Promoting health throughout all policies: Affordable Housing

Georgia Health Policy Center

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The Georgia Health Policy Center (GHPC), in partnerships with the Georgia Department of Community Affairs (DCA), conducted the nation’s first health impact assessment (HIA) to inform LIHTC policy, demonstrating how public health perspectives could be more strongly incorporated.

GHPC has worked directly with over 30 housing developers, local housing authorities, and other stakeholders across the country to implement recommendations from the initial HIA, to identify new opportunities for partnership, and to more fully integrate health into the mindset of affordable housing decision-makers.

Adoption of health-related criteria into the allocation of LIHTC in Georgia has indirectly influenced the well-being of residents in over 10,000 units of affordable housing across the state. GHPC has had direct influence on over 1,100 of these units through ongoing partnerships with housing developers in urban, suburban, and rural communities.

Building on this collaborative success, DCA, the Kresge Foundation, Southface Energy Institute, and GHPC are partnering on the Georgia Homes for Healthy Futures project to improve public housing authorities’ ability to address resident health through better quality environments, programs, and services.
Many QAP HIA recommendations are adopted into annual update. As a result, there is a threefold increase in affordable housing developments sited near high-performing schools.

GHPC conducts a follow-up HIA with the Department of Public Health (funded by the Centers for Disease Control and Prevention) to assess impact of policy changes. GHPC begins working directly with developers. Additional HIA recommendations adopted.

The Health Impact Project, a collaboration of the Robert Wood Johnson Foundation and the Pew Charitable Trusts, funds an HIA to inform how health can be incorporated into Georgia's Qualified Allocation Plan (QAP) for LIHTC.

Multisector stakeholders from local, state, and federal perspectives convened for HIA advisory committee.

GHPC-Informed Units by Georgia County

Gordon: 2018 LIHTC application (68 units)
Floyd: 2016 HIA (84 units)
Fulton: 2017 and 2018 LIHTC applications and a Homes for Healthy Futures site (607 units)
Muscogee: 2017 LIHTC application (102 units)
Troup: Homes for Healthy Futures site (85 units)
Houston: 2018 LIHTC application (75 units)
Dougherty: Homes for Healthy Futures site (279 units)
Jackson: 2016 HIA (80 units)
Gwinnett: 2018 LIHTC applications (111 units)
DeKalb: 2017 and 2018 LIHTC applications and a Homes for Healthy Futures site (684 units)
Rockdale: Homes for Healthy Futures site (167 units)
Baldwin: Homes for Healthy Futures site (173 units)
Spalding: Homes for Healthy Futures site (130 units)
Telfair: 2016 HIA (48 units)

2014 2015 2016 2017 2018

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25 mentions of health in the QAP

27 mentions of health in the QAP

80 mentions of health in the QAP

DCA sets “Health Outcomes for Residents” as a state priority for LIHTC allocation.

Healthy Housing Initiatives (HHI) section created in QAP.

GA Homes for Healthy Futures project begins.

GHPC partners with SK Collaborative to assist developers’ applications.

2014: 12 mentions of health in the QAP
2015: 25 mentions of health in the QAP
2016: 27 mentions of health in the QAP
2017: 72 mentions of health in the QAP
2018: 80 mentions of health in the QAP

DCA engages GHPC to inform long-term evaluation of HHI at LIHTC sites.

GHPC informs 13% of annual LIHTC applications.

GHPC designated as an Enterprise Green Communities technical assistance provider.

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