Improving Health Outcomes:
It Takes More than Chicken Soup

November 10, 2015

Presenters:
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Astra Miriaku Iheukumere, County Health Rankings & Roadmaps
Amy Gillman, Local Initiatives Support Corporation
Tina Shepard, One Neighborhood Builders
Rose V. Gray, Asociación Puertorriqueños En Marcha
THE COMMUNITY DEVELOPMENT-HEALTH INTERSECTION

Astra Miriaku Iheukumere, MPA, MBA
Assistant Director - Community Networks and National Partnerships
County Health Rankings & Roadmaps

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

www.countyhealthrankings.org
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Assistant Director, Community Networks and National Partnerships
County Health Rankings & Roadmaps
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Combining the strength, history and expertise of two impactful nonprofit agencies – Olneyville Housing Corporation & Community Works Rhode Island – ONE Neighborhood Builders continues the work of community revitalization in the Olneyville and Elmwood neighborhoods of Providence. ONE Neighborhood Builders promotes equity, community health and neighborhood growth through strategic real estate development and a focus on building community assets.
ONE NB MISSION

ONE Neighborhood Builders (ONE|NB) mission is to work with residents to build a safe, healthy and stable community. We accomplish our mission through four lines of business: (1) creation and preservation of affordable housing, and development of commercial real estate to spur economic development, (2) community building and organizing to strengthen the neighborhood’s social fabric, (3) individual asset building to prepare families for homeownership, and (4) ONE WORKS - our social enterprise which prepares young people for work while providing landscaping and maintenance services in the neighborhood’s public spaces.

INTRODUCTION TO OLNEYVILLE

The neighborhood of Olneyville is located in west-central Providence, Rhode Island. Olneyville is one of the oldest neighborhoods in Providence. Olneyville is a heavily commercial/industrial neighborhood, with a strong residential core.
• Median income was $32,795 in 2010, compared to a state median of $52,254.

• 36% of households in Olneyville were estimated to earn less than $25,000 in 2010.

• According to the 2010 ACS, 48.5% of the population is foreign born and 65.8% of residents speak a language other than English at home.

• Over 40% of households report not owning a

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**HEALTH STATS**

• 41% of residents report being diagnosed with a chronic disease or had a family member diagnosed with a chronic disease, such as asthma, diabetes or heart disease.

• Over a third of residents reported being “smokers.”

• 22% of children younger than 6 had elevated blood lead levels in 2014; RI average is 12%.
GATHERING INFORMATION/ENGAGING THE COMMUNITY

**Community Assessments**
- 2010 - Rhode Island Housing KeepSpace initiative
- 2010 - LISC Sustainable Communities Initiative
- 2011 - RI Department of Health Action for a Healthier Olneyville assessment
- 2012-2014 - Housing and Urban Development Choice Neighborhood Initiative (produced the revitalization plan; Build Olneyville)
- 2014 - Resident Survey on Health and Safety

**Health and Safety Initiatives**
- 2013-2015 - Olneyville Community Health Equity and Wellness
- 2014-2016 - Byrne Criminal Justice Enhancement effort (DOJ)
- 2015-2018 - Health Equity Zone (DOH)

As a result of these earlier and concurrent planning efforts, the community development and revitalization work is built on a foundation of hundreds of hours of individual resident interviews, dozens of community events and planning charrettes, and countless organizational meetings.

THE OLNEYVILLE COLLABORATIVE/HEALTH EQUITY ZONE INITIATIVE

- Created in the late 90's.
- A coalition of approximately 30 stakeholder organizations working together to achieve positive social, economic, environmental, and community change in Olneyville.
- Accomplishments include; the Olneyville Action for a Healthier Community, the “Community Contract”, and hours of programming, services and events aimed at improving the quality of life for Olneyville residents.
- In February 2015, ONE NB was awarded a highly competitive Health Equity Zone (HEZ) from the RI Dept of Health. This award allowed the OC organizations (and new partners) to enhance or expand the health related work being done in Olneyville.
OLNEYVILLE HEALTH EQUITY ZONE-Placed Based Initiative

Focus on increasing healthy behaviors, and stable housing, reducing criminal activity, improving the environment, and increasing employment skills of residents.

OLNEYVILLE HOUSING CORPORATION

THE RI DEPARTMENT of HEALTH

Healthy Communities Office

Partnership for Providence Parks

City Parks Department

Olneyville Food Center

William D’Abate School

Access to Healthy Food Promotion of Physical Activity/Park Use

Economic and Workforce Development

Environmental Justice and Protection

Resiliency and Nonviolence Training for Youth

Resilience and Redevelopment of Blighted Properties

Olneyville Housing Corporation

Avon-Blackstone

Southside Community Land Trust

The Manton Avenue Project

Recycle A Bike

Olneyville Housing

Woonasquatucket River Watershed Council

The YMCA

William D’Abate School

Family Services of RI

PPD

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Stewardship Program: Began in 2007 with seed funding from United Way and Champlain Foundation

Square One Initiative: Creative Commercial District Innovation

One Olneyville: Landscaping Social Enterprise to support Stewardship Program began in 2012

- 9 month paid job training program
- Employs low-mod income Providence residents 18-24 years old
- Career counseling and professional development throughout program
- Over $60,000 in annual revenue through fee-for-service landscaping contracts
CAPITAL IMPROVEMENTS

- Engaged artists and craftspeople from the community to develop unique, attractive materials for the streetscape.
- Whenever possible used grant funding and followed procurement guidelines
- Constantly updating community on projects, progress

Moving Forward—Sustaining the Work

- Proved ourselves over 3 years
- Consistent communication with business community
- Finally reaching out to business owners and property owners for financial support
- Establishing initial support from anchor businesses
- Highlighting not only what has been done, but work that is upcoming.
- Clearly outline benefits of sponsorship ($3,500 raised in first appeal to business and property owners)
BEFORE AND AFTER

BEFORE AND AFTER
RIVERSIDE GATEWAY PROJECT

Riverside Gateway
31 rental units, 2 commercial
TDC $6.1M

Riverside Townhomes
20 condominium units on former brownfield site
TDC $3.4M

RIVERSIDE THEN
RIVERSIDE NOW....
Joslin Park Redevelopment
$700,000 TO $1.2 MILLION RANGE (TDC)

Rhode Island LISC
Local Construction companies and workforce development programs
City of Providence
Rhode Island Housing
Rhode Island Department of Health

JOSLIN PARK THEN...
JOSLIN PARK NOW
**COMING UP…**

71% Reduction in Civility Crimes* Within 150’ of Redeveloped ONE NB Properties (change over time, 2003 to 2014)

<table>
<thead>
<tr>
<th>Year</th>
<th>2003</th>
<th>2004</th>
<th>…</th>
<th>2010</th>
<th>2011</th>
<th>2012</th>
<th>2013</th>
<th>2014</th>
</tr>
</thead>
<tbody>
<tr>
<td># of crimes</td>
<td>270</td>
<td>219</td>
<td>111</td>
<td>141</td>
<td>89</td>
<td>96</td>
<td>79</td>
<td></td>
</tr>
</tbody>
</table>

*Larceny, destruction of property/vandalism, burglary/breaking & entering, motor vehicle theft, theft from motor vehicle, weapon law violations, and drug/narcotics violations
IMPACT ON CRIME-RIVERSIDE GATEWAY

Before data are from 2002, when the Hotspots Area had 112 of Olneyville’s 708 CFS & the Revitalization Area had 175 of Olneyville’s 708 CFS. After data are from 2007, when the Hotspots Area had 14 of Olneyville’s 454 CFS & the Revitalization Area had 34 of Olneyville’s 454 CFS.

IMPACT ON HEALTH-PARK USE RESIDENT SURVEY, MAY 2014

“Please indicate agreement or disagreement with the following statements”
[about use of parks in Olneyville since improvements to Riverside, Donigian and Joslin Parks were completed]

Percent of respondents reporting "Agree" or "Strongly Agree"

- I enjoy my park visits more: 79.3%
- I stay at parks longer now: 72.4%
- I feel safer at this park: 72.1%
- Olneyville is a better place to live: 69.0%
- I walk more in and around the neighborhood now: 68.6%
- I bring children with me more often: 67.5%
- I do a wider variety of park activities now: 66.7%
- I visit the parks more often: 64.7%
IMPACT ON HEALTH—WALK SCORES

Monitoring Opportunities for Healthy Activities - Neighborhood Walk Scores

<table>
<thead>
<tr>
<th>Location</th>
<th>2013 Walk Score</th>
<th>2015 Walk Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maston Heights</td>
<td>55</td>
<td>64</td>
</tr>
<tr>
<td>Olneyville Health Center</td>
<td>62</td>
<td>80</td>
</tr>
<tr>
<td>D'Abate Elementary School</td>
<td>77</td>
<td>83</td>
</tr>
<tr>
<td>Riverside Park</td>
<td>78</td>
<td>82</td>
</tr>
<tr>
<td>ONE NB Office</td>
<td>82</td>
<td>85</td>
</tr>
<tr>
<td>Donigian Park</td>
<td>86</td>
<td>82</td>
</tr>
<tr>
<td>Fete Music</td>
<td>92</td>
<td>84</td>
</tr>
<tr>
<td>Olneyville Square</td>
<td>94</td>
<td>88</td>
</tr>
</tbody>
</table>

www.walkscore.com

THANK YOU!!

Tina Shepard
Director of Community Initiatives
ONE Neighborhood Builders
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Providence RI 02909
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shepard@onenb.org

Website: www.oneneighborhoodbuilders.org
Facebook: ONE Neighborhood Builders
Helps Families Achieve Their Highest Potential in Life.
Health, and Human Service Division

- Est. 1970
- Each Year APM touches over 40,000 individuals and families
- City Wide programs

Health Support Services:
- 2 Behavioral & Mental Health Clinics
- 2 Drug & Alcohol Rehabilitation Clinics
- Health Promotions and Homeless & Housing Support Services

Human Services:
- 3 Four Star Head Start Programs provide Community Child Care & Early Childhood Education

Supporting families:
- Community Umbrella Agency (CUA) serving 542 families
- 1200 children and youth receiving case management services

CUA Service Area & Objective

- Supporting 542 families
- 1200 children and youth receiving case management services
- Direct case management services
- Ensure that local solutions and resources are accessible;
- Develop connections to neighborhood networks;
- Recruit and retain foster and adoptive parents in the neighborhoods.
Community and Economic Development Division

- Est. 1990
- Comprehensive Community Planning
- Leveraged $140 million dollars of public/private investment

More than 478 units of Affordable rental and homeownership built, preserved or developed, 76,000 square feet of commercial/office space and 20 acres of vacant land stabilization.

1. **Low-Income Housing Tax Credit (LIHTC)** projects - 210 units of affordable rental housing; 150 units of affordable Homeownership sold to persons at 120% or below AMI

2. **148 units of for sale housing** targeted to persons at or below 120% of median income

3. **Sheridan Street** - 13 award winning Gold LEED homeownership units

4. **Paseo Verde mixed-use Transit Oriented Development (TOD)**
   - Philadelphia’s first TOD
   - Includes 120 units (67 units of market rate housing and 53 units of LIHTC)
   - Platinum LEED Neighborhood Development (ND) recognition for model of coordinated green development projects in Paseo Verde area - first designation in the City of Philadelphia (APM, LISC)
   - 30,000 sq. ft. commercial space consisting of a Federally Qualified Health center, Pharmacy, APM’s offices, and Community Space

5. **Preservation of 130 homes** - targeted to persons at or below 80% of median income

6. **Stabilization of 750 vacant lots**

7. **Borinquen Plaza Retail Center** - 30,000 sq.ft, supermarket, 4,000 sq.ft. Laundromat, 2,500 sq. ft. credit union.
APM Service Areas & Objectives

Neighborhood Advisory Committee (NAC):
• Promote sustainability
• Create employment opportunities
• Enhance neighborhood safety
• Provide decent and affordable housing

Sustainable Communities Initiative (SCI):
• Expand Investment in Housing
• Increase Family Income & Wealth
• Stimulate Economic Development
• Improve Access to Quality Education
• Support Healthy Environments and Lifestyles

HUD CHOICE Grant:
• Transform distressed HUD housing and address the challenges in the surrounding neighborhood.

Social Determinants of Health

GOAL: Create social and physical environments that promote good health for all.

- Economic Stability: (Poverty, Employment, Food Security, Housing Stability)
- Education: (High School Graduation, Language and Literacy, Early Childhood Education and Development)
- Social Networks & Community Context: (Social Cohesion, Perceptions of Discrimination and Equity)
- Health & Health Care: (Access to Health Care and Primary Care, Health Literacy)
- Neighborhood & Built Environment: (Access to Healthy Foods, Quality of Housing, Crime and Violence, Environmental Conditions)
Snap Shot of Eastern North Philadelphia

**Population:** 11,914

**Race/Ethnicity:** 45% Black; 45% Hispanic; 6% Asian; 3% White

**Age:** 74% of the population is under the age of 35

**Median Income:** $15,540; Residents do not earn a livable wage

**Unemployment:** 26% in the community - 3 x the city's rate of 8.9%

**Graduation:** 42% graduate high school compared to 62% graduation rate in Philadelphia

**Family Composition:** 84% of households are led by a Single Parent

**Crime:** Part 1 Crime average is 2x that of the City average

**Health & Chronic Disease:** 33% Obesity rate, 18% Diabetes, 44% Hypertension

**WORKING TOGETHER**

Creating Healthy Communities by Engaging Community
Crime Prevention Through Environmental Design (CPTED)

Work in partnership with residents and community to activate spaces, prevent crime

Guiding Principles:

- Natural Surveillance to reactivate community spaces
- Natural Access Control; Rethinking paths and gateways
- Territorial Reinforcement; Support ownership of spaces by community
- Maintenance; Tied to territoriality and sense of ownership; Sustainable “Pride of Place” in neighborhood
Rainbow de Colores: BEFORE

Rainbow de Colores: AFTER
Activities & Accomplishments:

Project Goals:
- Elimination of blight
- Provide for a safe environment
- Reduce criminal activity
- Increase environmental awareness and education opportunities
- Support community engagement and leadership
- Implement LISC Safe Growth principles

Project Outcomes:
- Over $173,000 Raised
- A park stewardship group of residents was formed and is supported by APM
- Park was redeveloped with community input, including safe growth principles
- Programmed activities are planned yearly by residents and partners
- A maintenance schedule was created and maintained
Blight Removal
Activities & Accomplishments:

Project Goals:
- Activate the Community for Neighborhood Wide Clean up
- Identify Supportive Block Captains
- Provide Support to various Blocks in a Coordinated manner
- Increase environmental awareness and education opportunities

Project Outcomes:
- Over 50 volunteers were activated
- 5 Targeted Areas were Cleaned
- Over 1,000 Tires were Removed from the Area
- The Network of Block Captains has been maintained Through the NAC & SCI
- 311 trainings for residents

The objective of the food buying club is to save the residents of Eastern North Philadelphia time, money and enable them to purchase quality fresh fruits and vegetables.

As a service provided by a community development corporation (CDC), the FBC model aims to ensure that every resident has opportunity of access:
- to the means to secure their basic needs
- to grow and advance
- to dignity and social confidence
HOW DO THE ENDS MEET?
Income and food costs shape food decisions.

- Hunger Rate: 49.6%
- Income on Food: 21%

Lower North Philadelphia
Family Income: $5,000 - $15,540

Food Spending:
- $193.45 per month
- $44.64 per week

POP-UP Food Distribution Site!
Community-Run Distribution Center

APM Food Buying Club

SOCIAL IMPACT + OUTCOMES
Measures of success since August 2014.

1 YEAR

400+ FAMILIES
(over 1,000 individuals)

32,000+ lbs.
Fresh, quality produce.

$80,000+
Cumulative money saved, income retained, by members.
Paseo Verde mixed-use Transit Oriented Development (TOD)

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WHICH WAY TO GO?
Condo Unit #1
Transit Village Affordable Housing
53 residential units targeted to persons at or below 60% AMI

<table>
<thead>
<tr>
<th>Sources</th>
<th>Agency</th>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td>LIHTC Equity</td>
<td>PA Housing Finance Agency</td>
<td>$10,937,922</td>
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<tr>
<td>HOME Funds</td>
<td>City of Philadelphia</td>
<td>$4,000,000</td>
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<tr>
<td>AHP Funds</td>
<td>Federal Home Loan Bank SF</td>
<td>$520,423</td>
</tr>
<tr>
<td><strong>Total Project Cost</strong></td>
<td></td>
<td><strong>$15,458,345</strong></td>
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</table>
# Condo Unit #2 - Grant Sources

<table>
<thead>
<tr>
<th>Loan D1 - Grants</th>
<th>Amount</th>
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<tbody>
<tr>
<td>LISC</td>
<td>$352,000</td>
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<tr>
<td>LISC LEED ND</td>
<td>$13,750</td>
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<tr>
<td>EGC Charette Grant</td>
<td>$5,000</td>
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<tr>
<td>Citibank Foundation</td>
<td>$150,000</td>
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<tr>
<td>Bank of America/USG BC</td>
<td>$25,000</td>
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<tr>
<td>City of Philadelphia</td>
<td>$30,696</td>
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<tr>
<td>Additional Contribution</td>
<td>$313,536</td>
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<table>
<thead>
<tr>
<th>Loan D1 - Bridge Loan</th>
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<tbody>
<tr>
<td>RACP - PA Industrial Development Corp.</td>
<td>$5,500,000</td>
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<tr>
<td>Senator Casey</td>
<td>$487,000</td>
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<tr>
<td>Home Depot/PHS</td>
<td>$100,000</td>
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<tr>
<td>City of Philadelphia</td>
<td>$19,304</td>
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<tr>
<td>Comcast Foundation</td>
<td>$50,000</td>
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<tr>
<td>PA Dept. Community &amp; Econ. Development</td>
<td>$500,000</td>
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</tbody>
</table>

| Loan D2 - Housing Trust Fund                          | $1,500,000      |

| Total Grant Sources                                   | $9,046,286      |

# New Market Tax Credits Allocation (CDEs)

<table>
<thead>
<tr>
<th>CDE</th>
<th>Allocation Amount</th>
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<tbody>
<tr>
<td>LISC</td>
<td>$10,000,000</td>
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<tr>
<td>CSH</td>
<td>$7,000,000</td>
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<tr>
<td>AFL/CIO</td>
<td>$5,000,000</td>
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<tr>
<td>WNC</td>
<td>$8,000,000</td>
</tr>
</tbody>
</table>

**Total NMTC Allocation** $30,000,000

**Total NMTC Equity** $7,993,714
Funding Summary

- 19 Funding Sources
- City, State and Federal Public Sources
- Both Traditional and Nontraditional Private Sources
- Low-Income Housing Tax Credits Structure
- New Market Tax Credits Structure
- Four Different Community Development Enterprises (CDE's)