

# Equitable Distribution

COVID-19 Vaccine

January 26, 2021



A Recommendation for on-site vaccinations  
in Affordable Housing Properties (AHPs)

To the the Center for  
Disease Control(CDC) and  
Multnomah County Health  
Department

# Affordable Housing Properties (AHP) program

to be adopted by the CDC and included in updates to the OHA Distribution Plan

This proposed Affordable Housing Properties (AHP) program is modeled after the CDC's Pharmacy Partners program for vaccinating residents in Long-term Care Facilities (LTCF), Phase 1, Group 1. This AHP program extends the CDC's *Pharmacy Partners* (Attachment 1) program to reaching **low-income residents and staff** in Affordable Housing Properties, especially those in senior housing, and including individuals\* identified in Phase 1, Groups 1-b and 1-c. See Attachment 2 for most current priorities.



Inequality kills

## COVID-19 cases, deaths in U.S. increase with higher income inequality

U.S. counties with higher income inequality faced higher rates of COVID-19 cases and deaths e... [more](#)

[news.illinois.edu](https://news.illinois.edu)

The AHP program, rolled out as soon as LTCF, nursing homes and assisted living residents and staff are vaccinated, can continue throughout Phase 2, as necessary, reinforcing a multi-channel approach with the

A Healthy Community  
Begins at Home

Reach CDC tagline

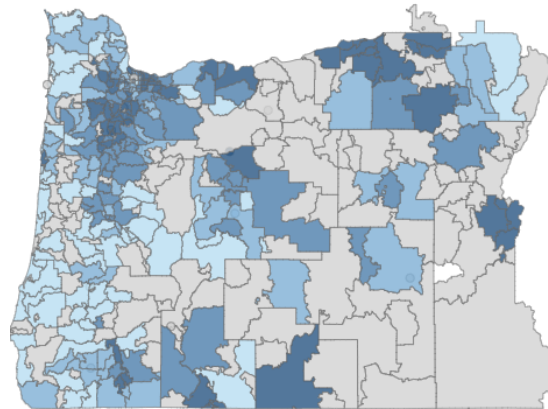
AHP program enlisting landlords to reach residents at home in large, multi-family properties. This focus

of the VAR program must run in parallel with direct-to-consumer programs planned for “Phase 2, all people aged 16 years and older”

**with other channels** including mass, mobile, community-based vaccination clinics, and in-store pharmacy venues, such as Safeway being *in addition to* the on-site VAR locations.

The Biden plan’s emphasis on ensuring equitable distribution includes the mobile vaccination clinics, as well as using data to target in hard-hit areas and in communities that have been disproportionately affected by the virus.

In addition to targeting **senior AHPs** through out the state, we are also suggesting micro-targeting at ZIP code level and in high risk ZIP codes, starting with a roll-out in ZIP 97209 in the Central City of Portland which is also home to Multnomah County Health Department.



### 97209

COVID-19 cases per 100,000 people  
5344.5

COVID-19 cases  
799

Total population  
14950

There are eighteen AHPs, one of which is for seniors, representing nearly 2,500 units of which over 2,100 are regulated low income affordable housing units. See Attachment 3 list for Multnomah County zip codes with 11+ AHPs.

This recommendation is based on our experience with distributing new products worldwide using multiple channels of distribution such as traditional value-added retail and reseller channels (VARs). The VAR model CDC's *Pharmacy Partners* program is scalable to facilities housing vulnerable populations beyond seniors and low income residents in

**More than 9,000 nursing homes will share a \$523 million reward from the Department of Health and Human Services after showing progress in controlling coronavirus**



high-risk zip codes, to essential workplaces in these same zip codes and other properties with over 50 units of mixed income renters and condo owners. It is targeted so as to continue focus on most vulnerable

**In the interest of health and safety, Home Forward headquarters are currently closed to the public.**

while addressing geography and penetrating ZIP codes where AHPs are concentrated. Over ten ZIP codes for Portland in Multnomah County have eleven plus AHPs, 97209 with the most using the Oregon Housing list. Attachment 3. Here are the top three sorted by cases per 100,000.

Top three Multnomah Zip Codes by No. of COVID-19 Cases per 100K

PROJ ZIP	No. of AHPs	No. of Cases	Cases Per 100K	Population	Black/Afro American	Hispanic	Native Hawaiian_Pac. Islanders	White
97233	13	2864	7275.1	39,367	6.53%	21.8%	1.5%	57%
97030	16	2082	5674.1	36,693	2%	18%	1.18%	53%
97209	28	799	5344.5	14,950	3.56%	5.44%		83%

Of the 603 AHPs, half of the estimated AHPs in the State, there are 33 zip with 11 or more properties. In Multnomah County 205, a third of these AHPs, are in 13 zip codes with 11 or more AHPs, the largest number, 28 are in zip code 97209 with the Pearl District having 64% of the units and Old Town 36%.

<https://public.tableau.com/profile/oregon.health.authority.covid.19#!/vizhome/OregonCOVID-19CasesbyZipCode/OregonsCOVID-19CasesbyZipCode>  
<https://www.zipdatamaps.com/97233>  
Ruth Ann Barrett, January 25th, 2021

## Landlords - Site Partners

Landlords benefit from having their buildings made safer for staff and residents in their efforts to reduce spread among and between both groups to minimize spread risk as well as enable maintenance and leasing activities to restart with staff on site.

What may be expected of landlords is described in *How the model works, Attachment 4*.

Because senior housing is a priority and some landlords have multiple AHPs for low income residents, these major accounts can be incentivized to join in and to involve all of their properties across the region and State.

For example, **Reach Community Development Corporation** has over 3,100 residents in three counties. A major property in 97209, the Pearl District, is Station Place Apartments with 176 total units, 76 subsidized. The building is restricted to people 55 and older. **Innovative Housing** has fourteen AHPs, three properties in 97209, the most recent 93 units with 40 of the two-and three-bedroom rent subsidized apartments set aside for *families experiencing homelessness*.

**Central City Concern** (CCC) is a third non-profit landlord with considerable properties, along with the City of Portland, providing housing in connection with other health services, including addiction recovery programs for a range of income groups from 30% and below to to 60% AMI Affordable Housing units for households with less than \$38,700 annual income.

Old Town, where CCC is headquartered along with the Multnomah Health Department, represents in addition to affordable housing properties a concentration of both supportive housing and unhoused persons, many with significant health problems. Three of the fastest growing unsheltered populations and HUD homeless populations are African-American adults,

women, and people older than 55, not unlike many of those most affected by a lack of access to healthcare resources. (source City of Portland).

The Oregon Housing and Community Development (OHCD) agency maintains a list of CDC's as well as other affordable housing organizations including senior housing. Collaboration with them is advised, although we have updated their list and separated out AHPs from supportive and transitional housing for purposes of this program.

## **The Benefits**

The benefits of extending the CDC's Pharmacy Partners program include the following:

Extends the reach of CDC Pharmacy Partnership program while leveraging expertise and existing partnerships to reach citizens quickly and equitably where they live.

CDC allocates vaccine doses directly to Partners based on number of channel partners, capacity of partners, number of AHPs in defined geographies, and time period. It is a much more stable of channels to achieve objectives for reaching low income persons, especially Black and Hispanics residents.

Prioritizes low-income renters, often rent burdened, in multi-family units (72% of households) in affordable housing properties especially throughout the urbanized, higher density and often high risk zip codes of Multnomah County and/or 11+ AHPs.

Reduces the burden on facilities and jurisdictional health departments and over-burdened local health organizations.

Two-dose regime *easier* to track and administer for follow-up and record keeping purposes when vaccine is administered building-by-building.

Convenience\* gained from encouragement by neighbors in the same building may help overcome fears and build confidence - important to *reducing hesitancy* to achieve participation rates of 70%+ for residents and 100% for staff.

\* Bloodmobiles, one channel, is combined with on-site blood collection at places of employment or at high schools, colleges, churches and other community organizations - a good example of using multiple channels of distribution effectively for a process far more complicated than on-site vaccinations.

## **Local Economic Recovery**

The once vibrant, neighborhood serving the small business community in the Pearl serves both the Pearl and Old Town neighborhoods, a population of over 15,000 plus. There are no such services - healthy food, pharmacies - in Old Town.

It is highly beneficial for these businesses to have their staff AND customers vaccinated and within the community they primarily serve.

Significantly reducing community spread in a documented cluster of vaccinated people living in the neighborhoods (of 97209) would benefit local neighborhood serving businesses from the Safeway to the local bakery to restaurants with take-out services. Creating clusters of vaccinated citizens will contribute to larger employers bringing their employees back to work in their offices, including the staff of affordable housing sites.

This Channel is most appropriate for vaccinating workplaces and facilities with specific residents such as prisoners.

Attachments 1-5

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## Attachment 1

### The Model

### CDC Long-term Care Program (LCP)





## Attachment 2

### Phase 1A December 12, 2020

**Everyone in Phase 1A, Groups 1,2,3 and 4 are currently eligible for the vaccine.**

#### Group 1

- Hospital staff with patient care responsibilities
- Urgent care
- Skilled nursing and memory care facility healthcare personnel (HCP) and residents
- Tribal health programs
- Emergency medical services (EMS) providers and other first responders
- All health care interpreters and traditional health workers in any setting within Phase 1a

#### Group 2

- Other long-term care facilities, including all paid and unpaid HCP, all staff and contractors, including residents who meet the age requirements of:
  - Residential care facilities
  - Adult foster care
  - Group homes for people with intellectual and developmental disabilities
  - Other similar congregate care sites
- Hospice programs
- Mobile crisis care and related services

- Individuals working in a correctional setting

#### Group 3

- HCPs in outpatient settings serving specific high-risk groups
- Day treatment services
- Non-emergency medical transport (NEMT)
- Paid or unpaid caregivers (including parents or foster parents) of medically fragile children or adults who live at home
- Adults and age-eligible children who have a medical condition or disability who receive services in their homes

#### Group 4

- All other outpatient HCPs
- Other HCP who provide direct service to people with I/DD and other high-risk populations.
- Other public health settings, such as HCP serving WIC, or CBO's with direct or indirect exposures

People eligible:  
**400,000** approximately

### Phase 1B

**Beyond** Date TBD

#### Who's getting vaccinated in Oregon next

#### Group 1

- Childcare providers, early learning and K-12 educators and staff  
**Eligible week of January 25, 2021**

#### Group 2

- People 80 and older  
**Eligible week of February 7, 2021**

#### Group 3

- People 75 and older  
**Eligible week of February 14, 2021**

#### Group 4

- People 70 and older  
**Eligible week of February 21, 2021**

#### Group 5

- People 65 and older  
**Eligible week of February 28, 2021**

Educators:  
**105,000\*** approximately  
People over 65:  
**795,000\*** approximately

Subsequent groups will be determined in coordination with the Vaccine Advisory Committee and shared on OHA's COVID-19 vaccine web page. These are examples of groups of people who may included:

- Critical workers in high-risk settings — workers who are in industries essential to the functioning of society and substantially higher risk of exposure
- People of all ages with underlying conditions that put them at moderately higher risk
- People in prisons, jails, detention centers, and similar facilities, and staff who work in such settings
- General population

\* Oregon's vaccine supply is limited. It is estimated to take 12-15 weeks to vaccinate groups 1-5 of Phase 1B.

## Attachment 3

Multnomah County - Sorted by Zips with AHPs of 11+

PROJ CITY	PROJ ZIP	No. of AHPs	No. of Cases	Cases Per 100K	Population	Black/Afro American	Hispanic	Native Hawaiian_Pac. Islanders	White
Gresham	97233	13	2864	7275.1	39,367	6.53%	21.8%	1.5%	57%
Gresham	97030	16	2082	5674.1	36,693	2%	18%	1.18%	53%
Portland	97209	28	799	5344.5	14,950	3.56%	5.44%		83%
Portland	97218	16	777	5336.2	14,561	14%	23%		52%
Portland	97266	13	1710	5135.1	33,300	5.3%	18.6%		56%
Portland	97203	18	1177	3791.6	31,042	9.3%	17%	2.5%	61%
Portland	97217	20	890	2831	31,438	10.5%	9%		70.5%
Portland	97211	18	884	2828	31,254	19%	8%		64%
Portland	97206	11	1294	2718.7	46,596	2.5%	8.4%		74%
Portland	97201	11	322	2079.6	15,484	2.4%	6%		76%
Portland	97214	11	461	1935.9	23,813	1.4%	5%		85%
Portland	97212	13	405	1678.7	24,126	7%	5%		82%
Portland	97205	17	124	1612.9	7,688	5.5%	7%		77%
<b>S-total</b>		205	13,789		350,312				
<b>Total 11+ Properties</b>		603							
<b>Percent in Multnomah</b>		34%							

Of the 603 AHPs, half of the estimated AHPs in the State, there are 33 zips with 11 or more properties. In Multnomah County 205, a third of these AHPs, are in 13 zip codes with 11 or more AHPs, the largest number, 28 are in zip code 97209 with the Pearl District having 64% of the units and Old Town 36%.

<https://public.tableau.com/profile/oregon.health.authority.covid.19#!/vizhome/OregonCOVID-19CasesbyZIPCode/OregonsCOVID-19CasesbyZipCode>

<https://www.zipdatamaps.com/97233>

Ruth Ann Barrett, January 25th, 2021

## Attachment 4

97209 Affordable Housing Multnomah County UNITS sorted by Old Town and The Pearl Properties							
	PROJECT NAME	CYCLE	PROJECT ADDRESS	Owners	Regulated	Unrestricted	TOTAL
OT	Fifth Ave Courts	1997A	221 NW 5th Ave	HOTEL SUPPLY CO	48	48	96
				5TH AVE COMMONS LLC ET AL % MENASHE, MICHAEL E			
OT	Fifth Ave Place Apts	1997A	314 NW Fifth Ave		71		71
				MRA PACIFIC LLC % MENASHE, MICHAEL E			
OT	Pacific Towers	2001A	3333 NW 4th Ave		156		156
OT	38 Davis	Not Available		*UCP 38 DAVIS LLC	18	47	65
OT	Everett Station Lofts	Not Available	625 NW EVERETT ST	EVERETT STATION LOFTS LLC	30	17	47
				Innovative Housing/ MUSOLF MANOR LP			
OT	Lyndon Musolf Manor	Not Available	216 NW 3RD AVE		94	1	95
				PORTLAND CITY OF(PDC % PRO SVC/REAL ESTATE			
OT	Yards at Union Station A	1996A	945 NW Naito Parkway		290		290
				S-TOTAL	759	123	882
PD	The Louisa	Not Available	123 NW12th Avenue	*SPF BREWERY BLOCKS LLC	24	218	242
PD	Richard L Harris Building	2002A	8 NW 8th Avenue	*8 NW 8TH LIMITED PARTNERSHIP	180		180
PD	Station Place Tower	2002A	1020 NW 9th Avenue	Reach CDC	176		176
PD	Crane Building	Not Available	710 NW 14th Ave	TBD	10	20	30
PD	Abigail Apts, The	2013A	1616 NW 13th Ave	*ABIGAIL CONDOMINIUM ASSOCIATION	127	28	155
				*HOME FORWARD			
PD	Lovejoy Station	2000A	1040 NW 10th		181		181
PD	Pearl Ct Apts	1996A	920 NW Kearney St	HOUSING AUTHORITY	199		199
				*NURTURE 247 LP			
PD	Ramona Apts, The	2014A/2008A	1550 NW 14th Ave		138		138
				*BLOCK 14 LIMITED PARTNERSHIP			
PD	Sitka Apts	2003A	1230 NW 12th Avenue		202	8	210
PD	Vibrant			Innovative Housing	93		93
				S-Total	1330	274	1604
	OT is Old Town, PD is Pearl District			Total	2089	397	2486
	Not Available - Not on State List						
	*Portland Maps Source						
	List of Affordable Housing, V.6 January 14, 2021 Ruth Ann Barrett 415.377.1835						

AHPs in Zip Code 97209, Old Town and the Pearl Districts.

## Attachment 5

How the model works.

### How the model works.

#### CDC AHP Pharmacy Partnership

This program would be free of charge to residential building management and residents.

The pharmacy will:

- Schedule and coordinate on-site clinic date(s) directly with each facility. Three visits over approximately two months are likely to be needed to administer both doses of vaccine and vaccinate any new residents and staff.
- Order vaccines and associated supplies (e.g., syringes, needles, personal protective equipment).
- Ensure cold chain management for vaccine.
- Provide on-site administration of vaccine.
- Report required vaccination data (approximately 20 data fields) to the local, state/territorial, and federal jurisdictions within 24 hours of administering each dose.
- Adhere to all applicable CMS requirements for COVID-19 testing for LTCF staff.

#### Landlords' Sign Up

If interested in participating, each building would sign up and indicate their preferred partner from the available pharmacies. Sign up process and forms will be made available on-line by the County for **properties owners and managers**.

Indicating interest in participating is non-binding and facilities may change their selection (opt-out) if needed.



Walgreens and CVS will begin COVID-19 vaccinations of residents and staff at nursing homes and other long-term care facilities on Friday on 12/18.