Health Happens in Neighborhoods: What We Can Do About It

Douglas Jutte, MD, MPH
Virginia Healthy Communities
Richmond, September 18, 2019

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.”
What is the Problem?
U.S. HIGHER COSTS / SHORTER LIVES

Life Expectancy across countries

Healthcare Expenditures (adjusted for inflation and price differences between countries)
$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
HEALTHCARE SPENDING

>$1 trillion per year

Spent on avoidable chronic disease occurring in low-income neighborhoods
IN DETERMINING YOUR HEALTH...
Short distances, large differences

New Orleans, LA
Short distances, large differences

Minneapolis, MN
HEALTH DISPARITIES

Short distances, large differences

Richmond, VA
COMMUNITY DEVELOPMENT IS IN THE ZIP CODE IMPROVEMENT BUSINESS
What is Community Development?
COMMUNITY DEVELOPMENT - PAST

Pruitt-Igoe, St. Louis, MO
1956 to 1972
Architect: Minoru Yamasaki
COMMUNITY DEVELOPMENT - PRESENT

Anti-Redlining: Community Reinvestment Act of 1977 (CRA)

Philadelphia, 1949
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
COMMUNITY DEVELOPMENT & HEALTH WORK SIDE-BY-SIDE

Economic hardship by city

Childhood obesity by city

Los Angeles County
HEALTHCARE NEEDS PARTNERS TO ADDRESS SDOH

SOCIAL DETERMINANTS OF HEALTH

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

HC: we’re getting a little better at this...

HC: we’re experts here!

HELP!!
THE WORK OF COMMUNITY DEVELOPMENT

CD works over the life course

- Affordable Housing
- Consistent Employment
- Supportive Housing
- Healthy Food
- Parks & Community Space
- Public Safety
- Quality Schools/Childcare
- Reliable Public Transportation
- Good Healthcare
- Social Services
Community Development: Scale, Scope, & Major Players
Network of Thousands of Organizations

- Community Development Corporations (CDCs)
- Community Development Financial Institutions (CDFIs)
- For-profit & non-profit affordable housing developers
- Regulated for-profit banks
- Federal Reserve system
FEDERAL RESERVE SYSTEM
12 REGIONAL BANKS – each with a community development division
Visit BuildHealthyPlaces.org's Partner Finder for leading CDFIs and CDCs in your community
Welcome to Partner Finder

Welcome to Partner Finder, a collection of directories to help you find the community development and health organizations nearest to you. Partner Finder helps you take the first steps to identify potential cross-sector partners in improving the health and well being of your community.

- NACCHO
  - National Association of County & City Health Officials

- NACEDa
  - building prosperous communities together

- National Network of Public Health Institutes

- NeighborWorks®
  - AMERICA

- Opportunity Finance Network

- United States Federal Reserve System
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COMMUNITY DEVELOPMENT IN VIRGINIA

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MATURE SECTOR WITH LARGE SCALE INVESTMENTS

$200 Billion Dollars Annually Directed into Low-Income Neighborhoods
MATURE SECTOR WITH LARGE SCALE INVESTMENTS

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)

$200 Billion Dollars Annually Directed into Low-Income Neighborhoods
MATURE SECTOR WITH LARGE SCALE INVESTMENTS

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Community Reinvestment Act (CRA) Dollars
- CRA-motivated loans and investments from private, for-profit banks
COMMUNITY DEVELOPMENT IS IN THE LEVERAGING BUSINESS

$15 MILLION RAISED IN CAPITAL CAMPAIGN

$15 MILLION INVESTED IN AFFORDABLE HOUSING

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$15 MILLION AFFORDABLE HOUSING

$5 MILLION INVESTED IN AFFORDABLE HOUSING

$15 MILLION LEVERAGE FROM CDFIS AND BANKS

$20 MILLION AFFORDABLE HOUSING

$10 MILLION EARLY CHILDHOOD CENTER
Roles for Healthcare Institutions: Funding innovations & community development partnerships
# ROLES FOR HEALTHCARE INSTITUTIONS

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5 hospital systems and healthcare plan: joint $21.5 million donation
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Community Health and Literacy Center using NMTC $$
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CONWAY CENTER, WASHINGTON, DC

Healthy Futures Fund

$200 million investment loan fund focused on affordable housing & clinical care

$90 million investment addressing multiple SDOH (~1/3 from HFF)
March 2018, Toledo, Ohio
ProMedica & LISC launch $45M partnership
$30 million equity investment fund captures future gentrification and increased property values
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$1.5 million from Dignity Health’s $140 million loan fund
58 affordable apartments and 2,500 sq ft job training center
Phoenix, AZ UHC provides $21 million low interest loan
Resources for Next Steps
Achieving Better Health through Better Partnerships

Build Healthy Places Network

Equitable and healthy communities

DRIVE NEW CROSS-SECTOR INVESTMENTS

Build Healthy Places Network

Speed and spread innovative solutions

Accelerate the flow of healthcare dollars
By joining forces, community developers and health professionals can have a more powerful impact.

The Pulse
A monthly roundup of what we're working on where we've been or the intersection of community development and health.

Crosswalk Magazine
A gathering place for stories illustrating community investments—creating neighborhoods that promote health and well-being for all. Produced by the Build Healthy Places Network.

Partner Finder
Looking for partners in your local area? Check out our Partner Initiative.

www.BuildHealthyPlaces.org  @BHPNetwork
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**Jargon Buster**

Working across sectors begins with speaking the same language. If you’re lost in a sea of acronyms, this tool can help. Below we aim to demystify common industry jargon.

**Community Development**

Related Terms: CDC (Community Development Corporation), Community Development Financial Institutions (CDFIs), Social Determinants of Health, Health Equity

Community development is a multi-billion-dollar sector of the American economy that invests in low- and moderate-income communities through the development and financing of affordable housing, businesses, community centers, health clinics, job training programs, and services to support children, youth, and families. The sector has its roots in the urban revitalization efforts of the late 19th century but expanded as a result of the War on Poverty programs of the 1960s. Today, the community development sector invests more than $200 billion annually in low-income communities.
Crosswalk

Whose City Is it? The Promise and Peril of Gentrification

What to Make of Social Impact Bonds

Investing With Health in Mind

From Treating the Ill to Preventing the Illness
COMMUNITY CLOSE UPS:
Neighborhood investment Case Studies
Innovative Models In Health And Housing

Prepared by Mercy Housing and The Low Income Investment Fund for The California Endowment and The Kresge Foundation
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Closing
TAKEAWAYS:
COMMUNITY DEVELOPMENT & HEALTH 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

Opportunity for healthcare to accelerate positive impact
“We are likely to look back at this time and wonder why community development and health were ever separate sectors.”

– Risa Lavizzo-Mourey, MD, Former President and CEO, Robert Wood Johnson Foundation
Speaking at the 2016 National Interagency Community Reinvestment Conference