



The California Healthy Places Index (HPI)[™]

A New Tool for Health Care Professionals

Every Californian should have the opportunity to live a healthy life. The Healthy Places Index is a powerful new tool to make this a reality, allowing health care professionals to diagnose and change community conditions that affect health outcomes, overutilization, and costs. To learn more, visit HealthyPlacesIndex.org

How does this tool relate to health care?

Clinicians and health care systems understand that factors outside the clinic influence health outcomes—and health care costs. Access to care and patients' ability to pursue healthy behaviors (e.g., healthy diet, physical activity) and manage chronic diseases like diabetes depend on social factors like education, income, housing affordability, transportation access, and a healthy living environment.

Attention to social and environmental conditions has intensified with recent health care reforms, which make hospitals, health systems, and Accountable Care Organizations responsible for population health outcomes and health equity. Emergency departments and hospitals intent on improving outcomes and reducing overutilization are adopting systems to assist patients with food insecurity, unstable housing, and other social needs. But which social conditions should they prioritize and which public policies should health systems advocate for in their communities? Until now, there have been few convenient tools for evaluating factors at the local level that are known to predict health outcomes, or for gauging how much they matter to health.

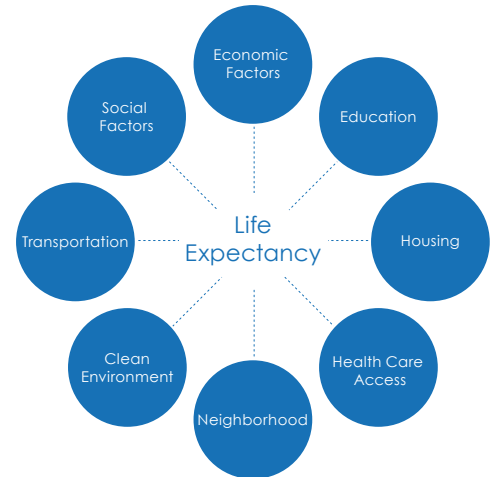
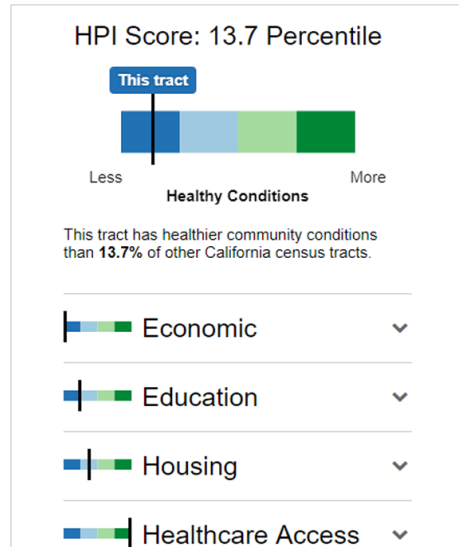
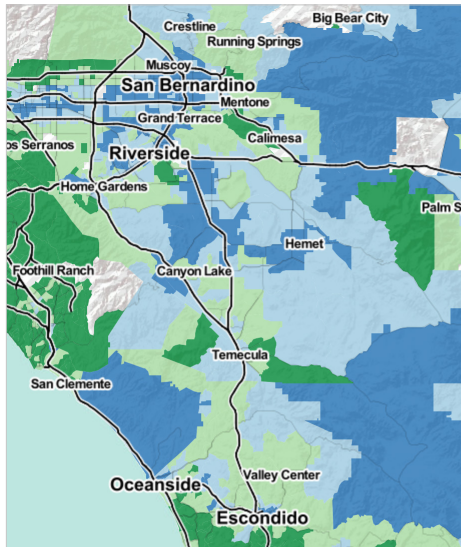


Figure 1: The Healthy Places Index score is derived from 25 variables in eight policy action areas

The Healthy Places Index, developed by the Public Health Alliance of Southern California, is a new tool that health care professionals can use to explore and change local factors that predict life expectancy. The Index provides overall scores and more detailed data on specific policy action areas that shape health, like housing, social factors, health insurance and more (see figure 1 above). The HPI website offers other resources that health professionals and those in other sectors will find useful, including an interactive online map, graphs, data tables, and a policy guide with practical solutions for improving community conditions.

The California Healthy Places Index (HPI)™

How can this tool be used by health care professionals?



Policy Opportunities to Address the Health Impacts of this Indicator

Housing

Stabilize Homeowners and Neighborhoods

Protect renters and other residents who might be forced to accept crowded conditions or make other unhealthy tradeoffs to pay for housing or who are at risk of being displaced.

Find the policies that are right for you.

Just Cause Eviction Ordinances ensure landlords can only evict tenants for a good reason, or "just cause." In most cities, tenants can be evicted for no reason, even if they are paying their rent. Just Cause Eviction ordinances protect tenants from arbitrary, discriminatory, or retaliatory eviction. This stabilizes tenants in their homes, particularly when paired with Rent Stabilization ordinances. Jurisdictions can set their own definition of what constitutes just cause, but ordinances often include elements such as failure to pay rent, illegal activity, lack of lease compliance, capital improvement/rehabilitation/demolition, code enforcement, and the landlord or their family moving in. Ordinances can more effectively protect health by prohibiting evictions cases of building seizure and transfer due to code violations and by limiting no-fault evictions for elderly, disabled, pregnant, or chronically ill tenants and those with small children. For more information, see: The California Department of Housing and Community Development's Housing Element Best Practices and Policy Link's Just Cause Eviction Controls. See, for example: [San Francisco](#)

Rent Control/Stabilization Ordinances limit the amount rents can be raised per year, although California state law allows landlords to raise the rent once a unit becomes vacant. Rents in California cities rose by almost 5% between 2015 and 2016, with increases in some cities in the double digits—leaving 85% of renter households making less than \$50,000 a year paying more than they can afford (over 30% of their income) for rent.⁷ Jurisdictions have taken many different approaches to limiting these increases. Some establish a set yearly percentage for allowable rent increases, while others tie increases to the Consumer Price Index. Policies can be crafted to apply to all rental properties or only to properties with a given number of units. State law limits application of rent control for buildings constructed after 1995. Rent stabilization is most effective when paired with Just Cause Eviction ordinances. For more information, see: The California Department of Housing and Community Development's Housing Element Best Practices and the Urban Displacement Project's Rent Control Policy Brief.

Mapping Tool

Identify hotspots where health needs are greatest

HPI Score

Compare conditions with other areas of California and dig deeper to understand community conditions and needs

Move into Action

Policy guide to improve community conditions

Providers responsible for patient populations—from the front-line clinician to the CEO—can use this information use alongside input from community residents to map the “hot spots” where health needs are greatest and to set priorities for health care and community benefit investments. Health systems that span multiple communities or regions of California can use the tool to study the different catchment areas they serve. For instance, St. John’s Health Center has already used HPI data in their 2016 Community Health Needs Assessment. Likewise, the California Department of Public Health and LA hospitals recently used the HPI to study living conditions that might explain high rates of pre-term births

among African American women when developing their Community Birth Plan.

The Healthy Places Index was created in partnership with Virginia Commonwealth University’s Center on Society and Health. Learn more about the tool and access the above resources at HealthyPlacesIndex.org

Learn more about the Alliance at <http://phasocal.org/> or email us at PHASoCal@phi.org.



The California Healthy Places Index (HPI)[™]

A New Tool for California State Government

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How does this tool relate to state policy?

The state of California is increasingly recognizing that the health of our residents—and the associated societal costs such as education, economic health, and health care—are shaped dramatically by “non-health” policies.¹ Although access to quality health care is important, the health of Californians is deeply influenced by state policies, funding sources, and programs affecting educational opportunities, income, housing affordability and supply, transportation systems, the environment and parks, social services, and other community conditions.

As state agencies and departments administer programs to increase these health-promoting community resources, many are asking big questions, such as: Which of these diverse policy issues should state government prioritize to improve health outcomes? And where should resources and efforts be targeted to maximize impact and reduce inequities? Until now, convenient tools have been lacking to assess the current status of factors that shape healthy communities, and to gauge their relative contributions to health.

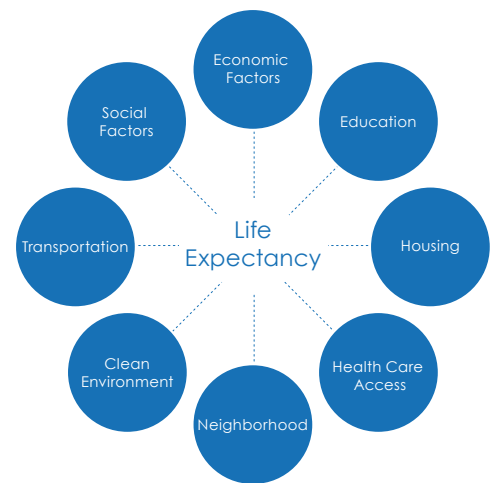
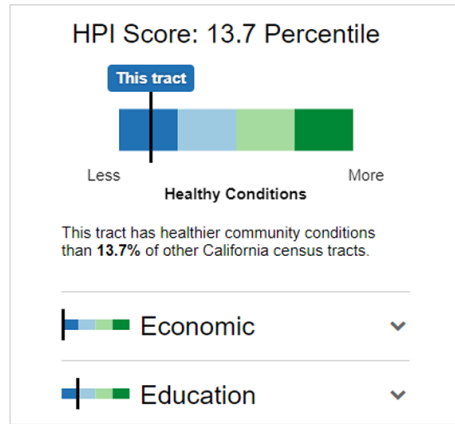
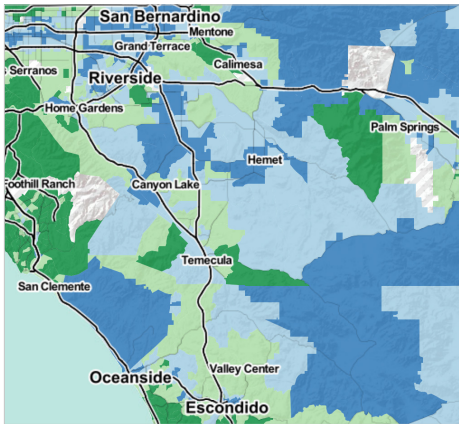


Figure 1: The Healthy Places Index score is derived from 25 variables in eight policy action areas

The California Healthy Places Index (HPI) can help address some of these questions. This new tool was created by the Public Health Alliance of Southern California, for use by local, regional, and state government to explore local factors that predict life expectancy. HPI was developed based on input from state and local government policy and health equity experts, and provides overall scores as well as detailed data on specific policy action areas that shape health (see figure 1 above). The HPI website offers other resources that government officials and those in other sectors may find useful, including an interactive online map, graphs, data tables, and a policy guide with practical solutions for improving community conditions.

The California Healthy Places Index (HPI)™

How can this tool be used by state government?



Policy Opportunities to Address the Health Impacts of this Indicator

Housing

Stabilize Homeowners and Neighborhoods

Protect renters and other residents who might be forced to accept crowded conditions or make other unhealthy tradeoffs to pay for housing or who are at risk of being displaced.

Find the policies that are right for you.

Just Cause Eviction Ordinances ensure landlords can only evict tenants for a good reason, or "just cause." In most cities, tenants can be evicted for no reason, even if they are paying their rent. Just Cause Eviction ordinances protect tenants from arbitrary, discriminatory, or retaliatory eviction. This stabilizes tenants in their homes, particularly when paired with Rent Stabilization ordinances. Jurisdictions can set their own definition of what constitutes just cause, but ordinances often include elements such as failure to pay rent, illegal activity, lack of lease compliance, capital improvement/rehabilitation/demolition, code enforcement, and the landlord or their family moving in. Ordinances can more effectively protect health by prohibiting evictions cases of building seizure and transfer due to code violations and by limiting no-fault evictions for elderly, disabled, pregnant, or chronically ill tenants and those with small children. For more information, see The California Department of Housing and Community Development's Housing Element Best Practices and Policy Link's Just Cause Eviction Controls. See, for example, Francisco

Rent Control/Stabilization Ordinances limit the amount rents can be raised per year, although California state law allows landlords to raise the rent once a unit becomes vacant. Rents in California cities rose by almost 5% between 2015 and 2016, and increases in some cities in the double digits—leaving 85% of renter households making less than \$50,000 a year paying more than they can afford (over 30% of their income) for rent.² Jurisdictions have taken many different approaches to limiting these increases. Some establish a set yearly percentage for allowable rent increases, while others tie increases to the Consumer Price Index. Policies can be crafted to apply to all rental properties or only to properties with a given number of units. State law limits

Mapping Tool

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Move into Action

Policy guide to improve community conditions

1. For instance, the State of California established the Health in All Policies Task Force (made up of representatives from mostly non-health-focused state agencies) by executive order in 2010 to identify priority programs, policies, and strategies to improve the health of Californians while advancing State sustainability goals.

Officials throughout state government—including agency leadership, legislators, and their staff—can use this information in conjunction with resident experiences to prioritize investments, resources, and programming in communities where health needs are greatest; lift up communities that have been burdened by previous policies; and help ensure that all Californians have what we need to be healthy. For instance, a state program could use the HPI to identify geographic areas that need a particular kind of investment (like parks, housing, or transportation facilities) or that have been cumulatively disadvantaged by past policies and funding.

Examples of current use

The Governor's Office of Planning and Research has cited the HPI as a resource in its guidance for healthy general plans (the Planning for

Healthy Communities Chapter of the 2017 General Plan Guidelines), and the California Strategic Growth Council, which coordinates efforts by state agencies and partners to promote sustainability and economic prosperity, has cited the HPI as a tool in its Transformative Climate Communities Program. Caltrans has also included the HPI as an optional tool for applicants to define eligible disadvantaged communities under its Sustainable Transportation Planning Grant program. The California Department of Public Health advises peer agencies and departments to use the HPI to identify and prioritize resources in the multitude of policies and programs across the state that influence health equity and population health outcomes.

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The California Healthy Places Index (HPI)[™]

A New Tool for Local Government

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How does this tool relate to local policy?

Communities in California are increasingly recognizing that the health of residents—and the costs of providing health care—are shaped dramatically by “non-health” policies. Although access to quality health care is important, the health of a community or neighborhood is deeply influenced by policies affecting education, income, housing, transportation, food access, land use and zoning, the environment, and social services.

These local conditions also affect economic development and strategic growth by drawing new businesses, jobs, and work talent to communities. Decisions on these issues taken by mayors, city councils, county boards of supervisors, municipal agencies, and regional planning commissions can impact health more dramatically than policies targeting local hospitals and doctors. But which of these diverse policy issues should local leaders prioritize to improve health outcomes—throughout counties and cities and within neighborhoods? Until now, there have been few convenient tools for evaluating factors at the local level that are known to predict health outcomes, or for gauging how much they matter to health.

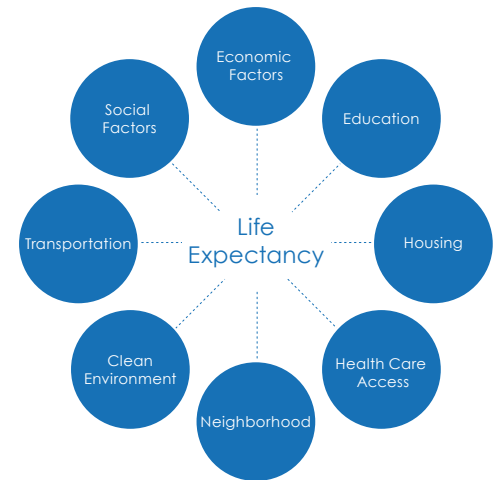
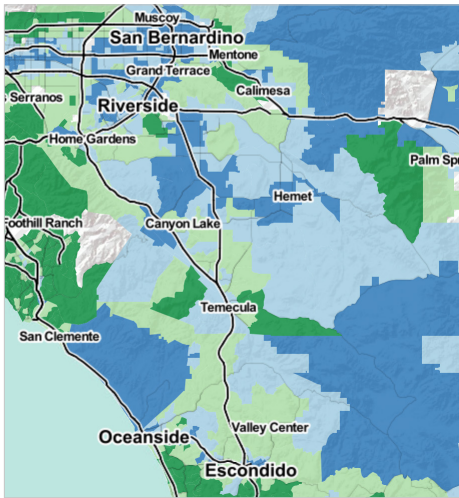


Figure 1: The Healthy Places Index score is derived from 25 variables in eight policy action areas

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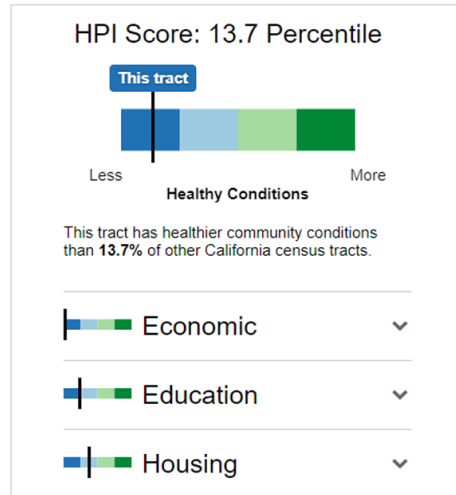
The California Healthy Places Index (HPI)™

How can this tool be used by local governments?



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Policy Opportunities to Address the Health Impacts of this Indicator

Housing

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Move into Action

Policy guide to improve community conditions

Local leaders—from the school district to the planning department to the mayor's office—can use HPI alongside input from community residents to prioritize investments, resources, and programming in neighborhoods where health needs are greatest; lift up communities that have been burdened by previous policies; and help ensure that all residents have what they need to be healthy. Indeed, the Southern California Association of Governments has highlighted the HPI as an important policy tool in its Regional Transportation Plan and Sustainable Communities Strategy.

Likewise, planners can use the tool to analyze data and prioritize resources as they update their general or specific area plans—or in the development review process—as suggested by the

Governor's Office of Planning and Research 2017 General Plan Guidelines. Transportation agencies and Metropolitan Planning Organizations can use HPI to inform smart investments in health-promoting infrastructure such as sidewalks and bicycle lanes. Other agencies, like park or public works departments, can use it to evaluate needs, plan investments, and apply for grants, and school districts can use the tool to understand the needs of their student body and community or to develop specific policies such as a Safe Routes to School Plans.

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The California Healthy Places Index (HPI)[™]

A New Tool for Businesses, Investors, and Financial Institutions

Every Californian should have the opportunity to live a healthy life. The Healthy Places Index is a powerful new tool to make this a reality, allowing professionals in the business and financial sector to make smart investments that can improve community conditions and health outcomes. To learn more, visit HealthyPlacesIndex.org

How does this tool relate to business and finance?

Employers know that the health of their workers—and the spiraling costs of their medical care—are impacted by the places their employees live. Indeed, it's estimated that employers spend more than \$637 billion annually on health care expenses, and that illness-related productivity losses cost U.S. employers more than \$323 billion in 2013. Although insurance and access to health care is important, the health of workers—as well as productivity, absenteeism, and individuals capacity to cope with ongoing health conditions—are more heavily influenced by housing, transportation, food security, and social services.

The same conditions also affect the local economy more broadly. Green space, housing, safety, and other amenities draw new businesses, jobs, and work talent to communities and are investment priorities for lenders, community development financial institutions (CDFIs), and philanthropists. Banks, local employers, and hospitals are also increasingly investing in housing and other sectors to fulfill community benefit obligations. Impact investments (e.g., pay for performance) that provide capital to low-to-moderate income (LMI) communities can be good financial investments while also reducing health and social inequities. As an

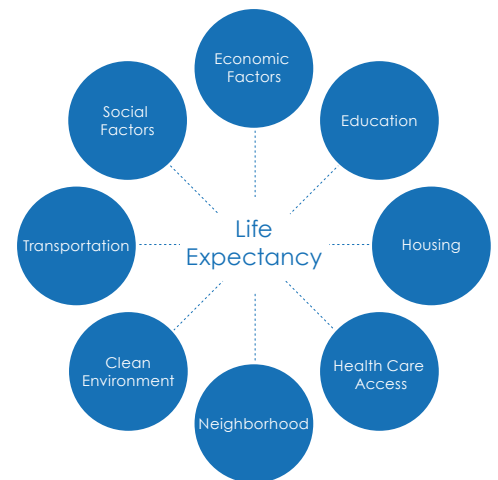


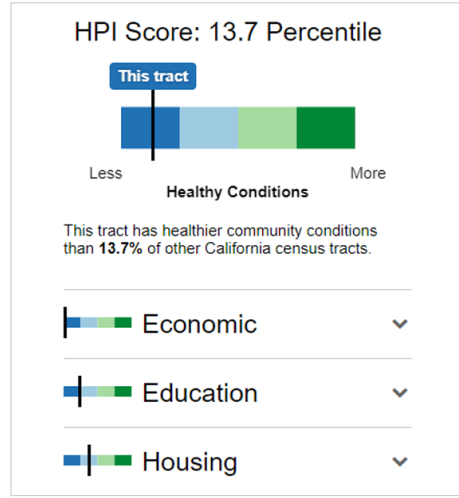
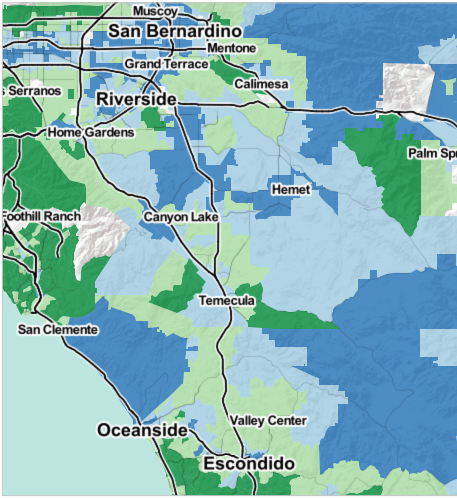
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example, a partnership between the Robert Wood Johnson Foundation and the Federal Reserve Bank has brought together community development and public health organizations across the country to explore investments in housing and other sectors that can improve population health. The examples are being catalogued by the Build Healthy Places Network.

But which communities are in greatest need of investment and which conditions in those communities should be prioritized? Although resources exist to study housing markets and other consumer data, there have been few convenient tools for evaluating factors at the local level that are known to predict health outcomes, or for gauging how much they matter to health.

The California Healthy Places Index (HPI)™

How can this tool be used by businesses and investors?



Policy Opportunities to Address the Health Impacts of this Indicator

Housing

Stabilize Homeowners and Neighborhoods

Protect renters and other residents who might be forced to accept crowded conditions or make other unhealthy tradeoffs to pay for housing or who are at risk of being displaced.

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Mapping Tool

Identify hotspots where health needs are greatest

HPI Score

Compare conditions with other areas of California and dig deeper to understand community conditions and needs

Move into Action

Policy guide to improve community conditions

The California Healthy Places Index, developed by the Public Health Alliance of Southern California, is a new tool that business leaders and investors can use to explore local factors that predict life expectancy. HPI was developed based on input from policy and health equity experts, and provides overall scores as well as detailed data on specific action areas that shape health (see figure 1 above). The website offers other resources that the business and financial sector and those in other industries will find useful, including an interactive online map, graphs, data tables, and a policy guide with practical solutions for improving community conditions.

How can this tool be used by businesses and investors?

The business and financial sectors—

from the Chamber of Commerce to the local philanthropist—can use HPI alongside input from community residents and workers to set priorities and to map the areas where health needs are greatest. Business interests that span multiple communities or regions of California can use the tool to study the different geographic areas they serve. For example, developers, CDFIs, and other local business organizations can use HPI to identify areas in need of housing improvements or grocery stores, and to prioritize for infrastructure development.

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The California Healthy Places Index (HPI)[™]

A New Tool for Community Organizations and Advocates

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How does this tool relate to residents and community advocates?

Community-based organizations and advocates understand that inequities by race or ethnicity, socioeconomic status, and neighborhood are complex and often entrenched. They reflect both current and historic inequities in education, income, food security, housing costs, transportation access, clean air and water, safety net programs, and more. Likewise, all of these conditions shape opportunity for good health and overall wellbeing.

Community residents and coalitions, community development organizations, neighborhood associations, faith-based organizations, service providers, and state and local foundations press local leaders to pursue policies and programs to reduce health inequities and increase opportunity, but which issues and locations should they prioritize? Until now, there have been few convenient tools for evaluating factors at the local level that are known to predict health outcomes, or for gauging how much they matter to community health and wellbeing.

The Healthy Places Index, developed by the Public Health Alliance of

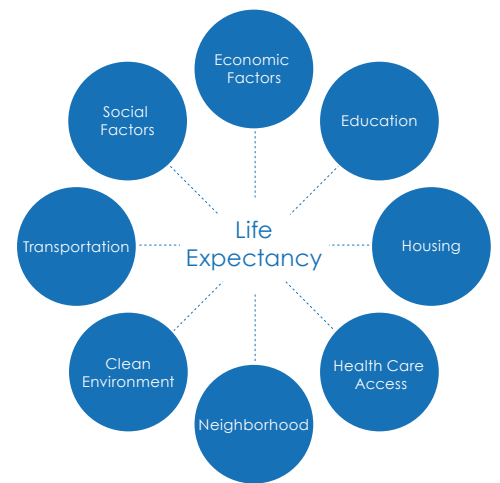
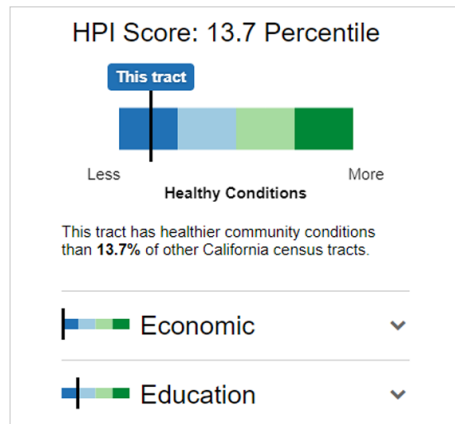
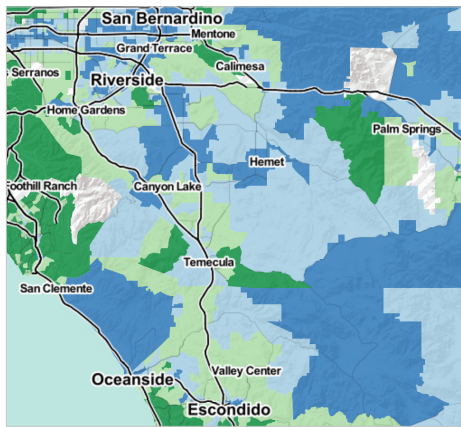


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How can this tool be used by community advocates?



Policy Opportunities to Address the Health Impacts of this Indicator

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HPI Score

Compare conditions with other areas of California and dig deeper to understand community conditions and needs

Move into Action

Policy guide to improve community conditions

Organizations and advocates committed to reducing inequity, promoting opportunity, and improving health—from local residents to large civil rights organizations—can use the HPI in their work empowering communities to understand and improve the conditions that shape health. More specifically, they can use HPI data in conjunction with resident experiences to understand community needs, and to target their energies to the places and conditions where they will have the greatest impact in improving health and equity. For instance, the Healthy, Equitable, Active Land Use Network in Los Angeles has used the HPI in their strategic plan for targeting community investments.

Community-based organizations can also use the HPI to conduct high-level analysis and produce maps that show health inequities in the communities they serve and use this information to influence policymakers or apply

for grants. The multiple levels of data available from a broad set of disciplines can be used to inform the development of campaigns and coalitions. State organizations that span multiple communities or regions of California can use the tool to study the different areas they serve and advocate for increased resources and greater investments in these locations—or suggest that the tool is used to allocate funding and other programs to areas where they will have the greatest impact. For instance, the California Environmental Justice Alliance cited the HPI as a tool for incorporating public health into environmental justice elements of general plans (as required by SB 1000) and for prioritizing communities for programs, policies and funding.

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