Healthcare as a Community Development Strategy

Healthy Neighborhoods, Healthy Communities
Iowa City, Iowa
Thursday, June 22, 2018
JOURNEY TO BEST OUTCOMES
Through best people & programs

VISION
BEST OUTCOMES
for Kids Everywhere

CORE STRATEGIES
One Team Values
Growth & Partnerships
Education
Operational Excellence

GOAL
Pre-eminent Clinical & Research Programs

ACCELERATORS
Quality, Safety & Service
Behavioral Health
Genomics
Wellness/Population Health

2017-2022

NATIONWIDE CHILDREN'S
When your child needs a hospital, everything matters.
WELLNESS/POPULATION HEALTH

POPULATION HEALTH IS MORE THAN JUST HEALTH CARE

High Quality Clinical Services

Connecting clinical care with social supports

Addressing social determinants of health

NATIONWIDE CHILDREN'S
When your child needs a hospital, everything matters.
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

EDUCATION

WORKFORCE DEVELOPMENT

HEALTHY NEIGHBORHOODS
HEALTHY FAMILIES

SAFE & ACCESSIBLE NEIGHBORHOODS

AFFORDABLE HOUSING

HEALTH & WELLNESS

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Healthy Homes

- Revitalizing Homes
  - Provides Improvements for Current Owners

- Increases Home Ownership

- Builds Vibrant Communities
Healthy Homes

Before

After

Impacted more than 309 residential properties
Vacancy Rate 2009 - 2016

*Source: American Community Survey 1-year Estimates for 2009, 2013, & 2015*
NEW - Healthy Rental Homes

Before

After

75 rental properties in the next 5 years
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 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.
The Residences at Career Gateway

58 units of affordable housing combined with on-site workforce development training
HEALTHY NEIGHBORHOODS HEALTHY FAMILIES
AFFORDABLE HOUSING

The Residences at Career Gateway
HEALTHY NEIGHBORHOODS
HEALTHY FAMILIES

EDUCATION

WORKFORCE DEVELOPMENT

AFFORDABLE HOUSING

SAFE & ACCESSIBLE NEIGHBORHOODS

HEALTH & WELLNESS
MENTORING

More than 150 employees are trained to mentor youth.
Care Connection
School-Based Health Care

Keeping Children Healthy So They Stay in School

School-Based Asthma Therapy
Seating Clinic
CareLink

SCHOOL-BASED CLINIC

Primary Care
Behavioral Health

STUDENT

MOBILE CARE CENTER
Primary Care

NATIONWIDE CHILDREN'S
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Neighborhood Engagement

35 leaders graduated
More than 800 HNHF residents are employed by Nationwide Children’s
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
# Partners

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<th>Partner</th>
<th>Commitment</th>
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<td>Ohio Capital Corp for Housing (OCCH)</td>
<td>• Deal development and structuring of loan pool</td>
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| City of Columbus, Housing Division                | • Financial commitment to rental housing  
• Additional funding expected in subsequent years                                       |
| City of Columbus, Land Bank                       | • Assist in the identification and purchase of vacant properties  
• Offers properties at reduced pricing                                                               |
| Franklin County, Land Bank                        | • Trusted Partner Program  
• Acquisition Assistance Program                                                                    |
| United Way of Central Ohio                        | • Annual funding for rental housing                                                                                             |
| Community Development for All People             | • Staff support, community engagement, fundraising                                                                               |
Thank you.

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