Big Sky Villas Rehabilitation: Health Impact Assessment

HOUSING + HEALTH

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Outline

• Introduction and Background

• Assessment Findings and Recommendations

• Monitoring and Evaluation Plans

• Lessons Learned
“We have forgotten that much of our health is dictated by where we live, what surrounds us all the time” —Richard Jackson
Housing Matters to Health

Quality  Affordability

Location  Community

HEALTH IMPACT PROJECT
Housing + Health

• Housing costs make up a significant amount of most Americans’ monthly costs.

• Amount of time + money invested is why it is a strong *social determinant of health*, one of the environmental and societal factors that affect how healthy a person is.
What is a Health Impact Assessment?

• An HIA helps identify the potential health effects of a project proposal and offers practical options that maximize health benefits and mitigate health risks.

The HIA provides an opportunities for communities, especially those that endure health inequities, to ensure that decision making processes reflect their health concerns and aspirations.

National Resource Council, Pew Charitable Trusts, and Heller, 2013- Promoting Health Equity through the Practice of HIA
Why do an HIA?

- Raise the profile of health in other sectors
- Employ a truly preventative approach
- Promote a holistic definition of health
- Reconnect public health and urban/rural planning
- Ensure involvement of the community
- Explicit focus on equity
- Opportunity to promote health as a shared value
What happens in an HIA?

How does the proposed project, plan, or policy, affect

Democratic process
Housing
Air quality
Noise
Safety
Social networks
Nutrition
Parks and natural spaces
Private goods and services
Public services
Transportation
Social equity
Livelihood
Water quality
Education

and lead to health outcomes?
Six Step Process

1. Screening
2. Scoping
3. Assessment
4. Recommendations
5. Reporting
6. Monitoring/Evaluation
How does this HIA fit into our work?

<table>
<thead>
<tr>
<th>Areas of Opportunity*</th>
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| Access to Healthcare Services | • Lack of transportation  
                                | • Routine medical care      |
| Cancer                | • #1 leading cause of death 
                                | • Breast, cervical and colorectal cancer screening |
| Injury and Violence   | • Unintentional injury deaths (motor vehicles)  
                                | • Firearm related deaths    |
| Mental Health         | • “Fair/poor” mental health  
                                | • Symptoms of chronic depression  
                                | • Suicide deaths             |
| Nutrition, Physical Activity and Weight | • Fruit and vegetable consumption  
                                | • Low food access  
                                | • Overweight and obesity (adults and children)  
                                | • Physical activity          |
| Substance Abuse       | • Heavy drinking  
                                | • Drinking and driving      |
| Tobacco Use           | • Cigarette smoking  
                                | • Smoking cessation  
                                | • Smokeless tobacco prevalence |
Background

This HIA examines the health impacts of the rehabilitation proposal for the Big Sky Villas Apartments (BSV), an affordable family housing complex.

Screening—

✓ Is health being considered already?
✓ Is it feasible?
✓ What are the health issues involved?
Background and Screening continued

- **Interest from HRDC** to work with the GCCHD

- There was **openness to health-based evidence** to influence the decision-making process

- Timing of the **HIA aligned with planned revisions** and reviews of the **City of Belgrade’s Transportation Plan** and an update to the **Belgrade Area Growth Policy**.
Scoping

Goals

To empower the residents of Big Sky Villas to envision the rehabilitation of their housing by facilitating community meetings that identify and plan for implementation of design features that focus on health impacts.

To identify health-related metrics and screening tools and recommend their use to inform affordable housing policy at the State and local level.

Research Questions

How will the rehabilitation impact social, emotional, physical traits of Big Sky Villas residents?

How will rehabilitation impact the physical housing conditions of Big Sky Villas?

How will rehabilitation impact the neighborhood conditions and future policies at HRDC and the City of Belgrade?
Scoping

✓ Who are your stakeholders and what are their roles

✓ What are the timeframes
Pathway Diagram
Demonstrates the links between health determinants and potential outcomes.

Rehabilitation of Big Sky Villas Apartments (affordable, multi-unit rental housing)

- Safe, secure housing
- Improved housing conditions in rehabilitated housing units

Improved Quality of Place-Infrastructure
- Improved Quality of Place-Community Ammenities/Characteristics
- Improved Quality of Place-Place-Community Ammenities/Characteristics

Direct Impacts
- Lighting
- Heating
- Structural stability
- Environmental quality
- "Green" - safe materials
- Improved ventilation
- Noise abatement (insulation)
- Improved physical accessibility
- Reduced exposure to allergens/toxins

Intermediate Impacts
- Landscaping/beautification
- Outdoor air quality (smoke-free policy)
- Access to fresh produce
- Improved space
- Social cohesion (intergenerational interactions)
- Access to physical activity (children)
- Access to services and resources
- Neighborhood streets (walkability/bikability)
- Affordability (fiscal access to health-promoting resources)
- Access to recreation and play

Potential Health Impacts
- Social/Emotional Impacts
- Stress/Depression/Anxiety
- Social isolation/cohesion
- Intentional injury/crime

- Quality of Place-Environmental Health impacts
- Perceived and actual safety/security
- Exposure to toxic substances
- Unintentional injuries (slips, falls)

- Physical Health Impacts
- Activity from walking/biking
- Respiratory diseases
- Likelihood of chronic disease
- Healthy food access and consumption

The Big Sky Villas Apartments Rehabilitation affects living conditions, infrastructure, and local neighborhood conditions.
Assessment

Qualitative and quantitative research methods

– Existing: Community Health Assessment, American Community Survey, Market Study of the Big Sky Villas Apartments for HRDC.

– Primary: **Big Sky Villas HIA survey** was designed to engage residents in identifying priorities to influence affordable housing rehabilitation with a focus on health impacts. **Community Engagement/Mapping Workshop**
Assessment

Community Engagement Workshop

- Questions about relocation
- Health Survey
- Place Mapping Exercise
Key Health Determinants

Safe, Secure Housing
- Improved housing conditions in rehabilitated housing units

- Quality of Place: Infrastructure

- Quality of Place: Community Attributes and Amenities
The HIA Project Team recognizes HRDC’s commitment and recommends that all future affordable housing developments take these elements into consideration:

Improve noise insulation to prevent loud noise disturbances from outside the building and between units.

Use the Green Building and Energy Conservation Standards developed by the State of Montana Department of Commerce to prevent exposure to toxins, chemicals and enhance energy efficiency.

Include design features and modifications that make units, particularly first floor and single-bedroom units, safer and more accessible for older adults and residents with disabilities.
Safe, Secure Housing
Improved housing conditions in rehabilitated housing units

• HRDC should create and foster a resident council for the new BSV.

• Manage temporary relocation process to minimize school and work disruptions, and consider a phased schedule for construction so fewer residents are displaced all at once.

• Regularly inform residents of updates to the rehabilitation and relocation plan and timeline.
Quality of Place - Infrastructure

• Develop a community garden plan with input from HRDC’s landscape architect.

• HRDC should adopt, clearly communicate and enforce smoking policies.

• HRDC and their landscape architect should receive input from residents to design a BSV park.
Quality of Place—Community Attributes and Amenities

The City of Belgrade should recruit BSV residents to help make streets around the complex “Safe and Usable” and more bicycle and pedestrian friendly.
City of Belgrade should involve BSV residents and pilot a multi-faceted approach to improve safety and encourage walking and bicycling as part of Belgrade’s upcoming Transportation Plan.
Unsafe Crossing
Fast Food Retail
City of Belgrade should consider only those project consultants with a demonstrable record of outreach and engagement with low-income community members, robust adherence to the principles of Healthy Community Design including experience working with Safe Routes to School programs, and design that accommodates individuals of all ages and abilities for their upcoming Transportation Plan.
No Crosswalks or Curb-Cuts
<table>
<thead>
<tr>
<th>Recommendation</th>
<th>Monitoring Lead</th>
<th>Collaborating Partners</th>
<th>Level of Implementation</th>
<th>Date Evaluated</th>
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</thead>
<tbody>
<tr>
<td>Create and foster a resident council for the new BSV</td>
<td>HRDC</td>
<td>Property Manager/Owner</td>
<td>☐ Not adopted&lt;br&gt;☐ Partially adopted&lt;br&gt;☐ Fully adopted</td>
<td></td>
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THE BENEFITS OF THIS HIA

• Involved a range of impacted people and partners

• Was an effective tool for meaningful cross-sector collaboration

• Ability to address community concerns early in the planning process
THE SUCCESS OF THIS HIA

• New and “deeper” partnerships between health and other agencies

• Addressed BSV resident’s concerns

• Influenced the decision

• Increased awareness about HIA and about how to use the results in future planning
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Project Team

Residents of Big Sky Villas
HELPFUL RESOURCES

Big Sky Villas HIA: [click here](#) (scroll to bottom)

Society of Practitioners of Health Impact Assessment
[http://www.hiaguide.org](http://www.hiaguide.org)

Centers for Disease Control and Prevention (CDC)

“phConnect”: HIA Community of Practice [www.phconnect.org](http://www.phconnect.org)


Health Impact Assessment Clearinghouse Learning and Information Center (HIA-CLIC)
[http://www.hiaguide.org](http://www.hiaguide.org)

World Health Organization (WHO) Health Impact Assessment
[http://www.who.int/hia/en/](http://www.who.int/hia/en/)