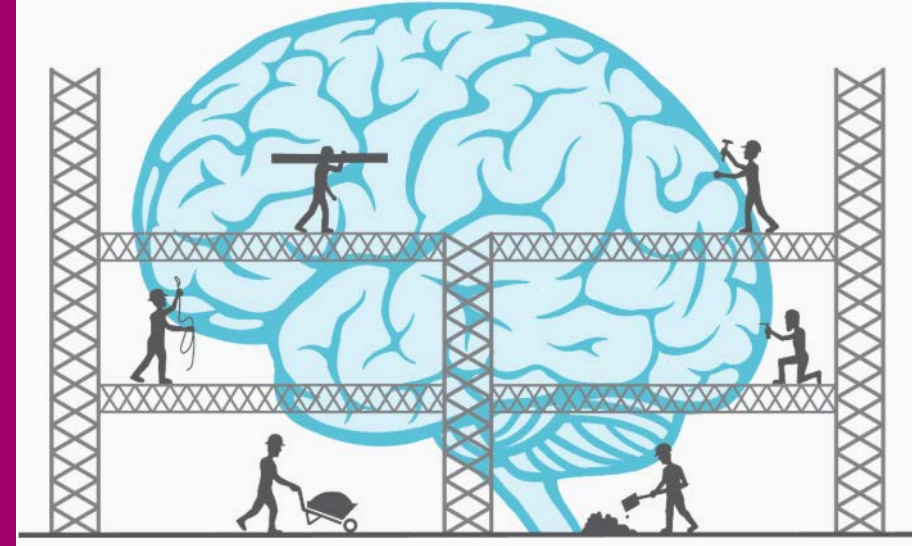


The Power of Cross-Sector Collaboration to Build a Culture of Health

ACEs-Building Strong Brains Tennessee

**BUILDING STRONG BRAINS
TENNESSEE**



Donald F. Schwarz, MD, MPH, MBA
Senior Vice President



Robert Wood Johnson Foundation

Meet Todd



Philadelphia Inquirer, Nov 5, 2010

The Pair of ACEs

Adverse Childhood Experiences

Maternal
Depression

Physical &
Emotional Neglect

Emotional &
Sexual Abuse

Divorce

Substance
Abuse

Mental Illness

Incarceration

Domestic Violence

Homelessness

Adverse Community Environments

Poverty

Violence

Discrimination

Poor Housing
Quality &
Affordability

Community
Disruption

Lack of Opportunity, Economic
Mobility & Social Capital

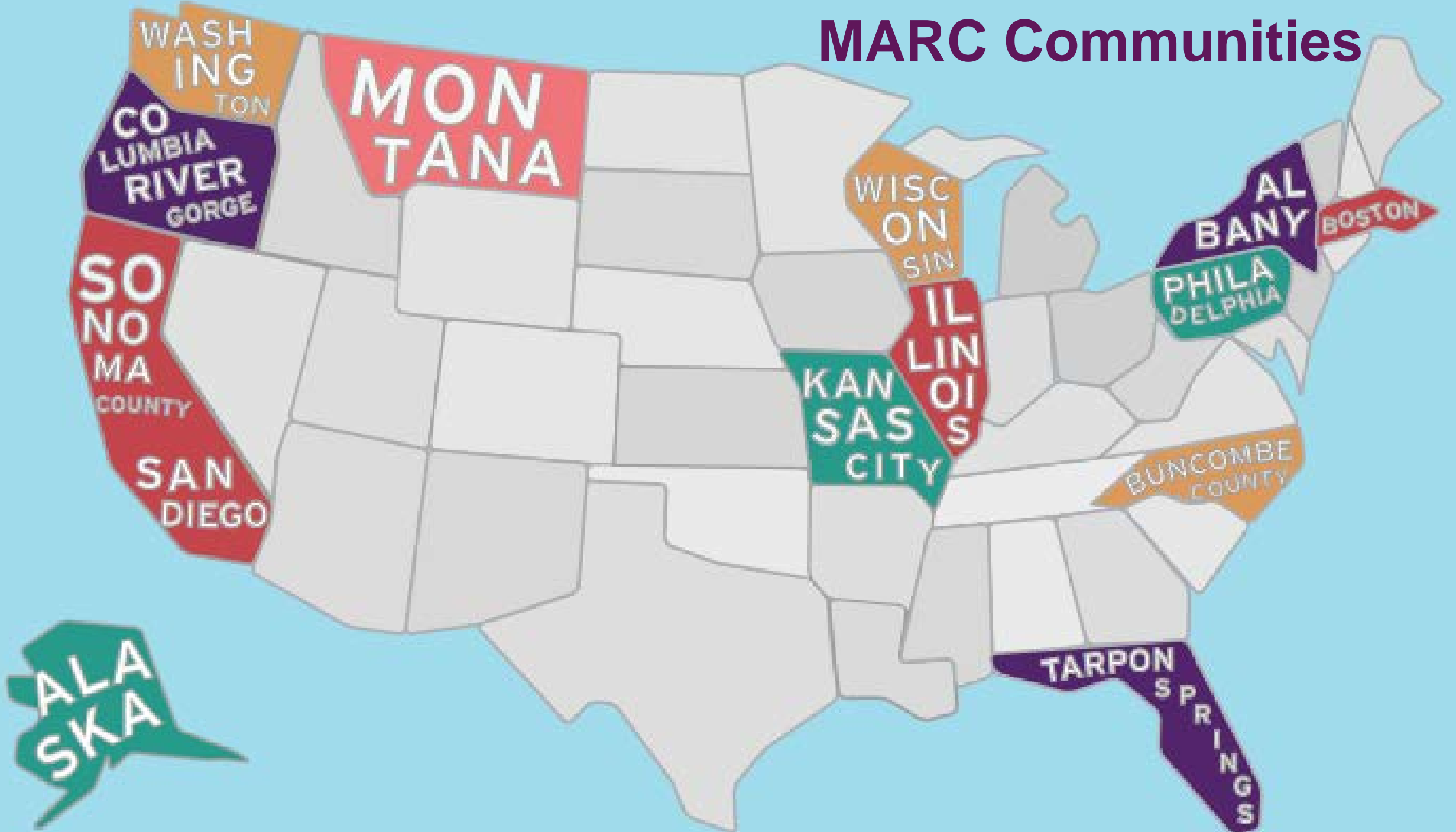
Hennepin County, MN



Spartanburg, SC



MARC Communities



The Pair of ACEs

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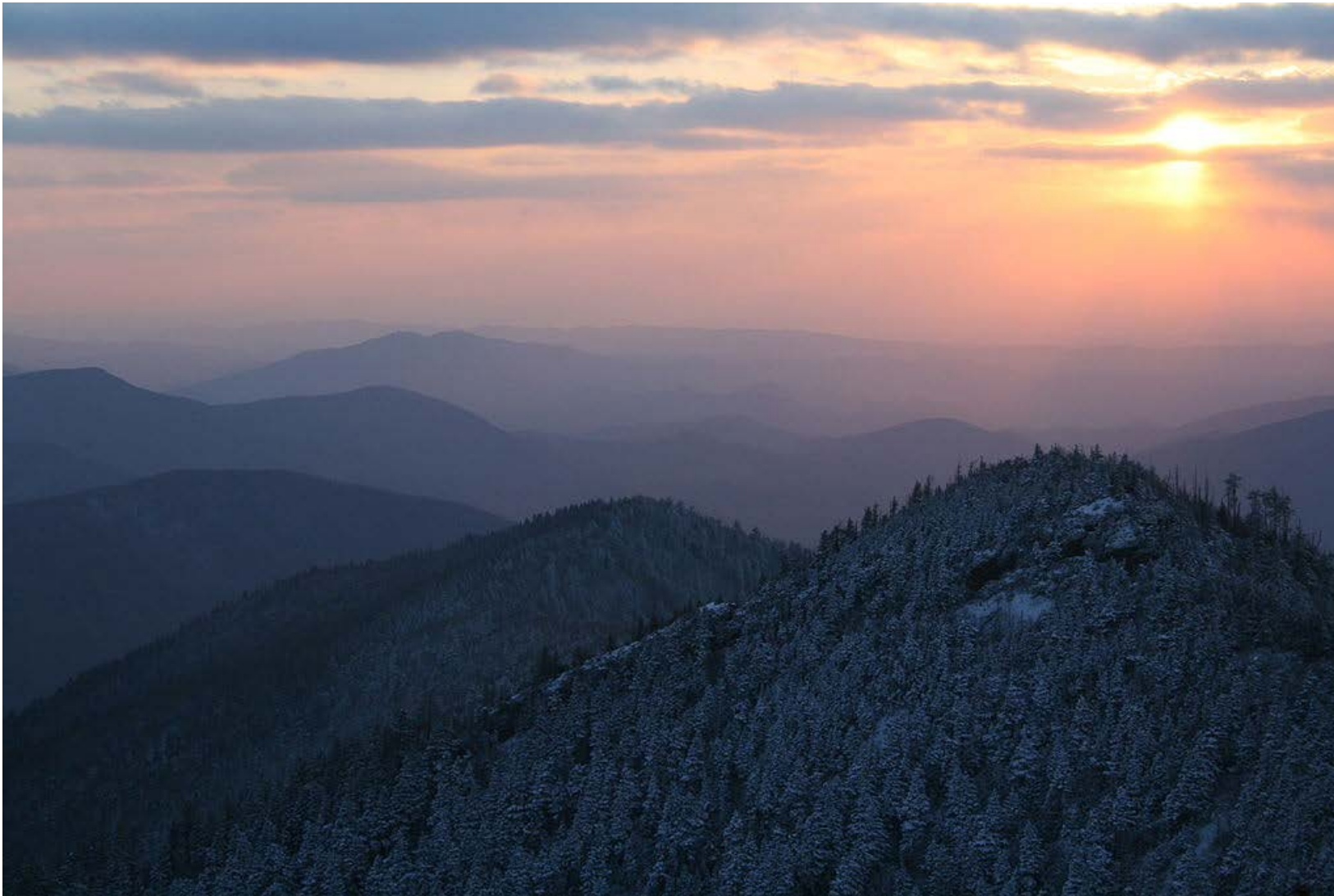
Discrimination

Poor Housing Quality & Affordability

Community Disruption

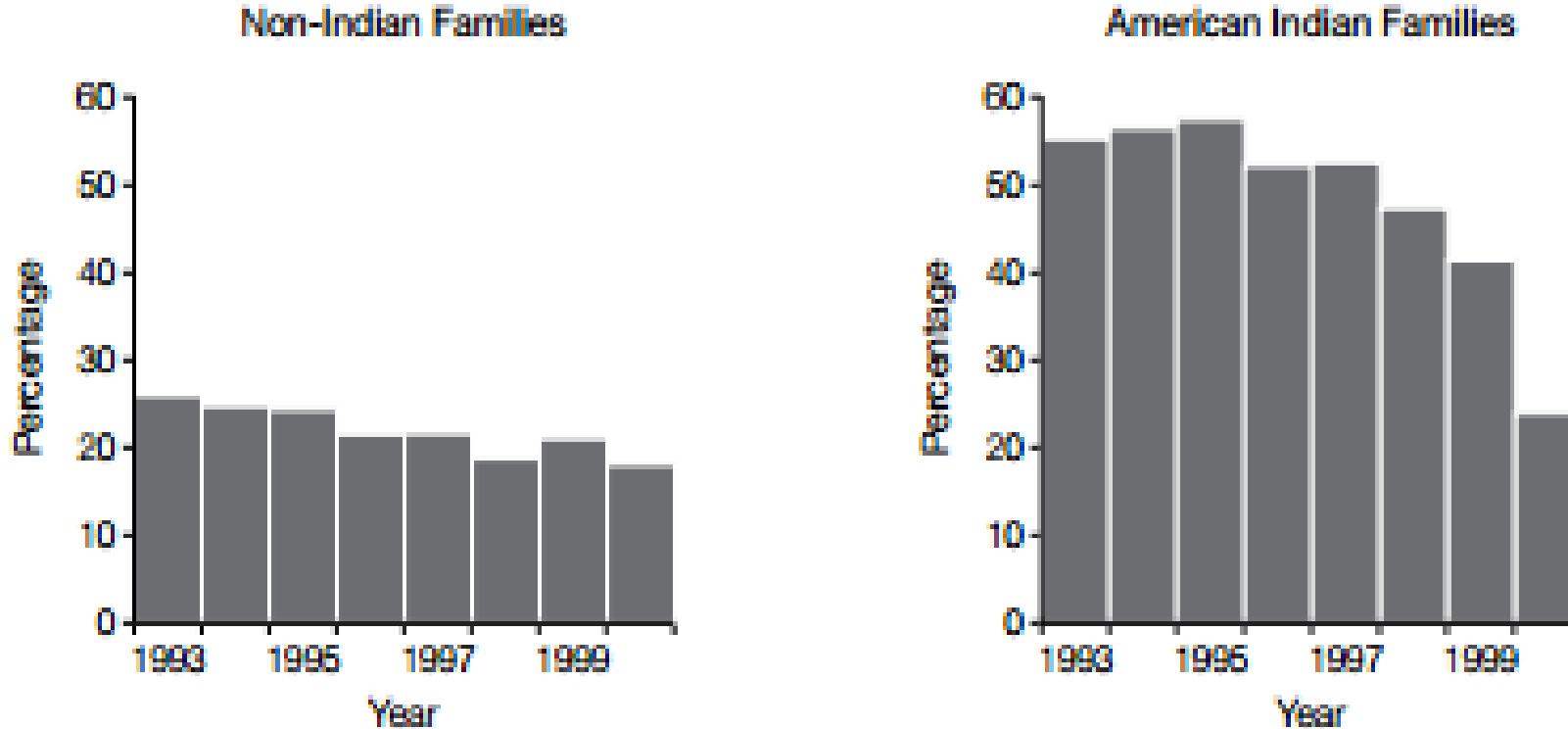
Lack of Opportunity, Economic Mobility & Social Capital

Great Smoky Mountain Study



Great Smoky Mountain Study

Figure. Annual Percentage of Non-Indian and Indian Families Below the Poverty Line



Source: Costello, et al. JAMA (2003); 290(15): 2023.



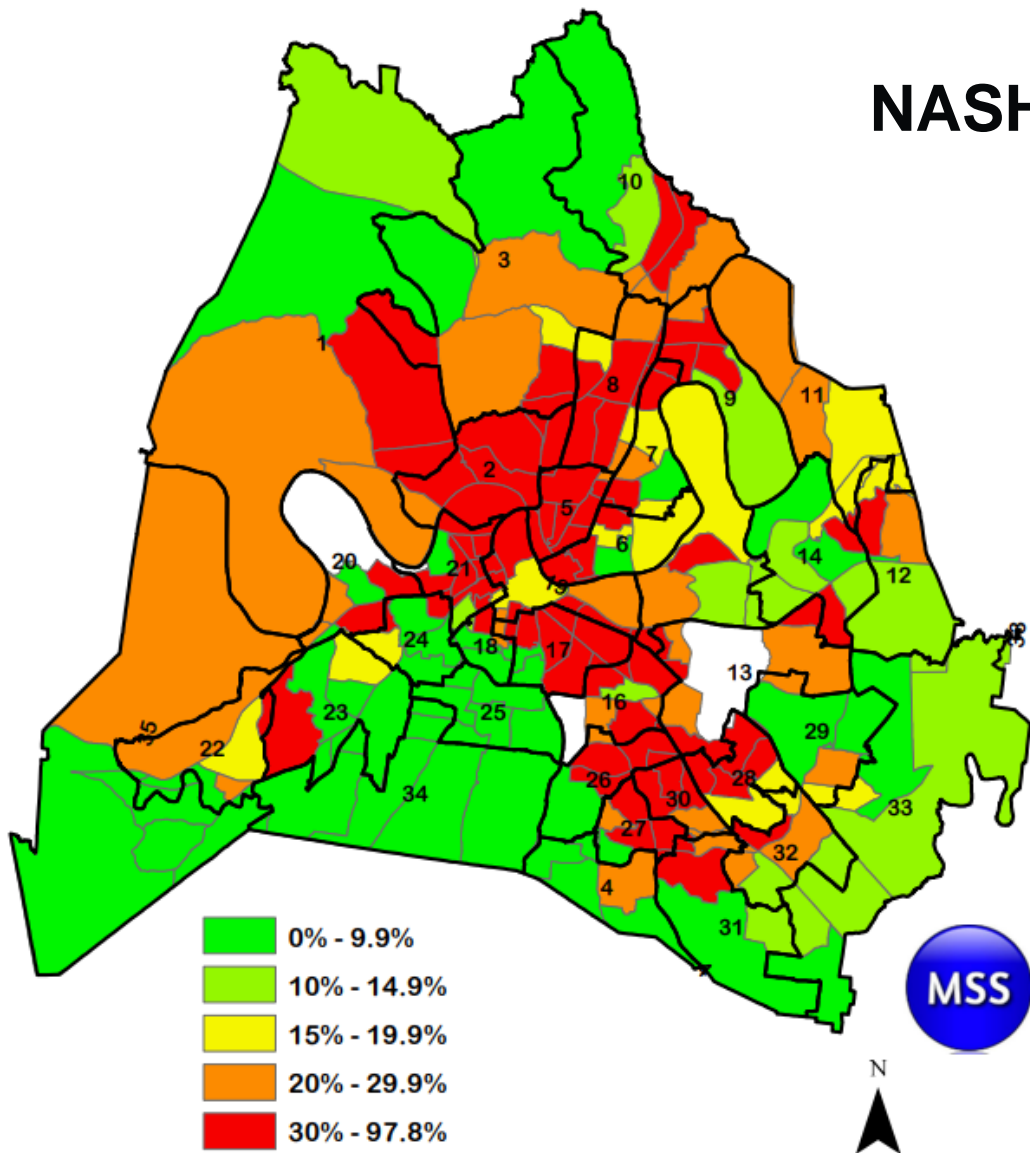
Poverty and Place

Percent of Poverty for People Under Age 18 by Census Tracts

Davidson County, 2011-2015

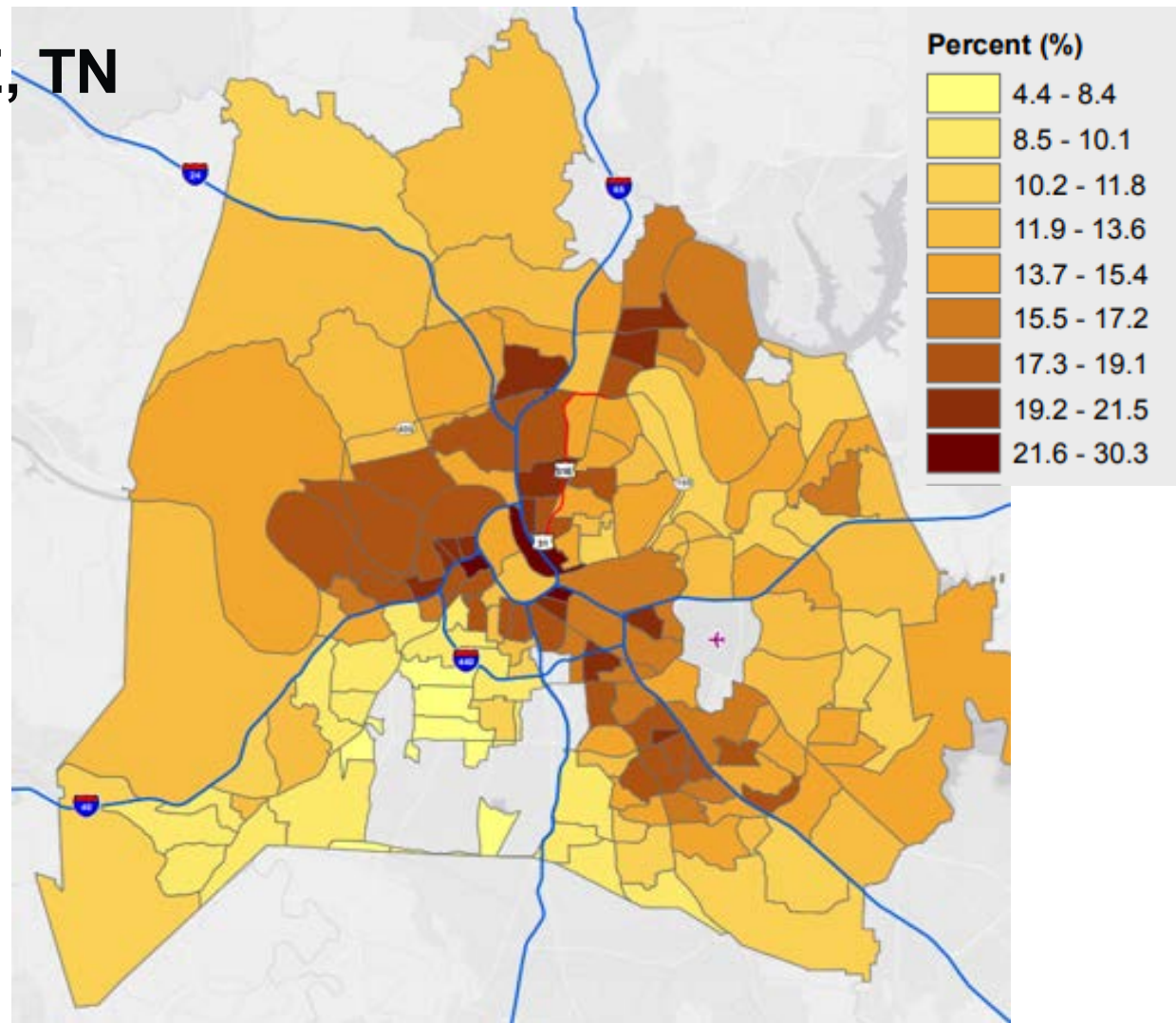
Data from U.S. Census Bureau; Shapefiles from Metropolitan Planning Department

Map from Metropolitan Social Services



Unshaded areas include Cockrill Bend, Radnor Yards, the Nashville Airport and Percy Priest Lake area.

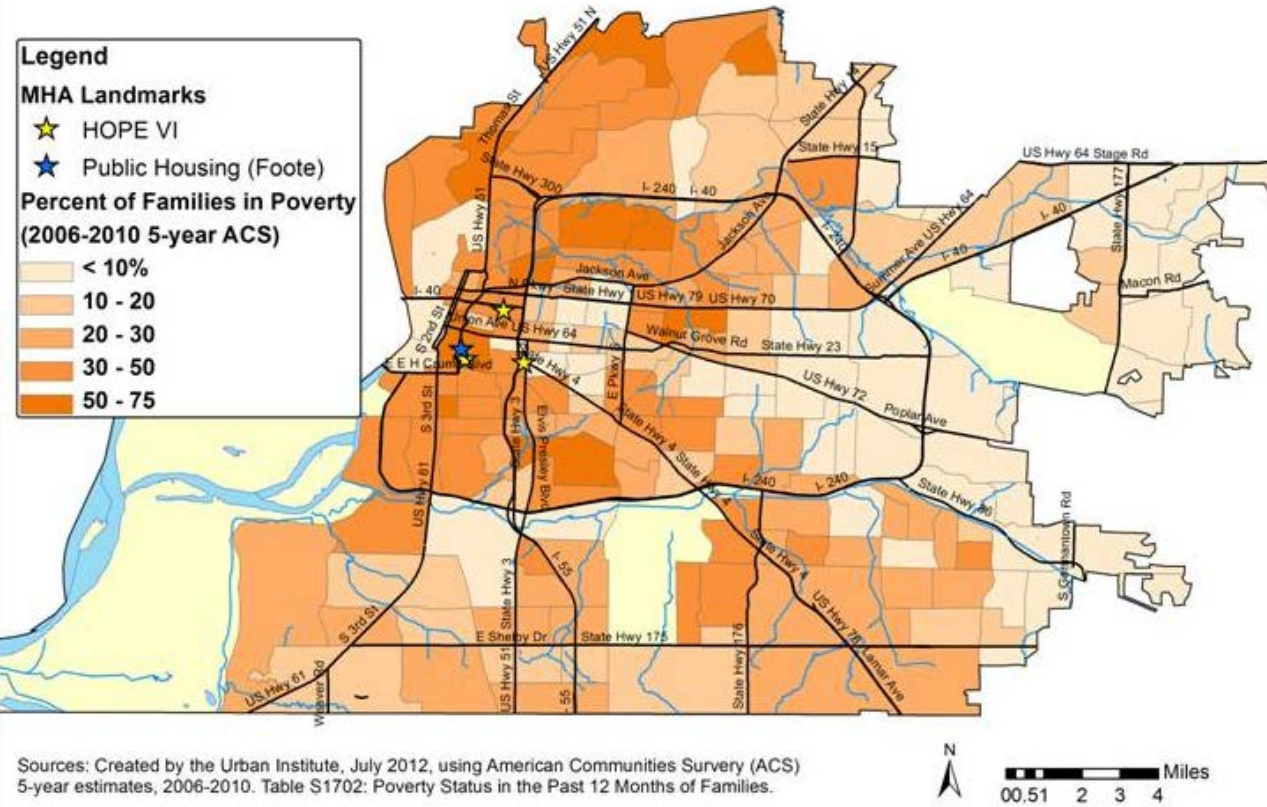
Mental Health Not Good for ≥ 14 Days Among Adults Aged ≥ 18 Years



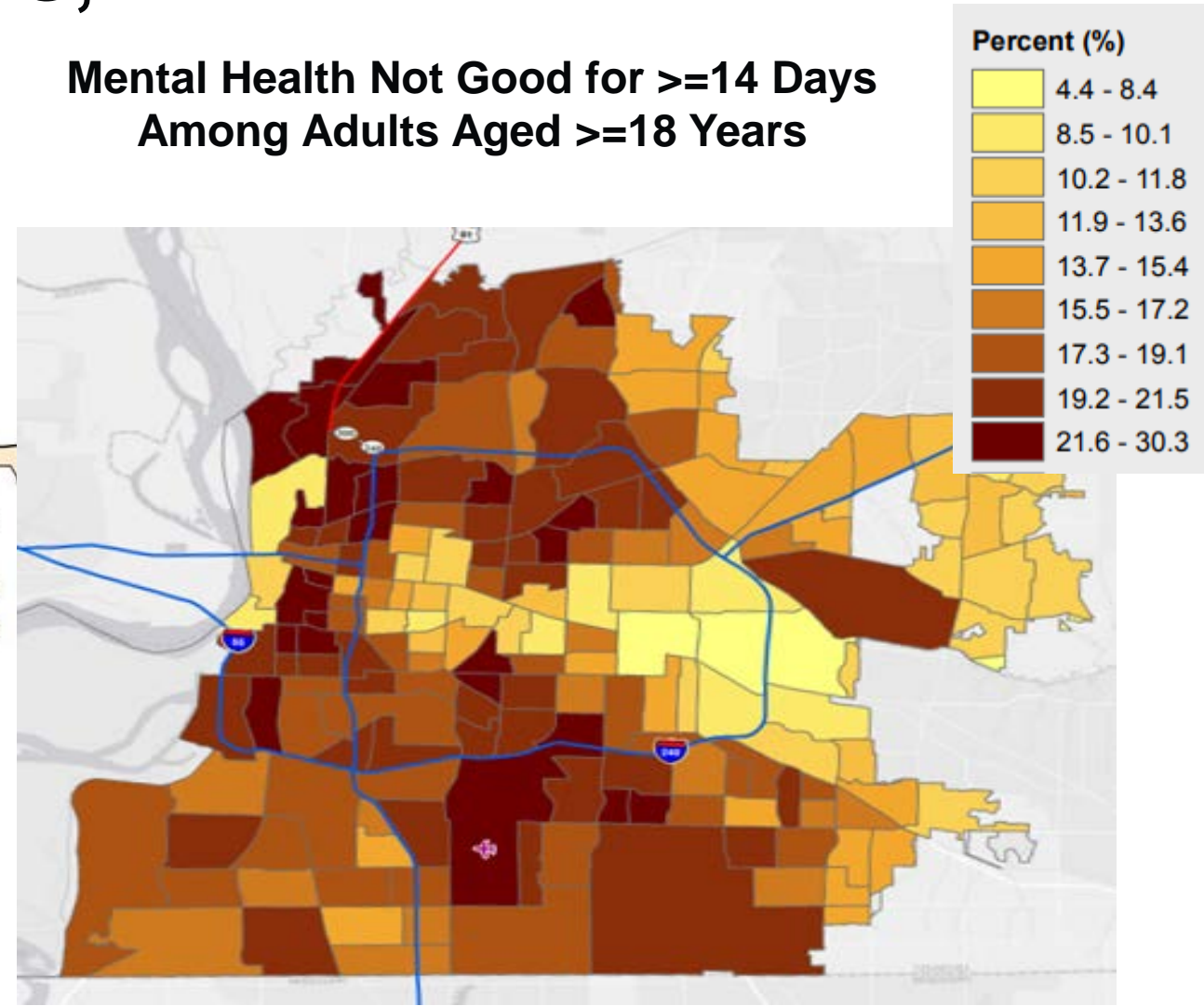
Source: CDC, 500 cities at <https://www.cdc.gov/500cities/>

MEMPHIS, TN

**Family Poverty Rate by Census Tract
(ACS 5-year estimates, 2006-2010)**



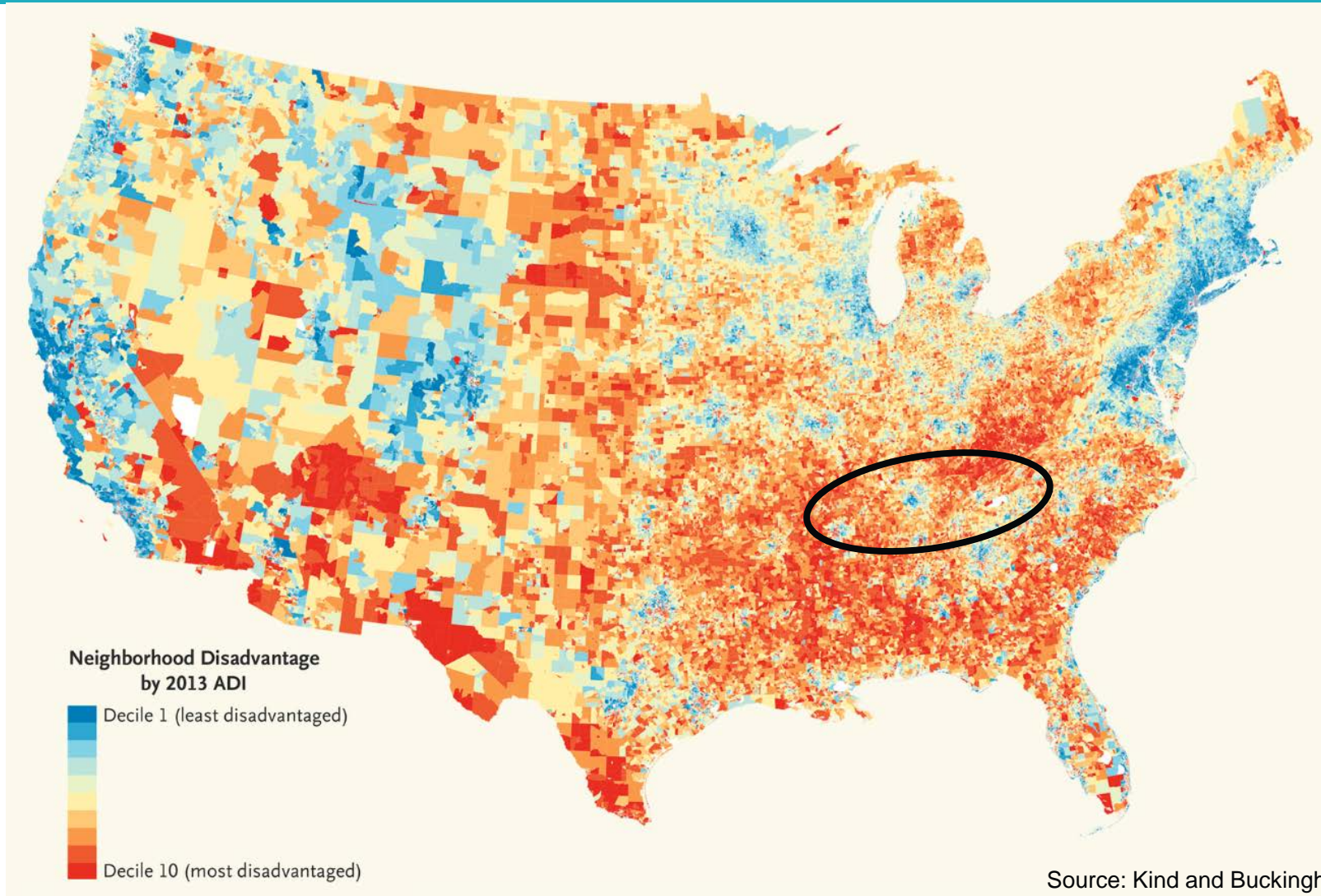
**Mental Health Not Good for ≥ 14 Days
Among Adults Aged ≥ 18 Years**





Nearly **One-fifth** of all Americans live in neighborhoods that make it hard to be healthy.

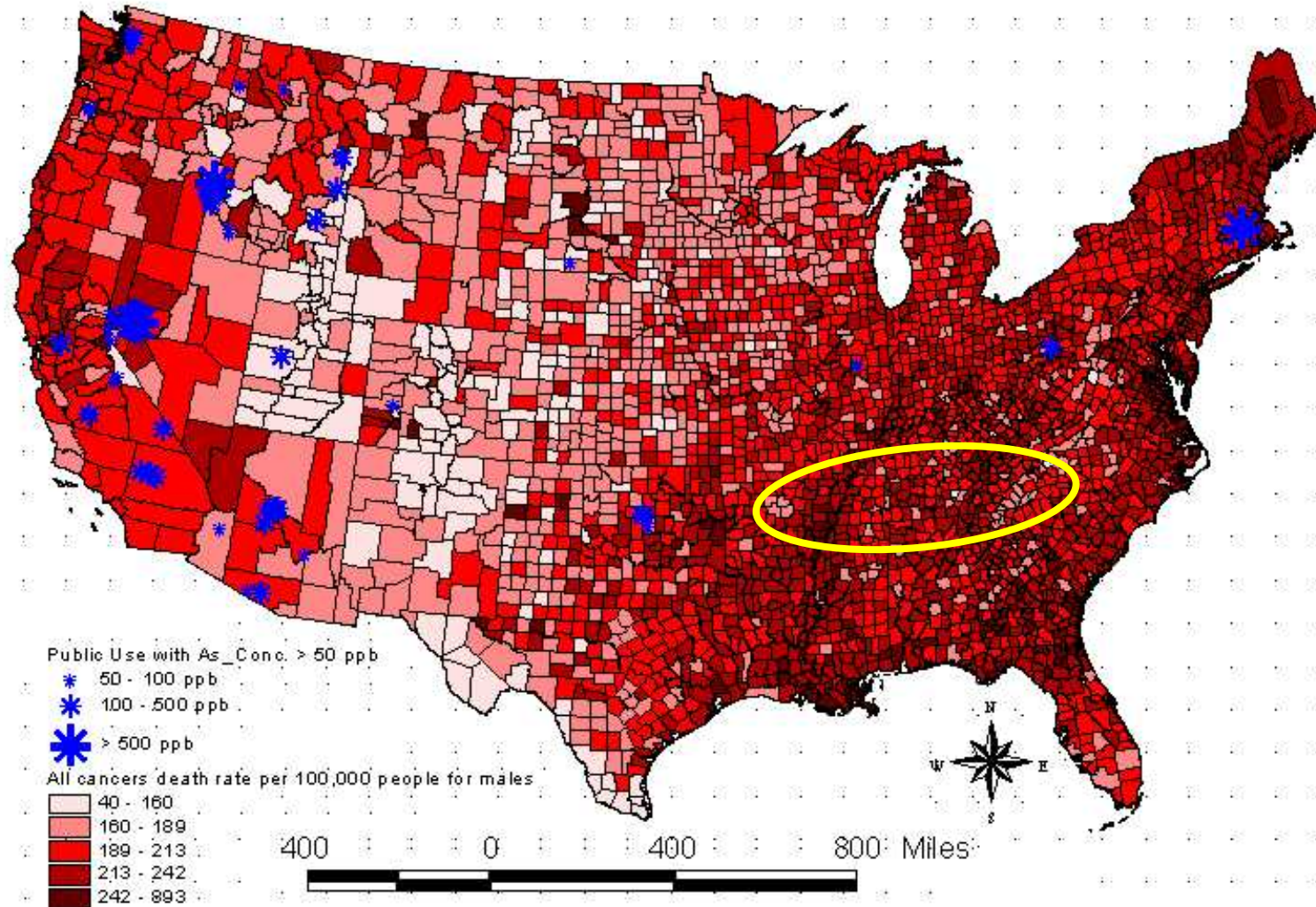
Neighborhood Disadvantage



Source: Kind and Buckingham, NEJM, 2018; 378:2456.

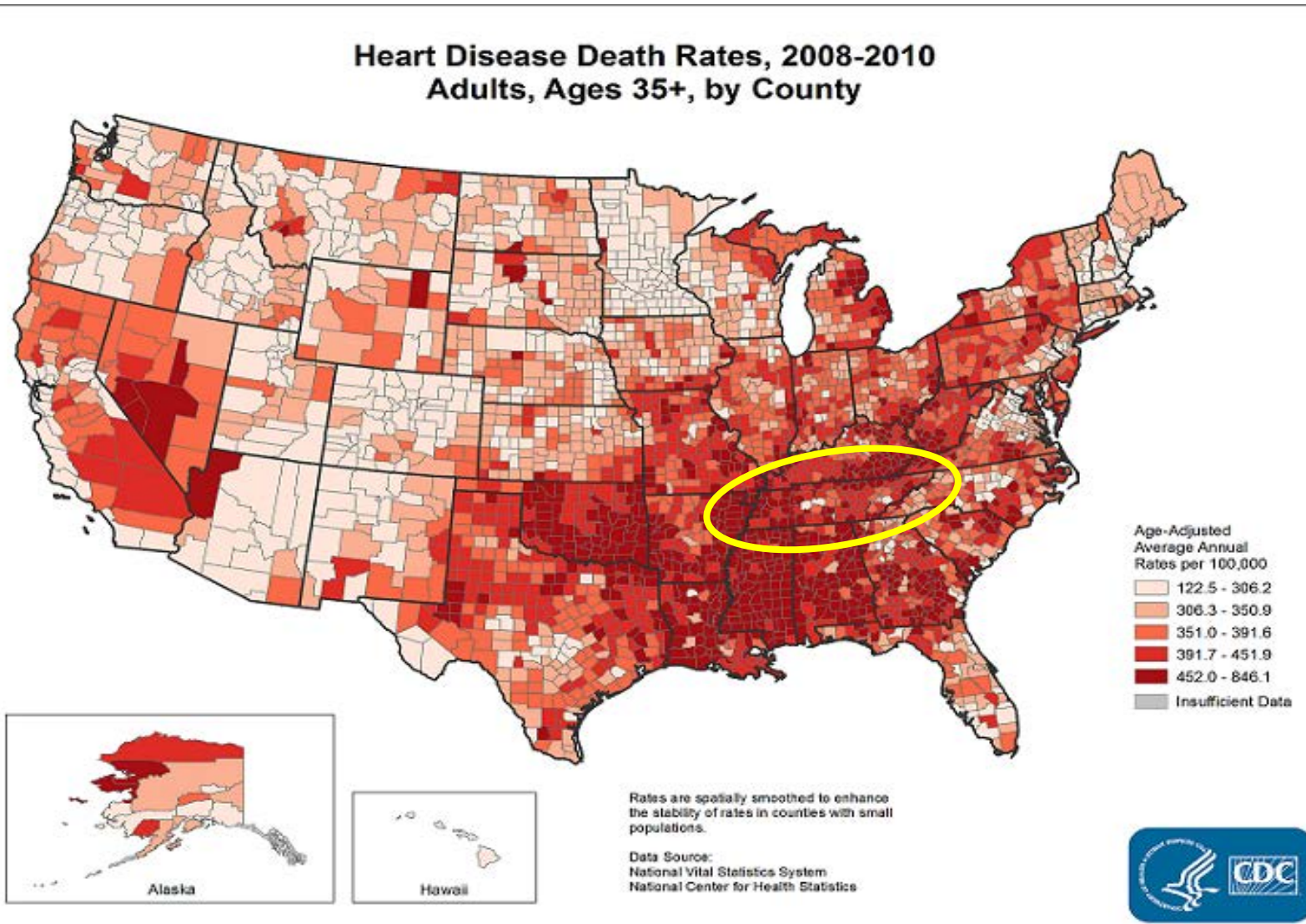


Cancer Death Rate per 100,000 Men

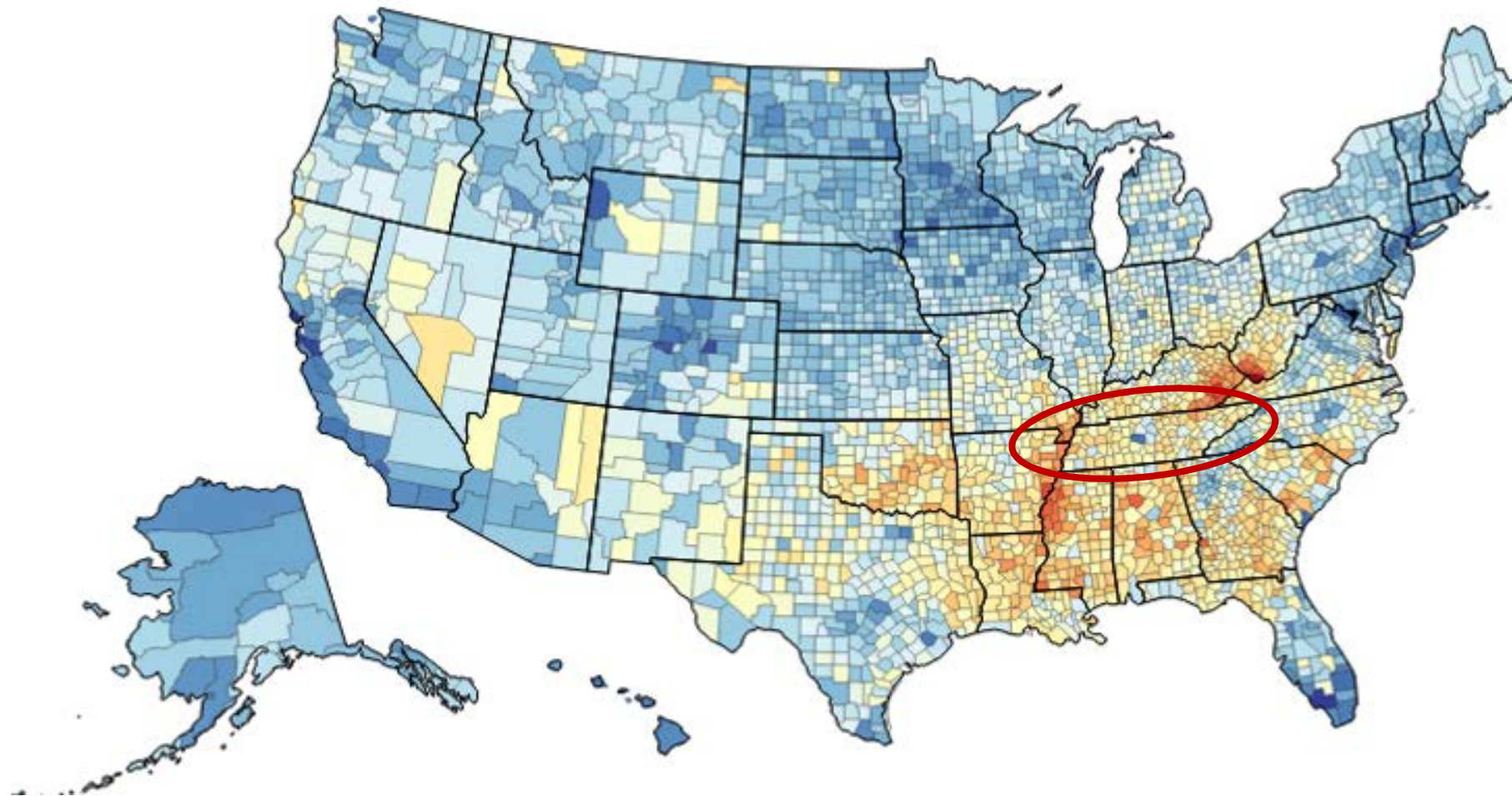


Heart Disease Death Rates

Adults, Ages 35+ by County



Life Expectancy at Birth



Source: County Health Rankings and Roadmaps.



Moving to

OPPORTUNITY *for*

Fair Housing Demonstration Program



HUD Moving to Opportunity Experiment



From 1994-1998

4,600 families

Five sites: Baltimore, Boston, Chicago, LA, and NYC

Families randomly assigned to one of three groups:

- **Control: Project-based public housing in high poverty areas (>50% at baseline)**
- **Section 8: Conventional housing vouchers, no restrictions**
- **Experimental: Housing vouchers restricted to **low poverty** (<10%) census tracts**



Moving to Opportunity



After 3 years, **mental health** of both parents and sons who moved to the low-poverty neighborhoods improved.

After 10 to 15 years, movers had lower levels of obesity, severe obesity & diabetes risk (HbA1c)





The same as kids from the **new place**

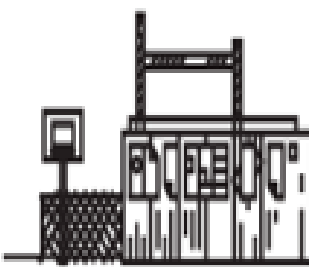
75-25 mix

50-50 mix

25-75 mix

Children who moved at age 10 ended up with incomes that were about halfway between the average incomes of kids who spent their entire childhoods in one of the two places

The later families moved, the less their children were affected



The same as kids from the **old place**

Moved when children were 9

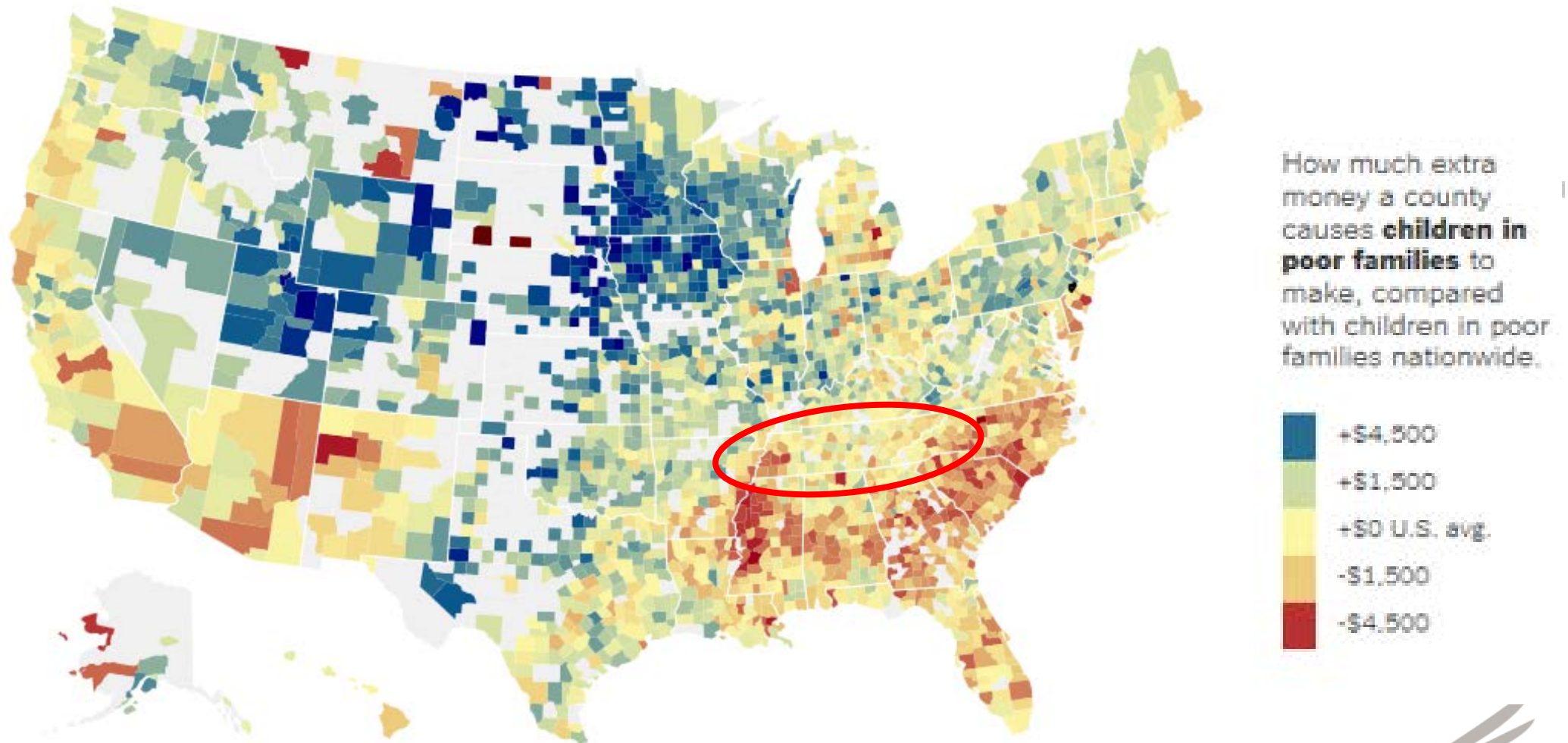
13

17

21

Age at move

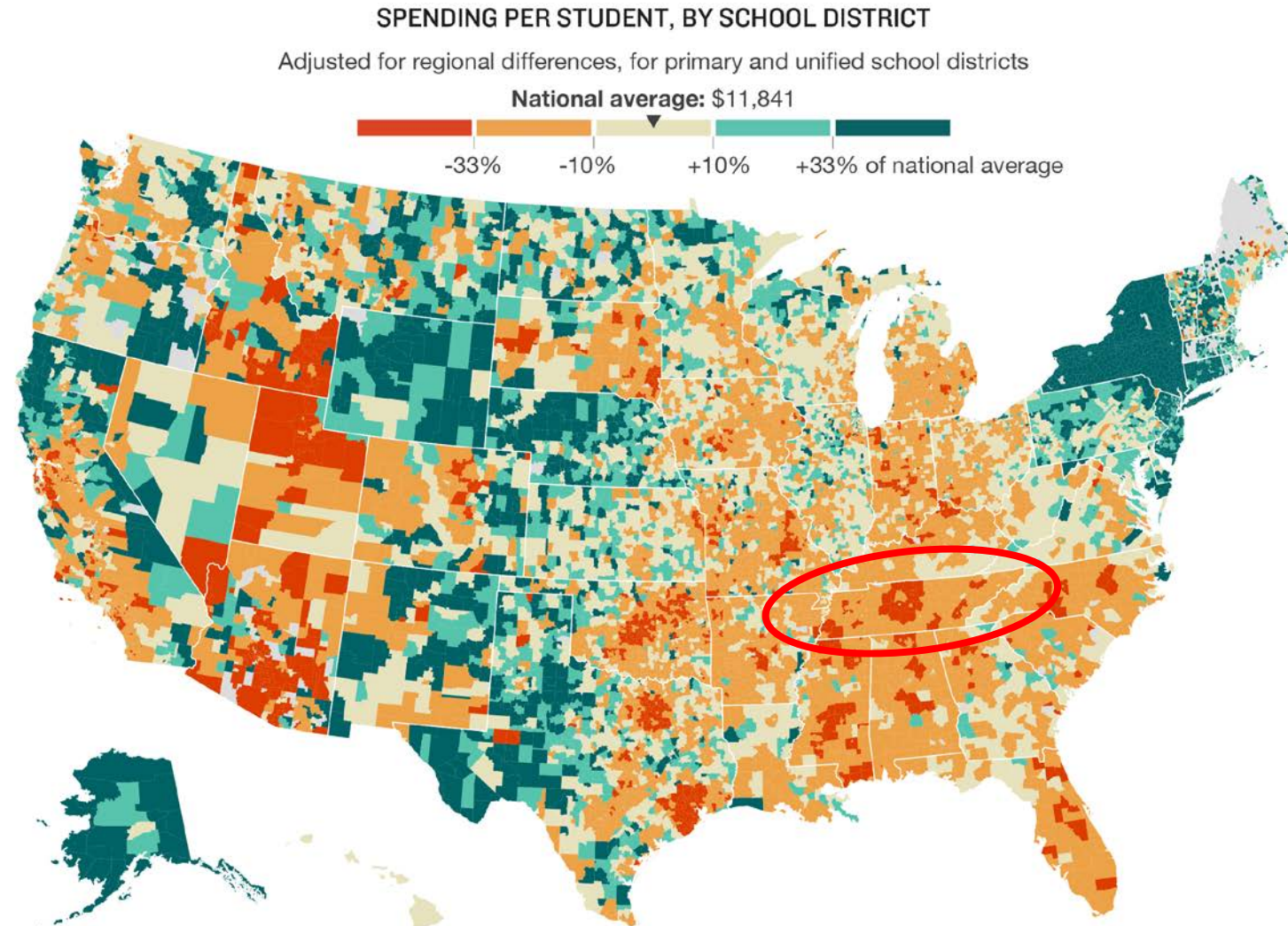
Impact of County on Income



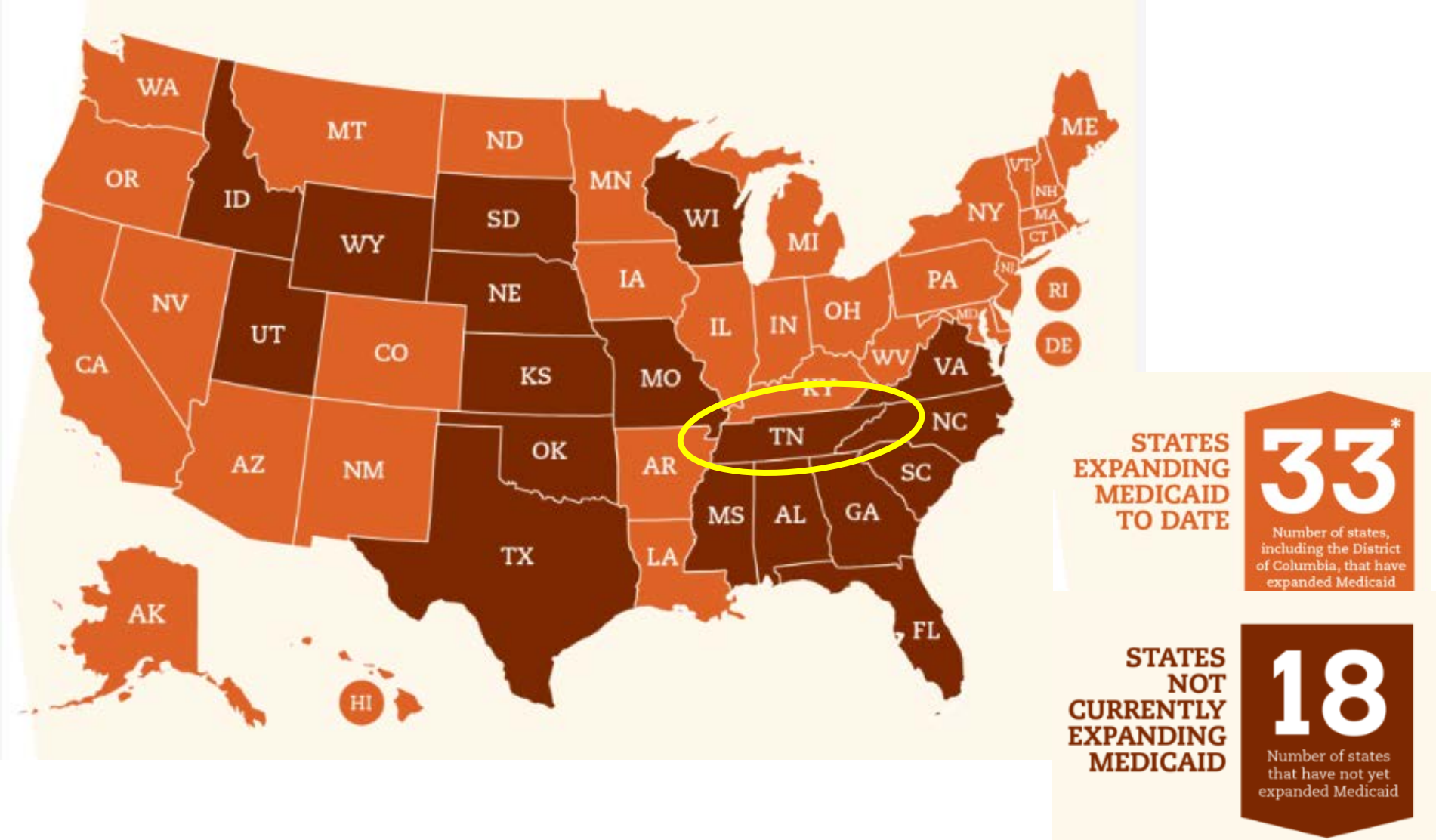
Source: NYT after Raj Chetty and Nathaniel Hendren, [“The Impacts of Neighborhoods on Intergenerational Mobility.”](#)



Spending per Student by School District



Current Status of State Medicaid Expansion



Imagine what could happen to rates of adverse childhood experiences if we improved the physical and social environments in a community through broader cross-sector collaboration...

For Example:

**Bringing Community
Development and Childhood
Development Sectors
Together**

East Lake Meadows Public Housing

Atlanta, GA



1995

- 18 times national crime rate
- \$35 M local drug trade
- 40% of units uninhabitable
- 30% high school graduation rate
- 13% of adults employed



Villages of East Lake

Atlanta, GA



2018

- **86% reduction in crime**
- **97% reduction in violent crime**
- **99% graduation rate**
- **100% college acceptance**
- **100% of able-bodied adults employed**

> \$200 M private investment



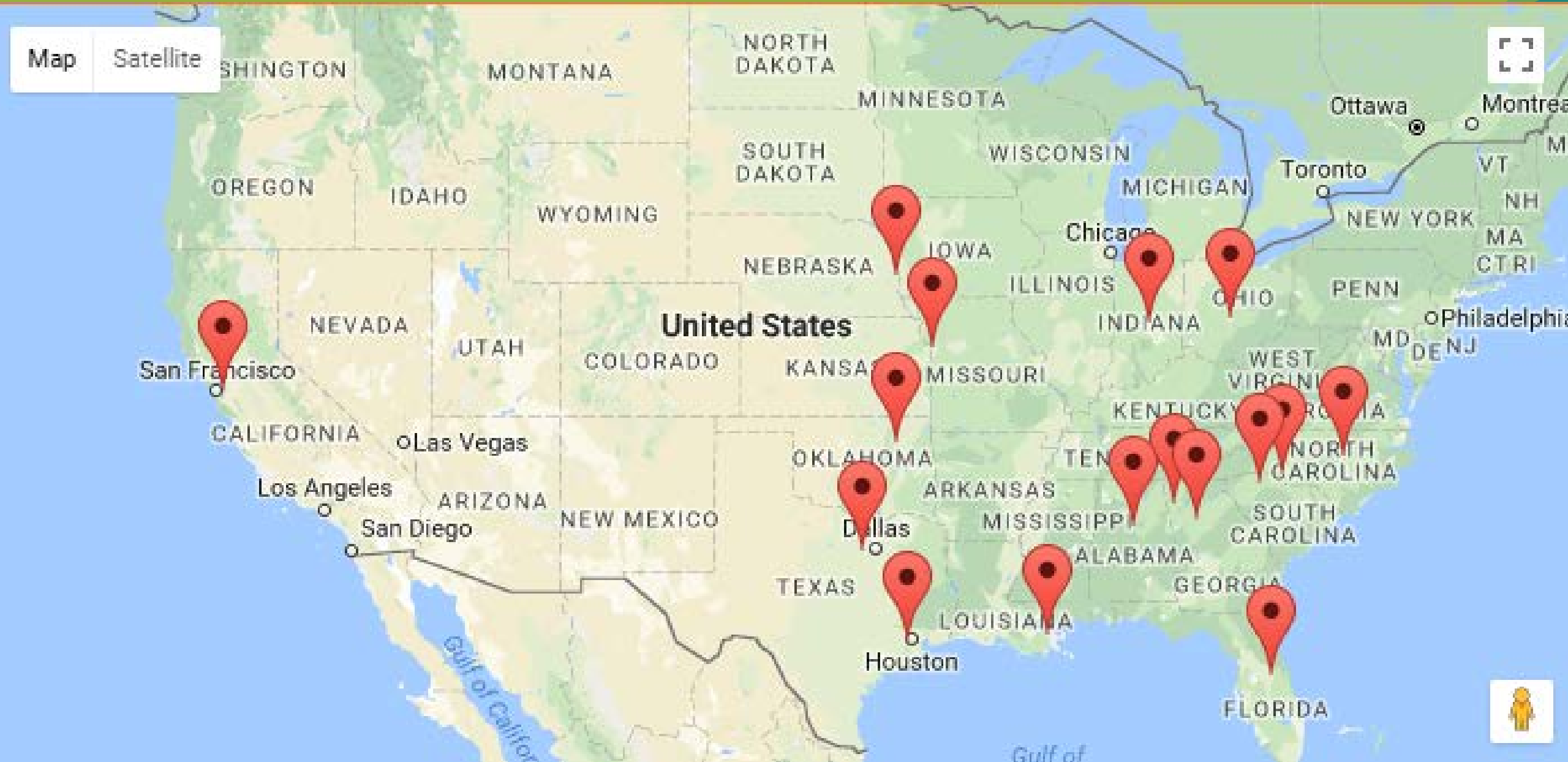
Villages of East Lake: Purpose Built Communities



Purpose Built Communities



Purpose Built Communities



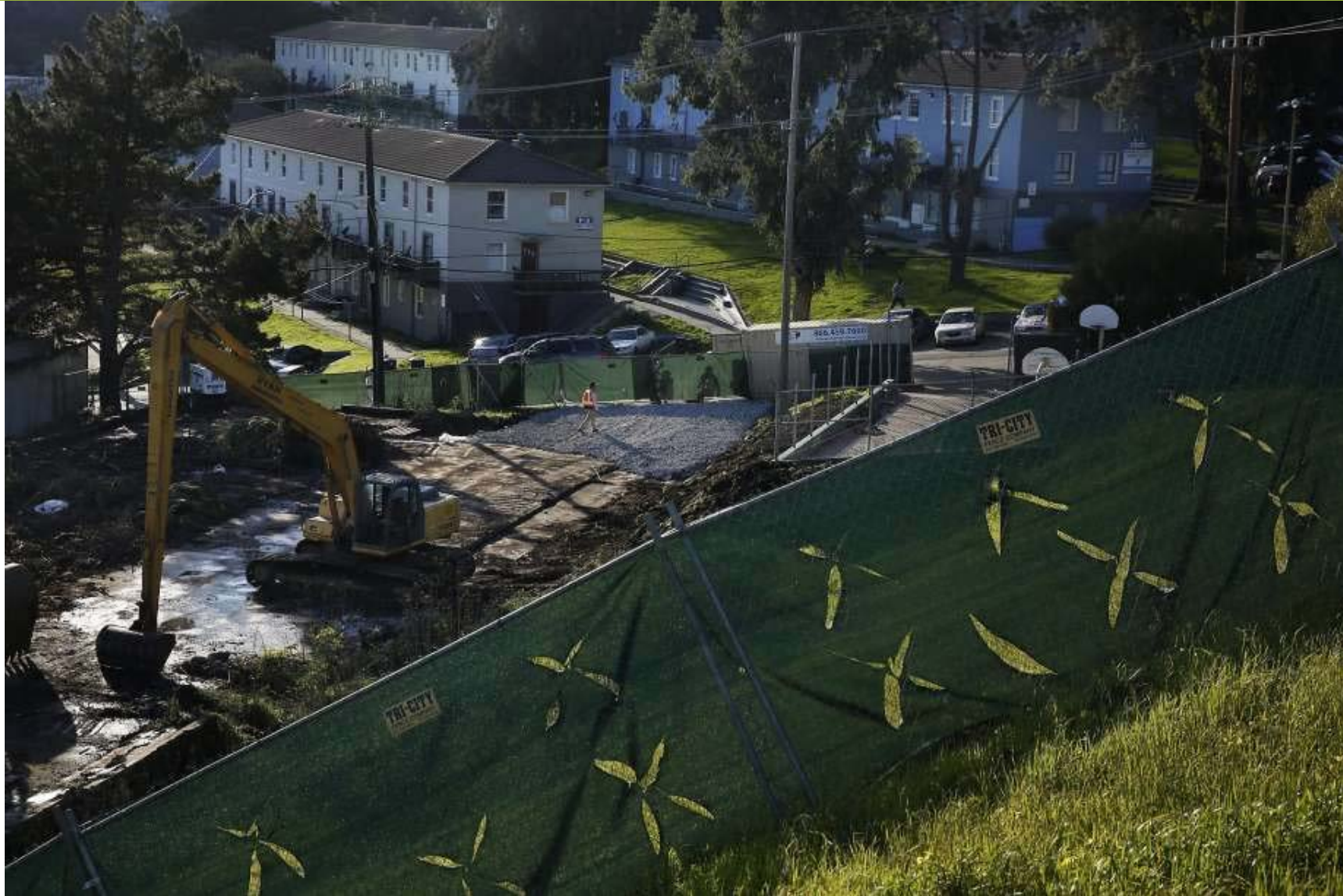
Itta Bena, MS



Think BIGGER!

Hope SF: Potrero Hill Public Housing

“Trauma-Informed Community Development”



What could a health system could get from investing it its community?

- **Healthier patients (lower health care costs)**



Improving Community Health by Strengthening Community Investment

Roles for Hospitals and Health Systems

Hospitals and health systems have a variety of assets—such as financial resources, land, and expertise—that would make them valuable participants in the community investment system; a small, but significant cohort of institutions have taken bold steps and engaged in investment discussions or transactions.

<https://www.rwjf.org/content/dam/farm/reports/reports/2017/rwjf435716>

What could a health system could get from investing it its community?

- **Healthier patients (lower health care costs)**
- **Community reputation for good citizenship**
- **Lower costs for safety, physical plant maintenance**
- **Easier recruitment of staff**
- **Healthier staff (lower health care costs)**
- **Improved value of property**



**What could a health
system provide to
community investing?**



Camden, NJ

Community Health and Literacy Center



Philadelphia, PA

Dignity Health

Types of Investments

- Direct Loan
- Intermediary Investment
- Line of Credit
- Linked Deposits
- Equity Capital
- Guarantees

Investment Terms: 1-7 years

Rate: Generally at or below market rate



Arrowhead Grove Redevelopment San Bernardino, CA

- National Community Renaissance
- Housing Authority of the County of San Bernardino
- City and County of San Bernardino
- California Affordable Housing and Sustainable Communities
- California Tax Credit Allocation Committee
- Dignity Health

400 units of affordable housing



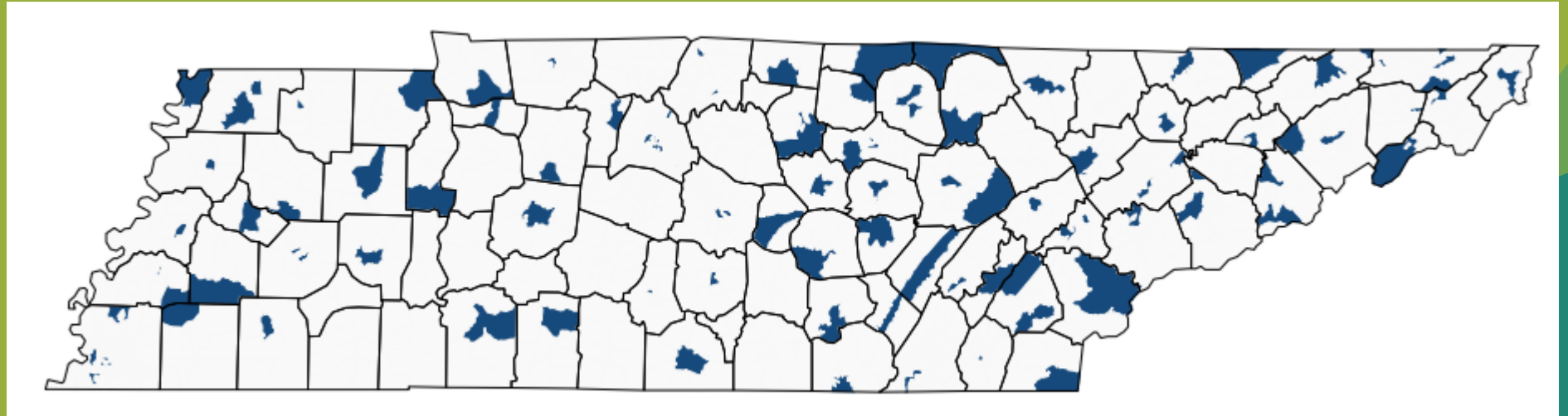
Hospital Community Benefit

- **Required of all non-profit hospitals by the Affordable Care Act.**
- **Reported on the Hospital 990 report, Schedule H, Parts I and II.**
- **Most dollars (85-90%) go to “unreimbursed patient costs.”**
- **Almost \$40M in Tennessee on “Community Health Improvements and Community Building” expenses annually.**
- **By comparison, State of Tennessee allocates \$30M annually for community development.**



Opportunity Zones

- Created in Tax Cuts and Jobs Act of 2017
- Low income census tracts designated by governors
- Those with substantial capital gains can reinvest in Opportunity Zones
 - Defer federal taxes until December 31, 2026
 - Reduce tax payment by up to 15%
 - Lower taxes on profits from Opportunity Fund if held for 10 years



Remember Todd



The Pair of ACEs

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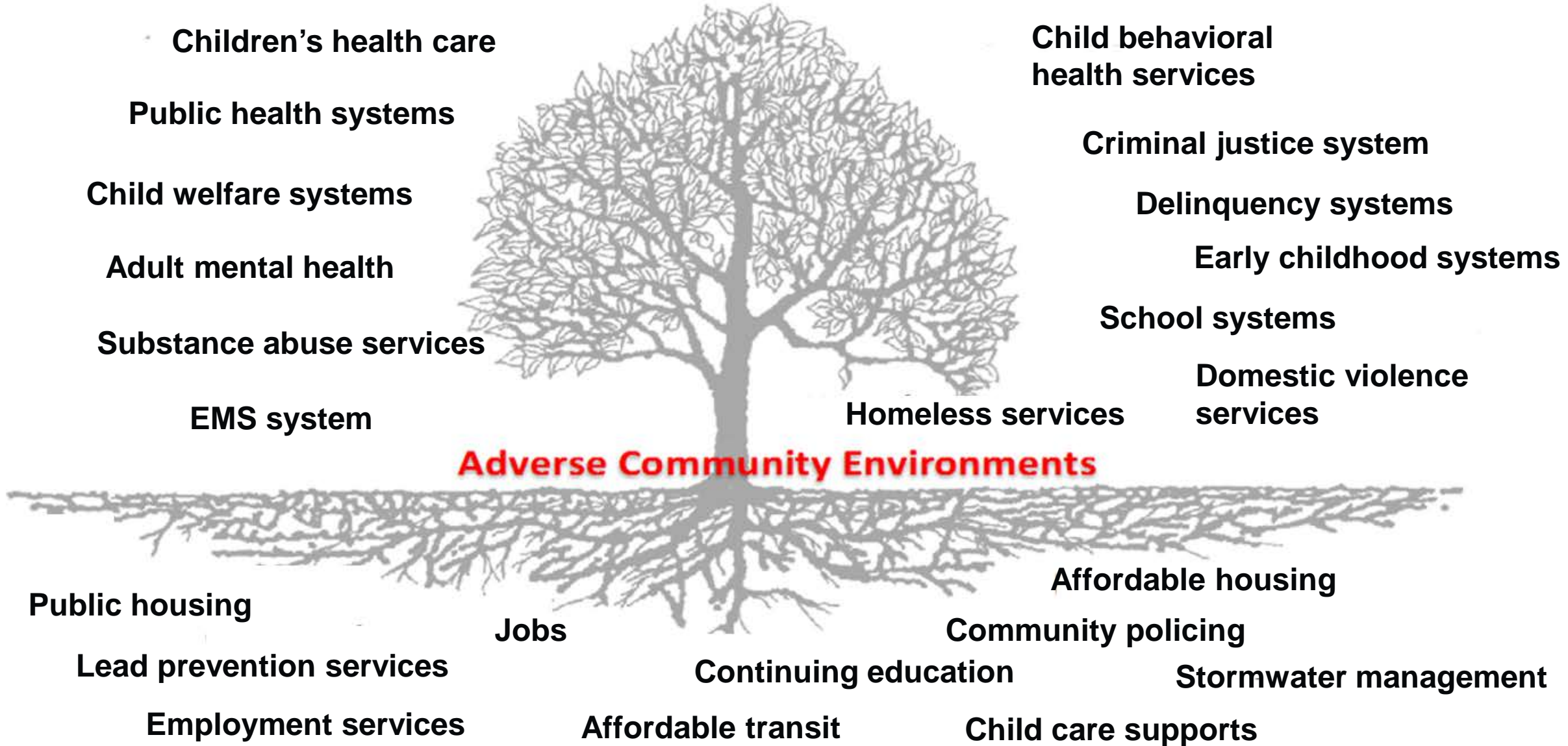
Discrimination

Poor Housing
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The Pair of ACEs COLLABORATIONS
Adverse Childhood Experiences



Thank you!

