Please Won’t You Be My Neighbor?
Partnering with a Neighborhood to Promote Health Through Housing

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Objectives:

Introduction

My first experience with community-engaged health work

Overview Healthy Neighborhoods, Healthy Families (HNHF)

Sharing lessons learned and community engagement strategies from HNHF with anchors and asset-builders
Howard University  
Washington, DC  
(2004 – 2007)  
Bachelor of Science, Biology

Meharry Medical College  
Nashville, TN  
(2007 – 2011)  
Doctorate of Medicine  
RWJF Certificate in Health Policy
Howard University
Washington, DC
(2004 – 2007)
Bachelor of Science, Biology

Meharry Medical College
Nashville, TN
(2007 – 2011)
Doctorate of Medicine
RWJF Certificate in Health Policy
Nationwide Children’s Hospital
(2018 – Present)
Assistant Professor of Pediatrics
Division of Nephrology
Nationwide Children’s Hospital
The Ohio State University College of Medicine

Cincinnati Children’s Hospital
(2011 – 2018)

Residency, General Pediatrics
Clinical Fellowship, Pediatric Nephrology
Research Fellowship, Clinical Psychology
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Assistant Professor of Pediatrics
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Cincinnati Children’s Hospital
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Residency, General Pediatrics
Clinical Fellowship, Pediatric Nephrology
Research Fellowship, Clinical Psychology
Pick a community you know in which you hope to address the social determinants of health:
Name 7 needs facing the community.
Pick a community you know in which you hope to address the social determinants of health:
Name 7 assets unique to the community.
I feel most supported as a Father when

My son throws his hands up for me to pick him up.

I can see my child!

win she CALL my DADDY

I feel most supported when I can be there at all times.

I feel most supported when, I'm there on

My daughter calls me wants me or needs me

When the mother tells me she happy with my support.
My son throws his hands up for me to pick him up.

I can see my child!

WIN SHE CALL MY DADDY

I feel most supported when I can be there at all times.

I feel most supported when I am hands on.

My daughter calls when she wants me or needs me.

When the mother tells me she happy with my support.

I'm Included

I'm Involved

When my kids need me the most.
My child's doctor is: 

We don't have one need one

Children's Hospital lol.

Children Hosp.
Hopper st Clinic
Can't pronounce or spell his name

ONE of The Best
I don't know

We need one
We don't have one need one

Children's hospital lol.

Children's Hosp.
Hoppie st Clinic
Can't pronounce or spell his name
My child Doctor is a careful Doctor

ONE of The Best
I Don't know

We need one
I Don't know

I wish I knew who so I can have a relationship
What is the...

**BEST**

- Concerns About Child / Info
- Making sure you healthy

**WORST**

- The long wait, Lack of Info
- Not knowing what I have to pay and what the bill gonna look like
- The shots

**Some of the Best Doctor**

- Know that my child is in good hands
- No wait time

**The Honey's that be there**
What is the...

**BEST**

part about going to the pediatrician?

**WORST**

- Concerns About Child / Info
  - Making sure they're healthy
- Some of the Best Doctors
  - Know that my child is in good hands
  - No wait time
- The shots
  - When don't tell me in what I need to know
  - The shots
  - Not knowing what I have to pay and what the bill is going to look like
- The long wait, lack of info
Learning things with child
Social activities/be a role model
Participate
Support both mother and child
Making the best choices
Cook.

Fill like my kids the best
What I can
Cook and clean up the best
everything - clean, cook, wash, and walk to school

As a father, I do _______ the best!
Approaching social determinants of health and health disparities as therapeutic targets in child health.

Qualitative, community-based participatory research

As a physician-advocate, I have a passion for addressing the social determinants of child health through community-based research, engagement, and education.
Early 2000s: $80 million expansion
The single largest children’s hospital in America

Mid-2010s: $730 million expansion
Largest behavioral health hospital in America
One of the largest pediatric research centers in the world
POINTS OF PRIDE

MORE THAN 1.4 MILLION PATIENT VISITS FROM ALL 50 STATES AND 48 COUNTRIES

Provide more than $236 MILLION IN CHARITY CARE and community benefit services annually

THREE-TIME MAGNET designation for nursing excellence

AMERICA’S LARGEST neonatal network and provider of inpatient pediatric surgeries*

98,020 DONORS raised more than $70.8 MILLION

The Research Institute at Nationwide Children’s Hospital IS ONE OF THE TOP 10 NIH-funded freestanding pediatric research facilities in the U.S.

ZERO HERO Committed to achieving zero preventable harm
If you live in a blighted neighborhood anchored by a prestigious children’s hospital, what’s not to love about that?
Please, *DON’T* you be my neighbor!

Infrastructure
Traffic/Parking
Gentrification
Lack of jobs for local residents
Lack of investment in local businesses
What can we do to make a genuine, long-lasting impact on the communities that live in the shadow of anchor institutions?
Approach to the Unhealthy Child:

- Defining Patient Information
- Chief Complaint
- History of Present Illness
- Past Medical History
- Physical Exam, Diagnostic Tests
- Assessment and Plan
We believe that we should intervene in child health as far upstream as possible, in order to prevent illness and injury.
Nationwide Children’s Hospital began assuming the risk for children on Medicaid in 2002, and expanded the program in 2008 to include 300,000 children in the community.
So if by learning to intervene early we can improve outcomes for our patients...
... what would happen if we treated our neighborhood – the people, not the property – as our most important patient?
The Healthy Neighborhood, Healthy Families Initiative

Kelly Kelleher, MD, MPH, Jason Reece, PhD, Megan Sandel, MD, MPH
Approach to the Unhealthy Neighborhood:

**Neighborhood Effect Syndrome**

- Concentrated Poverty
- Racial Segregation
- Trauma
- Violence
- Environmental Toxins
- Low Social Cohesion and Support
- Poorly Performing Schools

These factors have documented effects on child health outcomes.
Franklin County: “Red-lining” Map of 1930s

Franklin County: Child Opportunity Index Map

**Educational Opportunity**
- Student poverty rates in local schools
- Student math/reading proficiency
- Early childhood education index
- High school graduation rates
- Adult educational attainment

**Health and Environmental Opportunity**
- Proximity to health facilities
- Retail healthy food environment index
- Proximity to toxic waste sites
- Volume of nearby toxic release
- Housing vacancy rates

**Social and Economic Opportunity**
- Foreclosure rates
- Poverty rates
- Unemployment rates
- Public assistance rates
- Proximity to employment

• Southern Orchards was hit hard by housing 2008 housing crisis:
  – 1 in 4 residents lived in poverty
  – 23% of the population were children
  – More than half of residents reported being “housing-cost burdened” (housing costs > 35% of income)
  – 1 in 5 homes foreclosed
  – 1 in 3 homes abandoned, derelict, or vacant (peak rate)
• Nationwide Children’s Hospital chose the Southern Orchards neighborhood as the target for a community intervention.
  – Proximity & connectivity to the hospital
  – Active neighborhood leadership
  – Political will to address foreclosures.
Dr. Kelly Kelleher and Rev. John Edgar began to connect with stakeholders:

- South Columbus Residents
- Community Development 4 All People
- City of Columbus and Office of the Mayor
- Columbus Policy Department
- Columbus City Schools
- United Way of Central Ohio
- South Side Renaissance
- Nationwide Children’s Hospital
- The Kirwan Institute for Race and Ethnicity at The Ohio State University
Our Newest Patient:
Southern Orchards, Columbus, Ohio
Check out our progress from kick off in 2008 through today!

71 Home Renovations
- 13 rented
- 52 sold
- 6 on the market/in progress

15 New Builds
- 12 sold
- 3 on the market/in progress

149 Home Improvement Grants
- 65 new roofs
- 63 homes received new windows (that's about 819 windows installed)
- 70 homes received new siding

Additional 37 homes completed by the Home Again program, Homeport and Community Development for All People

Healthy Homes and our community partners have impacted 272 homes!

Total Financial Investment: $18,002,726
Residences at Career Gateway

58 units of affordable housing combined with onsite workforce development training
## Healthy Homes

### 2008 to 2017 Investment

<table>
<thead>
<tr>
<th>Source</th>
<th>Investment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hospital Contribution</td>
<td>$6,663,000</td>
</tr>
<tr>
<td>United Way</td>
<td>$1,759,000</td>
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<tr>
<td>City of Columbus</td>
<td>$5,434,500</td>
</tr>
<tr>
<td>Franklin County Land Bank</td>
<td>$425,000</td>
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<tr>
<td>Home Sales</td>
<td>$8,179,000</td>
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<tr>
<td>Donations</td>
<td>$220,000</td>
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<tr>
<td><strong>TOTAL INVESTMENT</strong></td>
<td><strong>$22,680,500</strong></td>
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</tbody>
</table>
Lessons Learned:

**Anchor institutions can be motivated** to make population-level impact within communities.

Investing in neighborhoods produces **returns on investment beyond financial**.

A “community-quarterback” is necessary.

Proper community engagement is the **bridge to success**.
Tips on Effective Community Engagement:

Develop a trusting relationship with the community before you need them (or they need you)

Truly sustainable community-engaged work is community-organized, led, and driven.

Asset Based Community Development will help you to maximize your impact

Maintain a presence long after the project is complete.
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Mr. Nick Jones
Feel free to keep in touch!

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