

Health Happens in Neighborhoods: *What We Can Do About It*



**Build Healthy
Places Network**

Douglas Jutte, MD, MPH
Health & Housing San Antonio
April 12, 2019



fall • family • fun





THE BUILD HEALTHY PLACES NETWORK

“We are the national center at the intersection of **community development and health**, leading a movement to accelerate investments and speed and spread solutions for building healthy and productive communities.”



Engage



Educate



Synthesize

Outline for Today

The background features a solid orange color with a large, stylized white graphic on the right side. This graphic consists of several overlapping, semi-transparent white shapes that form a starburst or sunburst pattern, radiating from a central point towards the right edge of the frame.



OUTLINE

What are the Problems?

What is Community Development?

Innovative Financing & Partnerships

Resources for Next Steps



What are the
Problems?



THE PROBLEM

\$3.5 trillion
per year

>80% of costs are due
to chronic disease

Most chronic disease
is preventable

Most chronic disease
happens to
low-income people in
low-income places



THE PROBLEM

> \$1 trillion
per year

Spent on avoidable chronic disease
occurring in low-income neighborhoods



DEFINING HEALTH

Health

≠

HealMedical
C̄are Care

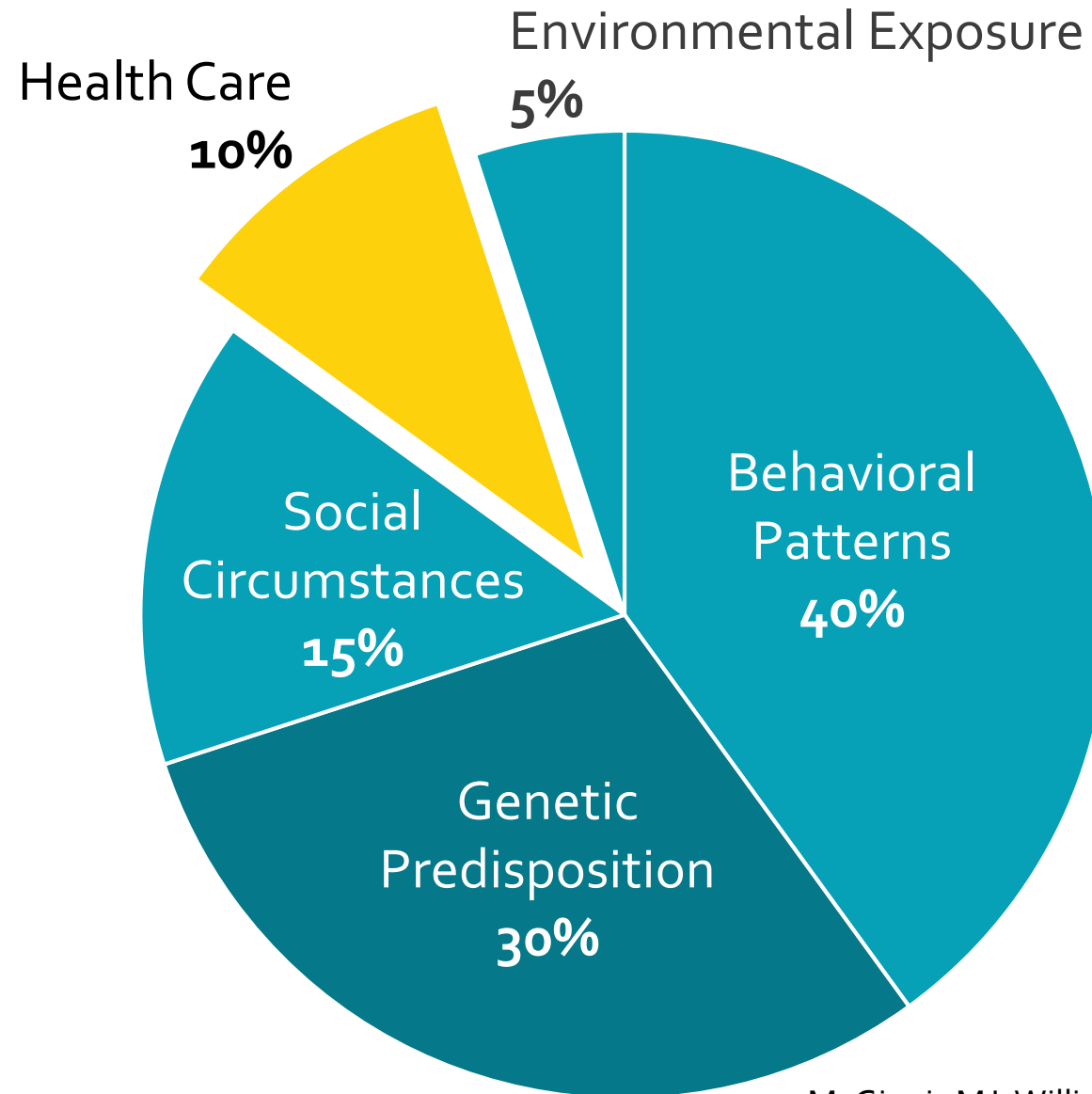


“Health is a state of
complete physical, mental
and social well-being
and not merely the absence
of disease or infirmity.”

– Preamble to the Constitution of the World Health Organization, 1946



CONTRIBUTIONS TO PREMATURE DEATH

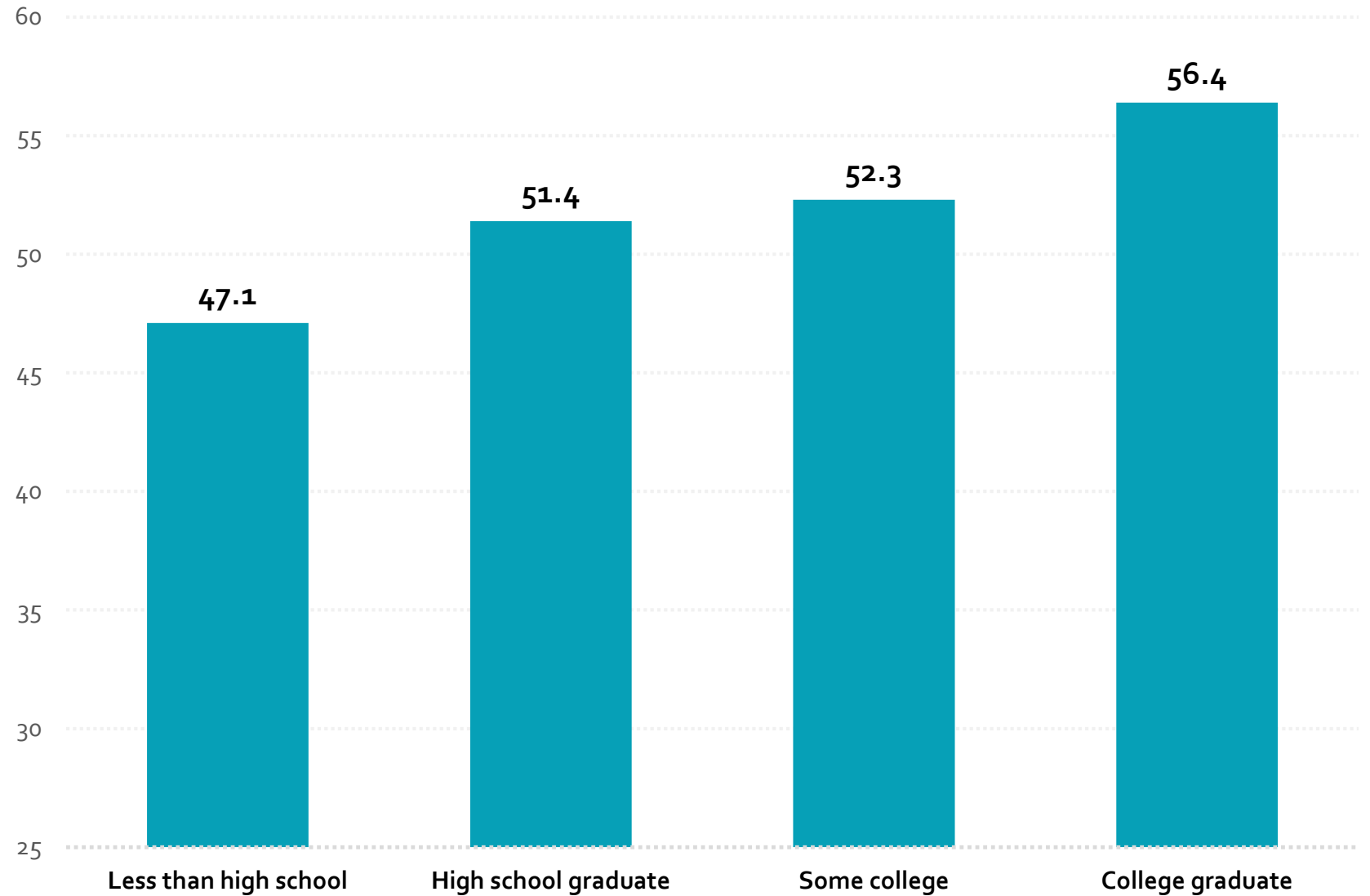




HEALTH = EDUCATION

Life expectancy
of men at age 25

By educational
attainment

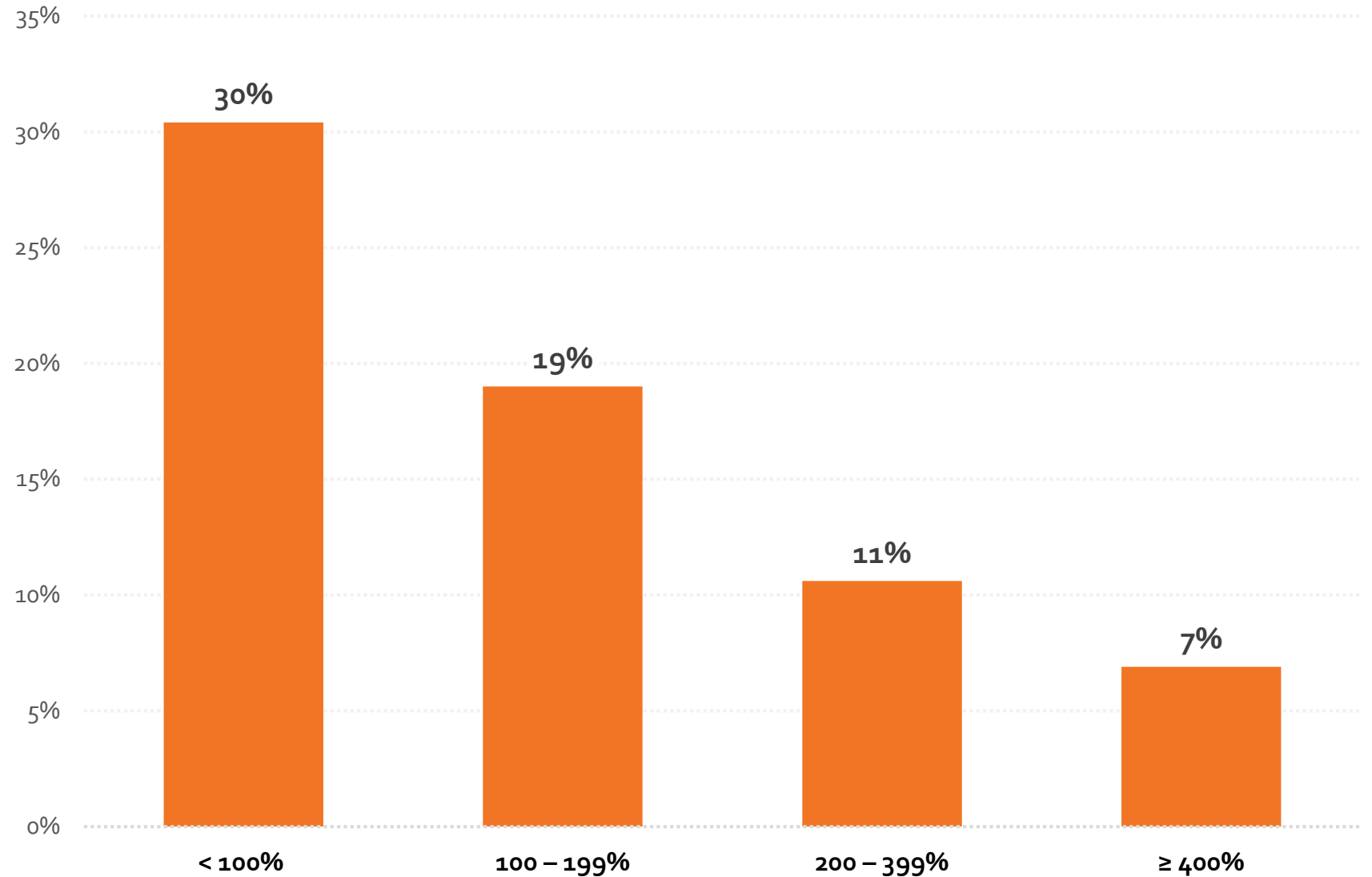




HEALTH = INCOME

Percent of children with less than very good health

By income (% of Federal poverty line)

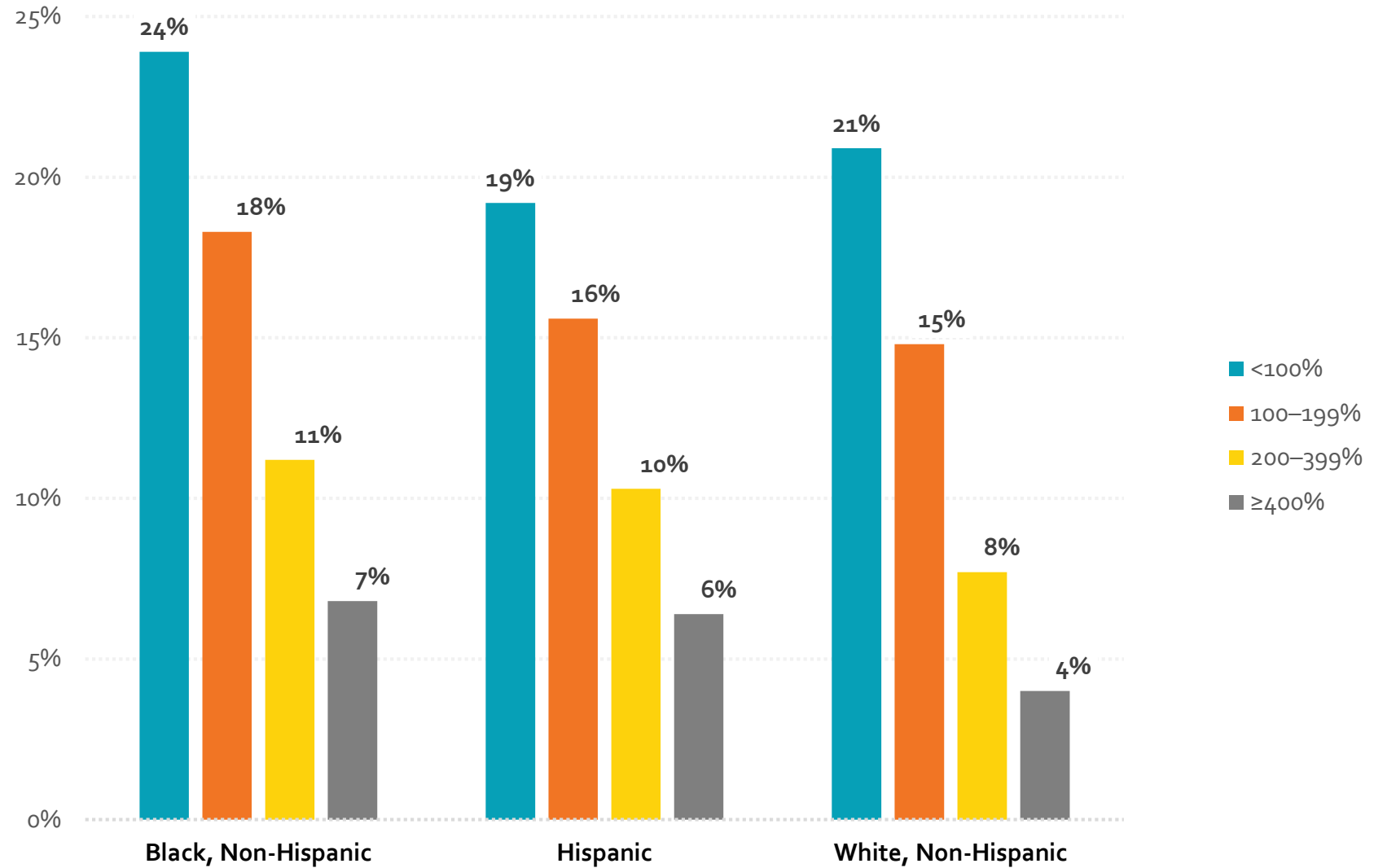




POOR HEALTH ACROSS ALL RACIAL AND ETHNIC GROUPS

Percent of adults with poor health

By income (% of Federal poverty line)

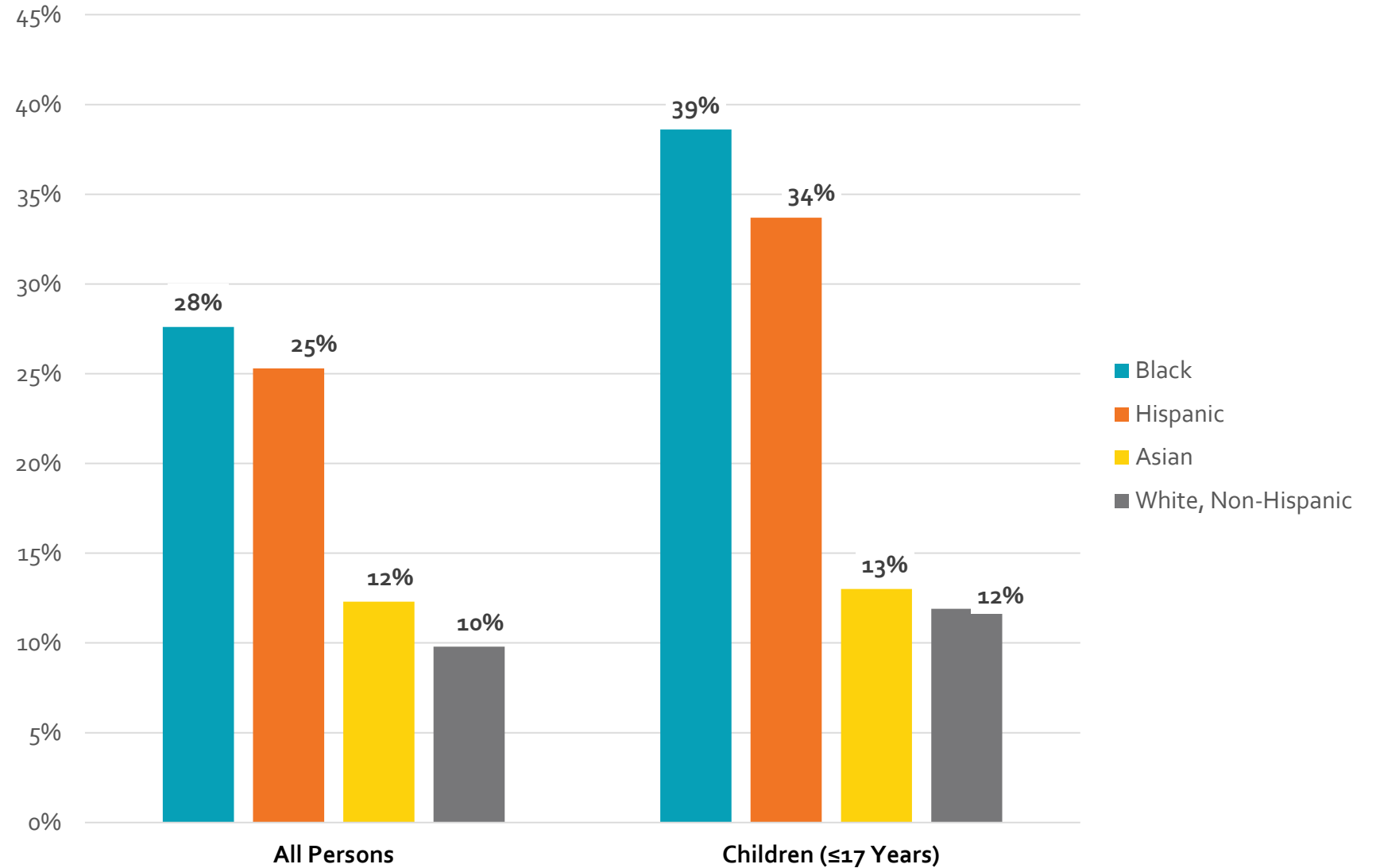




...BUT POVERTY IS CONCENTRATED

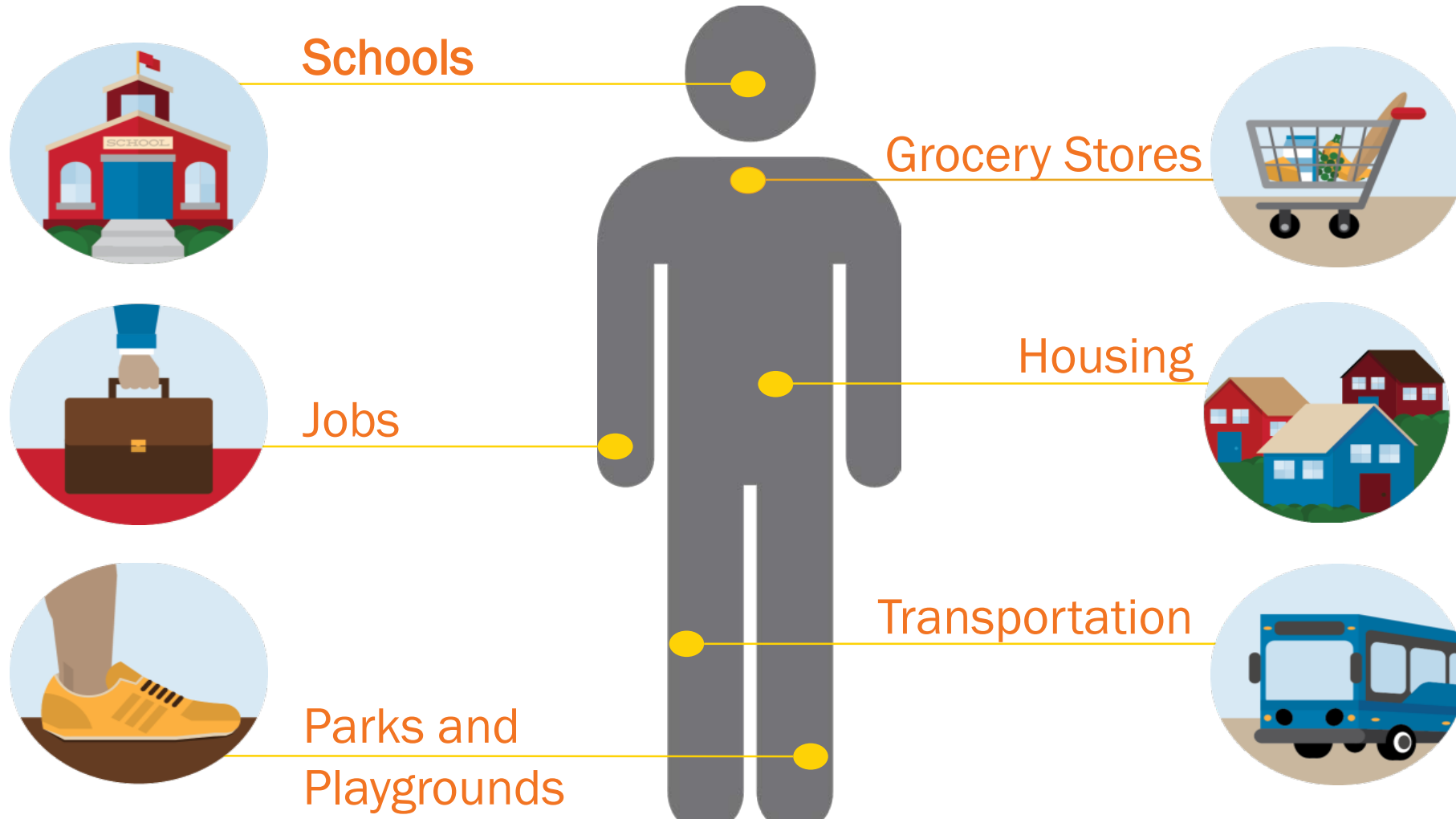
Percent of people in poverty

By racial or ethnic group



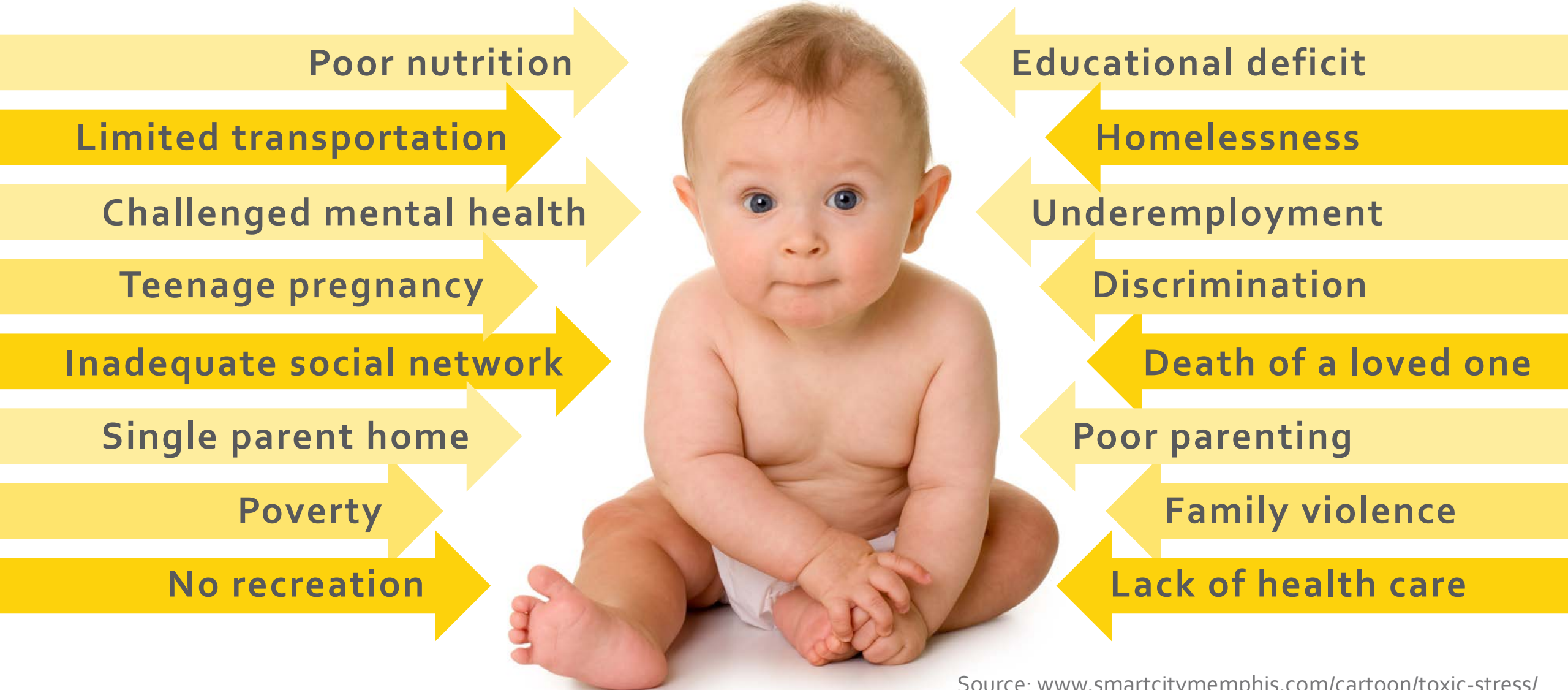


PEOPLE GET SICK BECAUSE OF THEIR SOCIAL AND PHYSICAL ENVIRONMENTS





SOCIAL DETERMINANTS OF HEALTH





Lack of control



Toxic stress



Compromised
immune system

Inflammation

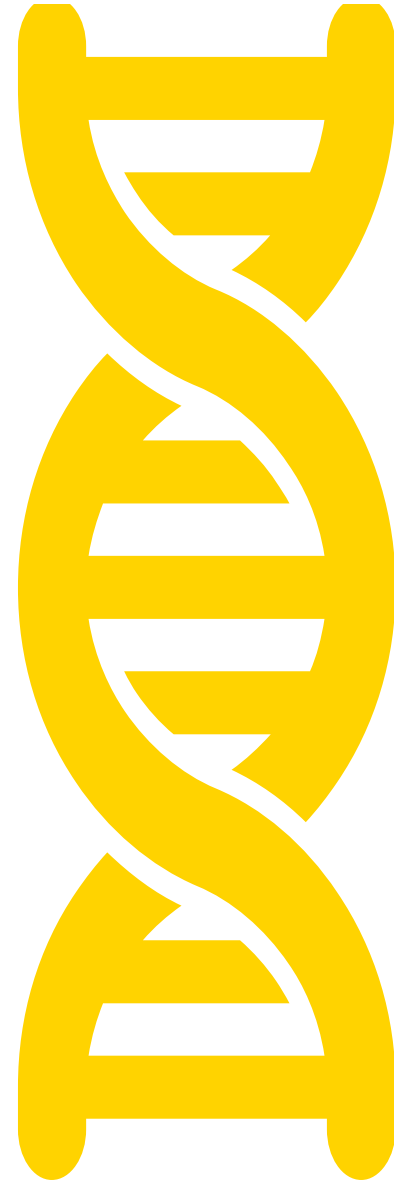
Altered fight or
flight response

Disrupted brain
development



IN DETERMINING YOUR HEALTH...

78204





HEALTH DISPARITIES

Short distances,
large differences

New Orleans, LA



HEALTH DISPARITIES

Short distances,
large differences

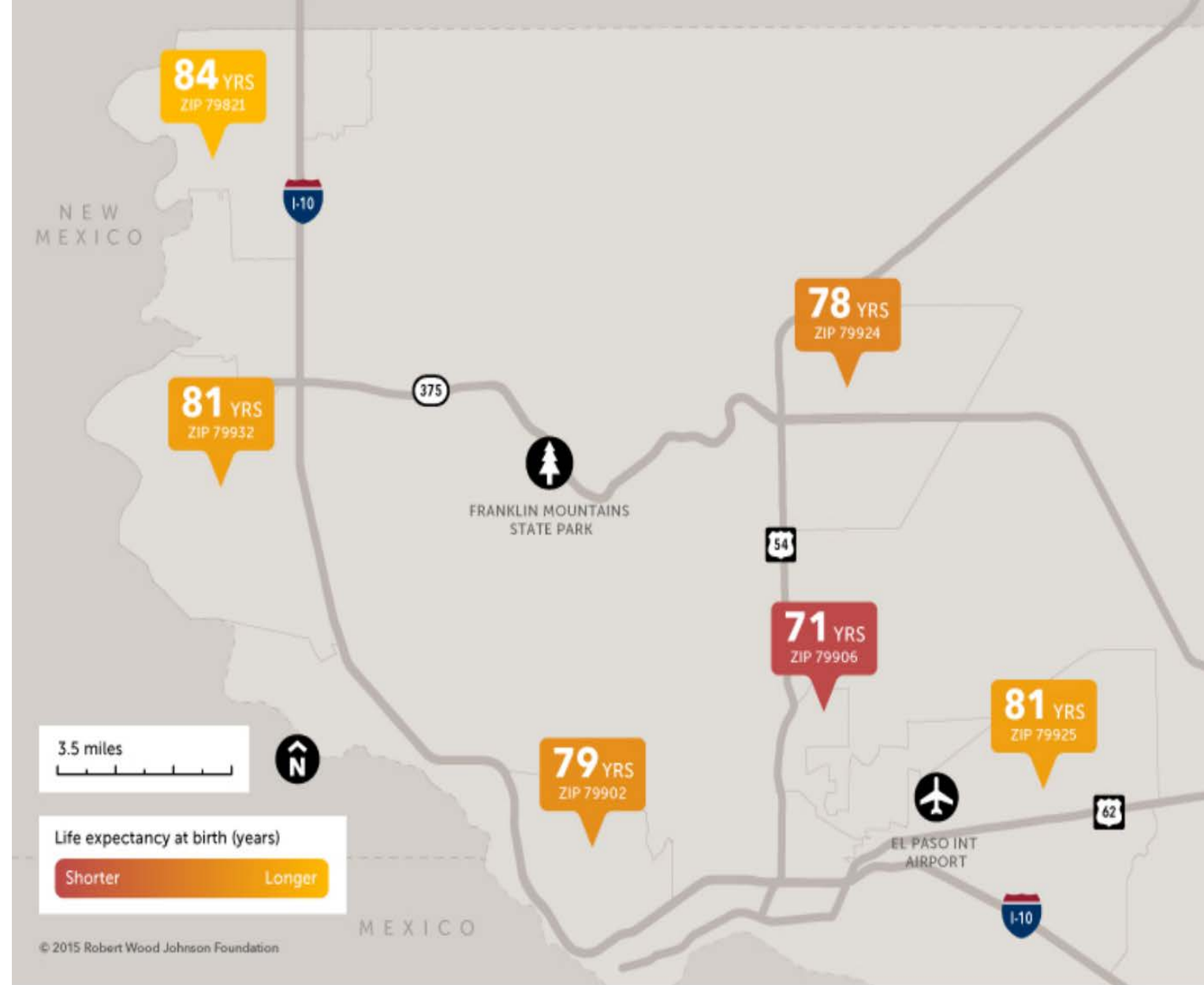
Minneapolis, MN



HEALTH DISPARITIES

Short distances,
large differences

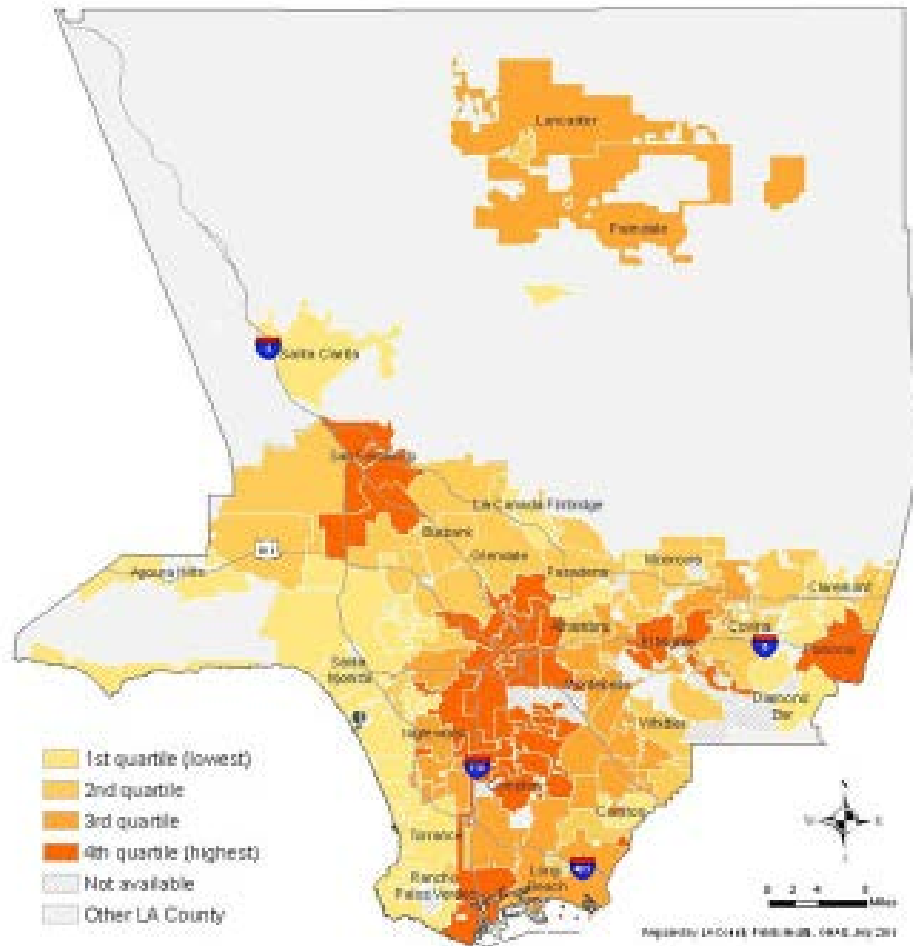
El Paso, TX



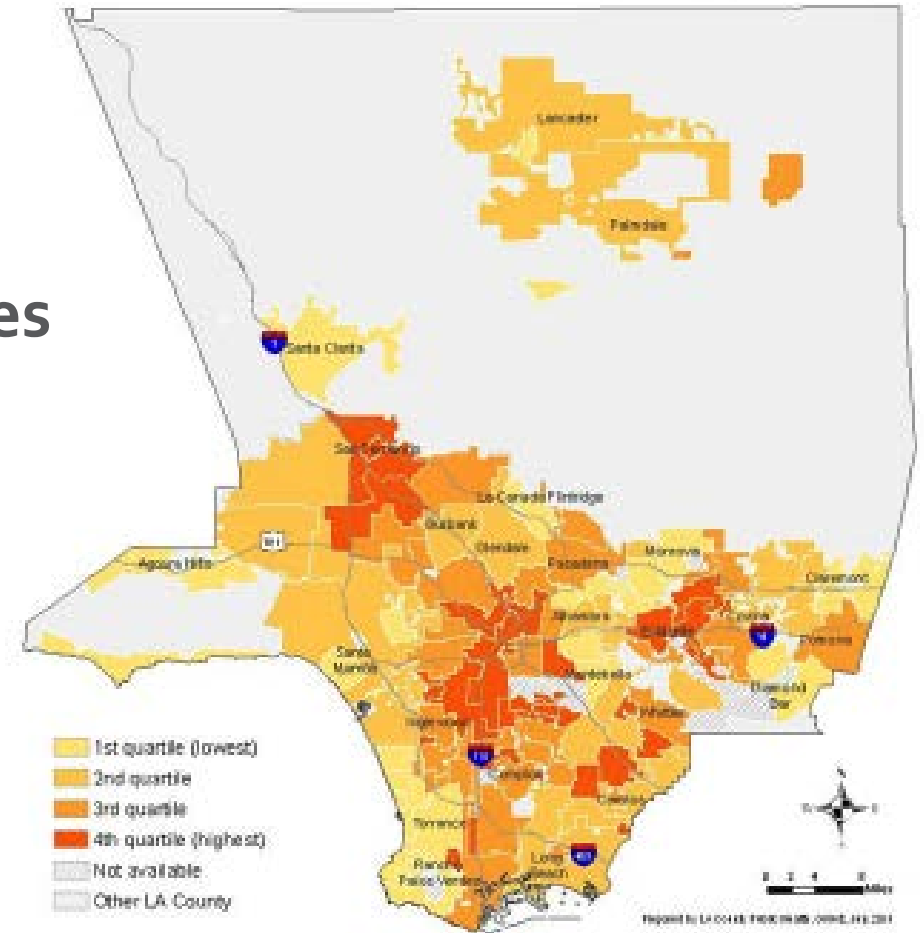


COMMUNITY DEVELOPMENT & HEALTH WORK SIDE-BY-SIDE

Economic hardship by city



Childhood obesity by city



Los Angeles
County



COMMUNITY DEVELOPMENT IS IN THE ZIP CODE IMPROVEMENT BUSINESS



BAKER RIPLEY CENTER, HOUSTON, TX



What is Community Development?



COMMUNITY DEVELOPMENT: PAST

Pruitt-Igoe, St. Louis, MO

1956 to 1972

Architect: Minoru Yamasaki



ZIP CODE IMPROVEMENT...

HOUSING COORDINATED WITH SERVICES



Solara, San Diego
Zero Energy Affordable Housing



Plaza Apartments, San Francisco
Supportive Housing

ZIP CODE IMPROVEMENT... COMPREHENSIVE YOUTH DEVELOPMENT



KIPP Academy, Washington D.C.



Neighborhood Centers Inc, Houston

ZIP CODE IMPROVEMENT... RESIDENT-FOCUSED ECONOMIC DEVELOPMENT



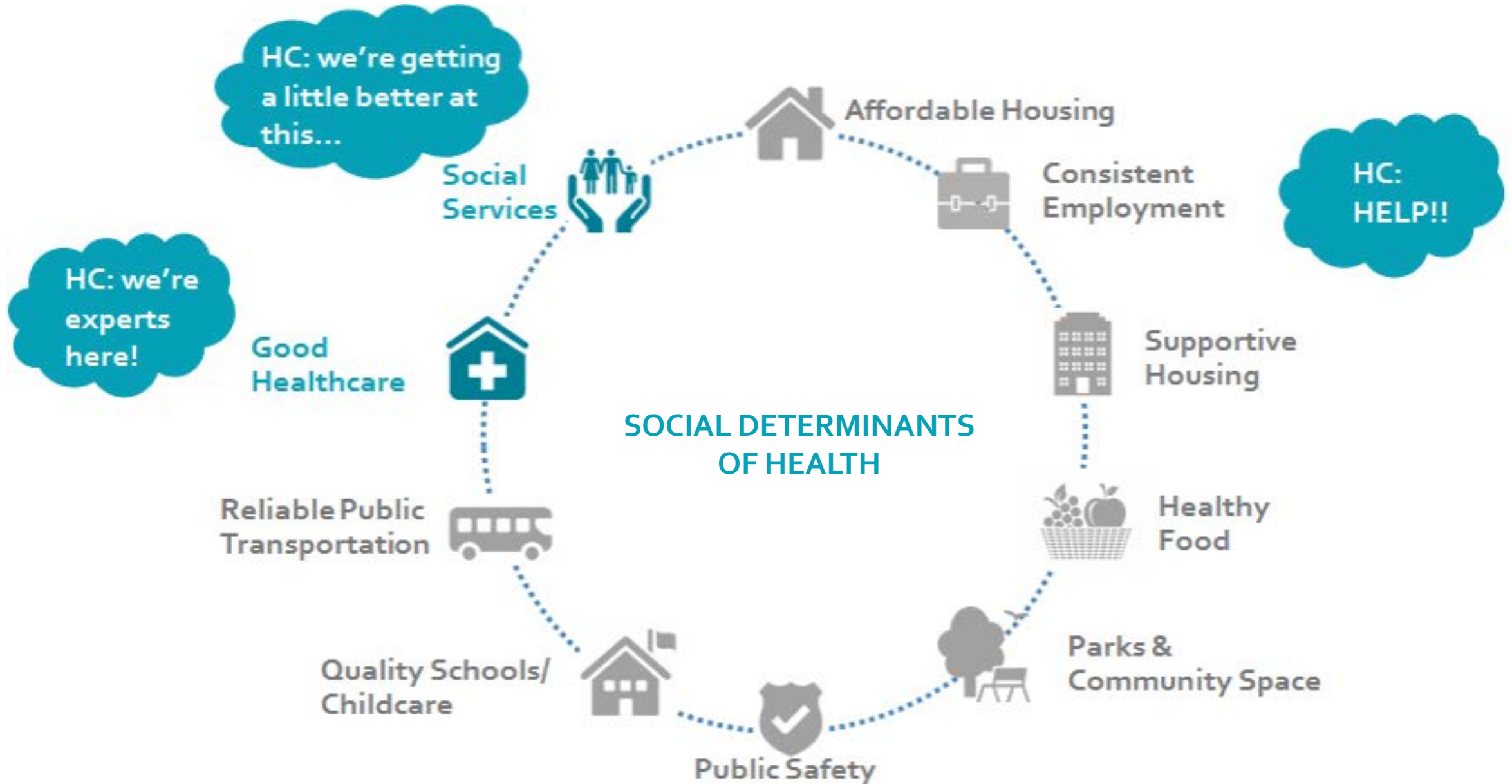
Baker-Ripley Center, Houston



Market Creek Plaza, San Diego



HEALTHCARE NEEDS PARTNERS TO ADDRESS SDOH





THE WORK OF COMMUNITY DEVELOPMENT





HOW MUCH MONEY? AND WHERE DOES IT COME FROM??

\$200 BILLION DOLLARS ANNUALLY

DIRECTED INTO LOW-INCOME NEIGHBORHOODS

■ **Federal/state tax credits & grants**

- Low Income Housing Tax Credit (LIHTC)
- New Markets Tax Credit (NMTC)
- Community Development Block Grants (CDBG)
- Healthy Food Financing Initiative (HFFI)

■ **Community Reinvestment Act dollars**

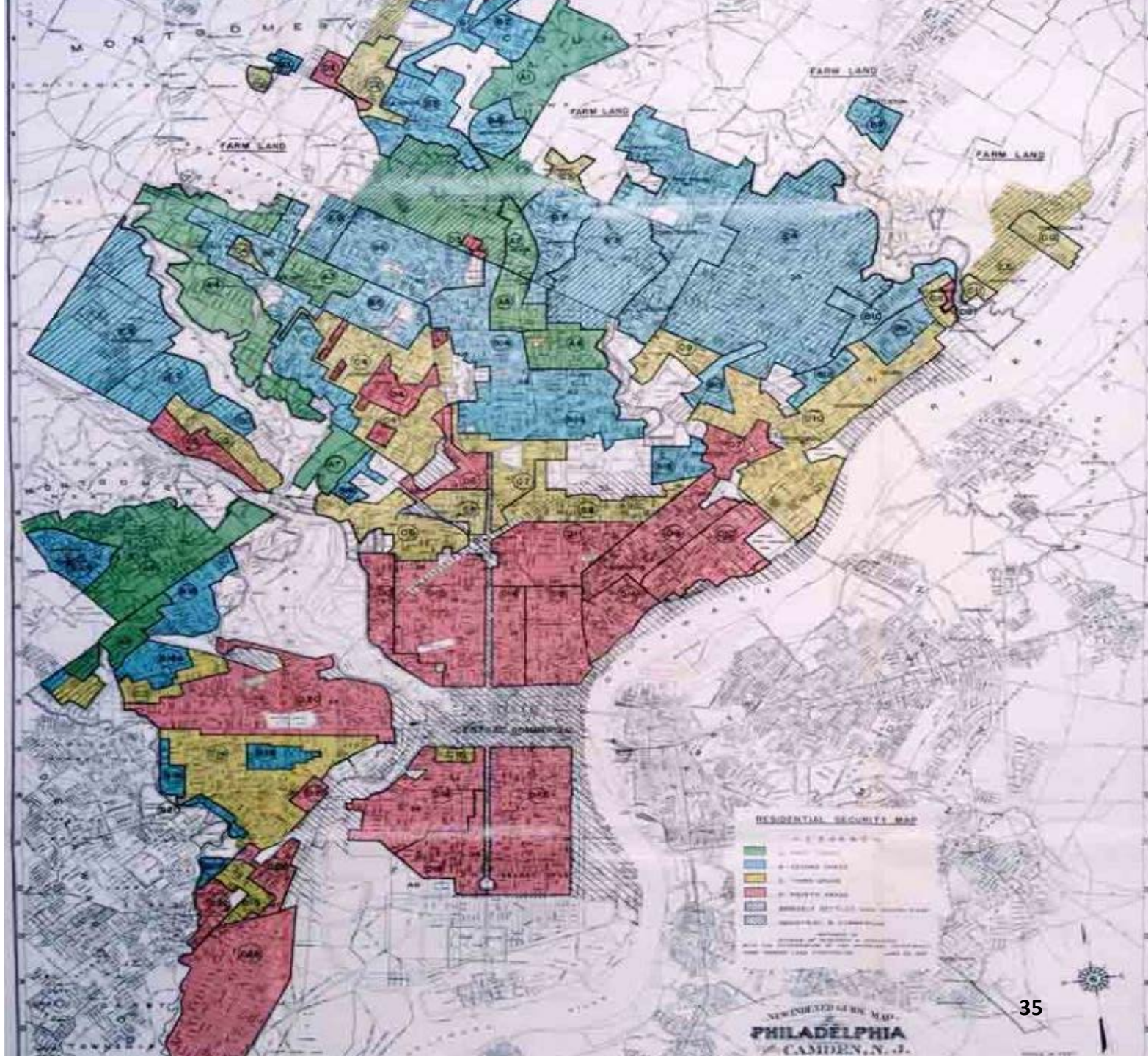
CRA-motivated loans and investments from private, for-profit banks



REDLINING

Community Reinvestment Act of 1977 (CRA)

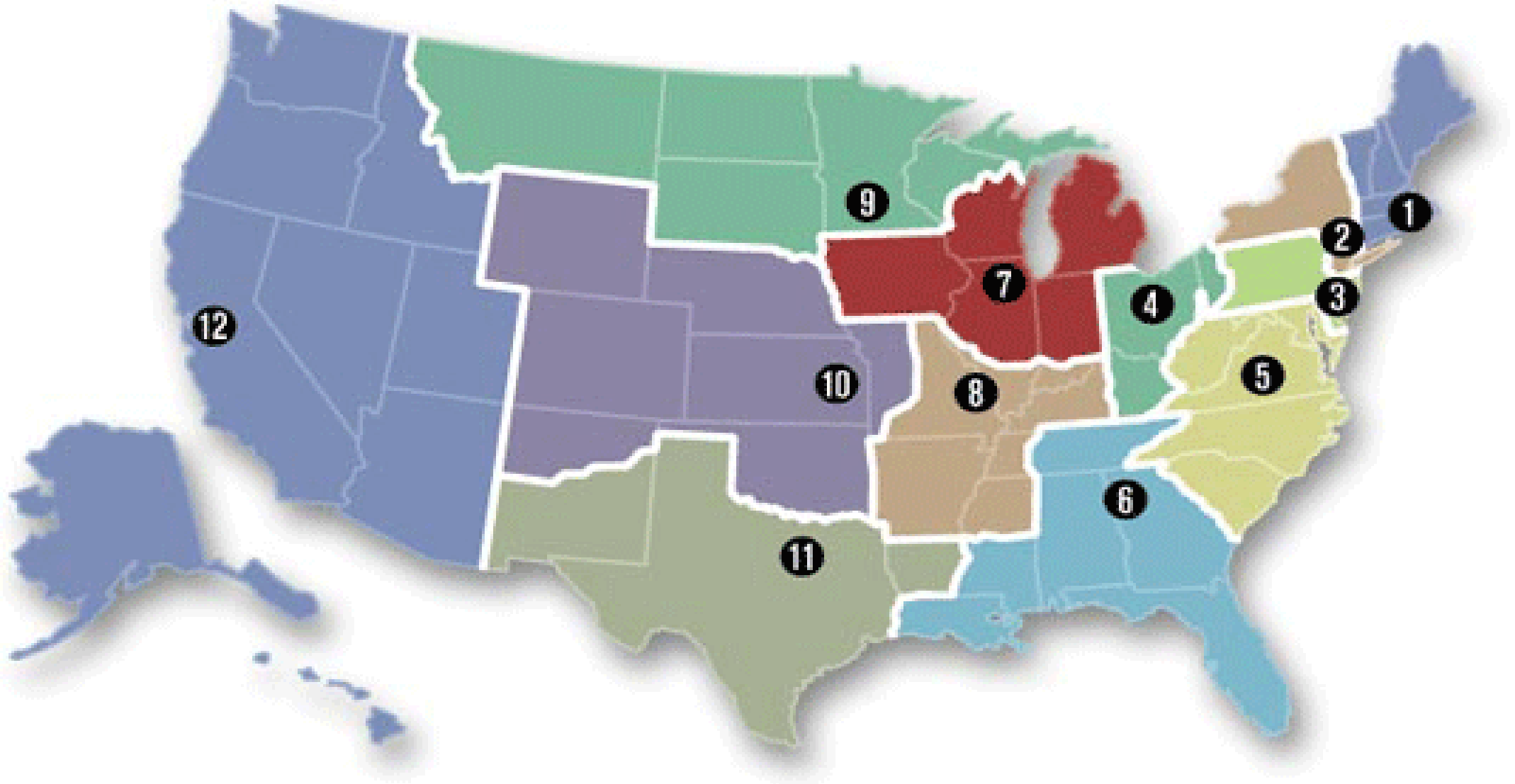
Philadelphia, 1949





FEDERAL RESERVE SYSTEM

12 REGIONAL BANKS – each with a community development division



Who are the Major Players?



CDFIs

Community Development Financial Institutions



CDCs & Housers

Community Development Corporations



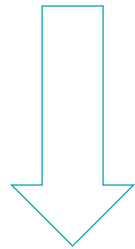
Visit BuildHealthyPlaces.org's **Partner Finder** for leading CDFIs and CDCs in your community



COMMUNITY DEVELOPMENT IS IN THE LEVERAGING BUSINESS

\$15 MILLION RAISED IN CAPITAL CAMPAIGN

\$15 MILLION INVESTED IN AFFORDABLE HOUSING

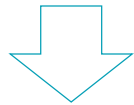


\$15 MILLION AFFORDABLE HOUSING

\$15 MILLION RAISED IN CAPITAL CAMPAIGN

\$5 MILLION INVESTED IN AFFORDABLE HOUSING

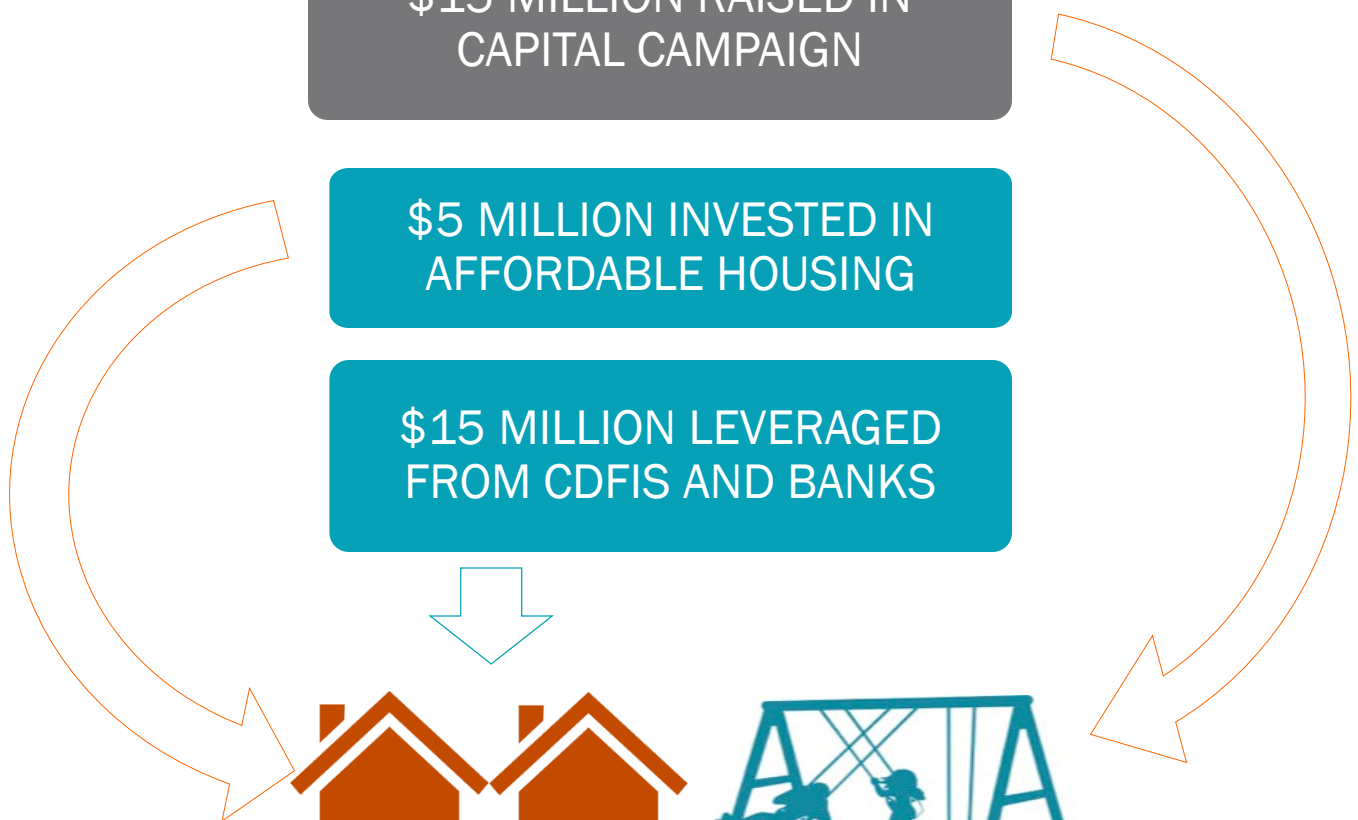
\$15 MILLION LEVERAGED FROM CDFIS AND BANKS



\$20 MILLION AFFORDABLE HOUSING



\$10 MILLION EARLY CHILDHOOD CENTER





ROLES FOR HEALTHCARE INSTITUTIONS

Political clout, e.g. rezoning, fighting NIMBYism

Community benefit grants

Repayable grants = 0% loans

Loan guarantee/credit enhancement

Revolving line of credit

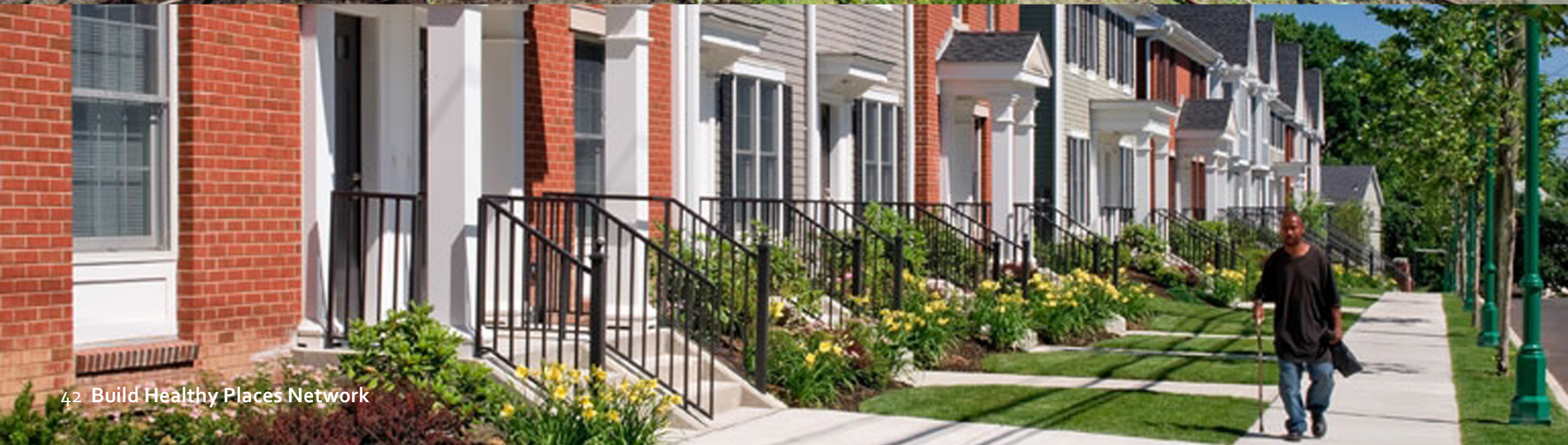
Bridge loans: short-term

Loan fund: low-interest, long-term

Real estate



Funding Innovations & New Partnerships





**NATIONWIDE
CHILDREN'S**



theresidences

AT CAREER GATEWAY

755



\$21.5 million in community benefit towards 379 new units of affordable housing

Doug Circosta, Architect LLC



Community Health and Literacy
Center using NMTC \$\$



PROMEDICA LISC



March 13, 2018
ProMedica & LISC launch \$45M partnership



CONWAY CENTER, WASHINGTON, DC

HealthyFuturesFund*



\$90 million investment
addressing multiple SDOH



children's
museum
of phoenix



museo de
los niños
de phoenix



Dignity Health

Dignity Health
\$140 million loan fund

Here is the
Please come



UnitedHealthcare®



UnitedHealthcare
\$21 million low interest loan

HEALTHY NEIGHBORHOODS EQUITY FUND

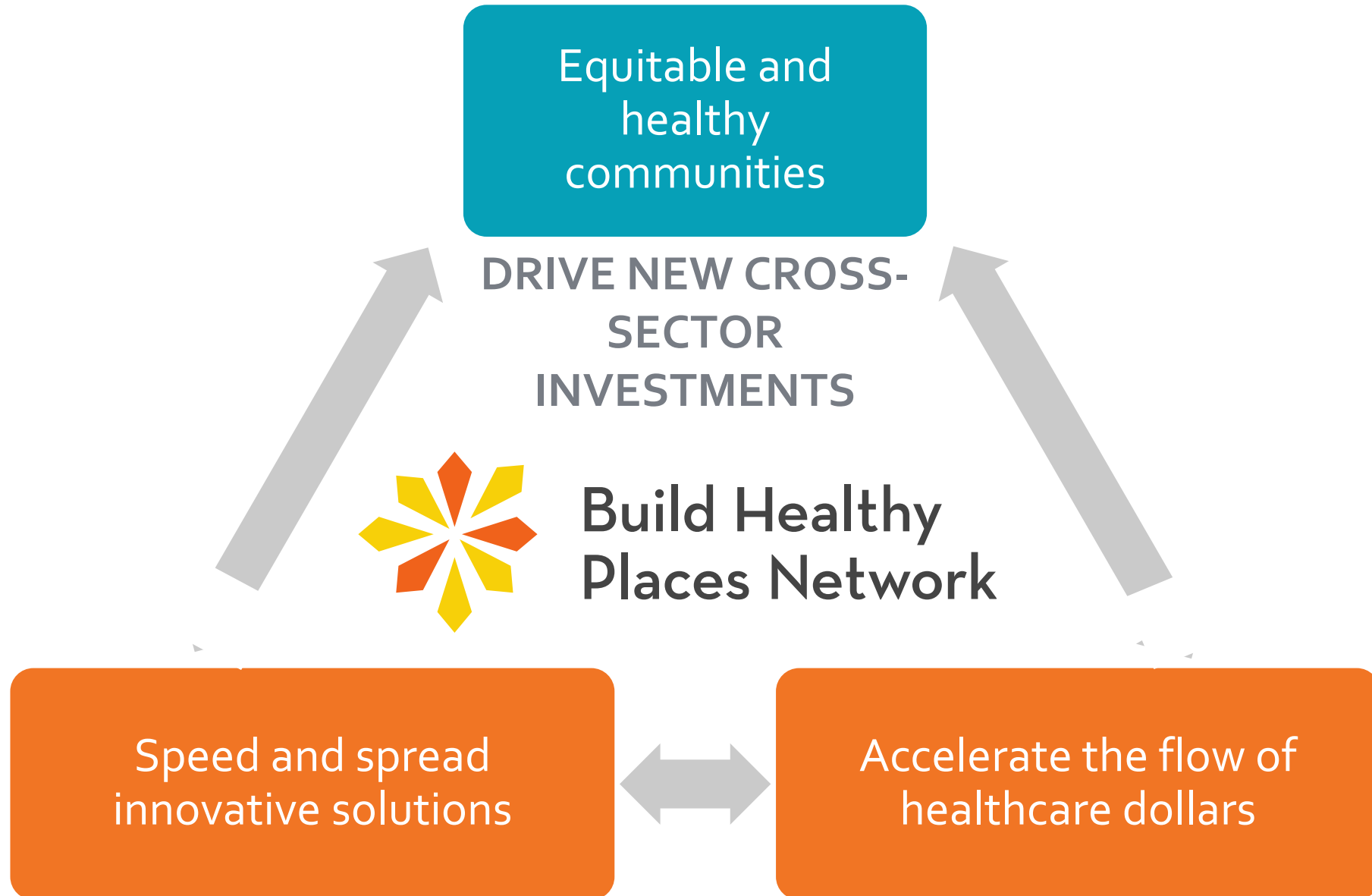
**HEALTHY
NEIGHBORHOODS**
EQUITY FUND | LP





Resources for Next Steps

Achieving Better Health through Better Partnerships



Innovative Models In Health And Housing



**Prepared by Mercy Housing and
The Low Income Investment Fund
for The California Endowment and
The Kresge Foundation**



**Center for
Community
Investment**

ISSUE BRIEF

Improving Community Health by Strengthening Community Investment

Roles for Hospitals and Health Systems



HOSPITALS BUILDING HEALTHIER COMMUNITIES

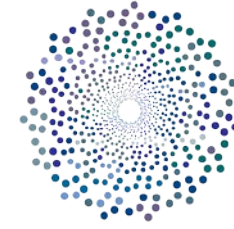
Embracing the anchor mission

by David Zuckerman

with contributions from Holly Jo Sparks, Steve Dubb, and Ted Howard

The Democracy Collaborative at the University of Maryland

March 2013



DEMOCRACY
COLLABORATIVE





HEALTHCARE
ANCHOR NETWORK

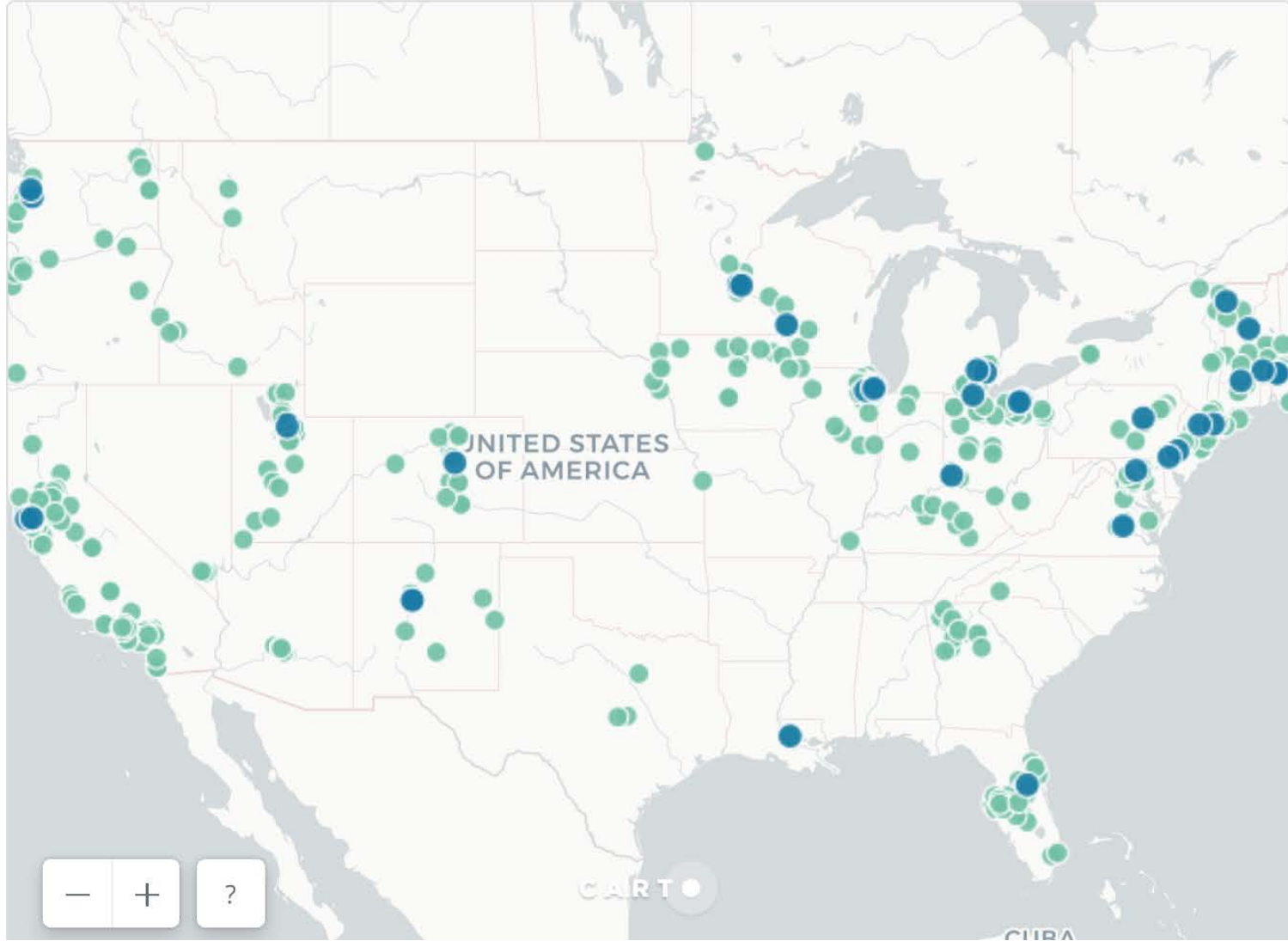
MENU ☰

Healthcare Anchor Network

Join a growing national collaboration of more than 35 leading healthcare systems building more inclusive and sustainable local economies



With more than 35 health systems (and counting) represented in the Network, we bring together anchor institutions from across the country that together employ more than 1 million people, purchase over \$50 billion annually, and have over \$150 billion in investment assets.



The background features a solid orange color with a pattern of overlapping, semi-transparent geometric shapes in various shades of orange, creating a starburst or sunburst effect on the right side. The word "Closing" is written in a white, serif font on the left side.

Closing



HEALTH, HOUSING, AND COMMUNITY DEVELOPMENT: **TOGETHER**

Working in the same places, often with same people

Able to intervene on neighborhood-level SDOH

Financial expertise and substantial resources of their own

Opportunities to accelerate investments and impact



Bright Eyes



Build Healthy Places Network

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www.BuildHealthyPlaces.org
[@BHPNetwork](https://twitter.com/BHPNetwork)

