PIGEON ROOST FARM

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
OUTLINE

What are the Problems?

What is Community Development?

Innovative Financing & Partnerships

Resources for Next Steps
What are the Problems?
$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 ≠ Medical Care

Build Healthy Places Network
“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

- Behavioral Patterns: 40%
- Genetic Predisposition: 30%
- Social Circumstances: 15%
- Health Care: 10%
- Environmental Exposure: 5%

Life expectancy of men at age 25
By educational attainment

Less than high school: 47.1
High school graduate: 51.4
Some college: 52.3
College graduate: 56.4

RWJF, Commission to Build a Healthier America, 2009
Percent of children with less than very good health

By income (% of Federal poverty line)

- <100%: 30%
- 100–199%: 19%
- 200–399%: 11%
- ≥400%: 7%

RWJF, Commission to Build a Healthier America, 2009
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

<table>
<thead>
<tr>
<th>Category</th>
<th>Black</th>
<th>Hispanic</th>
<th>Asian</th>
<th>White, Non-Hispanic</th>
</tr>
</thead>
<tbody>
<tr>
<td>All Persons</td>
<td>28%</td>
<td>25%</td>
<td>12%</td>
<td>12%</td>
</tr>
<tr>
<td>Children (≤17 Years)</td>
<td>39%</td>
<td>34%</td>
<td>13%</td>
<td>12%</td>
</tr>
</tbody>
</table>
PEOPLE GET SICK BECAUSE OF THEIR SOCIAL AND PHYSICAL ENVIRONMENTS

Schools

Grocery Stores

Jobs

Housing

Transportation

Parks and Playgrounds
SOCIAL DETERMINANTS OF HEALTH

- Poor nutrition
- Limited transportation
- Challenged mental health
- Teenage pregnancy
- Inadequate social network
- Single parent home
- Poverty
- No recreation
- Educational deficit
- Homelessness
- Underemployment
- Discrimination
- Death of a loved one
- Poor parenting
- Family violence
- Lack of health care

Source: www.smartcitymemphis.com/cartoon/toxic-stress/
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
Short distances, large differences

Minneapolis, MN
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

SOCIAL DETERMINANTS OF HEALTH

- Affordable Housing
- Consistent Employment
- Supportive Housing
- Healthy Food
- Parks & Community Space
- Reliable Public Transportation
- Quality Schools/Childcare
- Public Safety

HC: we’re getting a little better at this...
HC: we’re experts here!
THE WORK OF COMMUNITY DEVELOPMENT

CD works over the life course
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

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

$200 BILLION DOLLARS ANNUALLY DIRECTED INTO LOW-INCOME NEIGHBORHOODS
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
$15 MILLION RAISED IN CAPITAL CAMPAIGN

$15 MILLION INVESTED IN AFFORDABLE HOUSING

$15 MILLION AFFORDABLE HOUSING

$15 MILLION LEVERAGED FROM CDFIS AND BANKS

$5 MILLION INVESTED IN AFFORDABLE HOUSING

$15 MILLION AFFORDABLE HOUSING

$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
$21.5 million in community benefit towards 379 new units of affordable housing
Community Health and Literacy Center using NMTC $
March 13, 2018
Promedica & LISC Launch $45M Partnership
$90 million investment
addressing multiple SDOH
Build Healthy Places Network
Dignity Health
$140 million loan fund
UnitedHealthcare
$21 million low interest loan
HEALTHY NEIGHBORHOODS EQUITY FUND
Resources for Next Steps
Achieving Better Health through Better Partnerships

- Equitable and healthy communities
- DRIVE NEW CROSS-SECTOR INVESTMENTS
- Build Healthy Places Network

Speed and spread innovative solutions
Accelerate the flow of healthcare dollars
Innovative Models In Health And Housing

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