



Codman Square
Health Center



Your Health, Cared For.

2013
Annual Report

Dear Friends

We have had another exciting year here at Codman Square Health Center. 2013 proved to be a year with important transitions both for our organization and the health care system at-large. Amidst this change we remained focused on our continued transformation efforts to become a patient centered organization. Through our outreach and enrollment efforts, we have experienced growth of the number of patients we serve. This demonstrates that the services and programs we offer have become increasingly important to our community. In order to continue to ensure that we focus our efforts on the areas of need that will make the most impact on our community, we initiated a consultant run, comprehensive Community Health Needs Assessment. The outcomes of this assessment will inform our priorities for our 2014 Strategic Planning Process.

One area we have identified as an area of focus is the nutrition and eating habits of our community. Access to healthy food is an essential part of preventive care, and we've been proud supporters of both a Winter and Summer Farmers Market, as well as continued expansion of our partnerships to include the Fresh Truck and soon the Urban Food Initiative (Daily Table) being located at our 450 Washington St. property. Internally we developed

a staff Wellness Committee and also a joint Wellness Council with our partners at Codman Academy. All these efforts are geared towards transforming our organizational culture and providing increased access to healthy food for the



neighborhood.

As with most health care sites, the external payor environment has had a significant impact on our work here at Codman. Most of our payors are transitioning from the traditional fee-for-service model and are, at a minimum, including reporting on quality measures as part of their payment structure. These quality measures are

generally focused on preventive services and routine care for chronic diseases, both areas that have been a focus of Codman's for many years.

The Commonwealth has taken this work to the next level through the Primary Care Payment Reform Initiative (PCPRI), a payment model that combines global payments, behavioral health integration, and quality measures. We at Codman are embracing this new payment model and have, in partnership with Boston Medical Center and other health center partners, joined one of the largest and leading groups in PCPRI.

We continue to be poised for success. No matter how much the external environment alters, Codman will always be committed to providing quality care for our patients.

With your support, we look forward to continuing our mission to serve as a resource for improving the physical, mental and social well-being of the community.

Sincerely,

Sandra Cotterell
CEO

HOLISTIC CARE FOR THE WHOLE COMMUNITY



Stifani Martinez has her annual check up with her pediatric provider, Iris Montijo, NP.

1,857

Mammograms performed in 2013

\$3.4 Million

Amount of tax credits returned to low-income community members in 2013 as a result of our Earned Income Tax Credit Program in Codman Square

3,000+

Community members who used space at Codman Square Health Center for their organization or community meeting

20%

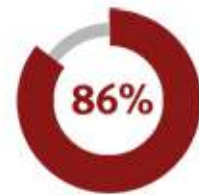
Total patients 40+ yrs received diabetes care

This year's **Men of Boston Cook For Women's Health** boasted celebrity chefs from three of Boston's sports teams (Celtics, Patriots, and Red Sox), and was named for the third consecutive year as one of the Top Ten Food & Wine Events in Boston by BizBash. Every year Men of Boston brings together Boston's biggest celebrities and it's finest restaurants to raise essential funds for women's health services in Dorchester.

Patriots Alum Eric Alexander serves food from Darryl's Corner Bar & Kitchen to Governor Deval Patrick at Men of Boston Cook for Women's Health on September 26, 2013.



PATIENT PROFILE



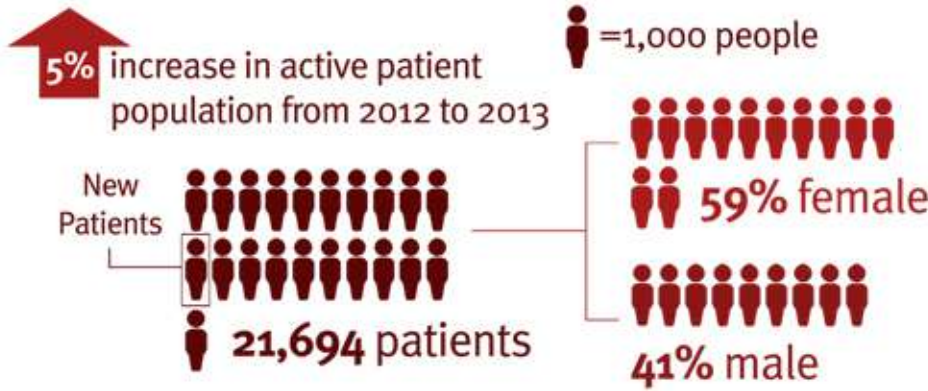
Patients categorized as low-income



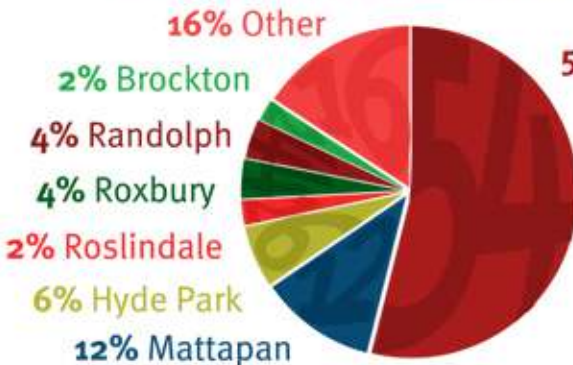
Patients best served in a Language other than English



Patients who are part of an ethnic or racial minority



Patient Population by Neighborhood



111,476
Patient Visits

Codman Square Health Center has a 14-member Board of Directors comprised of eight males and six females. Many board members are patients of our Health Center and reflect our diverse population. In fact, eleven members live or work in CSHC's service area. In addition to community representation, the Board represents various professions including education, legal, business, finance, environment, human resources, religion and healthcare.

- Robert MacEachern, *President*
- Marva Serotkin, *President Elect*
- Rev. Garvin Warden, *Vice President*
- Ardis Vaughan, *Treasurer*
- Thabiti Brown, *Clerk*
- Julia Charley
- Isaac Colbert

- Rev. Egobudike ("Ego") Ezedi, Jr.
- Susan Monahan
- Charles O'Hara
- Mona Scantlebury
- Emmett Schmarsow
- Sandra Warren
- Stephen Weymouth

Our Enrollment and Insurance Services Team responsible for outreach to the community about the changes to health insurance brought about by the Affordable Care Act. In just the last quarter of 2013 they were responsible for recruiting over 1,300 new patients at Codman.





Dr. Erica Mintzer examines one of her patients.

Project LAUNCH hosts a game day for families with young children.

Mayor Menino joins CSHC Board President Robert MacEachern, CSHC CEO Sandra Cotterell, CSHC founder Bill Walczak, Codman Academy Executive Director Meg Campbell, and Codman Academy Principal Thabiti Brown at the William J. Walczak Health and Education Center ribbon cutting on March 19, 2013.

AT CODMAN SQUARE HEALTH CENTER, THE PATIENT IS THE CENTER OF THE CARE TEAM,

surrounded by a wide range of dedicated service professionals. Codman empowers individuals to develop healthier lifestyles, facilitating the development of a “culture of health” within the larger Dorchester community. A host of services ranging from primary care to free tax clinics, and strong partnerships with over 20 local organizations, give our 21,000 patients and the community access to one holistic and integrated network of care for their physical, emotional and social needs.

2013 began with two significant milestones for Codman Square Health Center: we were officially granted Level-3 status as a Patient-Centered Medical Home, the highest designation possible, and we dedicated our new expansion, the William J. Walczak Health and Education Center, named after the co-founder of Codman Square Health Center and Codman Academy, Bill Walczak. Walczak’s vision to use health care and education to transform a poverty-stricken community into one of the most flourishing neighborhoods in the country lives on in the combined efforts of the Codman² Partnership.

Over the past two years Dr. Genevieve Daftary, a Kraft Fellow in Community Health Leadership, and pediatrician at

Codman Square has devoted her fellowship activities to the Health Center’s partnership with Codman Academy Charter Public School. Using principles of youth empowerment and process improvement she has collaborated with the school’s innovative wellness staff to optimize promotion of healthy activity and nutrition.

Working closely with the student-run Nutrition Action Club, Dr. Daftary facilitated a youth-directed evaluation of the Academy’s body mass index measurement process. Together they crafted a new measurement system that includes pre-measurement education sessions, private measurements, and motivational interviewing directed at personal goal setting. This youth-driven model opens up possibilities of coordination around messaging and healthy weight care plans between schools and primary care. In recognition of this work, Dr. Daftary and colleagues from the Harvard Population Medicine Department received a grant from Boston Children’s Hospital Center for Collaborative Community Research with funding to support ongoing evaluation of the Academy’s innovative nutrition and food delivery program.



“I love working with the students and staff at Codman Academy. It makes me feel even more a part of our community-oriented mission!”
Dr. Genevieve Daftary

Our recognition as a Level-3 Patient Centered Medical Home validates our commitment to being an innovative, coordinated, caring environment for all of our patients. Through the Patient-Centered Medical Home work, we are able to demonstrate and improve on our ability to dedicate an entire care team to individualized patient support, meet patients where they are with their health and goals, and ensure patients are accessing the right care at the right time. We are extremely proud to be a leader in this field, and are thankful to our staff members for all of their hard work and commitment to delivering high-quality, patient-centered care every day.

Codman's innovative programming only begins with our transformation into a Patient-Centered Medical Home, as our growing group visit programs also tell stories of empowered patients and more efficient care. Erve Niclas, a Mattapan resident, became a new Health Center patient in April after hearing from a friend that Codman is a local, welcoming place for medical care. As a first time pregnant mother she wanted a place that she would feel comfortable getting her care and receiving advice as her pregnancy progressed. At Codman, Erve was given the choice of joining a Centering© Pregnancy Group or having regular visits with a provider. She chose to try a group medical visit and quickly knew she had



Erve Niclas and her daughter Elia Obiorah.



Dr. Sal Molica, a Codman provider for over 25 years, meets with a patient in one of the 22 brand new exam rooms in the Gold LEED Certified William J. Walczak Health and Education Center.

made the right choice. "I love it, the group feels like a family, and often there would be someone else in the group going through the same experience I was having," stated Erve. "It really helped to hear their advice."

After meeting with her Pregnancy Group throughout the year, Ms. Niclas gave birth to her daughter, Elia Obiorah, at Boston Medical Center in December. Afterward, she was quick to join a new Centering© Parenting Group at Codman comprised of many of the same people from her Pregnancy Group. "I'm not going to act like I know everything, and it's great to hear what the pediatrician has to say and what my peers have to say. I know that someone in the group will know how to deal with whatever I'm going through." In addition to enjoying the group medical visits at Codman, Erve has taken advantage of Health Leads to help her family with housing and daycare needs and also is able to access WIC on her visits to Codman.

"I was having issues with my health insurance and stopped in to Codman to see if they could help. It was just unbelievable how nicely the people treated me. I quickly switched my care to Codman."
James Cox



FINANCIALS*

Statement of Financial Position

ASSETS

Current Assets	\$5,913,454
Investments	\$4,061,686
Restricted Cash	\$670,787
Notes Receivable	\$12,713,464
Property, Plant and Equipment	\$26,282,845
Total Assets	\$49,642,236

LIABILITIES

Current Liabilities	\$4,133,317
Long-Term Liabilities	\$20,515,000
Net Assets	\$24,993,919
Total Liabilities & Net Assets	\$49,642,236

Statements of Activities & Change in Net Assets

OPERATING REVENUE

Net Patient Services Revenue	\$22,627,426
Grants, Contracts and Donations	\$2,495,271
Other Revenue	\$401,665
Total Operating Revenue	\$25,524,362

OPERATING EXPENSES

Clinical Care	\$17,003,963
Other Clinical Services	\$3,686,055
Behavioral Health	\$1,879,130
Dental	\$2,554,060
Eye Care	\$897,430
Community Services	\$637,262
Codman Square Health & Education Center	\$1,438,338
Total Operating Expenses	\$28,096,238

NET OPERATING SURPLUS/(LOSS) (\$2,571,876)

NON OPERATING REVENUE

Investment Income	\$290,728
Capital Grants	\$424,863
Net Realized and Unrealized Gain on Investment	\$139,788
Total Non Operating Revenue	\$855,379

CHANGE IN NET ASSETS (\$1,716,497)

*Statement of Financial Position on September 30, 2013 and Statements of Activities & Change in Net Assets for fiscal year ending on September 30, 2013.

Codman Square Health Center is home to a staff of 250 multi-lingual and multi-cultural expert clinicians, medical staff and employees, most of whom reside in the neighborhoods surrounding Codman Square.



MISSION

To serve as a resource for improving the physical, mental and social well-being of the community.

V A L U E S

Our patient is the center of the care team // The well-being of the individual is deeply connected to the health of the community // We are a diverse, empowered, and prepared workforce // We advocate for responsive policies and resources to address health disparities and promote health equity // We promote a culture of innovation that has measurable and sustainable impact // We build and sustain diverse partnerships

Executive Team

Sandra Cotterell, *Chief Executive Officer*

Yi Jung, *Chief Financial Officer*

Danny MacNeil, *Chief Information Officer*

Philip Severin, MD, *Chief Medical Officer*

Anthony Stankiewicz, Esq., *Chief Advancement Officer and
Chief of Staff*

Gabriel Vonleh, *Chief Operating Officer*



Codman Square
Health Center

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To learn more about the services offered
or to make a monetary donation,
please visit us on the web at
www.codman.org

