

# Healthcare as a Community Development Strategy



Healthy Neighborhoods, Healthy Communities

Iowa City, Iowa

Thursday, June 22, 2018

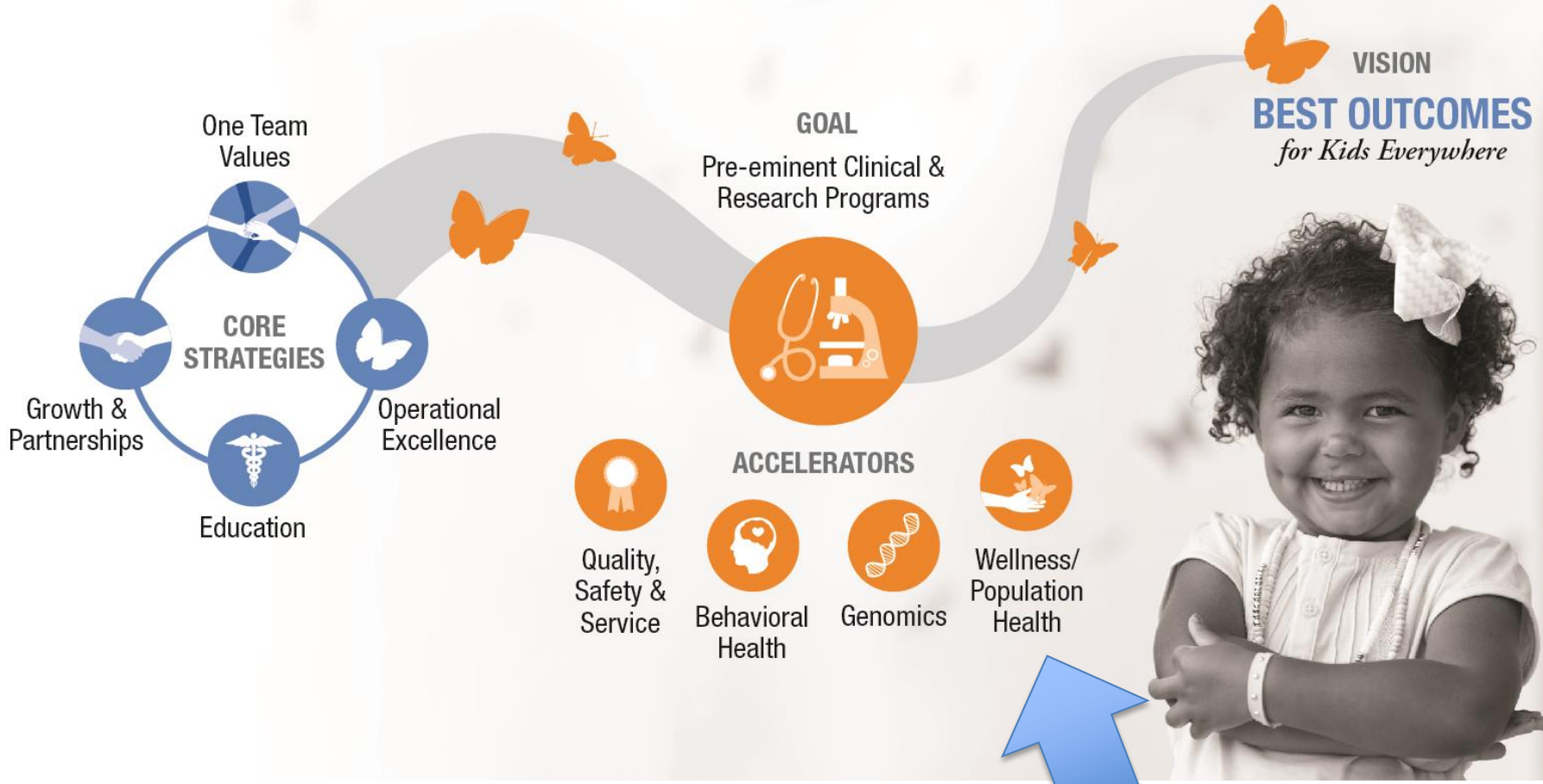


**NATIONWIDE CHILDREN'S**

*When your child needs a hospital, everything matters.™*

# JOURNEY TO BEST OUTCOMES

*Through best people & programs*

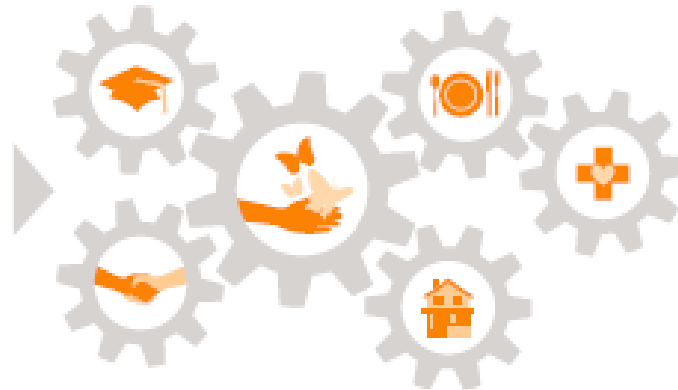




# WELLNESS/ POPULATION HEALTH

POPULATION HEALTH IS MORE THAN JUST HEALTH CARE

PARTNERS  
FOR KIDS™



High Quality  
Clinical Services



Connecting clinical care  
with social supports



Addressing social  
determinants of health



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# Partners For Kids



- One of the nation's oldest and largest accountable care organizations (ACOs)
- Partnership between Nationwide Children's and **>1,600** physicians caring for children
- Responsible for improving the quality of care and lowering costs for **>325,000** children



# HEALTHY NEIGHBORHOODS HEALTHY FAMILIES

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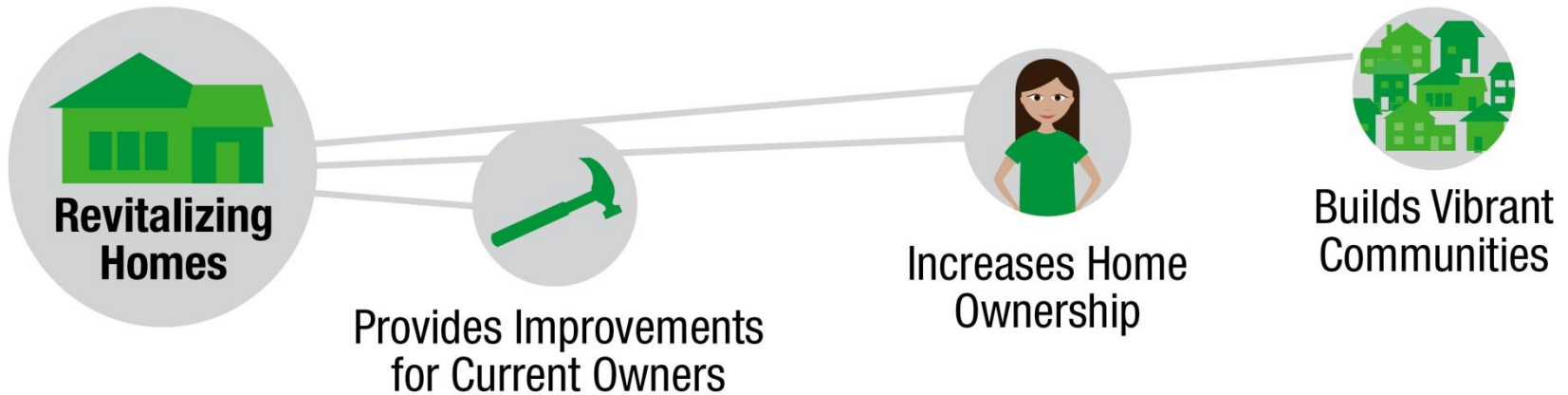




HEALTHY NEIGHBORHOODS HEALTHY FAMILIES  
AFFORDABLE HOUSING

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# Healthy Homes





HEALTHY NEIGHBORHOODS HEALTHY FAMILIES  
AFFORDABLE HOUSING

## Healthy Homes



Before



After

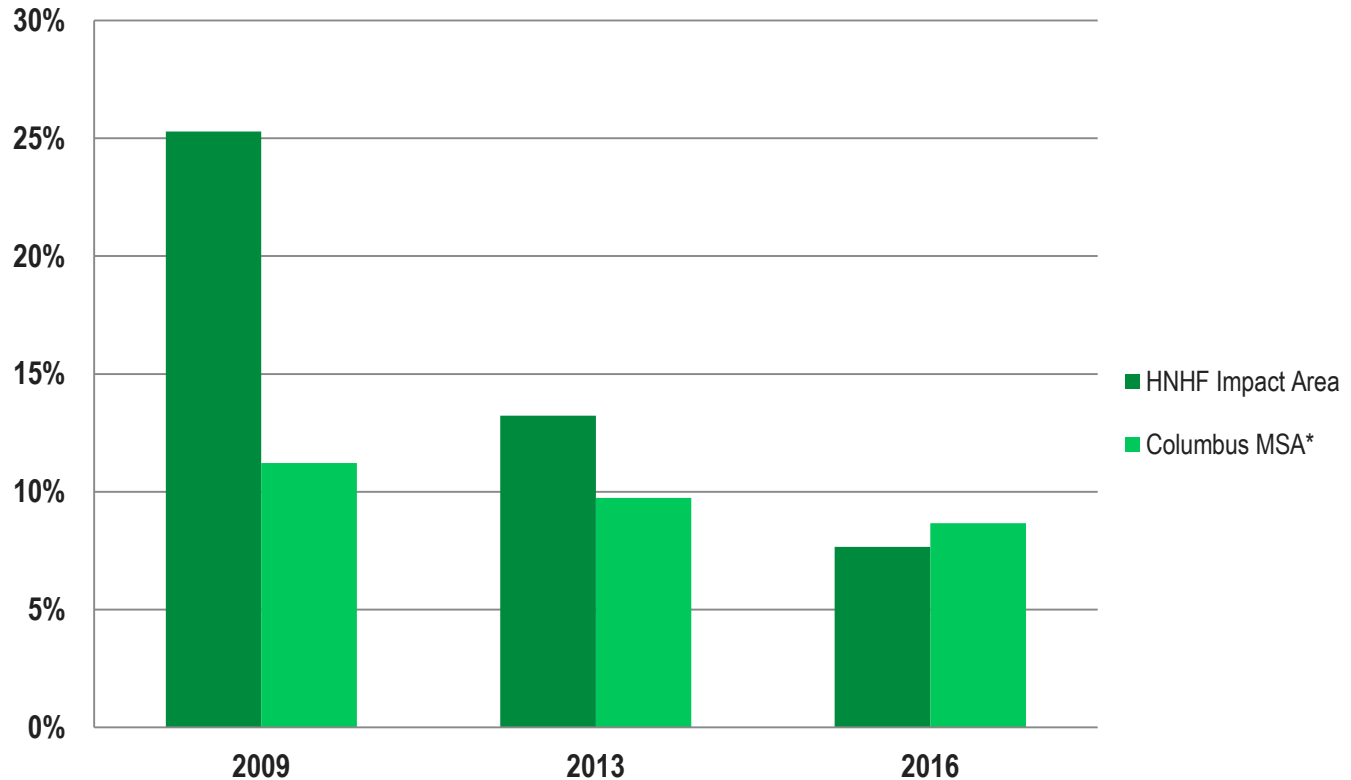
Impacted  
more than  
**309**  
residential  
properties





HEALTHY NEIGHBORHOODS HEALTHY FAMILIES  
AFFORDABLE HOUSING

## Vacancy Rate 2009 - 2016



\*Source: American Community Survey 1-year Estimates for 2009, 2013, & 2015



HEALTHY NEIGHBORHOODS HEALTHY FAMILIES  
AFFORDABLE HOUSING

## NEW - Healthy Rental Homes



Before

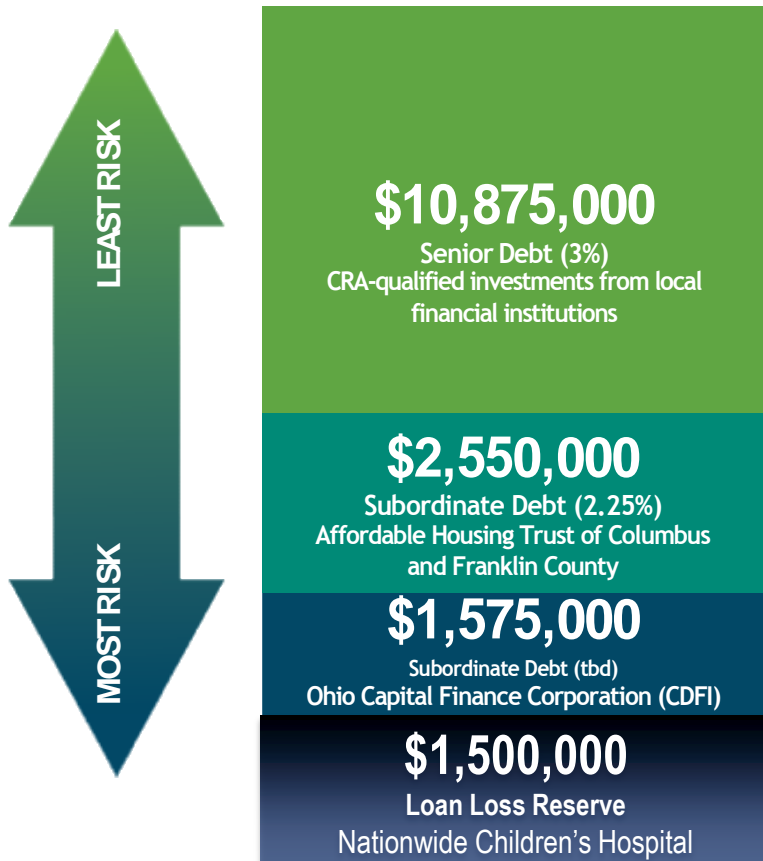


After

**75**  
rental  
properties in  
the next 5  
years

# HEALTHY NEIGHBORHOODS HEALTHY FAMILIES

## South Side Affordable Rental Properties Fund Capital Stack Structure



**Pool:** Investors to make a 10-year commitment to the fund. 100% of the principal and interest will be repaid in year 10 from the sale of rehabilitated units or by refinancing the outstanding debt.

**Lending:** Loan funds will cover 75% of the development cost of each unit. The remaining 25% contribution of grant funds from the United Way of Central Ohio, the Franklin County Land Bank, HOME funds, or JPMorgan Chase and Lead-Safe grant funds.

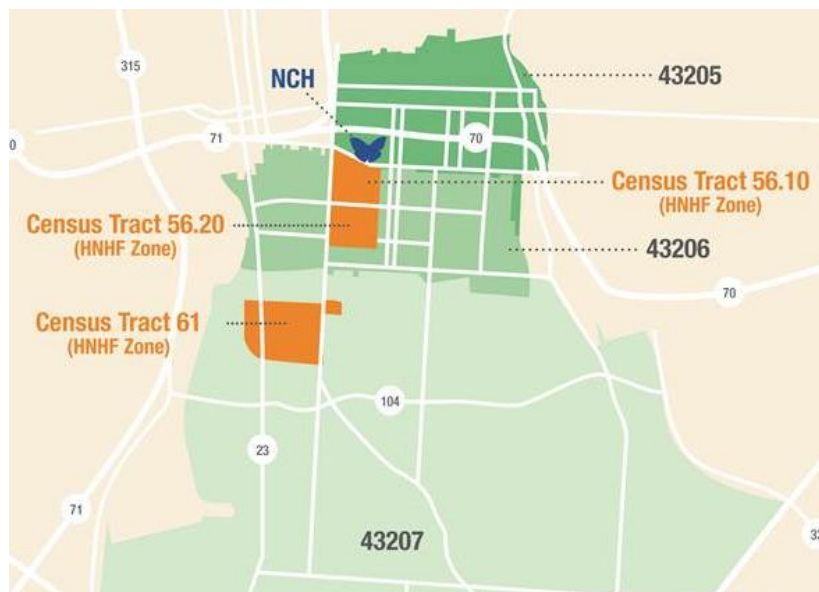
**Interest rate:** Borrowers will pay an anticipated blended rate of 3.0%.

**Repayment:** 95% of all unit rental income will be applied to the payment of accrued interest and principal. The remaining 5% will be held in as a replacement reserve managed by Healthy Homes, a joint entity of CD4AP and Healthy Homes.

# HEALTHY NEIGHBORHOODS HEALTHY FAMILIES

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Housing zones 2017



Housing zones 2018



Healthy Homes will expand geographically to the north, south and east with all aspects of its programming including affordable rental, homeownership and home repair. The priority population is those under 80% AMI for rental, and homeowners under 120% of AMI.

HEALTHY NEIGHBORHOODS  
HEALTHY FAMILIES

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## The Residences at Career Gateway

58

units of affordable housing  
combined with on-site  
workforce development  
training







HEALTHY NEIGHBORHOODS HEALTHY FAMILIES  
AFFORDABLE HOUSING

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# The Residences at Career Gateway





HEALTHY NEIGHBORHOODS HEALTHY FAMILIES  
AFFORDABLE HOUSING

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Before



After



# HEALTHY NEIGHBORHOODS HEALTHY FAMILIES

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HEALTHY NEIGHBORHOODS HEALTHY FAMILIES  
EDUCATION

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# Mentoring



More than  
**150 employees**  
are trained to mentor youth



**HARMONY  
PROJECT**

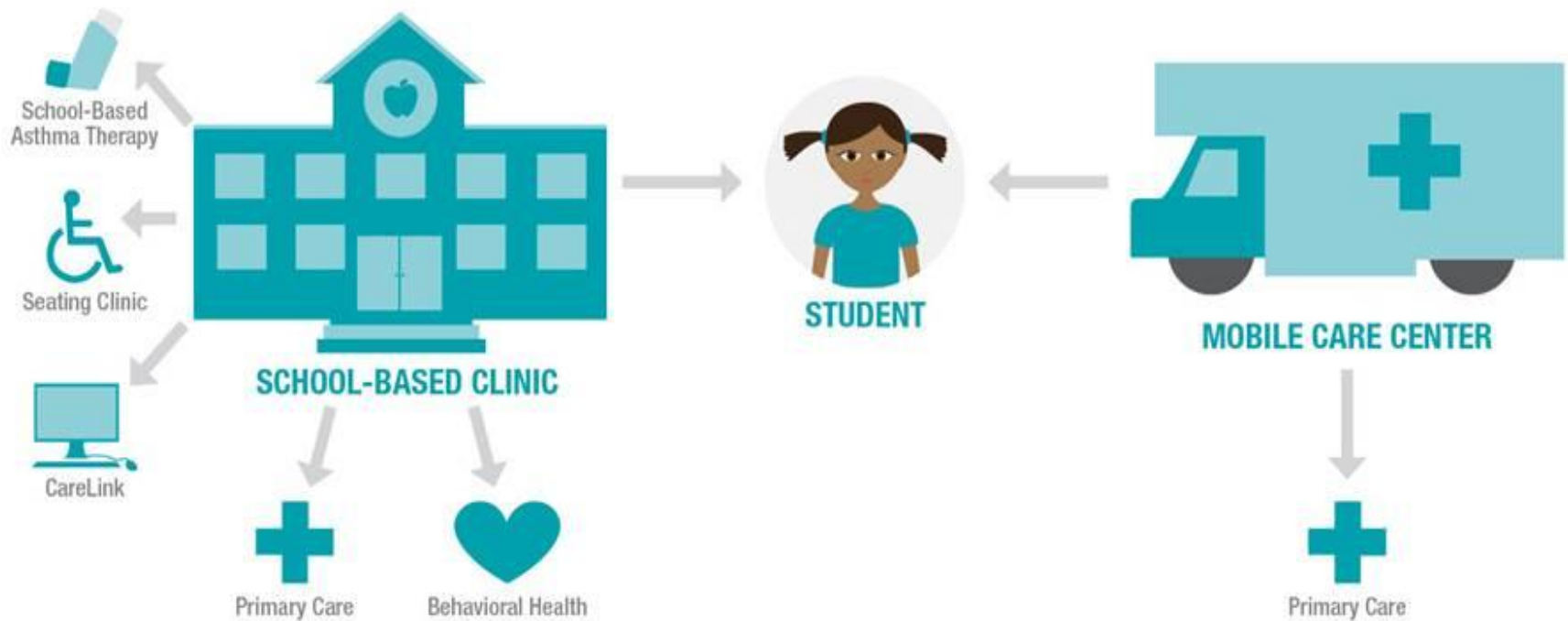


**Franklin International**

# Care Connection

## School-Based Health Care

Keeping Children Healthy So They Stay in School



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HEALTHY NEIGHBORHOODS  
HEALTHY FAMILIES

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# Neighborhood Engagement

35

leaders graduated





HEALTHY NEIGHBORHOODS HEALTHY FAMILIES  
WORKFORCE DEVELOPMENT

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More than

800



HNHF residents are  
employed by  
Nationwide Children's



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# HEALTHY NEIGHBORHOODS HEALTHY FAMILIES



## Program Goals and Outcome

*Safe, quality and affordable housing is a critical contributor to growing up healthy.*

**Goal:** Increase expansion of south side, affordable rental housing to ensure a mixed income community without displacement of low-income residents.

Tracking Health Outcomes:

1. Asthma Emergency Department Visits
2. Infant Mortality
3. Kindergarten readiness

## Who would benefit?

- Columbus LMI households looking for safe, quality, affordable housing
  - Children’s health outcomes improved
  - Population health improved
- Neighborhoods impacted who will see a decrease in vacancy rate
- Creating a sustainable, mixed income community where everyone across the income spectrum can benefit

# HEALTHY NEIGHBORHOODS HEALTHY FAMILIES

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## Partners

Partner	Commitment
Ohio Capital Corp for Housing (OCCH)	<ul style="list-style-type: none"><li>• Deal development and structuring of loan pool</li></ul>
City of Columbus, Housing Division	<ul style="list-style-type: none"><li>• Financial commitment to rental housing</li><li>• Additional funding expected in subsequent years</li></ul>
City of Columbus, Land Bank	<ul style="list-style-type: none"><li>• Assist in the identification and purchase of vacant properties</li><li>• Offers properties at reduced pricing</li></ul>
Franklin County, Land Bank	<ul style="list-style-type: none"><li>• Trusted Partner Program</li><li>• Acquisition Assistance Program</li></ul>
United Way of Central Ohio	<ul style="list-style-type: none"><li>• Annual funding for rental housing</li></ul>
Community Development for All People	<ul style="list-style-type: none"><li>• Staff support, community engagement, fundraising</li></ul>





HEALTHY NEIGHBORHOODS HEALTHY FAMILIES  
AFFORDABLE HOUSING

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Thank you.

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