



Mass General Brigham



**Determination of Need (DoN)
Community Health Impact (CHI) Funds
*A Historic Investment in the Communities We Serve***

***Housing Letter of Intent Information Forum
November 8, 2023***

Agenda

1. Welcome & Introductions	5 minutes
2. Background History	5 minutes
3. Review of housing strategies	5 minutes
4. Review of Important LOI Elements	10 minutes
5. Questions and Answers	30 minutes
6. SurveyMonkey Apply platform questions	5 minutes



Background History



What is a Determination of Need (DoN)?



Determination of Need
(DoN) Project



\$5%

—

25%

Of “Maximum Capital Expenditure” to
Community Health Initiative (CHI)

To Statewide CHI
Fund



CHI Funds

For MGH to manage for the purpose of implementing CHNA-CHIP

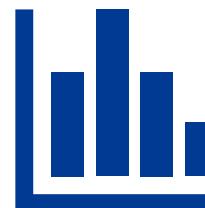


Participated in Two Public Health Collaboratives to Assess Needs

Hospitals and Community Partners within Boston and North Suffolk decided on slightly different methodologies, however both built upon their 2019 assessments.

Boston CHNA-CHIP Collaborative

- 62 key informant interviews
- 309 focus group participants
- 494 survey responses
- Secondary Data
 - U.S. Census/ACS
 - Vital statistics (birth/death records)
 - Hospital case mix data
 - Boston Behavioral Risk Factor Surveillance Survey (BBRFS)
 - DPH COVID Impact Survey
 - BBRFS COVID-19 Health Equity Survey



North Suffolk Public Health Collaborative

- 29 key informant interviews
- 25 focus group participants
- 1,401 survey responses
- Secondary Data
 - U.S. Census/ACS
 - Vital statistics (birth/death records)
 - Hospital case mix data
 - DPH COVID Impact survey
 - Department of Secondary and Elementary Education

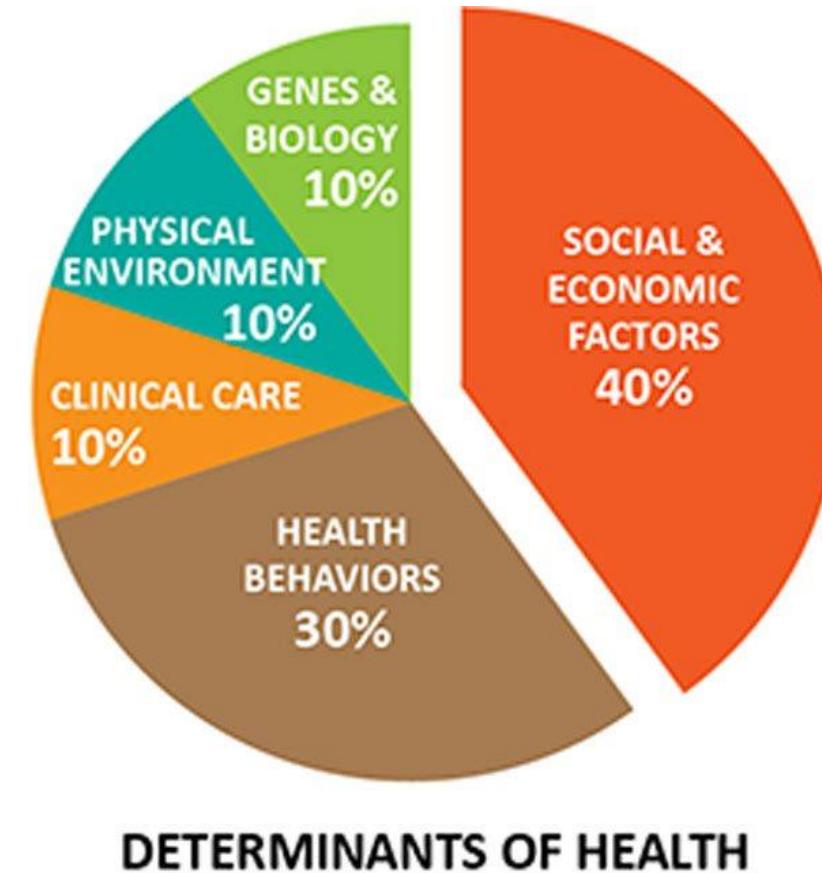
Other Communities with MGH Licensed Facilities: In four towns west of Boston (Concord, Danvers, Newton, and Waltham) where MGH has licensed facilities, we reviewed data and confirmed the health needs reported in each hospital's CHNA.

Data Limitations: Neighborhood & race ethnicity data not always available. Some secondary data sources are dated. Boston and North Suffolk survey was a convenience sample. . .



Social Determinants of Health Still Emerge as Leading Concerns for Residents

- These influences – or “determinants” – account for up to 80% of health status
- Chronic diseases –heart disease, diabetes, drive mortality
- Worse outcomes for those with less positive social influences



Over \$62M DoN Community Health Impact Funds to be released over next 8 years

The MA Department of Public Health governs proposals for substantial capital expenditures, changes in services and licensure, and transfers of ownership; and requires that 5% of the Maximum Capital Expenditure be allocated towards Community Health Initiatives



Mass General
Maximum Capital Expenditure
\$1,875,274,238
Community Health Initiative (5%)
\$93,763,711.90
<i>CHI Administrative Fee - Retained by hospital</i>
\$1,875,274.24
Overall (Remaining) CHI Funding
\$91,888,437.66
CHI Funding for Statewide Initiative (25%)
\$22,972,109.42
CHI Local Funding
\$68,916,328.24
<i>Evaluation Monies (10%) - Retained by hospital</i>
\$6,891,632.82
CHI Local Funding for Distribution
\$62,024,695.42

- MGH Capital Project: The Phillip and Susan Ragon Building



DoN Process and Priorities

Addressing the Social Determinants of Health at a System Level

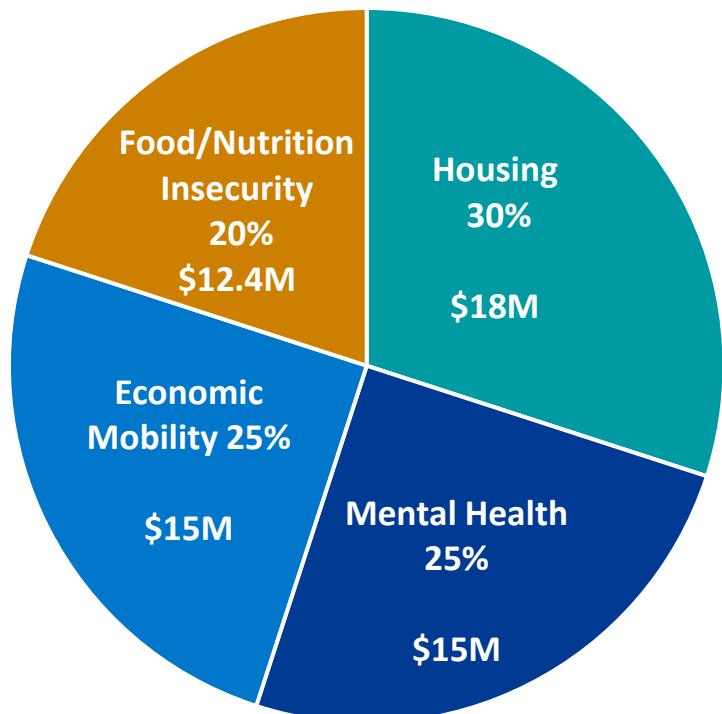
18 Month Community Advisory Board Process

Review of CHNA & Hospital Data

Select Health Priorities from CHNA

Select Health Strategies from CHIP

Define Priority Funding Amounts



■ Housing ■ Mental Health ■ Economic Mobility ■ Food/Nutrition Insecurity

\$1.3M retained for emerging health needs



Priorities and Strategies

Housing: Build and preserve affordable housing & protect residents from eviction

MGH: \$4-7M yearly over 4 years
\$600,000 already allocated to the Mayor's office of Housing to unsheltered homeless

Mental Health: Prevention programming, collaboration & innovation - \$19.5M

MGH: \$15M total - \$1-4M yearly over 7 years

Economic Mobility: Workforce development & financial Literacy

MGH: \$1-3M yearly over 8 years

Food/Nutrition Insecurity: Advocate for systems changes and develop innovative approaches to obtain & distribute nutritious foods

MGH: \$1-2M yearly over 7 years

Why Invest in Housing?

An abundance of evidence shows that housing instability directly contributes to poor health outcomes. Conversely, a stable place to live supports the health of people across the life course, promotes health equity, and assists in helping communities thrive.

45% of Greater Boston renters (and 26% of homeowners) pay more than 30% of their income on housing expenses, and nearly one-in-four renters pay more than half their monthly income for housing. Black and Latino owners and renters are more likely to be cost-burdened across all types of communities.

Boston Foundation's Greater Boston Housing Report Card 2022

Even before people lose their residence, people who face eviction threats are more likely to suffer physical illness, high blood pressure, despair, anxiety, and psychological anguish. Black women are at greatest risk of eviction.



What are we Trying to Accomplish?

We need to work upstream to...

Dismantle structural racism or other structural causes of inequity by supporting organizations and/or programs to make home ownership a tangible benefit for low-income populations.

We want to provide access to resources to implement affordable home ownership and provide financing to attain housing and remedy the disparate treatment communities of color have received around home loans and financing. We are looking to support:

- Community Land Trusts
- Housing Trust Funds
- Programs that Advocate for Fair Housing /Local Zoning Reform



Revitalize communities to make them healthy, vibrant and thriving through grassroots efforts.

We are looking for organizations with innovative ideas around affordable housing and support:

- CDCs and other local non-profits that contribute a significant amount to their local economies through housing and commercial development and a range of community services, while also increasing household wealth, creating jobs, etc. through the production, acquisition, and rehabilitation of affordable housing units.

Evaluate and support policies that prevent evictions, create resources for residents at risk of displacement and address eviction inequities.

We are looking for organizations that are providing interventions contributing to system changes, reducing evictions and creating and policy reforms.



Recommendations for Housing & Eviction Prevention Funds

- Affordability: Address Affordability by considering:
 - Median incomes of priority neighborhoods
 - Permanent affordability
- Community Control: Consider projects that give community control through:
 - Community voice and power
 - Community governance
- Expand Investment Dollars: Consider revolving to increase opportunities to do more.
- Be creative: Consider new or existing projects in the pipeline that require funds to take them to completion.



Important LOI Elements



Eligibility

Eligible

- Non-profit organizations and municipalities that serve Suffolk County:
 - Boston (any neighborhood)
 - Chelsea
 - Revere
 - Winthrop
- Projects from the above organizations responding to one or more of the listed housing strategies

Not Eligible

- Internal MGB affiliate community, clinical or research departments
- Coordinating organizations for the Community Health Improvement Plan
- Projects outlining direct service, transportation and reimbursable costs



Funding/Timeline/Strategies

- Community Health Impact Funds:
\$62,000,000.00
- Community Advisory Board assigned:
\$18,000,000.00 for Housing priority
- Strategies A & B- \$14,000,000.00 over 3 years
- Strategy C- \$4,000,000.00- \$1million/year for 4 years
- No funding limits at this stage
- Request amount you have capacity to manage.

Strategies	Years			
	Year 1 2024	Year 2 2025	Year 3 2026	Year 4 2026
A) <i>Production, acquisition, and preservation of Affordable Housing</i> e.g.: housing trust funds, community land trusts, no or low-cost capital (can be revolving) to purchase or build low-income housing.				
B) <i>Supportive activities for Affordable Housing</i> e.g.: Advocacy of public and private funding for production of affordable housing; support of fair housing and local zoning reform; support of transitional housing; support of management of affordable housing.				
C) <i>Eviction Prevention</i> e.g.: Policy advocacy for the prevention of eviction; Creation of resources for residents at risk of displacement	\$1 M	\$1 M	\$1 M	\$1 M



Letter of Intent (LOI)

- No other documentation required at this stage
- Yes, you can propose more than one project, each in a separate LOI
- Written instructions on how to access the Letter of Intent on Monkey Survey Apply:



- You can also email me:
srchiang@mgh.harvard.edu

Evaluation criteria:

- The project addresses one or more of the housing strategies outlined.
- The project addresses the needs of priority neighborhoods and areas.
- The project impacts a policy, system, or environmental change.
- The project addresses equity in our communities by benefitting disenfranchised groups.
- The applicant reflects the capacity to manage and implement the project.
- The impact of the project aligns with the cost.
- The project outlines a strong community engagement process.



Deadline and Announcement Dates

Event	Date
1. Letter of Intent (LOI) Opens	November 1, 2023
2. Informational Forum for LOI	November 8, 2023
3. Due Date for Letter of Intent	November 29, 2023
4. Selected applicants get notified	December 15-20, 2023
5. Release of final Request for Proposals	January 5, 2024
6. Informational Forum for RFP	TBD
7. Office Hours	TBD
8. Due date for RFP	February 9, 2023
9. Notification of Awards	March 8, 2023



Questions?

Questions and Answers have now been added to the FAQ document.



Letter of Intent on SurveyMonkey Apply



SurveyMonkey Apply Landing Page

Mass General Brigham

Community Health Impact Funds



Two significant construction projects, the Phillip and Susan Ragon Building at Massachusetts General Hospital and the campus expansion project at Brigham and Women's Faulkner Hospital, are set to channel more than \$67 million into the well-being of the communities served by Mass General Brigham through the Determination of Need (DoN) process.

This funding, referred to as **Community Health Impact Funds**, offers an incredible opportunity for us to collaborate with our community partners with the aim of creating lasting, sustainable improvements in the health and wellness of the communities we serve.

Each hospital's Community Advisory Board (CAB), driven by its community-focused Community Health Needs Assessment (CHNA) and other essential data for the City of Boston and the North Suffolk region, has already identified the priorities and strategies for this funding. Below, you will find details on the Letter of Intent (LOI) process for Massachusetts General Hospital's **Housing** priority, as well as information on BWFH's LOI process for its **Mental/Behavioral Health** priority.

Organizations can apply for one or both of these LOIs, but it's crucial to carefully review the selection criteria, key dates, timelines, and priority communities for each. We are committed to ensuring an equitable, accessible, and transparent process, so please don't hesitate to reach out with any questions. Feel free to share this opportunity with your colleagues and partners who might be interested.

It is a historic time for our health system and the communities we serve. We look forward to the journey ahead and are excited to have you join us!

For instructions on how to register and a preview of the LOI questions, [click here](#).

Para las instrucciones de como registrarse y obtener una vista preliminar de las preguntas de la carta de l'intención, [haga clic aquí](#).



Thank you

Good Luck with your LOI!!

