

County Health Rankings & Roadmaps  
Building a Culture of Health, County by County

A Robert Wood Johnson Foundation program

# HOUSING AND HEALTH: WHAT'S THE CONNECTION AND WHAT CAN YOU DO ABOUT IT?

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Sara Ansell  
Assistant Director,  
CHR&R Action  
Center



Karen Odegaard,  
Community Health  
Improvement  
Specialist



Arthur Chaput, Housing  
Rehabilitation  
Supervisor

[www.countyhealthrankings.org](http://www.countyhealthrankings.org)

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County Health Rankings & Roadmaps is a collaboration between the Robert Wood Johnson Foundation and the University of Wisconsin Population Health Institute.

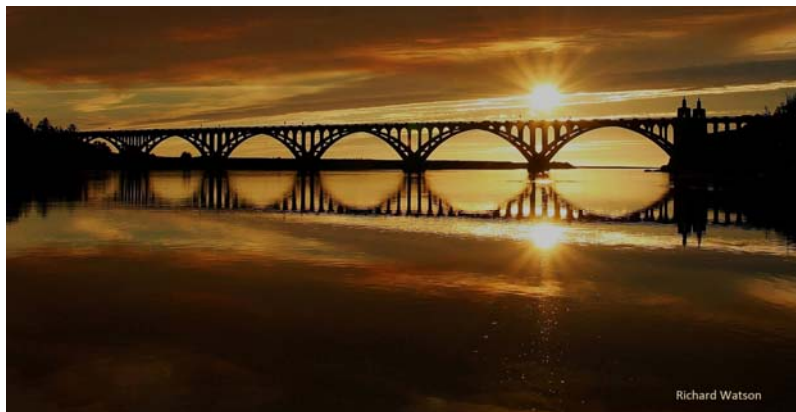
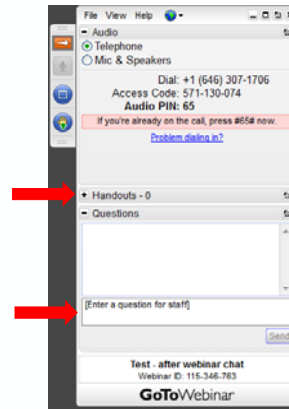
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## GO TO WEBINAR ATTENDEE INTERFACE

### 1. Viewer Window



### 2. Control Panel



## GUIDING QUESTION

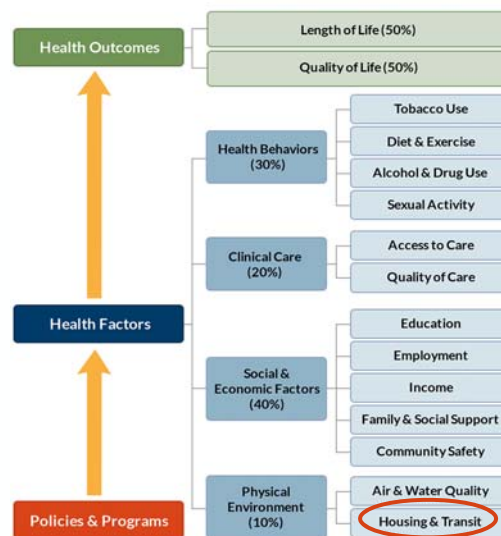
What is the connection between housing and health?

## REFLECTION QUESTIONS

- ▶ Who else do you need to share this information with?
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County Health Rankings model © 2014 RWJF

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## WHY IS THIS IMPORTANT?

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- ▶ Quality housing is not affordable for everyone
- ▶ Those with lower incomes are most likely to live in unhealthy, overcrowded, or unsafe
- ▶ Addressing housing can lead to health improvements

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## COUNTY SNAPSHOT

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Curry (CU)  
County Snapshot | Additional Measures | Areas to Explore  ON  OFF

	Curry County	Trend	Error Margin	Top U.S. Performers	Oregon	Rank (of 34)
<b>Health Outcomes</b>						31
Length of Life						32
Premature death						
<b>Quality of Life</b>						4
Poor or fair health						
Poor physical health days	Air pollution - particulate matter	7.7			9.5	8.9
Poor mental health days	Drinking water violations	1%			0%	19%
Low birthweight	<b>Severe housing problems</b>	<b>20%</b>		16-24%	9%	20%
<b>Health Factors</b>	Driving alone to work	74%		69-79%	71%	72%
<b>Health Behaviors</b>	Long commute - driving alone	14%		8-19%	15%	26%
Adult smoking						
Adult obesity						
Food environment index						
Physical inactivity						
Access to exercise opportunities	95%			92%	89%	
Excessive drinking	17%		11-27%	10%	16%	
Alcohol-impaired driving deaths	20%			14%	21%	
Sexually transmitted infections	117			136	345	
Teen births	31		26-37	20	31	

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## WHAT WORKS FOR HEALTH

Find effective programs and policies at [www.countyhealthrankings.org/what-works-for-health](http://www.countyhealthrankings.org/what-works-for-health)

**What Works for Health**

What Works for Health provides communities with information to help select and implement evidence-informed policies, programs, and system changes that will improve the variety of factors we know affect health.

WANT TO LEARN MORE? - View our 4 minute [What Works for Health Tutorial](#).

To learn more about strategies that could work in your community, select a health factor of interest (the light blue boxes on the far right) in the model below.

Health Behaviors (30%)	Tobacco Use
Clinical Care (20%)	Shel & Exercise
	Alcohol & Drug Use
	Sexual Activity
Social & Economic Factors (40%)	Access to Care
	Quality of Care
	Education
Physical Environment (10%)	Employment
	Income
	Family & Social Support
	Community Safety
	Food & Nutrition

*Note: The 'Food & Nutrition' box in the Physical Environment category is circled in red in the original image.*

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## WHAT WORKS FOR HEALTH

Keyword Search  
 GO

**Policies & Programs**

All Policies & Programs

New Policies & Programs

**Health Factors**

Health Behaviors

Diet and Exercise (7)

Social and Economic Factors

Community Safety (3)

Employment (1)

Physical Environment

Air and Water Quality (1)

**Approach**

Support active travel (10)

Support affordable housing options (9)

Improve housing quality (6)

Ensure access to housing (5)

Support shared transportation

**Decision Makers**

Educators (3)

### Policies & Programs, filtered by "Housing and Transit"

Policies and programs that can improve health

34 results

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**Affordable housing tax increment financing (TIF)** Expert Opinion

Tax increment financing (TIF) districts are created to generate revenue to eliminate blight and stimulate economic development in a particular area...

Housing and Transit

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**Bicycle and pedestrian master plans** Some Evidence

Bicycle and pedestrian master plans establish a framework to increase walking and biking trails, and improve connectivity of non-auto paths and...

Housing and Transit - Diet and Exercise

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**Carpool and rideshare programs** Expert Opinion

Carpool and rideshare programs help commuters share transportation. Carpools and rideshares can be informal arrangements between individuals or be...

Air and Water Quality - Housing and Transit

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**Community Development Block Grants (CDBGs)** Some Evidence

The US Department of Housing and Urban Development's Community Development Block Grants (CDBGs) fund local community development activities such as...

Housing and Transit

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**Community land trusts** Some Evidence

Community land trusts (CLTs) are private, non-profit organizations that purchase land to lease to low and middle income residents for housing use...

Housing and Transit

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## WHAT WORKS FOR HEALTH

**Evidence Rating**

Scientifically Supported

**Health Factors**

Housing and Transit

**Decision Makers**

Government

Community Development

### Housing rehabilitation loan & grant programs

Housing rehabilitation loan & grant programs provide funding primarily to low or median income families to repair, improve, or modernize their dwellings, and to remove health or safety hazards from these dwellings.

**Expected Beneficial Outcomes (Rated)**

- Improved health outcomes
- Improved mental health

**Other Potential Beneficial Outcomes**

- Increased energy efficiency
- Reduced hospital utilization
- Reduced absenteeism
- Improved neighborhood quality

**Evidence of Effectiveness**

There is strong evidence that housing improvements generate health benefits, especially when improvements focus on increasing warmth through insulation and energy efficiency measures (Cochrane-Thomson 2013, Gibson 2011, Howden-Chapman 2007, HUI 2, Toole 2007). The effects of more general housing rehabilitation initiatives on health are less certain (Cochrane-Thomson 2013).

Housing improvements targeting warmth have shown consistent positive effects on physical and mental health including general, respiratory, and mental health outcomes, as well as measures of well-being such as self-rated general health. Such improvements have also been shown to reduce children's absence from school, adult absence from work, doctor visits, and hospitalizations (Cochrane-Thomson 2013, Howden-Chapman 2007). Low income housing rehabilitation complying with green standards can also improve health: green standards use sustainable building products and healthy housing features to reduce moisture, mold, pests, and radon, and improve ventilation (Reusser 2011).

Housing rehabilitation efforts in poor and declining neighborhoods may also have positive effects on neighborhood quality and neighborhood stability (Smith 2011 a, Helms 2012).

**Impact on Disparities**

Likely to decrease disparities

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## ARTHUR CHAPUT - NEIGHBORWORKS UMPQUA

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# ReHome Oregon

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MANUFACTURED HOUSING UPGRADE INITIATIVE

## Curry County, Oregon

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Coastal Oregon is a temperate rainforest where the rain comes in sideways. Winds are routinely gale force.

This picture is from just last fall in Port Orford; winds of a Category 2 Hurricane, 90 – 100 mph but it doesn't even make the news.



## Curry County, Oregon

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- 22,000 people—Less dense than Nebraska
- Per-capita income ~\$18,000; 13% below Fed poverty line; 35% over age of 55
- 3,800 Curry Co. families live in manufactured homes\*—30% of which have serious health- and safety-related problems



# Health Impact Assessment

- **Health Impact Assessment** identified problems attributable to older manufactured housing:
  - Respiratory problems (#1 cause of hospitalizations in Curry Co.)
  - Tripping hazards—holes in floor
  - Accessibility problems for disabled
  - Homes are expensive to heat—often more expensive than a much larger stick-built home.



## What is HIA?

### The Steps of HIA

1. Screening
2. Scoping
3. Assessment
4. Recommendations
5. Reporting
6. Monitoring and Evaluation

\* The HIA process encourages public input at each step

Learn more about HIAs at the [Health Impact Project](#).

The Steps of HIA	
1	SCREENING
↓	Determine whether an HIA is needed and likely to be useful.
2	SCOPING
↓	In consultation with stakeholders, develop a plan for the HIA, including the identification of potential health risks and benefits.
3	ASSESSMENT
↓	Describe the baseline health of affected communities and assess the potential impacts of the decision.
4	RECOMMENDATIONS
↓	Develop practical solutions that can be implemented within the political, economic or technical limitations of the project or policy being assessed.
5	REPORTING
↓	Disseminate the findings to decision makers, affected communities and other stakeholders.
6	MONITORING AND EVALUATION
	Monitor the changes in health or health risk factors and evaluate the efficacy of the measures that are implemented and the HIA process as a whole.
	<small>The HIA process encourages public input at each step.</small>

## Garnering Support to Address this Need

- Affordable Housing Community initially skeptical
- Karen Chase (OR Housing) and Annette Kleinfelter (formerly with Curry County Economic Development and Public Health departments) were early champions
- Cost comparison key to success: Typical affordable housing costs \$220k-250k/unit (nationwide). Sticker price on MFHs \$50-80k. (Jury is still out on actual \$ savings)
- Governor's office interested, designated as OR Solutions Project. Provided legitimacy, support.



## Partners convened

- Meyer Memorial Trust
- Oregon Housing and Community Services
- Local utility companies and housing efficiency experts
- USDA Rural Development
- Network for Oregon Affordable Housing (CDFI)
- Local CAP agency
- Oregon manufactured home dealers and factories
- Offices of Senators Wyden, Merkley

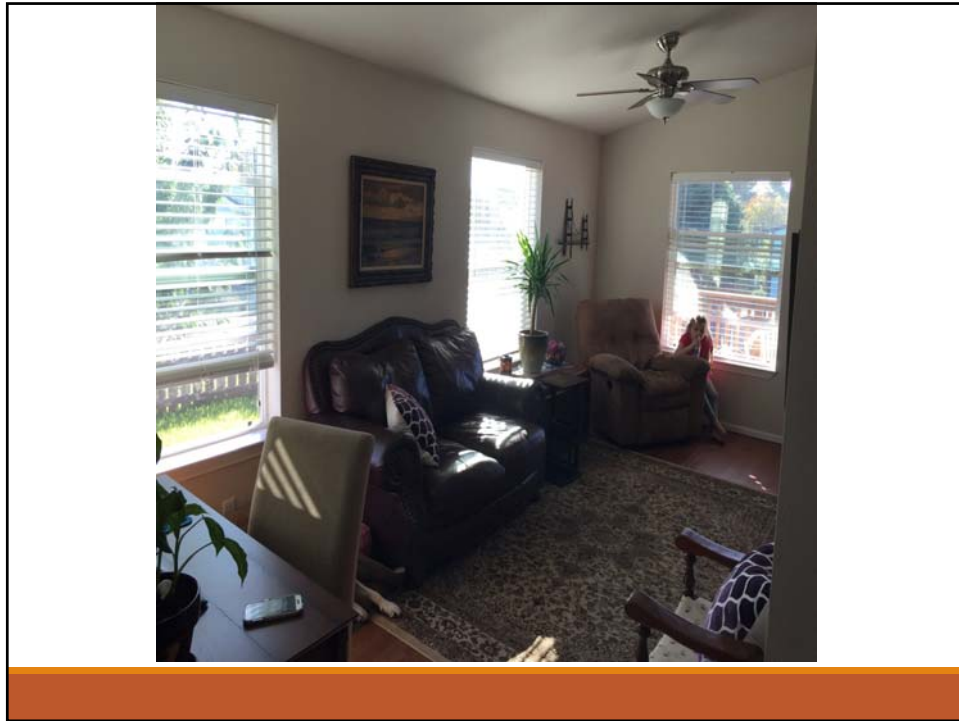
**Convened under umbrella "OR Solutions Team"; meet twice annually to discuss progress**

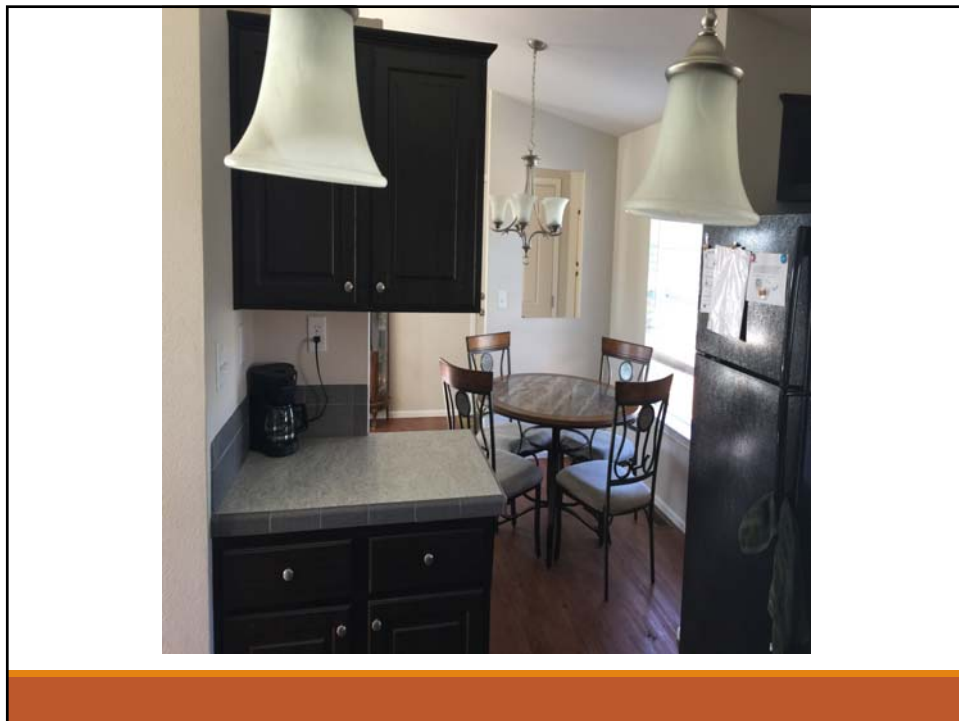


## Two Main Issues

1. Construction
  - Early MFH purchases did not hold up
  - Designed specs unique to Oregon; waterproof
  - Had to locate builder willing to experiment
  - What do banks want? What appraises?
2. Financing
  - Typical MFH finance terrible
  - Sticker price misleading (Deconstruct, asbestos, infrastructure)
  - Had to find banks willing to loan









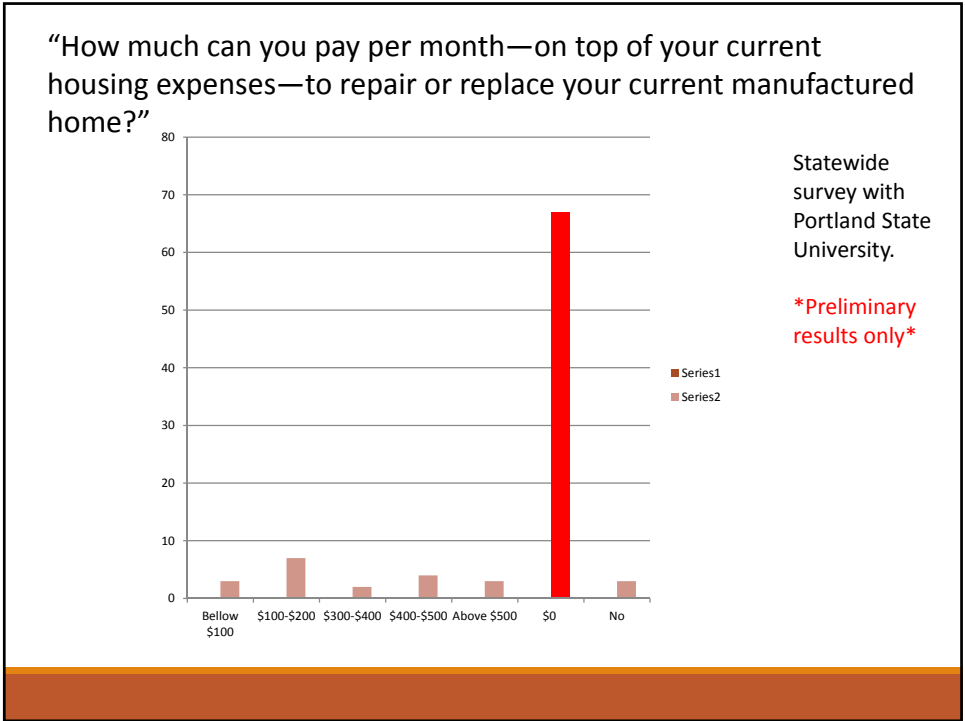
## Roadblocks--Replacement

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- Unexpected immediate and ongoing costs (inspections, appraisals, surveys, incurred before loan approval)
- Insufficient code and financing infrastructure
  - Current MFH building code inadequate; zoning overly restrictive; appraisals unfair
  - Typical MFH mortgage is chattel, high interest, abusive
  - Trust lacking in all corners of the MFH market

**Solutions underway include new financing options, Fannie/Freddie involvement, HUD-code updates, and long process of building trust in nonprofits**

**Repair of MFHs is an option (even in parks); may be more cost-effective**



**Arthur Chaput** | Housing Rehabilitation Supervisor  
**NeighborWorks Umpqua**  
 Building Homes, Building Communities, Building Lives | [nwumpqua.org](http://nwumpqua.org)  
 605 SE Kane Street | Roseburg, OR 97470 | 541-673-4909  
 | [achaput@nwumpqua.org](mailto:achaput@nwumpqua.org)



## REFLECTION QUESTIONS

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Ready to take action, but not sure what to do next?  
**GET HELP**

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  - Including Active Living by Design, Burness, CDC, Dartmouth Institute, Local Initiatives Support Corporation, National Association of Counties, United Way Worldwide

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Richard Watson

## GUIDING QUESTION

What is the connection between housing and health?

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## THANK YOU!

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University of Wisconsin Population Health Institute  
Madison, WI

[match-info@match.wisc.edu](mailto:match-info@match.wisc.edu)  
(608) 265-8240

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- ▶ To be able to speak during the After Class session, please use the telephone audio option. You'll want to be sure you enter your **UNIQUE** audio pin.
- ▶ Once you've entered your audio pin, we'll be able to unmute you.
- ▶ To let us know that you'd like to ask a question or add a comment, please click the hand icon to "raise your hand."

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