

January 9, 2020

Board of Health  
Clackamas County

Members of the Board:

**Housing: A Public Health Issue**

<b>Purpose/Outcomes</b>	Health and Transportation Impact Planner, Abe Moland, and Director of Housing Development, Stephen McMurtrey, will frame countywide activities related to housing through a public health lens for the Board of Health (BOH). The presentation will include the following highlights: <ul style="list-style-type: none"> <li>• Illustrate the connections between housing and health;</li> <li>• Highlight H3S comprehensive approach to housing, with a focus on public health services; and</li> <li>• Show where continued support is needed to use housing as a platform to improve health</li> </ul>
<b>Fiscal Impact</b>	NA
<b>Funding Source</b>	NA
<b>Duration</b>	15 minutes
<b>Previous Action</b>	NA
<b>Strategic Plan Alignment</b>	1. Sustaining public health and wellness 2. Ensuring safe, healthy and secure communities
<b>Counsel Review</b>	NA
<b>Contact Person</b>	Richard Swift, <a href="mailto:RSwift@clackamas.us">RSwift@clackamas.us</a> , 503.650.5694
<b>Contract No.</b>	NA

**BACKGROUND**

Housing is a high priority issue in Clackamas County and there are a multitude of organizations and initiatives working to increase the amount of affordable, high quality, and location efficient housing. Housing is a social determinant of health, and can be used as a platform to improve health outcomes and reduce health disparities. Health and Transportation Impact Planner, Abe Moland, and Director of Housing Development, Stephen McMurtrey, will frame countywide activities related to housing through a public health lens for the Board of Health (BOH). The presentation will include the following highlights:

- Illustrate the connections between housing and health;
- Highlight H3S comprehensive approach to housing, with a focus on public health services; and
- Show where continued support is needed to use housing as a platform to improve health

**RECOMMENDATION**

N/A

Page 2 Staff Report  
Housing: A Public Health Issue  
January 9<sup>th</sup>, 2020

Respectfully submitted,

 H3S Deputy IFor

Richard Swift, Director  
Health, Housing & Human Services

# HILLSIDE MASTER PLAN

## HEALTH IMPACT ASSESSMENT OVERVIEW

In fall of 2018, Clackamas County Public Health Division (CCPHD) partnered with the Housing Authority of Clackamas County (HACC) to integrate a health impact assessment (HIA) into the master planning process of Hillside Park, a public housing site in Milwaukie, Oregon. The overarching goal of the planning process was to increase the number of affordable housing units and update zoning code to create opportunity for more services, while maintaining community livability, health, and well-being.

The HIA reviewed health connections to four elements of the master plan:



**Housing Affordability**  
(page 2)



**Community Amenities**  
(page 2)



**Housing Quality**  
(page 3)



**Transportation Systems**  
(page 4)

### What is a Health Impact Assessment?

A health impact assessment (HIA) is a tool to help understand the ways a policy, program or project might benefit or harm health in our community. The process is flexible, and is designed to provide decision makers with a set of evidence-based recommendations about a topic, while engaging the community about their needs. HIAs follow a six step process:

1. **Screening:** Determining if an HIA will be useful in promoting health
2. **Scoping:** Understanding what areas related to health the HIA should review
3. **Assessment:** Collecting data and research on current conditions and potential future health impacts
4. **Recommendation:** Creating recommendations to protect health and avoid harm.
5. **Reporting:** Sharing findings with the community and stakeholders.
6. **Evaluation and monitoring:** Reviewing the HIA process to improve and ensuring recommendations are used.

The HIA team provided recommendations throughout the master planning process using evidence-based best practices; data from a resident survey and neighborhood walking audits. The final master plan reflects many of these recommendations, and the HIA includes additional strategies and actions for the Housing Authority and identified partners to minimize negative and maximize positive health impacts.

### Hillside HIA by the Numbers

# 94

#### Survey Resonances

from Hillside residents in the HIA health survey.

# 54

#### Recommendations

to promote health of Hillside residents and neighbors.

# 3

#### Hillside Residents

helped conduct walking audits of the Hillside campus and surrounding neighborhood.

Health, Housing  
& Human Services  
CLACKAMAS COUNTY





# HOUSING AFFORDABILITY



Housing is needed for health and wellbeing. Stable, affordable housing decreases stress and frees up a household budget for other health promoting activities and services. The definition of affordable housing depends on income level. The more income you have, the more you can pay toward your housing costs and other needs.

The most health-promoting element of the Hillside Master Plan is the addition of more housing units that are available at less-than-market-rate. The redesign as planned will expand housing options and price for a range of incomes.

## HIA Recommendations:

- ✦ Maximize the number of deeply affordable and below-market rate housing options as this will be the most health promoting aspect of redevelopment.
- ✦ Avoid studio units in favor of 1-bedroom to provide sense of control and privacy to a population that often has neither.
- ✦ Monitor combined housing and transportation costs for Hillside units, including market-rate units, to assure affordability at the household budget level.

## Who Qualifies for Affordable Housing?

### 0-30% Area Median Income



Retail Worker

Income: \$28,960

Monthly Rent: \$0- \$500

### 30-60% Area Median Income



Office Assistant

Income: \$38,320

Monthly Rent: \$500- \$1,000

### 60-80% Area Median Income



Elementary School Teacher

Income: \$65,640

Monthly Rent: \$1,000 - \$1,300

(Housing Authority of Clackamas County, 2018)

# COMMUNITY AMENITIES



Redeveloping Hillside park will improve the general community infrastructure including outdoor, on-site community amenities and exceed the current amenities that Hillside residents use daily. Hillside residents highly value the walking path, community gardens, and play areas on the current Hillside campus.

A key goal of the redeveloped Hillside is to increase sustainability through extensive green infrastructure. Green infrastructure and green space is associated with increased physical activity, health, social capital, and wellbeing, particularly in older adults.

## HIA Recommendations:

- ✦ Community gardens should be expanded significantly with explicit space identified in the master plan to meet community values, diet security, and green-infrastructure goals.
- ✦ Strategically place benches throughout the site, under tree canopies whenever possible, and in conversational clusters to support older adults and those with disabilities. Identify the conversational clusters to increase social capital.
- ✦ Partner with NCPRD to provide longer-term programming and maintenance and to coordinate with Belfour Park site.

# HOUSING QUALITY



Substandard housing and housing that does not meet modern day standards increases risk to environmental health exposures and injuries. Hillside residents self-reported 2-4 times the rates of chronic obstructive pulmonary disease, 2-3 times the rate of adult asthma, and 2-3 times the rate of cardiovascular disease as the general population within Clackamas County. **Redeveloping Hillside will replace 100 units built in 1941 with units constructed using modern day standards.**

Current building standards will also result in a significant upgrade in seismic readiness and ADA standards. Because the low-income population served at Hillside is older with 63 percent over the age of 60, adopting universal design elements would further increase safety for older adults and those with disabilities.

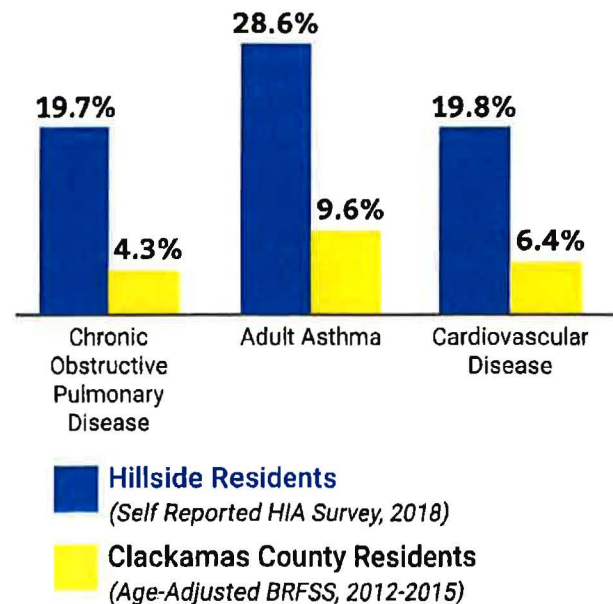
While improving the quality of housing brings many health benefits, the demolition and construction period can be stressful, causing changes to social networks.

**Clackamas County is strongly committed to supporting residents throughout the entirety of this transition.** HACC retains a relocation consultant to work with each resident to understand and meet their needs and desires, both when moving off campus and returning to Hillside. Demolition may also increase potential exposure to environmental hazards from outdated building materials, so best practice containment procedures should be implemented during construction.

## HIA Recommendations:

- + Set aside 40% or more of units as "Breathe Easy" units including installing low-VOC finishes, no carpet, and an energy recovery ventilator (ERV) with a filter, which captures 99 percent of air particulates and reduces indoor air humidity while achieving 70 to 80 percent energy recovery. (See "Breathe Easy Homes", Seattle Housing Authority).
- + Install high quality HVAC that includes air-conditioning. Pair with financial assistance in summer months for low-income households.
- + Incorporate as much universal design as feasible to reduce trip hazards and support an older and disabled population to age in place.
- + Continue to monitor asthma and COPD rates to understand vulnerability, particularly for low income residents, using future waves of the HIA Survey.

## Percent of Population Reporting Health Issue





# TRANSPORTATION SYSTEMS



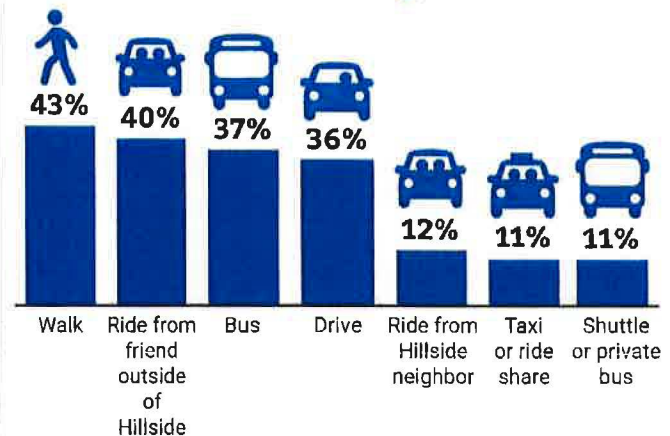
Connections to the community are important to help meet basic daily needs such as employment, shopping for food, and attending medical appointments. A remarkable 58 percent of respondents reported attending a doctor's appointment in the past week. To put this in perspective, the average person in the U.S. visits a doctor, outpatient facility, or emergency room 4 times a year. Hillside residents are high utilizers of the healthcare system with medical appointments at about 4-8 times the rate of the general population. **Much of residents' demand for travel is linked to this healthcare need.**

Only 36 percent of respondents reported driving in the past week; this is significantly less than the 83 percent that report driving every or most days in a recent Gallup poll. Residents at Hillside are far more dependent on alternative modes of transportation. TriMet (37 percent), taxi/rideshare (11 percent), and paratransit (11 percent) indicate a high demand for alternative mechanized modes. **The proposed Hillside Master Plan will greatly improve the pedestrian, transit, and bicycling experience in the neighborhood via improved connectivity, newer sidewalks, and a better pedestrian streetscape.**

## 58%

of Hillside Residents report attending a doctor appointment in the past week.

### Modes of Transportation from Hillside on an Average Week



(Self Reported HIA Survey, 2018)

#### HIA Recommendations:

- + Incorporate aggressive complete street design that designates uses (cars, bikes, pedestrians including those with walkers or wheelchairs).
- + Incorporate wayfinding that emphasizes the number of steps and walking times to different destinations on the site (i.e. community center, community garden).
- + Pickup and drop-off areas for ride shares, para-transit and other short-term visitors/service providers should be explicitly identified.

For the full report and set of HIA recommendations, visit:

<https://www.clackamas.us/housingauthority/hillside/masterplan.html#documentsandresources>

**Citation:** Iroz-Elardo, N. Health Impact Assessment of Hillside Master Plan: Final Report. Clackamas County Public Health Department. September 2019: Oregon City, Oregon.

Questions about the health impacts of a plan, program, or policy in your community? Contact [amoland@clackamas.us](mailto:amoland@clackamas.us)

Clackamas County Board of Health

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January 9<sup>th</sup>, 2020



**Public Health**  
Prevent. Promote. Protect.

Health, Housing  
& Human Services   
CLACKAMAS COUNTY





REGIONAL SUPPORTIVE HOUSING IMPACT FUND

HERETOGETHER COALITION

HOUSING AFFORDABILITY AND HOMELESSNESS TASK FORCE

METRO AFFORDABLE HOUSING BOND

HILLSIDE MASTER PLAN

HUD HOMELESS YOUTH DEMONSTRATION GRANT

H3S DAILY OPERATIONS

HOUSING NEEDS ANALYSIS

BCC HOUSING GOALS



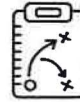
# Objectives

- Illustrate the connections between housing and health
- Highlight H3S comprehensive approach to housing, with a focus on public health services
- Show where continued support is needed to use housing as a platform to improve health

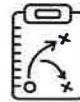
# Strategic Priorities

## HEALTH, HOUSING, HUMAN SERVICES

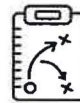
Housing Authority



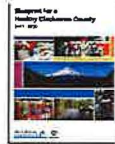
Social Services



Community Development



Public Health



Behavioral Health



Health Centers



Children, Family, Community Connections



## SAFE, HEALTHY COMMUNITIES



High Quality, Location-Efficient, Affordable Housing

INTERDISCIPLINARY PARTNERSHIP

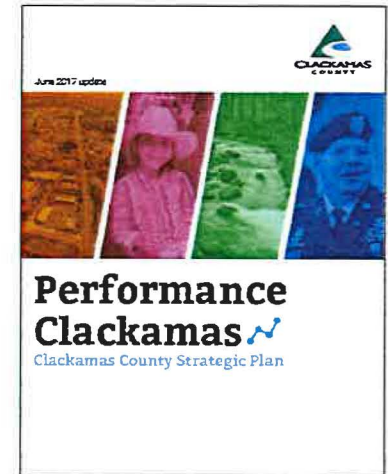
OTHER COUNTY DEPARTMENTS



Transportation and Development

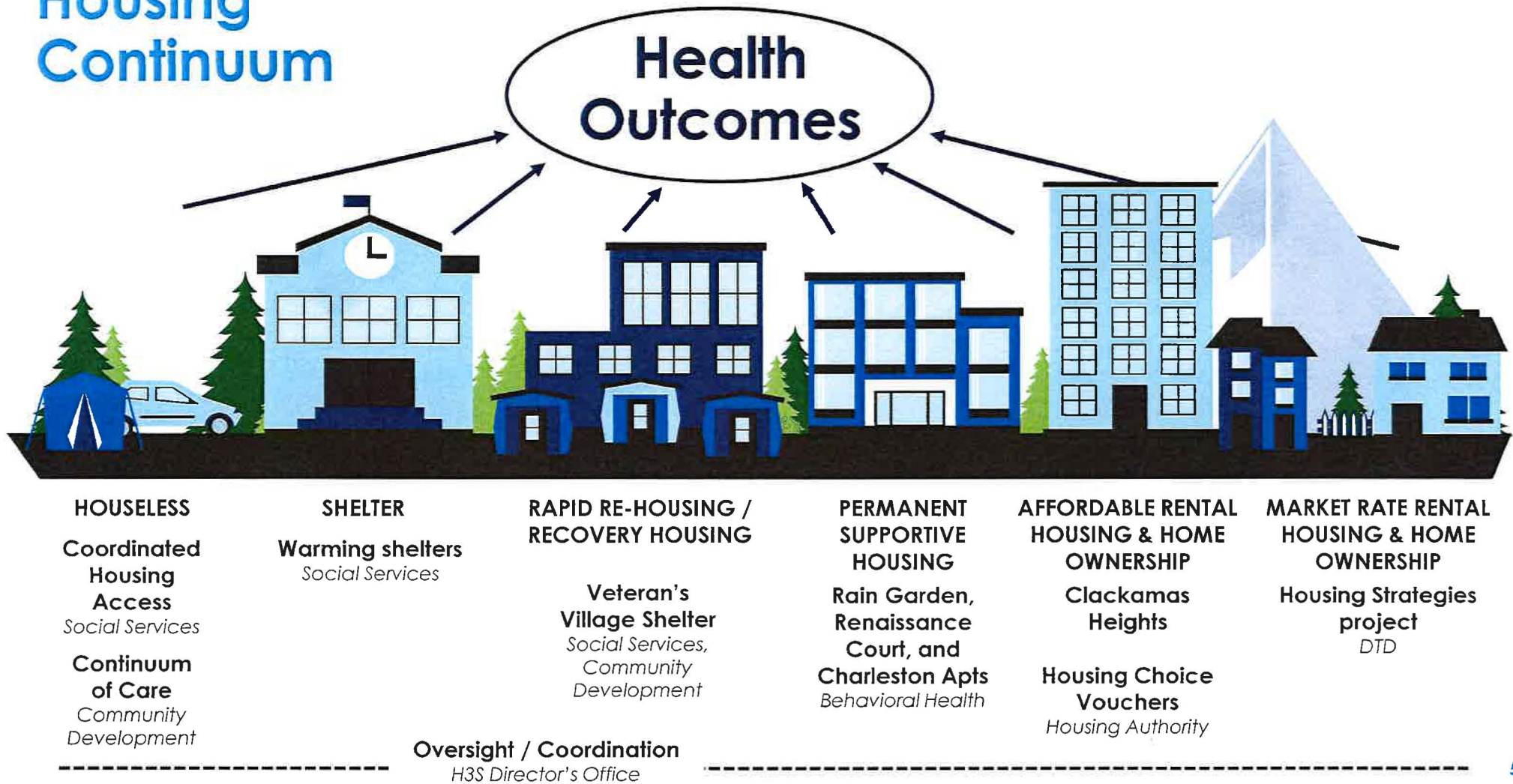


Business and Community Services

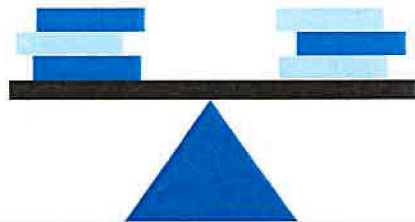




# Housing Continuum



# How Housing Influences Health



**Stability**



**Quality**



**Affordability**



**Neighborhood**



# How Health Influences Housing

Health conditions can contribute to homelessness:



- Mental Health
- Substance Use
- Chronic, Untreated disease
- Physical or Emotional Trauma

**Access to resources, services, and treatment for health conditions.**

**Housing First Model**

## Costs of Homelessness

**\$40,000**

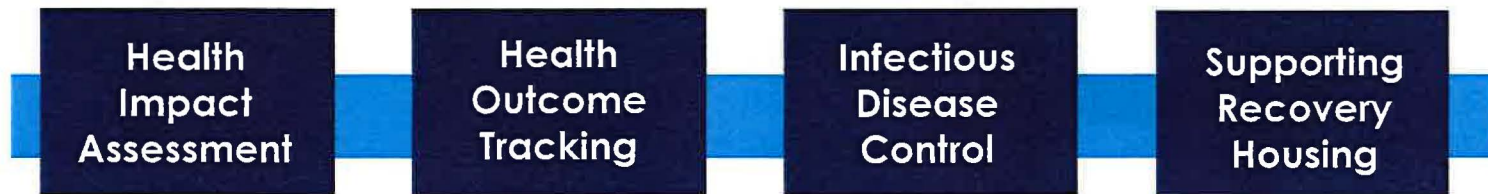
Average annual cost of a person experiencing homelessness to public systems

**\$18,500**

Average annual cost of a emergency room visits for someone experiencing homelessness (five visits throughout the year)



# Housing + Public Health Services Continuum



HOUSELESS

SHELTER

RAPID RE-HOUSING /  
RECOVERY HOUSING

PERMANENT  
SUPPORTIVE  
HOUSING

AFFORDABLE RENTAL  
HOUSING & HOME  
OWNERSHIP

MARKET RATE RENTAL  
HOUSING & HOME  
OWNERSHIP

# Health Impact Assessment in Housing

Benefits in housing:

- Leverage partnership opportunities with health care entities
- Build community and decision-maker buy-in and support for proposed actions



**Veteran's  
Village**  
2017

**Hillside Master  
Plan**  
2019

**Gladstone  
SRO**  
2020



# Summary



Housing policy is health policy.

**Ask:** How does this housing policy influence health? How does it reduce disparities?