

Community Development and Population Health: An Overview

Professor Raphael W. Bostic

Institute of Medicine

Workshop #5: Resources for Population Health Improvement

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Overview

- History of community development policy (and population health)
- Dimensions of community development
- Opportunities for progress



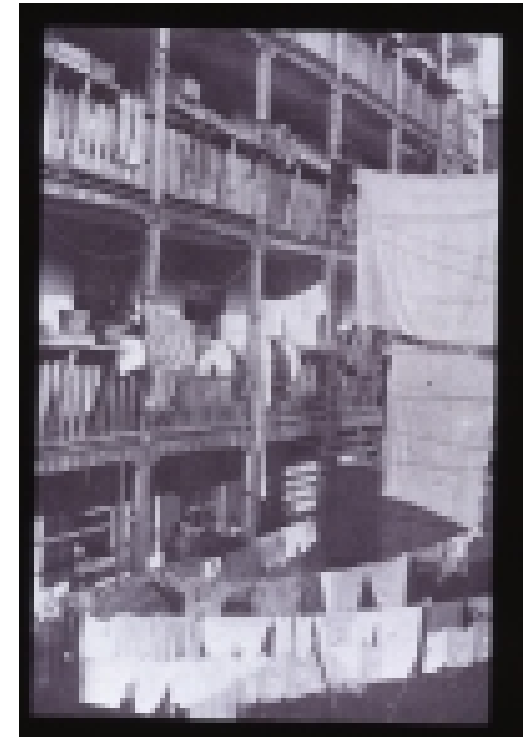
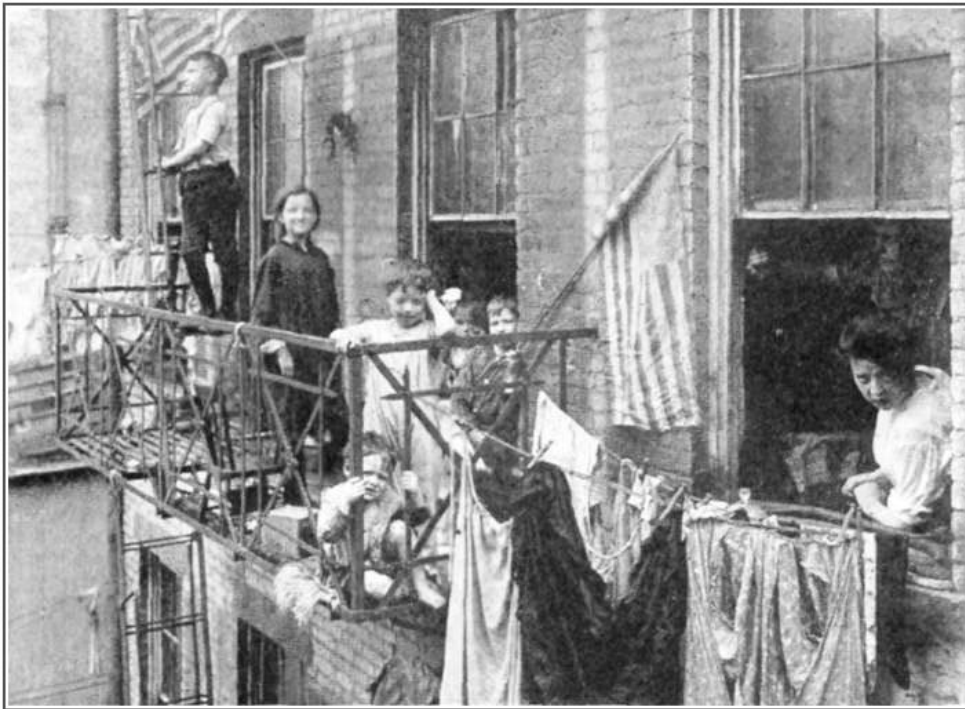
The Punchline

- Proactive behavior to create new partnerships can lead to progress on the social determinants of health and result in better population health



Background

- Community development and population health have a long history



www.gutenberg.org/.../images/imagep010.jpg

<http://images.villagevoice.com/issues/9938/lobbia6.jpg>

<http://historyproject.ucdavis.edu/marchandslides.bak/2000/thumbnails/ScanImage02624.jpg>



1856 inspector:

“no provision for ventilation;
drainage was insufficient; the
sinks in wretched condition,
and the entire structure thick
with nauseating smells”

-- *Urban Castles*, Jared Day, p. 17



House partly destroyed by fire but still occupied circa 1904–1905. Standard building methods created fire hazards, both obvious and hidden. Builders often applied “three months” paint. The mixture was inexpensive, and it made the apartments look good for about three months, long enough for the builder to sell the tenement. Unfortunately, not only did the paint deteriorate quickly but, as with many of the cheap materials used, it was a fire hazard. A reporter for *McClure's Magazine* noted in 1911 that “let a lamp or a candle near enough to it while it is still damp, and fire would go around the room or down the tenement hall as fast as a man could run.”



Demolition site circa 1906. Even with walls missing, tenants still live here. Landlords had little to fear from injured tenants because successful lawsuits against landlords were rare



The owner of this Brooklyn tenement lived in this cellar bedroom 4 & 1/2 feet wide, 8 feet long, 7 feet high, circa 1915-1916. Between 1880 and 1920, landlords and leasing agents often lived in the same rundown tenements they managed.



Real estate brokers, immigrant banks and other types of unlicensed lenders, such as this one circa 1907, acted as buyers, sellers and financiers of tenements.



NY Times Report on the plight of grocer Edward Rafter

“At two of his buildings, a baker and fish seller worked in two of the three stores on the first floor, and they shared the sink in the basement. The baker used water from the sink for his bread; the fish seller washed his fish in the sink; and the sixteen families in the two buildings used the sink as a urinal.”

-- *Urban Castles*, Jared Day, p. 55



Background

- Community development and population health have a long history
 - 1890s: Slum clearance and upgrade as a public health initiative
 - 1949: National Housing Act



The National Housing Act of 1949

- Provisions
 - Title I - “Bulldozer approach”
 - \$1 billion in loans to acquire slums, blighted areas for public, private devlpmt
 - Title II - Increased insurance limit



The National Housing Act of 1949

- Provisions
 - Title III - Restarted Wagner public housing
 - Build 810,000 new low-rent units over next 6 years
 - 1 slum down for each put up
 - Ceilings on tenant incomes and construction costs
 - focus is the very poor, not working poor
 - NOT real competition for private builders
 - Title IV- Established funding for research
 - Title V- Expanded rural housing program



Background

- Community development and population health have a long history
 - 1890s: Slum clearance and upgrade as a public health initiative
 - 1949: National Housing Act
 - Periodic successes since 1960s
 - Example: Investments by HUD and regulatory actions together reduced incidence of childhood lead poisoning by 70 percent



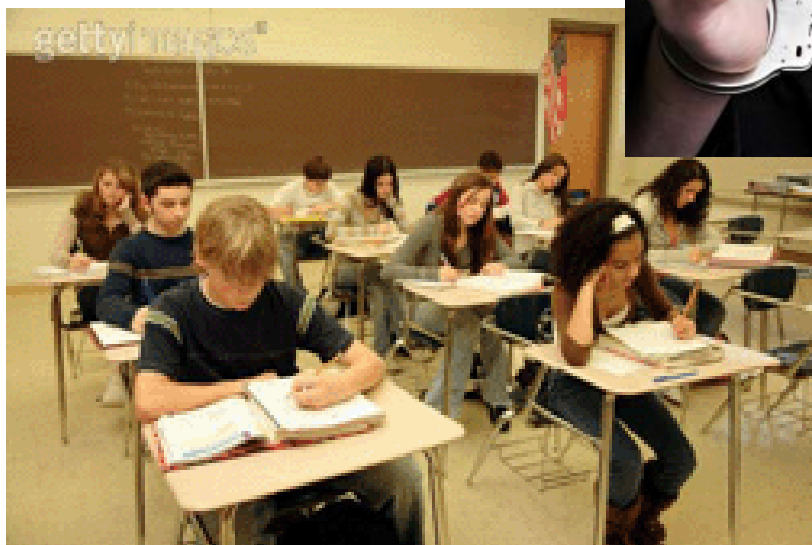
The Recent History – A Reset

- There has been renewed attention to connecting community development efforts to public health metrics
 - Health benefits are being observed as major outcomes of CD investments
 - Example: Moving to Opportunity resulted in improved psychological, depression, and stress-related outcomes, as well as lower levels of obesity
 - There is a broadening recognition that social and economic factors – social determinants of health – can drive population health outcomes
 - Budget pressures across the board have increased need to broaden funding base and leverage existing resources



Policies Shaping the Social Determinants of Health

- Policies on
 - Housing and community development
 - Mainly HUD (about \$30 billion)
 - Includes Community Development Block Grants, HOME Investment Partnership grants, Housing Choice Voucher program, Choice Neighborhoods





Policies Shaping the Social Determinants of Health II

- Policies on
 - Housing and community development
 - Mainly HUD (about \$30 billion)
 - Public safety
 - DOJ (\$630 million) in state, local, and tribal law enforcement
 - Community-Oriented Policing Services (COPS), Byrne Criminal Justice Innovation Program, Community-based violence prevention initiatives, substance abuse programs



Policies Shaping the Social Determinants of Health III

- Policies on
 - Housing and community development
 - Mainly HUD (about \$30 billion)
 - Public safety
 - DOJ (about \$630 million)
 - Transportation
 - DOT and EPA (more than \$20 billion)
 - Sustainable Communities Grants, Brownfields, Federal Transit Administration, Surface Transportation program, Metropolitan Planning Grants, MAP-21, TOD planning

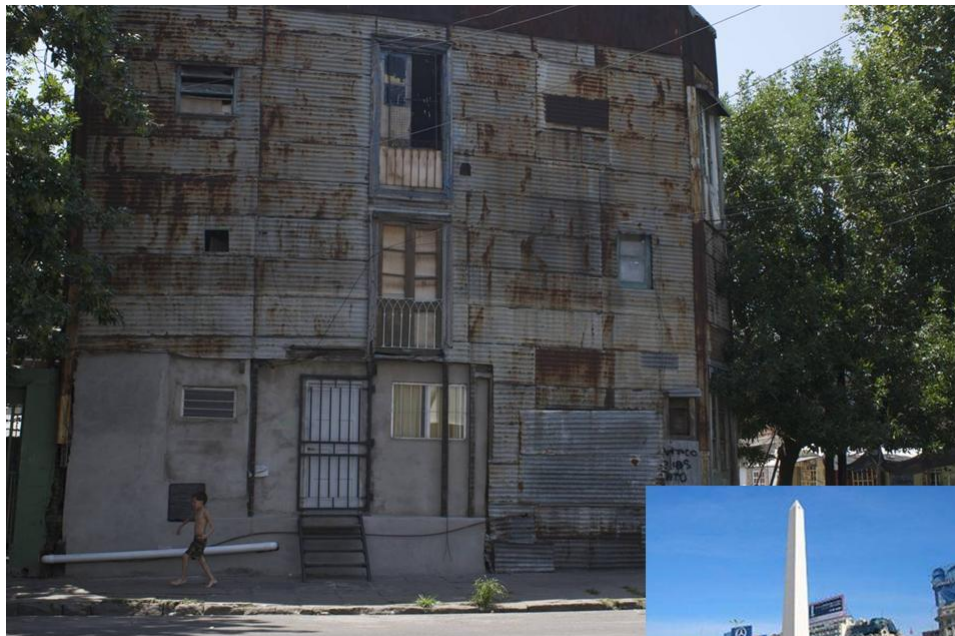


Policies Shaping the Social Determinants of Health IV

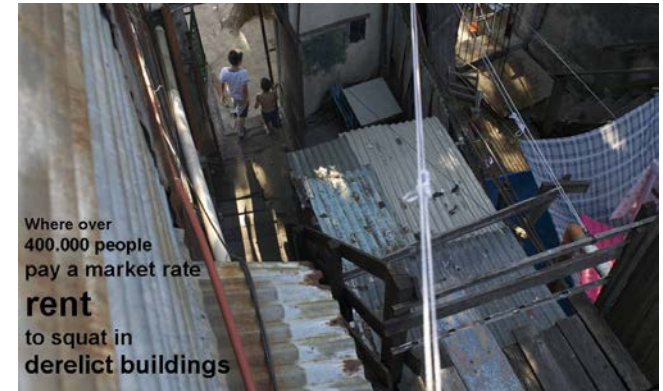
- Policies on
 - Housing and community development
 - Mainly HUD (about \$30 billion)
 - Public safety
 - DOJ (about \$630 million)
 - Transportation
 - DOT and EPA (more than \$20 billion)
 - Capital and finance
 - Treasury and others (more than \$10 billion)
 - Low-income housing tax credit, Community Reinvestment Act for depositories, CDFIs, CDFI Fund



Sustainable Urban Housing Competition Winner: Developing Real Estate for Squatters and Tenants



One of the largest cities in the world, with 14 million inhabitants, Buenos Aires is a city of stark contrasts



Where over
400,000 people
pay a market rate
rent
to squat in
derelict buildings



20

Recycling Urban Homes, Buenos Aires, Argentina



Policies Shaping the Social Determinants of Health V

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 - Capital and finance
 - Treasury and others (more than \$10 billion)
 - Education
 - Department of Education, USDA, VA, HHS (about \$30 billion)
 - School meals programs, Head Start, Race to the Top, Veterans education



Applying Modified Jerry Maguire Rules





Organization of this Approach

- Will be decidedly multi-sectoral and multidisciplinary
 - Partnerships link organizations from varied sectors
 - Non-profit organizations
 - Philanthropy/foundations
 - Private sector firms
 - Public sector
 - Policy already requires this in specialized arenas
 - Affordable housing development for the homeless is one example
 - Next step is to generalize this and bring it to scale



Final Thoughts

- “A crisis is a terrible thing to waste.”
 - Shaun Donovan, HUD Secretary
- “The successful people are those that learn how to take advantage of the world as it is.”
 - Bill Clinton, former US President, NAHREP conference, October 2012