



POPULATION HEALTH MANAGEMENT FOR AFFORDABLE HOUSING

Integrating health and housing capabilities to serve residents where they live.

Imagine being able to knock on 100 doors in a single building and improve the health of each resident within. As part of a nationally renowned consortium of affordable housing organizations, Housing Partnership Network (HPN) members have the buildings, the residents, and the relationships to do just that. Through our collaboration with Trestle Health and Housing, HPN organizations are poised to launch a unique member-centric population health management system as an efficient extension of and trusted partner with local healthcare providers. We're able to combine deep-rooted relationships in an affordable housing setting with best-in-class technology and data collection to identify where and how we can deploy the best care coordination models possible – addressing everything from food security and access to medication to transportation.

THE PROBLEM

U.S. healthcare costs are projected to exceed \$5.7 trillion by 2026. We spend far more on healthcare than any other major industrialized nation, yet we rank poorly on many health measures including health access, equity, and life expectancy.

50% of low income individuals have multiple chronic conditions and chronic illness drives over 85% of overall health spending. Furthermore, the majority of provider resources and expenses are related to just 30% of the population.

The nationwide shortage of stable housing is a critical barrier to better health outcomes and cost savings. Without an affordable home, Americans may be forced to forgo basic necessities and stress and anxiety caused by instability can contribute to significant physical and behavioral health issues.

Residents of affordable properties with Resident Service Coordinators (RSCs) on-site experience fewer emergency room visits, acute and inpatient admissions and readmissions. Yet, federal subsidy programs often will not fund RSC positions.



THE OPPORTUNITY

HPN members forge on the ground partnerships with the healthcare and social service sectors to connect residents to needed supports. Through 282,000 member-owned rental housing units, we have access to over one million low-income residents.

80% of an individual's health is determined by social factors outside of traditional medical care and resident health and well-being are shared values across the sectors of affordable housing and healthcare.



RSCs employed at member properties have unique relationships with residents, facilitate engagement and service delivery initiatives, and can complement outreach and care delivery efforts.



Using technology and multiple source data integration to spark prioritized, holistic, resident care management and engagement opportunities will unlock care delivery synergies.



In collaboration with Trestle Health & Housing, HPN members are leveraging technology and trusted staff at member properties to deliver an integrated solution that provides targeted health and other life management resources and care to residents based on their unique needs. Through collaboration with Managed Care Organizations and Community Based Organizations plus innovative technology tools, we will deliver a turnkey, integrated solution that will improve resident health and stability.

Facilitate Care Delivery

Trestle's approach provides a communal, holistic model of care to prevent resident psychosocial health risk and better coordinate care for residents with chronic conditions and behavioral co-morbidities. Trestle's data analytics will analyze and stratify residents' questionnaire responses and (HIPAA protected) clinical data to prioritize personalized care plans based on their unique life management needs. Care delivery and coordination efforts are supported through life management technology tools that increase RSCs' efficiency and capacity, allowing them to more effectively connect residents to the health system and community partners. These tools include:



A [government benefits screening tool](#) to help residents identify and access crucial government benefits that they may be eligible for.



An [intuitive search "locator tool"](#) to help identify and access local community services and resources.



A [call center staffed with Masters level clinicians](#) to assist residents with life management issues creating stress, anxiety and depression that manifest as behavioral health challenges impacting sound resident decision-making.



[Coordinated in-place services](#) identified based on common resident needs throughout properties to enhance on-site capabilities to improve resident well-being and property PHM initiatives.

EXPECTED OUTCOMES

To measure success, HPN will collect property and resident data before, during, and after the pilot period and evaluate changes in the volume and cost of medical services used by participants, participants' access to and use of non-medical services that address social determinants of health, and participants' self-reported quality of life.

We believe that the HPN - Trestle Health and Housing model will prove scalable opportunities for health system players to support and invest in high-quality affordable housing, robust resident services, and the technology tools that support these systems, which will demonstrably mitigate health risk, decrease demand on the health system, reduce healthcare costs, and yield stronger health outcomes among low-income individuals. Our goal is to demonstrate that interventions from affordable housing providers create significant cost savings for the health sector and make the case that it is mutually beneficial to redirect those savings to fund more resident service coordinator positions and the development of additional affordable units.

A successful collaboration with Trestle underscores affordable housing as a new market with significant synergies and upside potential for affordable housing developers and health system players operating in the public insurance space and offers a long-term, scalable, and measurable solution to reduce health disparities faced by low-income communities.

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