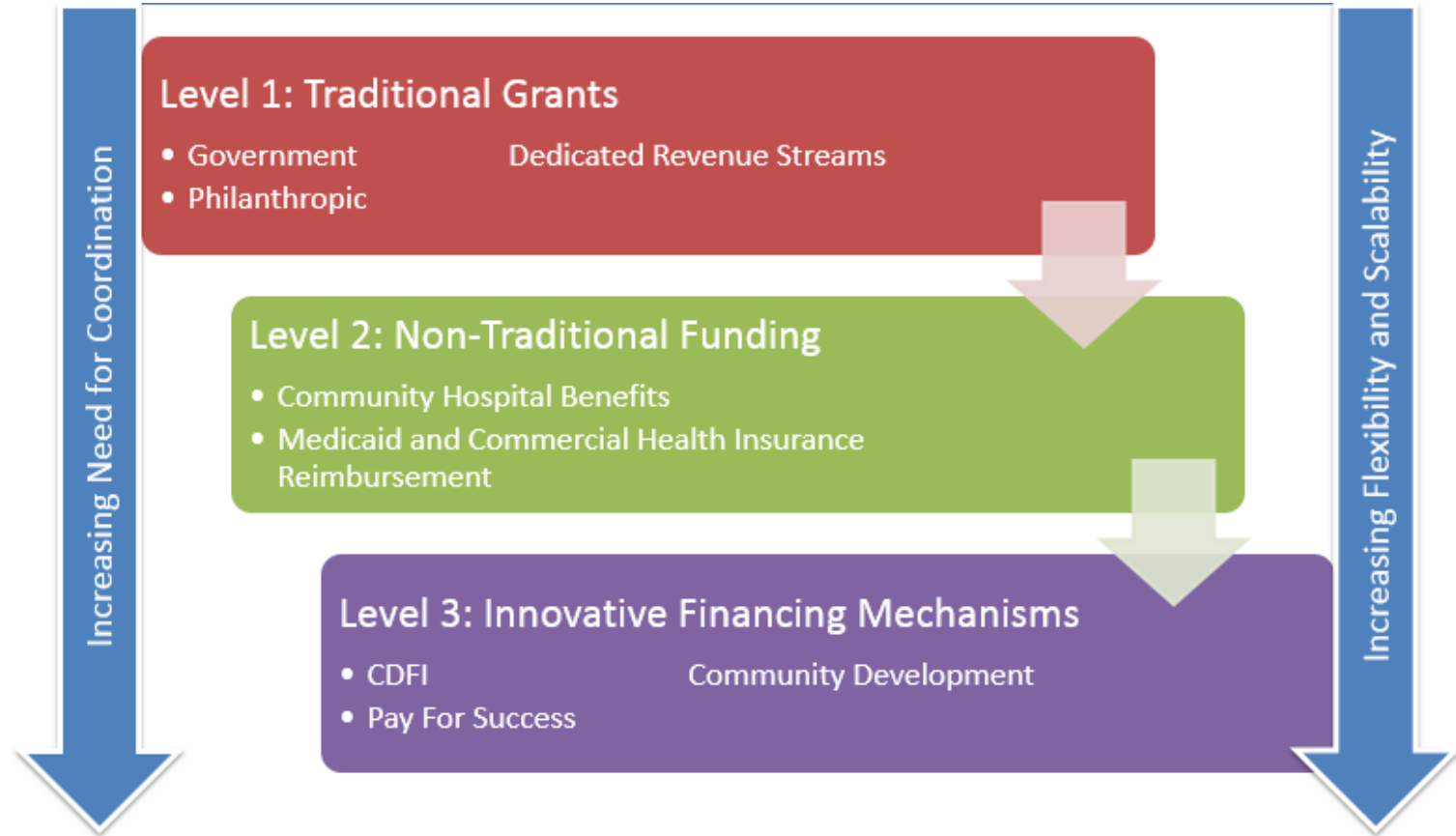


Example: FAMILY LEAGUE

OF BALTIMORE



3. Diversified Funding



Examples: Healthcare/Insurer Investment in Housing Services



Chicanos Por La Causa, Inc.

A PROMISE OF OPPORTUNITY

- Partnership with UnitedHealthcare – clients screened and referred to services including housing
- United providing \$20M capital for multifamily housing units and need-based services



Medicaid Redesign Team

- Invests state-share Medicaid dollars in supportive housing
- Includes rental subsidies, tenant advocacy and services for those at risk of becoming homeless



- Permanent supportive housing services for members with SMI (50% ↓ in admissions to psychiatric hospitals; use of crisis services cut by third)
- Integrated health home program

Examples: Health System/Hospital Investment in Housing



KAISER PERMANENTE®

- Impact Investment of \$200M to:
 - prevent displacement or homelessness of lower- and middle-income households;
 - reduce homelessness via supportive housing; and
 - make affordable homes healthier and more environmentally sound
- Partnership with U.S. Mayors and CEOs to advance key federal housing priorities



- \$10M aimed at improving housing conditions and promoting redevelopment in surrounding Avondale, including:
 - Building homes
 - Providing interest-free forgivable loans to families in certain areas for housing rehab to prevent blight and complement revitalization efforts
- Partners include Avondale Comprehensive Development Corporation and Community Council

Example: Pay for Success to Address Chronic Homelessness in Massachusetts



- ❑ Pay for Success initiative to expand access to permanent supportive housing
- ❑ Placed over 656 high-need individuals into stable, supportive housing, with 92% remaining housed after one year
- ❑ Completed over 2000 assessments
- ❑ So far has saved Massachusetts ~ \$2.2M in shelter, ED and hospitalization costs
- ❑ Achievements have triggered dividend payments to investing partners

4. Integration of Health and Housing Services

Data Sharing

Plan to House 100 in Orlando, Florida

- Compared lists of high-need patients, those encountering law enforcement frequently, and those experiencing homelessness
- ↓ hospitalization, incarceration; ↑ income, housing stability

In-Home Services

St. John's Wellchild and Family Center in California

- Partnered with community housing corporation – lead poisoning screening, home health visits and health program enrollment
- 100% ↓ asthma hospitalizations, missed work days by parents; 70-80% ↓ asthma-related ED visits and missed school days

Co-Location

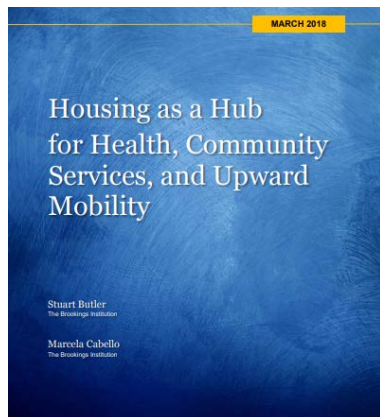
\$200M Healthy Futures Fund

- LISC, Morgan Stanley, Kresge
- Equity, loans, grants, TA to support co-location of health centers, non-clinical services, affordable housing projects

Your Role in Housing/Health Collaborations

- ❑ Are there colleagues in public health agencies, hospitals, or other healthcare organizations (or for those in healthcare – in housing agencies and organizations) that you can call?
- ❑ Are there intermediaries or backbone organizations already working at the intersection of health and housing in your community?
- ❑ Can you tap into insurance and Medicaid coverage for housing services? Other innovative funding sources?
- ❑ What incentives might be available to you to facilitate health/housing collaboration? (e.g., gain points by meeting public-health related criteria outlined in Virginia's QAP)
- ❑ Can you identify a key staff person who can develop expertise in housing and community investment?

Additional Resources



B Economic Studies
at BROOKINGS



Additional Resources



- Blogs
- Tools
- Publications
- Partnerships
- About Us
- Q Search

Publications

M

Get started



Crosswalk

A gathering place for stories about the connection between health and place.
Produced by the Build Healthy Places Network at www.BuildHealthyPlaces.org



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ISSUE BRIEF

Improving Community Health by Strengthening Community Investment

Roles for Hospitals and Health Systems



Robert Hacks, Executive Director, Center for Community Investment
Betsy O'Neil O'Brien, Assistant Director, Initiative for Responsible Investment
Foreword by Donald Schwartz, MD, MPH, MBA, Vice President, Program, Robert Wood Johnson Foundation



Place-based Investing

Creating Sustainable Returns and Strong Communities



The Hospitals Aligned for Healthy Communities toolkit series

Questions?



Thank You

Please visit TFAH's website at:

<http://healthyamericans.org/>

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