

Housing is Health

Care Transformation Collaborative Clinical Strategy Meeting
August 16, 2024

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OUR MISSION

ONE Neighborhood Builders improves lives across Rhode Island by building homes and connecting communities.

In September 2023, we launched a new strategy that will guide our next five years. We doubled down on our past success and aligned our efforts for greater impact.

Over the next five years, we will advance our mission through:



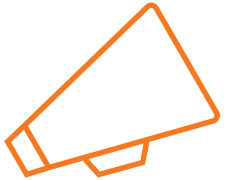
Housing

We build affordable housing throughout RI Island and provide comprehensive support services that will help our residents thrive.



ONE Central Providence

We advance health, economic, and racial equity by serving as trusted backbone for Central Providence Opportunities: A Health Equity Zone.



Policy & Field-Building

We are outspoken implementers. We advocate for changes to policy and practice informed by our on-the-ground experience.

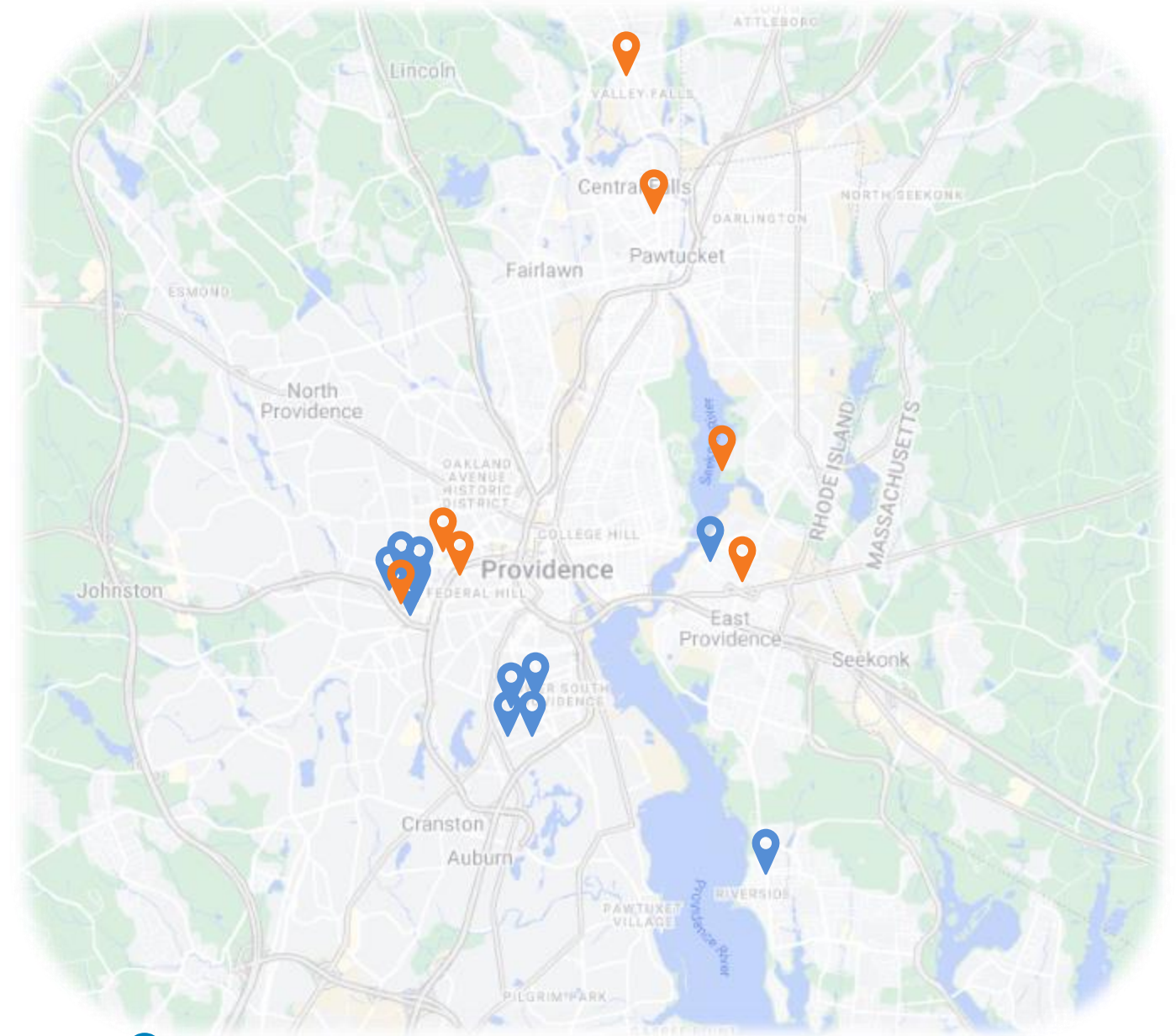


Housing

We build affordable housing throughout Rhode Island and provide comprehensive support services that help our residents thrive.

Record of Success:

- Developed over 600 rental and for-sale affordable homes and 44,000+ square feet of community and commercial space
- Own and manage portfolio of 450+ scattered-site apartments that more than 1,100 Rhode Islanders call home
 - 91% head of households identify as Black, Indigenous, or Persons of Color
 - 32% of households are extremely low-income (less than <30% area median income)
 - Residents are supported by our 5 in-house Resident Services Coordinators, all of whom are Certified Community Health Workers



Developments Completed 1988-2024



Pipeline: Anticipated Completion 2025-2027



Housing First Model

- Connecting people experiencing homelessness to **housing first**, without mandatory behavioral conditions (e.g., being sober or in treatment)
- Housing First is more effective at reducing homelessness and improving housing stability than Treatment First or abstinence-based programs ⁽¹⁾
- **Permanent supportive housing (PSH)**: providing households with long-term, affordable housing and wraparound services, including medical and behavioral health care, job training, and care management
- PSH programs associated with improved outcomes for residents and society: increased long-term housing stability and decreased use of emergency departments and rates of detention ⁽²⁾
- PSH rooted in Housing First models gives residents housing, provides them with voluntary services, and shifts from emergency to preventative care and community services ⁽¹⁾

(1) The Evidence is Clear: Housing First Works. National Low-Income Housing Coalition. Available at <https://nlihc.org/sites/default/files/Housing-First-Evidence.pdf>

(2) Edwards, Jake, Feng, Justin, Fogel, Anna, and Shumway, Jeff. (2017). Using Pay for Success to Expand Permanent Supportive Housing in Rhode Island: A Feasibility Study. Social Finance, Inc. P. 16



ONE | NB Residents & Continuum of Care

- ONE|NB has an in-house Resident Services team that works with ONE|NB residents and liaises with property management
- ONE|NB currently operates PSH for 16 households who are enrolled in the **RI Continuum of Care (CoC) program**
- These residents earn incomes less than 30% of the area median income
 - In 2024, income could be up to \$23,600 for an individual, for a family of four, up to \$33,700 per year for a family of four ⁽¹⁾
- Two multilingual Resident Services team members support CoC residents with targeted and intensive outreach to maintain lease compliance and support residents in accessing programs and services

1. <https://www.rihousing.com/wp-content/uploads/FY-24-HUD-Income-Limits.pdf>



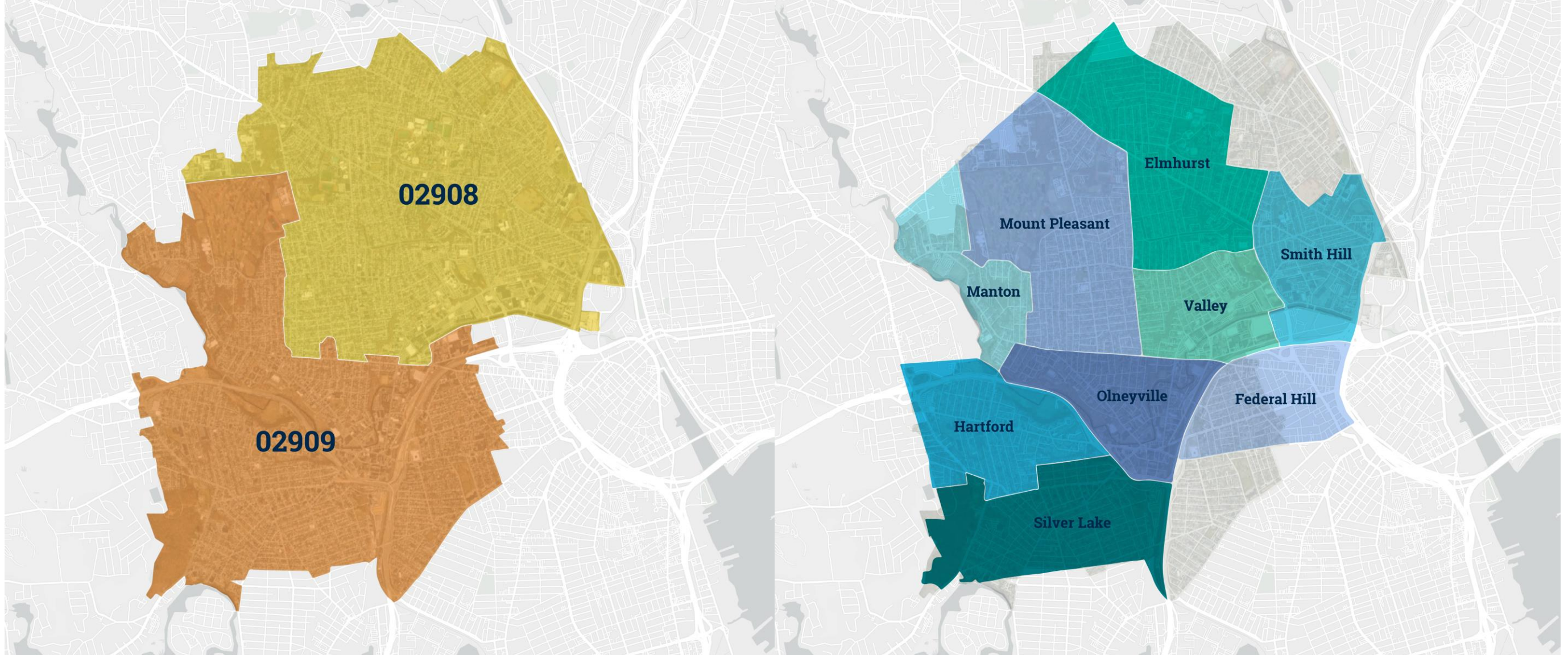
Faulkner CoC Assessment

- Faulkner Consulting Group's evaluation of ONE|NB's CoC program determined that, compared to Rhode Island Medicaid recipients in shelters, these residents demonstrated:
 - 43% lower Medicaid costs
 - Nearly half the emergency department use
 - 51% lower spending on hospitals and pharmaceuticals
 - Greater likelihood to receive preventative behavioral health services

Continuum of Care Assessment Report, Faulkner Consulting Group (2023). Available at https://oneneighborhoodbuilders.org/wp-content/uploads/2023/06/FCG-Continuum-of-Care-Assessment-Report_6.9.2023_SENT.pdf



Rendering of Center City Apartments, East Providence



CENTRAL PROVIDENCE OPPORTUNITIES HEZ





Central Providence Opportunities HEZ History

- **2014** – Olneyville Housing Corporation receives grant to start Olneyville Health Equity Zone
- **2019** – The Olneyville Health Equity Zone becomes the Central Providence Health Equity Zone, expanding to include Federal Hill, Hartford, and Valley neighborhoods
- **2020** – The Central Providence Health Equity Zone expands to the 02908 and 02909 ZIP codes
- **2020** – ONE|NB selected by Blue Meridian Partners' Place Matters Portfolio to convene Central Providence Opportunities: A Health Equity Zone
- **2023** – Central Providence Opportunities HEZ launches the Central Providence Roadmap, a collective vision for health & economic equity



THE PROBLEM

In Central Providence, community-level conditions rooted in structural racism – such as poverty, inequitable access to quality education and jobs, out-of-reach or unsafe housing, and others – impede many individuals and families from living **healthy, economically stable lives.**

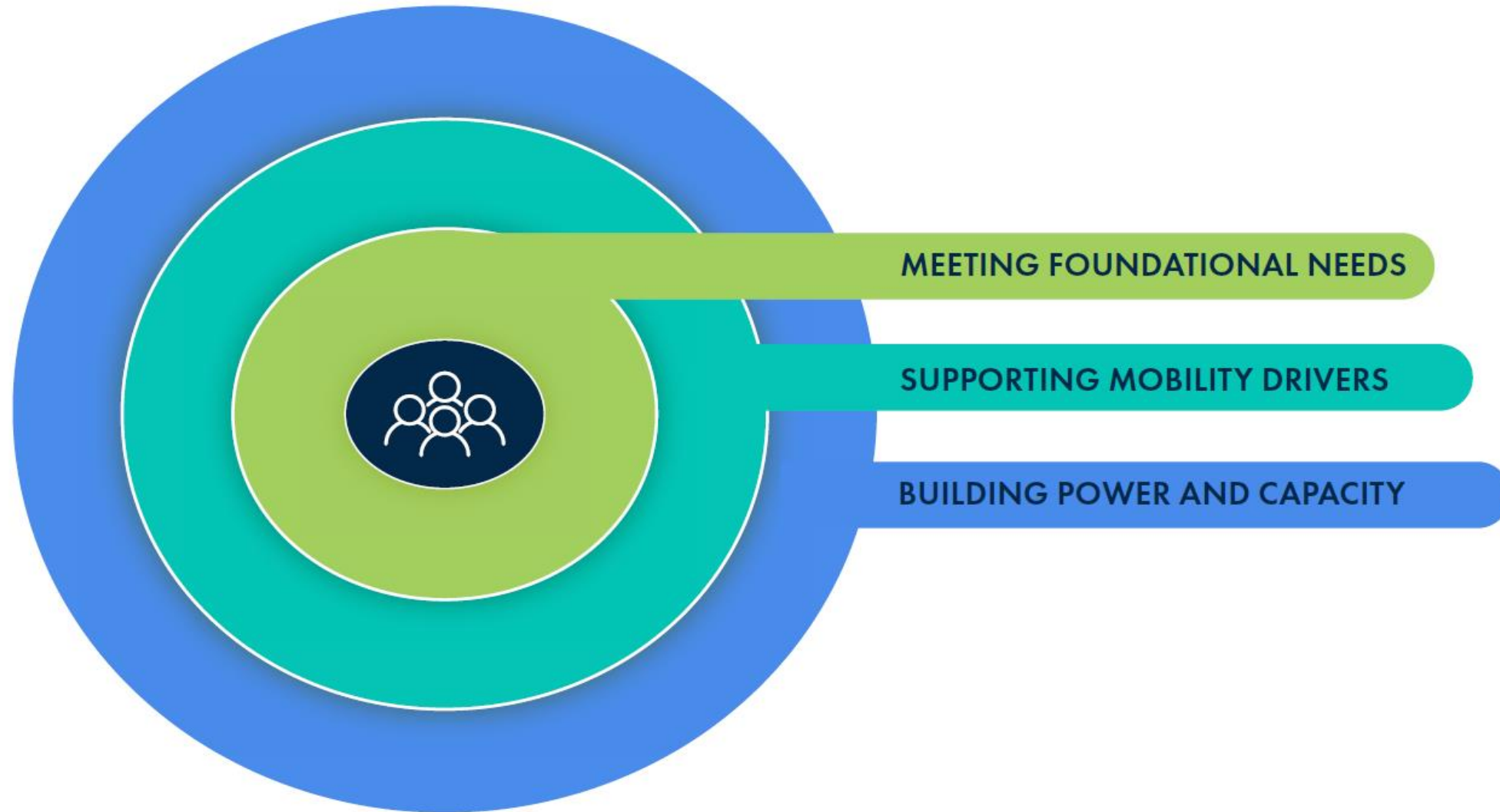
OUR VISION

Our vision is that all residents of Central Providence will live healthy, stable lives and be empowered to impact the conditions in their community.



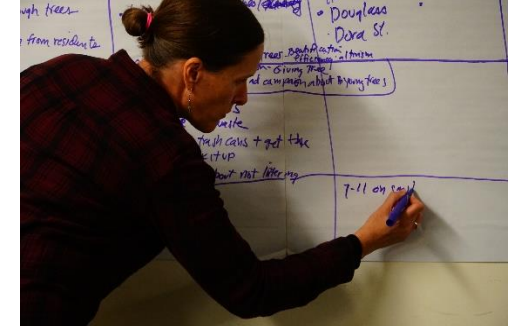
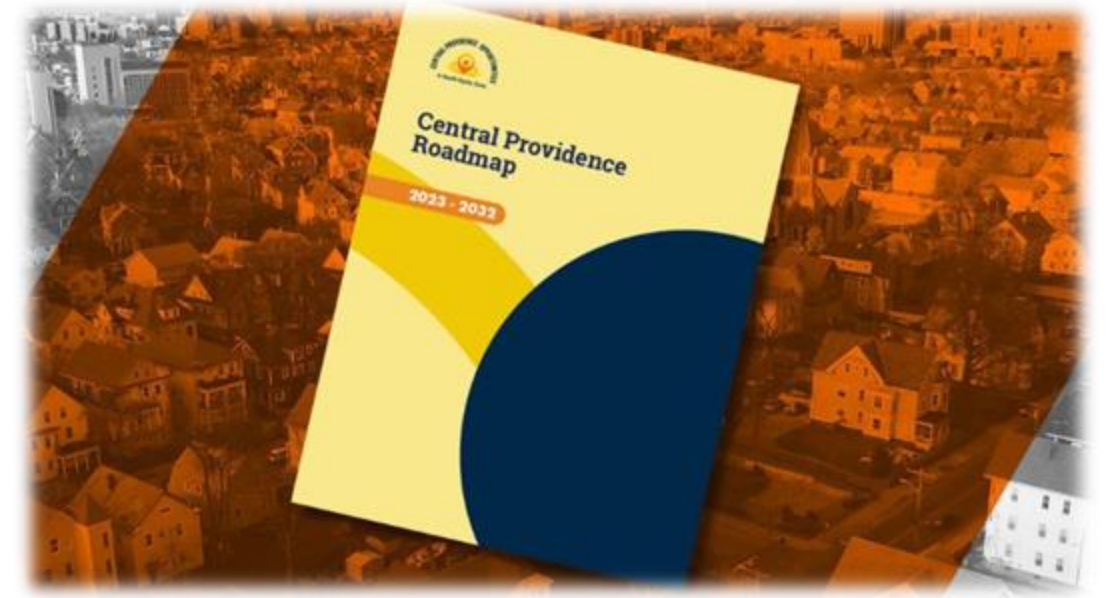
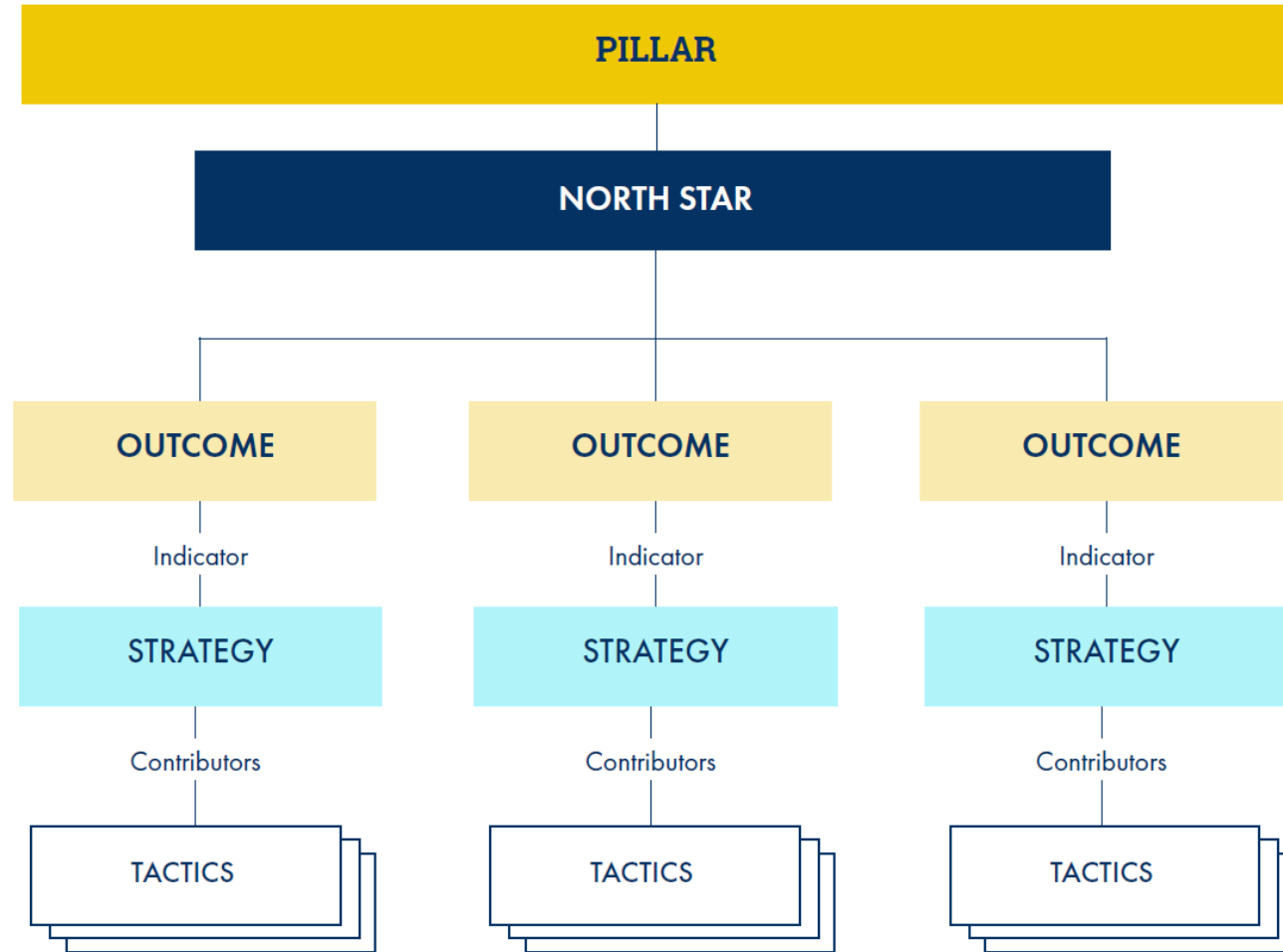


Theory of Change





Central Providence Roadmap





Our Six North Stars

MEETING FOUNDATIONAL NEEDS		SUPPORTING MOBILITY DRIVERS			BUILDING POWER AND CAPACITY
Housing	Health	Education	Business	Employment	Power
Everyone has a safe and affordable place to live.	Everyone has access to the resources they need to be healthy and well.	Every young person is ready to learn, and our systems are ready to receive them.	Everyone who wants to start or grow their own business has the opportunity to do so.	Everyone has access to dignified, sufficient, and sustaining employment.	Everyone is equipped and empowered to take action affecting change in their community.





CPO-HEZ Housing Policy Priorities

Identified through community-driven process of root cause analysis of housing injustice, power mapping, and racial equity criteria screen.

- **Equitable** code enforcement and tenant protections
- Increasing funding for affordable housing, with an emphasis on **collective ownership and shared equity** models





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