

Housing Partnerships and Health: Is there a potential return on investment?

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Children's HealthWatch



Road Map

- ✓ About Children's HealthWatch
- ✓ Housing instability and health
- ✓ Business case for investing in housing for better population health – Lessons from the ground





About Us

Non-partisan network of pediatricians, public health researchers and child health and policy experts.

Mission: To improve the health of young children by informing policies that address and alleviate economic hardships.



Our Data

5

Urban hospitals (Baltimore, Boston, Little Rock, Minneapolis, Philadelphia)

20

Years of data collection

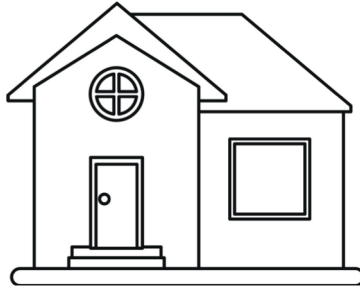
65,000

Families of children ages 0-4 surveyed





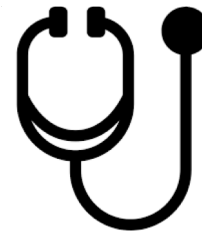
Food Security



Stable Homes



Energy Security



Ability to afford health care without trading off basic needs





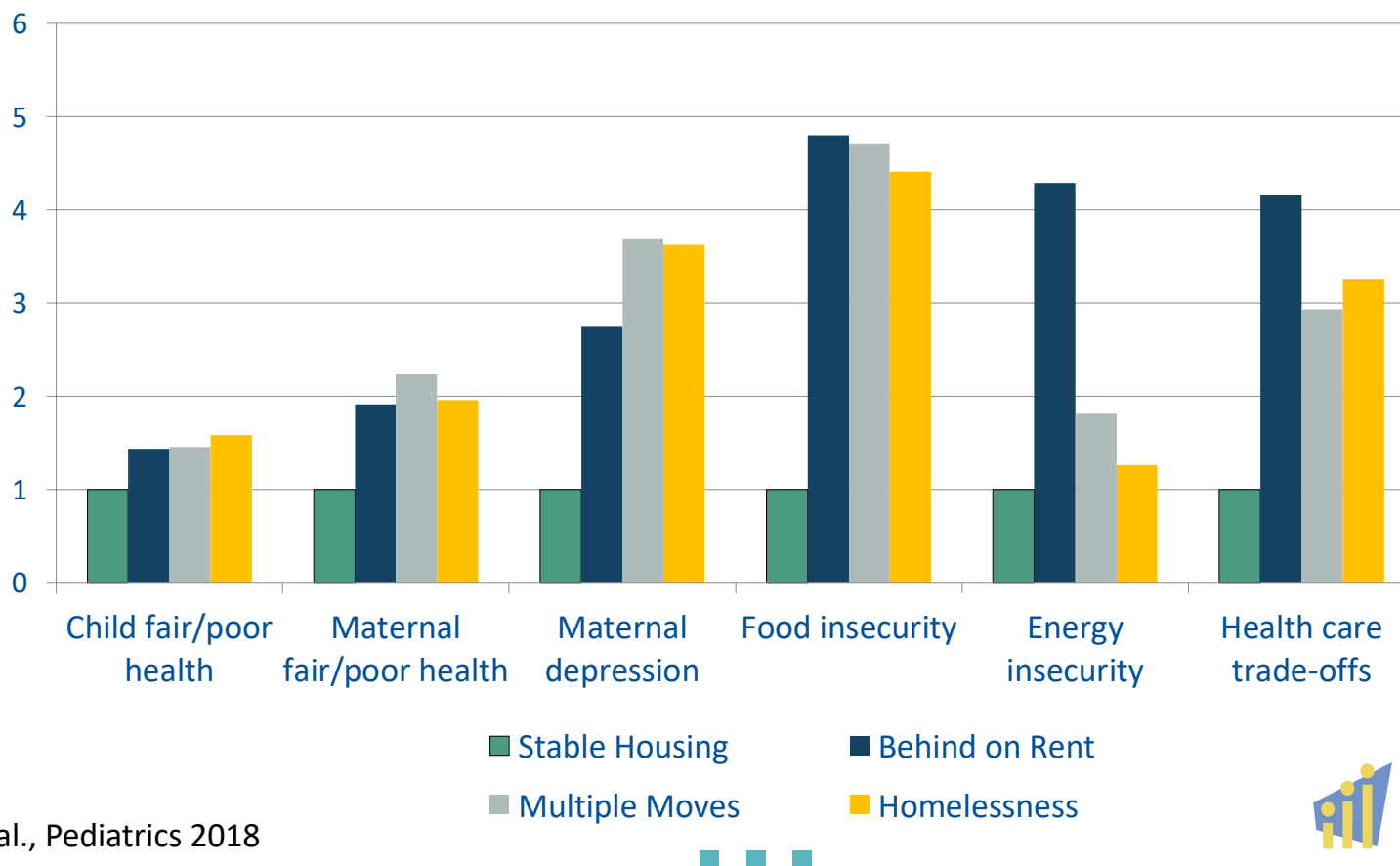
HOMELESSNESS

HOUSING INSTABILITY

- Multiple moves
- Behind on Rent

UNAFFORDABLE HOUSING

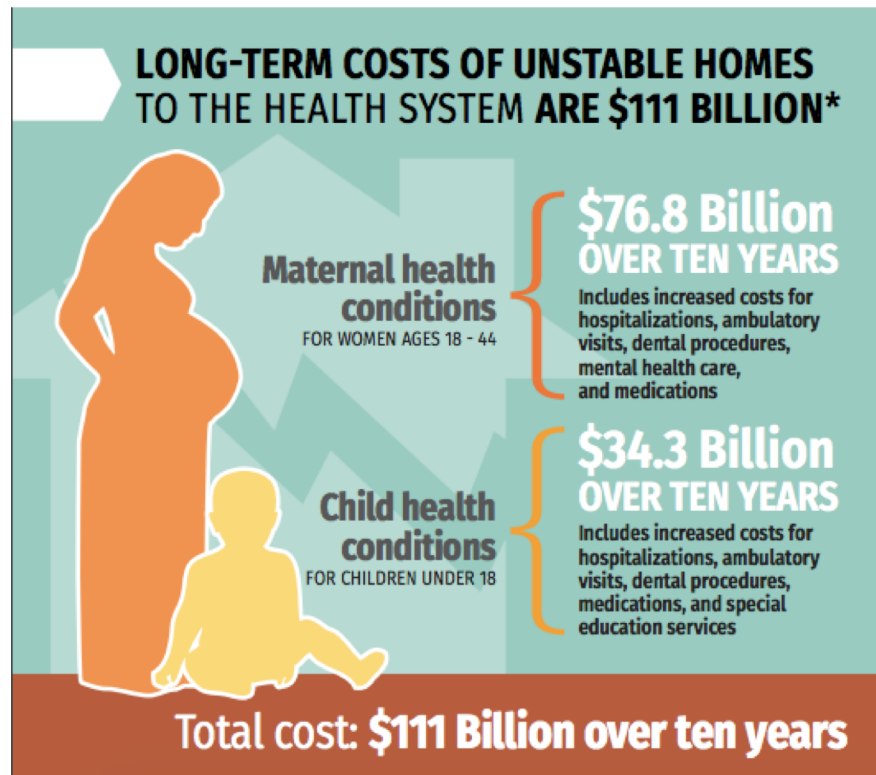
Unstable Homes and Child and Caregiver Health



Sandel et al., Pediatrics 2018

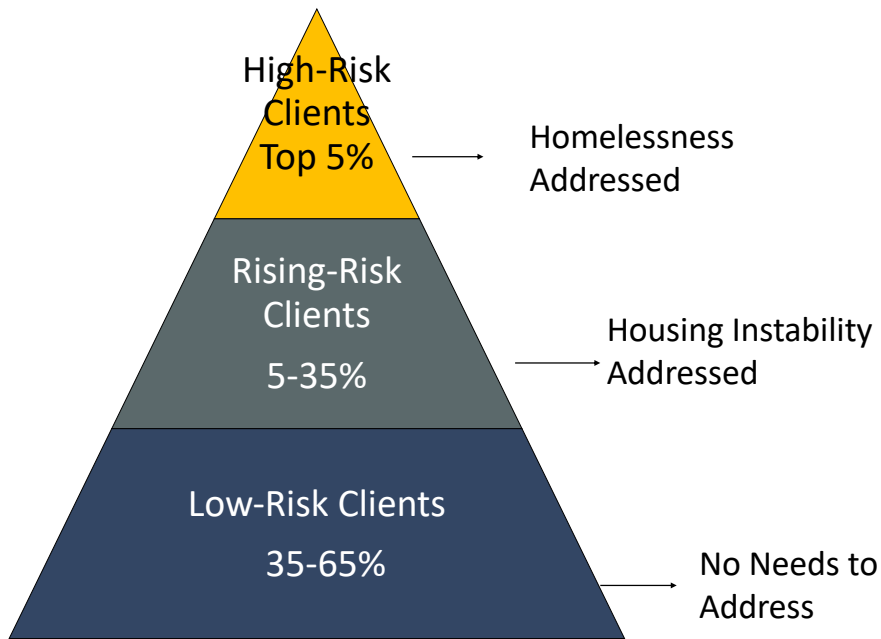


Health-Related Costs of Unstable Homes

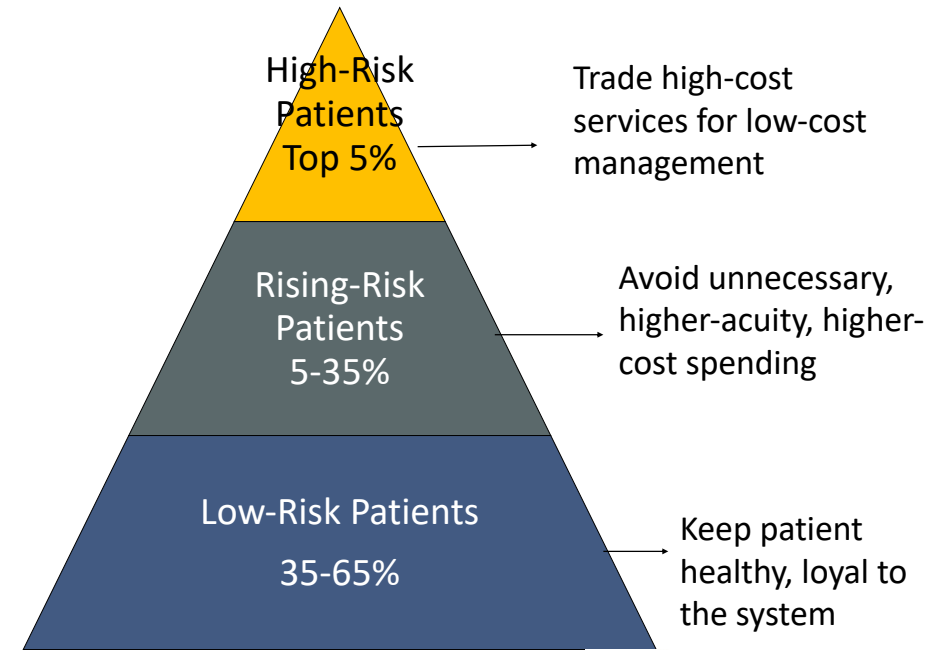


Population Health Perspective

Housing Risk Assessment

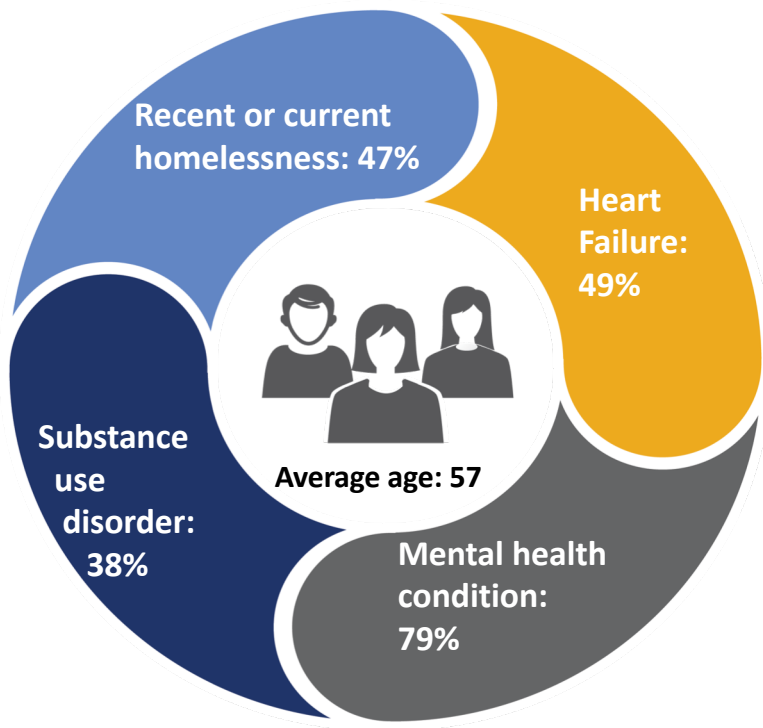


Health Care Risk Assessment



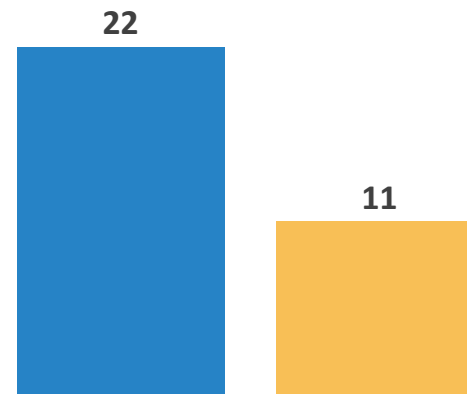


Adult Model – Pilot model to integrate housing specialist into complex case management



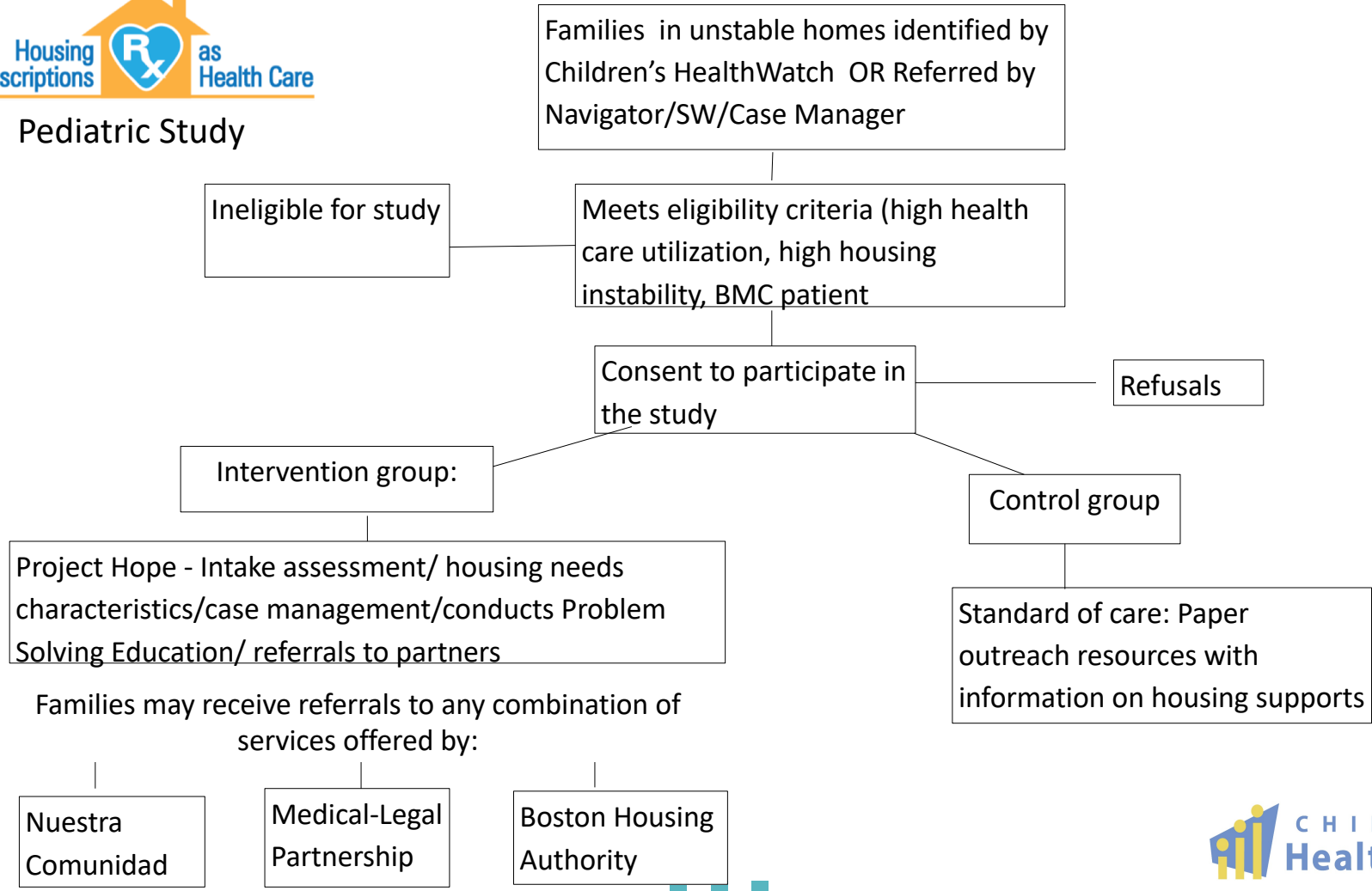
Inpatient stays

3 months pre/post intervention, n=20





Pediatric Study



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Health Housing

A Marketplace for Health and Housing to Exchange Money—Has the Time Come?

Megan Sandel and Allison Bovell-Ammon April 13, 2018



David Erickson of the San Francisco Federal Reserve has set a world that values health.

Our current "investing" in health services continues to have seemingly paradoxical spending and health associated with **lack of investment** in services and programs determinants of health, including housing. So how do we see and sellers of services and products that address social determinants of health investments?

Solutions

Housing investments for health improvement – Mission and Margin

Identification of health-related housing needs among patients

Integrated service delivery

VIEWPOINT

Investing in Housing for Health Improves Both Mission and Margin

Megan Sandel, MD, MPH
Department of Pediatrics, Boston Medical Center, Boston, Massachusetts

Matthew Desmond, PhD
Department of Sociology, Princeton University, Princeton, New Jersey

During the last 20 years, low-income families have had their incomes plateau or decline as their housing costs soared. Public aid has not been expanded to meet the growing need: only 1 in 4 households that qualify for housing assistance receives it. As a result, today most renting households below the federal poverty line spend more than half of their income on housing costs, and 1 in 4 spends more than 70% of its income on rent and utility costs alone.¹ Rent-burdened families not only have less money to spend on wellness and health care but also regularly face eviction and homelessness, which further threaten their health. According to recent estimates, 2.8 million renting households are at risk of eviction and more than 500 000 people are homeless on any single night.²

Medical researchers and clinicians are increasingly recognizing the importance of the social determinants of health, which include stable, decent, affordable housing. Housing problems have been associated with a wide array of health complications, including lead exposure and toxic effects, asthma, and depression.³ In the United Kingdom, a study of more than 4000 adults found that childhood housing






A stable home functions as a secure foundation on which to build holistic and cost-effective health care.

conditions, such as poor ventilation, were associated with an increased risk of mortality.⁴ In the United States, data from the Third National Health and Nutrition

Housing Is Similar to Drug Prescription
Recognizing residential insecurity as a cause of preventable hospitalization, some hospitals and health systems have developed permanent, supportive housing models to reduce health care utilization among chronically homeless people.⁵ The Camden Coalition of Healthcare Providers in New Jersey and the Hennepin County Health Center in Minnesota use housing vouchers to reduce health care costs; health care organizations like UnitedHealthcare have invested health care dollars to develop new housing and reduce unnecessary health care utilization; and nonprofit health systems like Bon Secours Health System in Baltimore, Maryland, and Nationwide Children's Hospital in Columbus, Ohio, have used endowment funds to build affordable housing units and fund community improvement initiatives.

Many of these models combine affordable housing, offered through centralized units or decentralized vouchers, with integrated case management, often involving medical or behavioral on-site care. This approach has been shown to improve health outcomes while reducing both health care costs and societal costs. For example, randomized trials have found that hospital stays and emergency department visits decreased among homeless individuals after they were offered stable housing and case management.⁶ Although much needs to be learned from these promising efforts, they remain uncommon approaches to improving health and are often hampered by limited funds as well as a narrow focus on highest-need,

Opinion

Partners	Funding
Housing Project Investments	 \$2.2M
Housing Support Service	 \$0.9M
Hybrid Housing Project Investment	 \$1.3M
Community Engagement & Housing Stability	 \$1.7M
Social Impact Fund	 \$0.5M

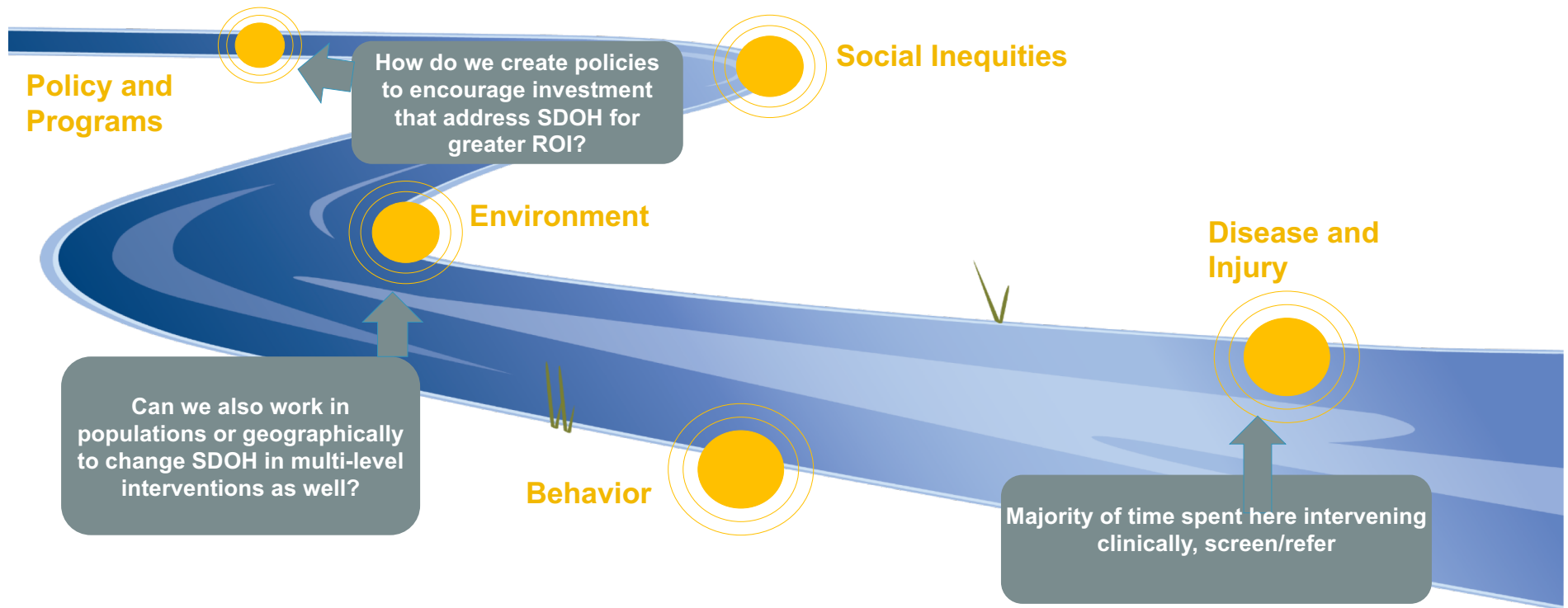


Boston Medical Center guided \$6.5 million in Determination of Need obligated funding toward housing.

Aim: Support housing and wrap around services for patients and use Community Investment Tax Credits to stretch dollars.



Upstream Implications



Recommendations

Health and housing integration

- Aligned investments – blend/braid housing and health funding streams
 - Community Benefits
 - Determination of Need
 - Health system investment portfolio
 - Health insurance reserves
- Identify housing instability within health settings
- Coordinate and integrate service delivery
- ROI calculations to include individual, household-level and systems savings



Thank you!

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