Partners For Kids

- One of the nation’s oldest and largest accountable care organizations (ACOs)
- Responsible for improving the quality of care and lowering costs for >325,000 children

Healthy Homes

Provides Improvements for Current Owners
Increases Home Ownership
Builds Vibrant Communities
Healthy Homes

Before | After
---|---

Impact more than 350 residential properties

Vacancy Rate 2009 - 2016

NEW - Healthy Rental Homes

Before | After
---|---

170 rental properties in the next 5 years

South Side Affordable Rental Properties Fund Capital Stack Structure

Pools: Investors to make a 10-year commitment to the fund. 100% of the principal and interest will be repaid in year 10 from the sale of rehabilitated units or by refinancing the outstanding debt.

Lending: Loan funds will cover 75% of the development cost of each unit. The remaining 25% contribution of grant funds from the United Way of Central Ohio, the Franklin County Land Bank, HUD funds, or JPMorgan Chase and Lead Safe grant funds.

Interest rate: Borrowers will pay an anticipated blended rate of 3.0%.

Loan Loss Reserve: Nationwide Children’s Hospital

Healthy Homes will expand geographically to the north, south and east with all aspects of its programming including affordable rental, homeownership and home repair. The priority population is those under 80% AMI for rental, and homeowners under 120% of AMI.

High Impact Partnerships

Community Based Partnership Benefits
- Columbus LMI households looking for safe, quality, affordable housing
  - Children’s health outcomes improved
  - Population health improved
- Neighborhoods impacted who will see a decrease in vacancy rate
- Creating a sustainable, mixed income community where everyone across the income spectrum can benefit

Hospital Partnership Benefits
- 3 Target Groups
  - Children moving to HHNF units
  - Children in HHNF tracts
  - Other Medicaid children in red-lined neighborhoods
- Outcomes
  - Prematurity, Birth Weight, ED, Inpatient, Total Charges
  - Crime/100 residents, Kindergarten readiness
The Residences at Career Gateway

58 units of affordable housing combined with on-site workforce development training.

Healthy Neighborhoods
Healthy Families

The Residences at Career Gateway

Healthy Neighborhoods
Healthy Families

Affordable Housing
Health & Wellness

Education
Workforce Development
Safe & Accessible Neighborhoods

The City of Columbus
Nationwide Children's
Community Development
The NRP Group Inc.
Mentoring

More than 150 employees are trained to mentor youth

Care Connection
School-Based Health Care

Keeping children healthy so they stay in school

Neighborhood Engagement

35 leaders graduated
More than 800 HNHF residents are employed by Nationwide Children's

**HEALTHY NEIGHBORHOODS**
**HEALTHY FAMILIES**

<table>
<thead>
<tr>
<th>Program Goals and Outcome</th>
</tr>
</thead>
<tbody>
<tr>
<td>Safe, quality and affordable housing is a critical contributor to growing up healthy.</td>
</tr>
</tbody>
</table>

**Goal:** Increase expansion of south side, affordable rental housing to ensure a mixed income community without displacement of low-income residents.

Tracking Health Outcomes:
1. Asthma Emergency Department Visits
2. Infant Mortality
3. Kindergarten readiness

**Partners**

<table>
<thead>
<tr>
<th>Partner</th>
<th>Commitment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ohio Capital Corp for Housing (OCCH)</td>
<td>• Deal development and structuring of loan pool</td>
</tr>
<tr>
<td>City of Columbus, Housing Division</td>
<td>• Financial commitment to rental housing</td>
</tr>
<tr>
<td>City of Columbus, Land Bank</td>
<td>• Additional funding expected in subsequent years</td>
</tr>
<tr>
<td>Franklin County, Land Bank</td>
<td>• Assist in the identification and purchase of vacant properties</td>
</tr>
<tr>
<td>United Way of Central Ohio</td>
<td>• Offers properties at reduced pricing</td>
</tr>
<tr>
<td>Community Development for All People</td>
<td>• Trusted Partner Program</td>
</tr>
<tr>
<td></td>
<td>• Acquisition Assistance Program</td>
</tr>
<tr>
<td></td>
<td>• Annual funding for rental housing</td>
</tr>
<tr>
<td></td>
<td>• Staff support, community engagement, fundraising</td>
</tr>
</tbody>
</table>
Thank you.

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