

Health and Housing: Opportunities for Collaborative Planning to Meet Community Needs

June 13, 2022



Housing Solutions Lab



Building the Planning & Policy Bridges to Connect Health and Housing

Our Approach

Community Health Needs Assessments

- What are CHNAs?
- Who does them and why?
- CHNA types and scales
- How are they done?
- What do they say about housing, if anything?

Fair Housing Assessments

- What are AFHs or AIs?
- Who does them and why?
- What do they say about health if anything?



Community Health Needs Assessments



Community Health Needs Assessments (CHNAs)

- A territorial health assessment that identifies key community health needs and issues through systematic, comprehensive data collection and analysis



Common Characteristics

- Partnerships with diverse institutions
- Quantitative and qualitative research to prioritize issue areas
- Regional work
- Mixed-income housing with focus on social determinants of health



Housing: an unmet need

*“A top issue that arose in the focus groups and survey was access to affordable housing...Due to the difficulty in increasing access to housing, **it was not chosen as one of the top three priorities.**”*

– Essentia Health-St. Mary's-Detroit Lakes



*"When people live near grocery stores where fresh food is available or close to green spaces and parks, eating healthy and being active is easier...And when so much of a paycheck goes toward the rent or mortgage, it makes it **hard to afford to go to the doctor, cover the utility bills, or maintain reliable transportation to work or school.**"*

– Columbus Regional Healthcare System (2019)



Southeastern PA (Metro Philadelphia)

- Regional approach involving multiple hospitals sponsored by the Philadelphia Health Department and Health Care Improvement Foundation
- Convened/facilitated by the Philadelphia Association of CDCs
- The growing importance of housing in CHNAs

October 2018 to June 2019

June 2019 to November 2019

HEALTH INDICATORS

Philadelphia Department of Public Health (PDPH) led collection of a variety of quantitative indicators of health outcomes and factors influencing health from a variety of data sources.

PRIORITIZE & REPORT

PLANNING FOR ACTION



DATA COLLECTION



REGIONAL COMMUNITY HEALTH NEEDS ASSESSMENT

PDPH synthesized findings of high priority areas; priorities were ranked using a modified Hanlon method.



HOSPITAL/ HEALTH SYSTEM IMPLEMENTATION PLANS

Plans developed by hospitals/ health systems based on findings from CHNA.

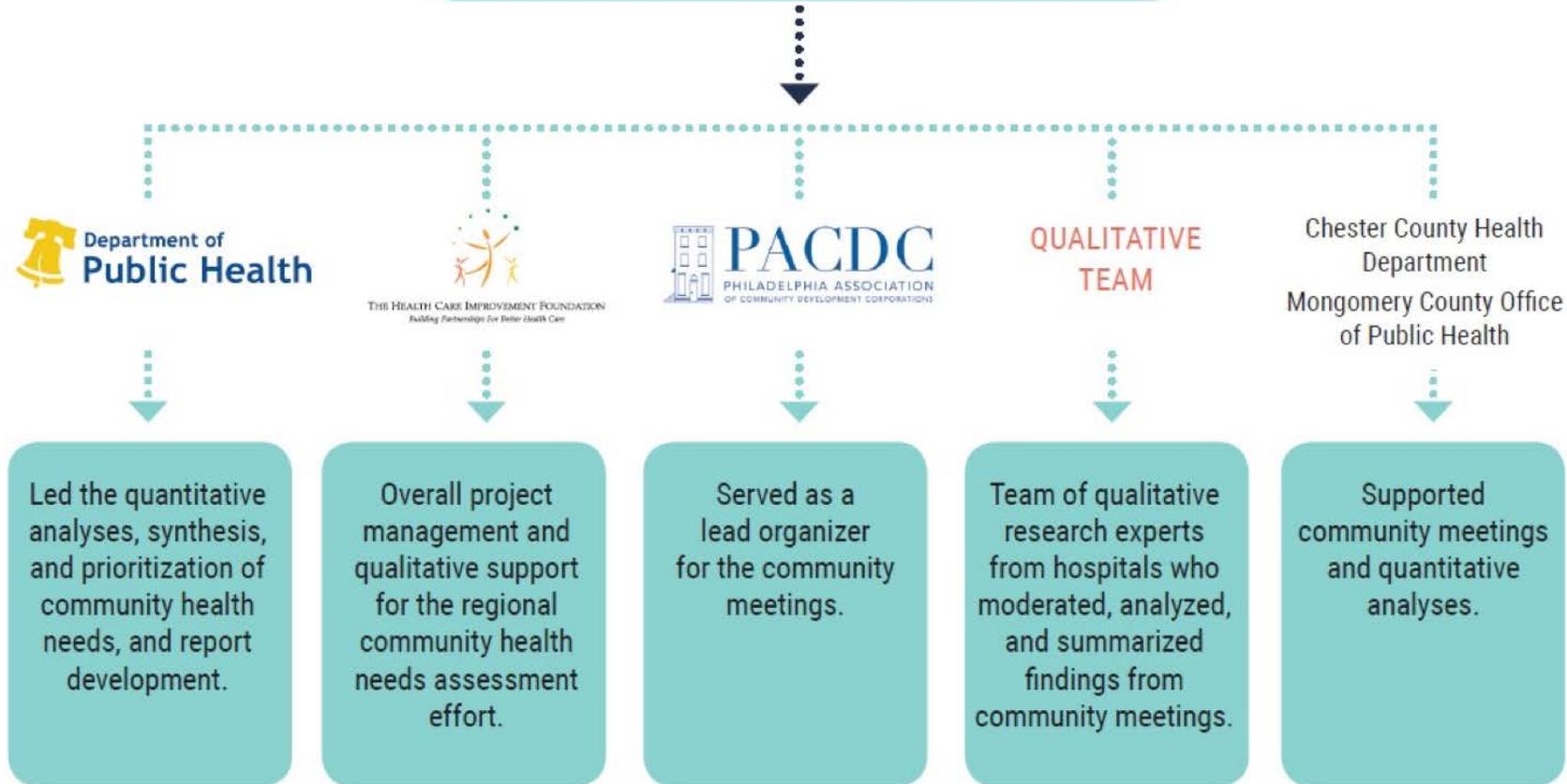


COMMUNITY/
STAKEHOLDER INPUT

Structure

SEPA REGIONAL CHNA STEERING COMMITTEE

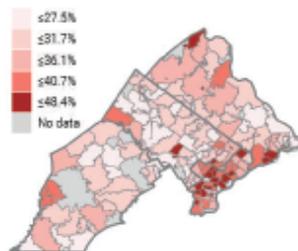
Consensus-driven governance to provide oversight and direction; met once or twice monthly to review findings and set priorities.



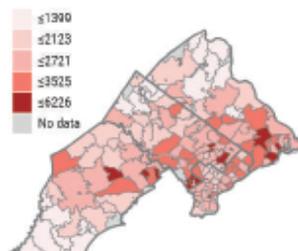
8 Affordable and Healthy Housing

- » Affordable housing is a major challenge in the region. Rates of excessive housing costs (>30% of income) are as high as 50% in some communities across the region.
- » Rapid gentrification of some historically low-income neighborhoods creates risk of displacement and housing insecurity.
- » Poor housing conditions like old lead paint, asbestos, poor home hygiene, infestations, lack of running water or HVAC, and damaged infrastructure disproportionately impact low-income populations leading to:
 - Poor childhood health (e.g. lead poisoning, asthma hospitalizations, injuries)
 - Mental distress and trauma
 - Poor older adult health (e.g. falls, disability, nursing home and acute care admissions)
 - Forgoing care, food and other necessities due to financial strain

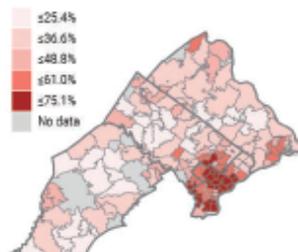
EXCESSIVE HOUSING COST



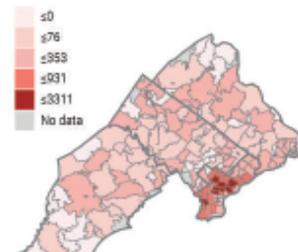
FALLS IN OLDER ADULTS



HOUSING WITH POTENTIAL LEAD RISK



ASTHMA HOSPITALIZATIONS, Children 2-14



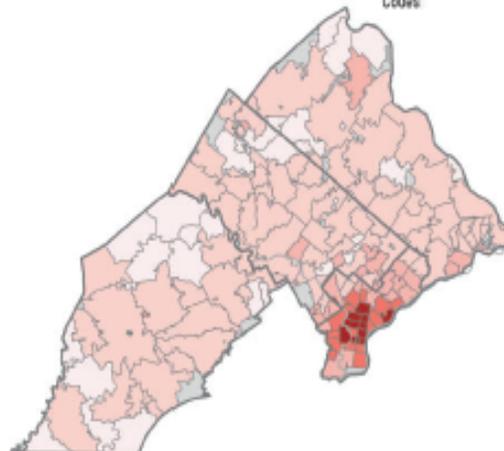
POTENTIAL SOLUTIONS

- » Develop new affordable housing units.
- » Invest in cooperative young adult and senior housing.
- » Provide home repairs and remediation for high risk youth (e.g. with asthma) and older adults.
- » Implement screening for housing insecurity.
- » Develop medical-legal partnerships.
- » Provide low-cost housing interventions like smoke and carbon monoxide detectors.
- » Support rent subsidies.
- » Provide assistance in identifying and accessing the waiting lists for accessible housing.
- » Advocate for and implement responsible and equitable neighborhood development that avoids displacement and segregation.
- » Raise awareness of available resources for housing repair assistance.
- » Enforce lead abatement program policies.
- » Invest in respite housing.

15 Neighborhood Conditions (e.g. blight, greenspace, parks/recreation, etc.)

- » Access to safe outdoor and recreational spaces for physical activity and active transit (e.g. walking and biking) is a significant health priority, particularly for youth and young adults.
- » Many communities experience extreme neighborhood blight, including abandoned homes, vacant lots and extreme amounts of litter and trash, which impacts communities socially and has been associated with poorer overall health and increased violence.
- » Lack of maintenance of public spaces, like schools, libraries and recreational facilities create additional health hazards.

PEDESTRIAN AND BICYCLE CRASH RATE per 100,000 people



POTENTIAL SOLUTIONS

- » Develop new affordable housing units.
- » Support neighborhood remediation and clean-up activities.
- » Invest in infrastructure improvements to support active transit near hospitals.
- » Improve vacant lots by developing gardens and spaces for socialization and physical activity.



Health Institutions and Housing Projects



Bon Secours Health



Baltimore, MD

- \$1.1M to support development of three homeownership zones
- 800 units for individuals, families, senior citizens, and people with disabilities
- Resident Service Coordinators (RSC)



Greenville, SC

- developed 46 affordable housing units in Greenville County
 - 1-3 bedroom units
 - health education support
 - partnership with students from Clemson University





Stamford Hospital

Stamford, CN

- \$450 million expansion and guidance from residents and business owners
 - developed mixed-income neighborhood adjacent to hospital
 - public housing units, urban farm, case management services, and nearby parks



Housing Assessments



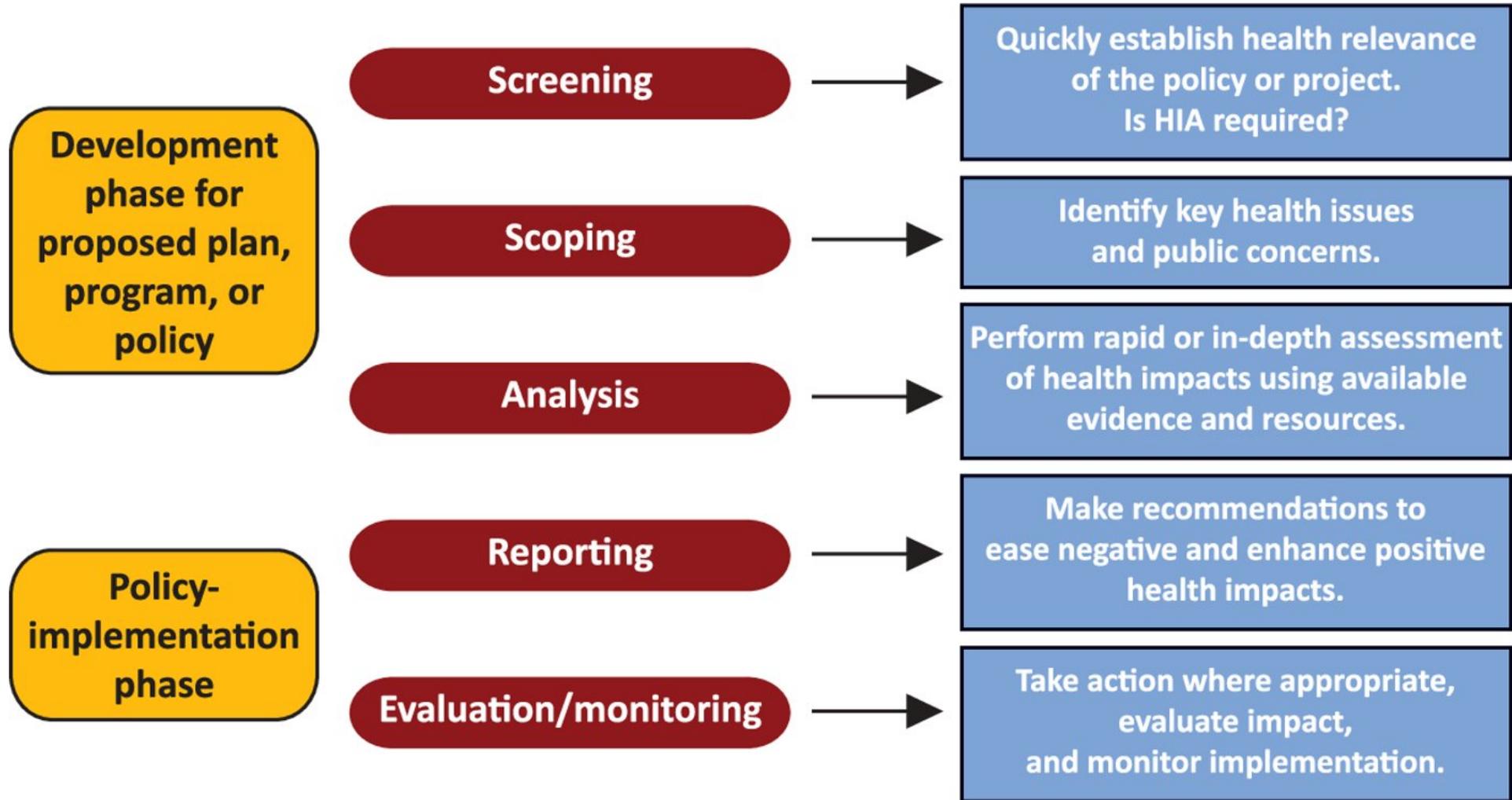
Assessment of Fair Housing (AFH)

- 2015 Affirmatively Furthering Fair Housing Rule
- Assessment of the fair housing landscape everyone 5 yrs
 - Data analysis and assessment of fair housing issues
 - Identify and prioritize contributing factors
- AFH sets locally determined priorities and goals
- Extensive public engagement
- Implementation via local HUD consolidated plans, PHA plans, housing elements, housing policy, HCE programming, etc.

Can Health Impact Assessments Bridge AFH and CHNA Planning Processes?

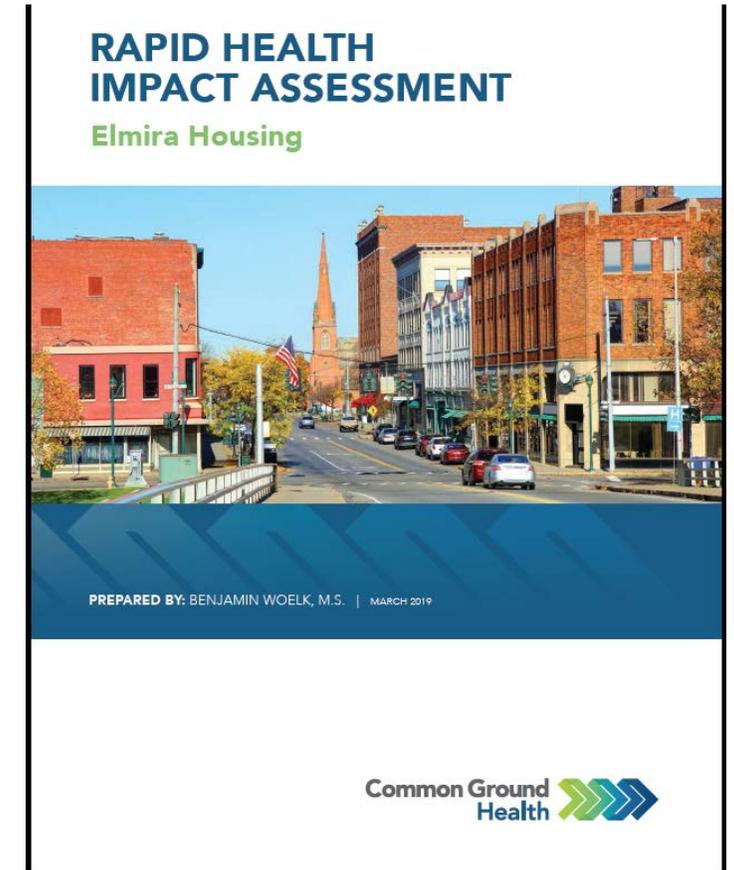


The HIA Algorithm



Housing related HIAs

- Housing Quality/Housing Conditions
 - [Elmyra, New York Rapid HIA \(2019\)](#)
- Policy Changes re ADUs, [Benton, Oregon](#) (2010)
- Housing Code Enforcement & Rental Regulatory Systems
 - [Portland, Oregon \(2012\)](#) Proactive Rental Inspections
 - [Memphis \(2018\)](#) Strategic Code Enforcement
 - Philadelphia (May 2022)



Health and Housing: Opportunities for Collaborative Planning to Meet Community Needs

June 13, 2022



Housing Solutions Lab

