



Health Happens in Neighborhoods: *What We Can Do About It*



**Build Healthy
Places Network**

Douglas Jutte, MD, MPH
Virginia Healthy Communities
Richmond, September 18, 2019





THE BUILD HEALTHY PLACES NETWORK

“We are the national center at the intersection of **community development and health**, leading a movement to accelerate investments and speed and spread solutions for building healthy and productive communities.”



Engage



Educate



Synthesize

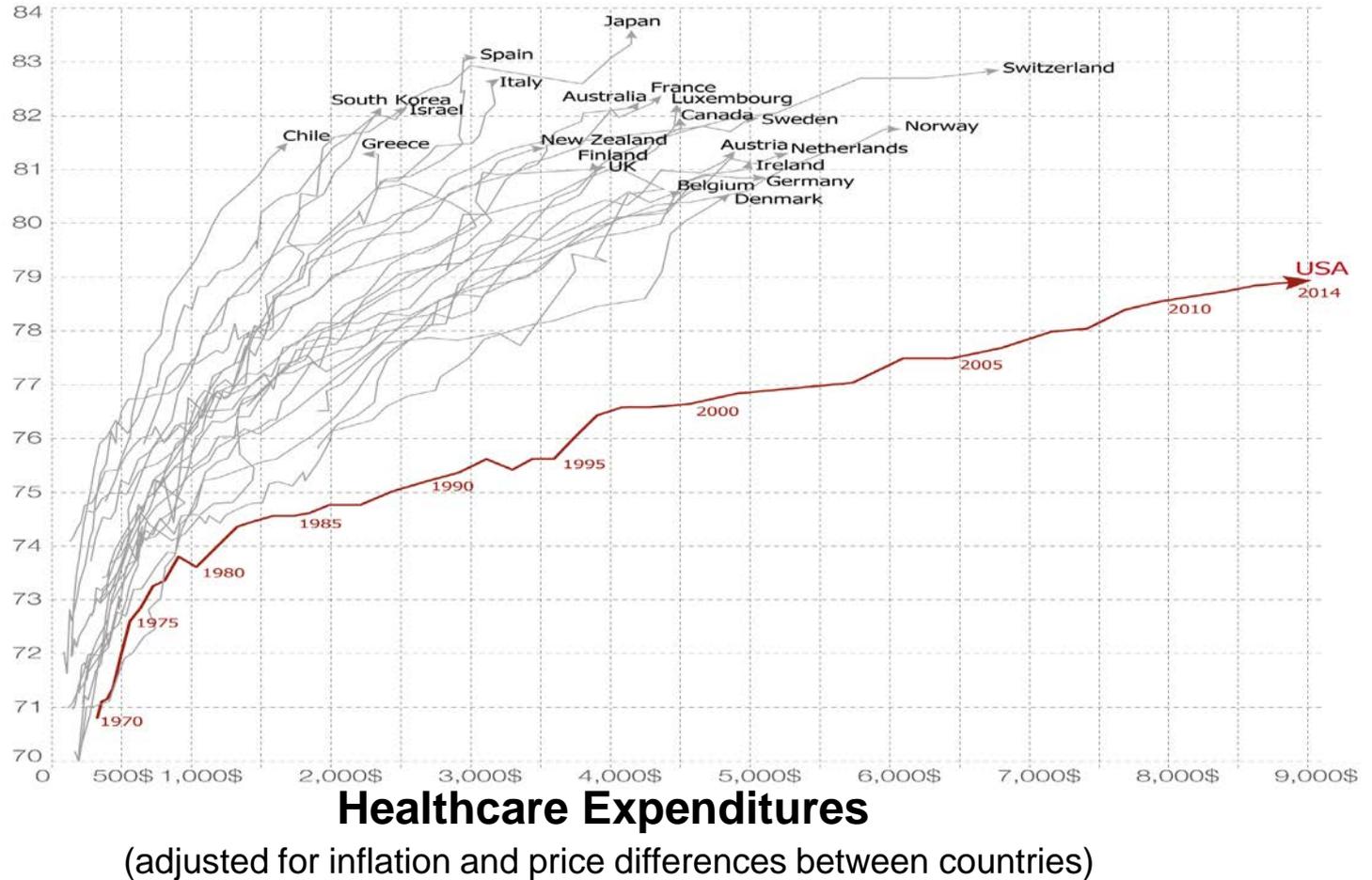


What is the Problem?



U.S. HIGHER COSTS / SHORTER LIVES

Life Expectancy across countries





HEALTHCARE SPENDING

\$3.5 trillion
per year

>80% of costs are
due to chronic
disease

Most chronic
disease is
preventable

Most chronic
disease happens to
low-income people
in low-income
places



HEALTHCARE SPENDING

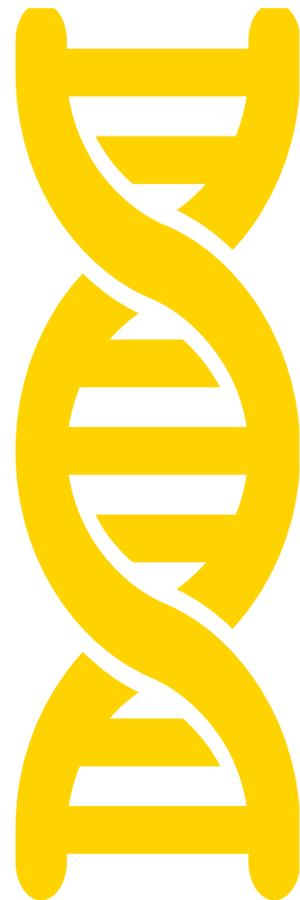
> \$1 trillion
per year

Spent on avoidable chronic disease
occurring in low-income
neighborhoods



IN DETERMINING YOUR HEALTH...

23223





HEALTH DISPARITIES

Short distances,
large differences

New Orleans, LA

RWJF Commission
to Build a Healthier America

Robert Wood Johnson Foundation





HEALTH DISPARITIES

Short distances,
large differences

Minneapolis, MN

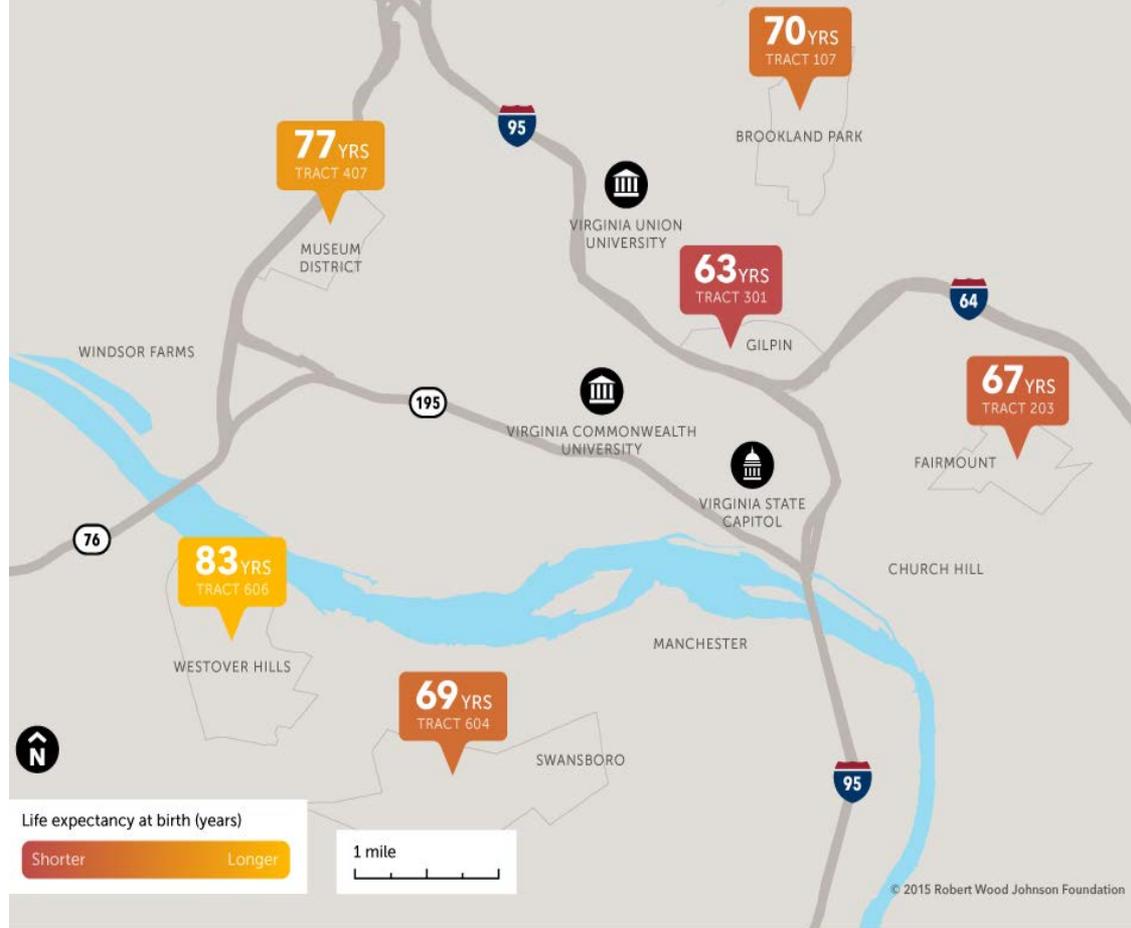




HEALTH DISPARITIES

Short distances,
large differences

Richmond, VA





COMMUNITY DEVELOPMENT IS IN THE ZIP CODE IMPROVEMENT BUSINESS





What is Community Development?



COMMUNITY DEVELOPMENT - PAST

Pruitt-Igoe, St. Louis, MO
1956 to 1972

Architect: Minoru Yamasaki

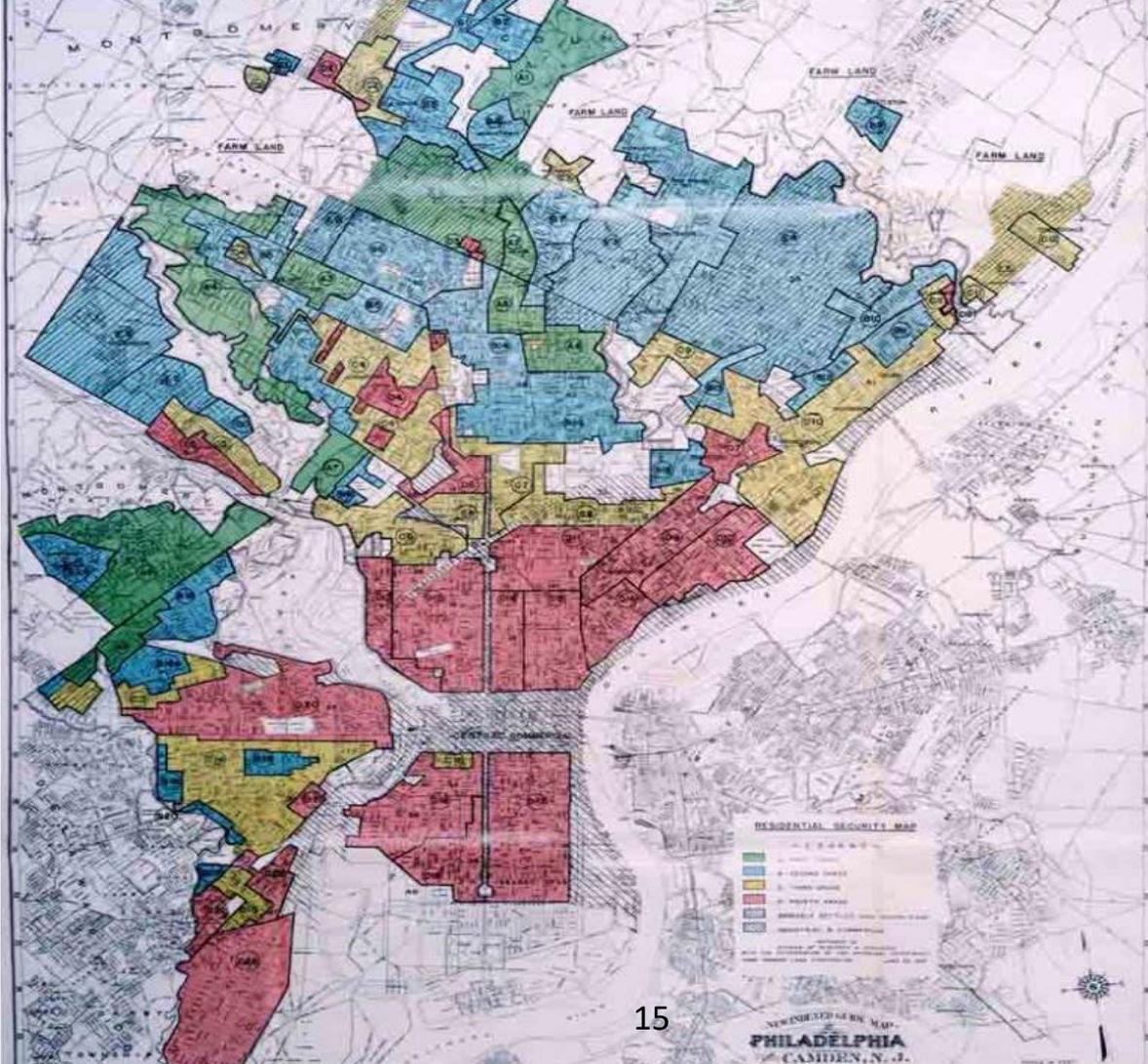




COMMUNITY DEVELOPMENT - PRESENT

Anti-Redlining:
Community Reinvestment Act of 1977 (CRA)

Philadelphia, 1949





ZIP CODE IMPROVEMENT... HOUSING COORDINATED WITH SERVICES



Solara, San Diego
Zero Energy Affordable Housing



Plaza Apartments, San Francisco
Supportive Housing



ZIP CODE IMPROVEMENT... COMPREHENSIVE YOUTH DEVELOPMENT



KIPP Academy, Washington D.C.



Neighborhood Centers Inc, Houston



ZIP CODE IMPROVEMENT... RESIDENT-FOCUSED ECONOMIC DEVELOPMENT



Baker-Ripley Center, Houston

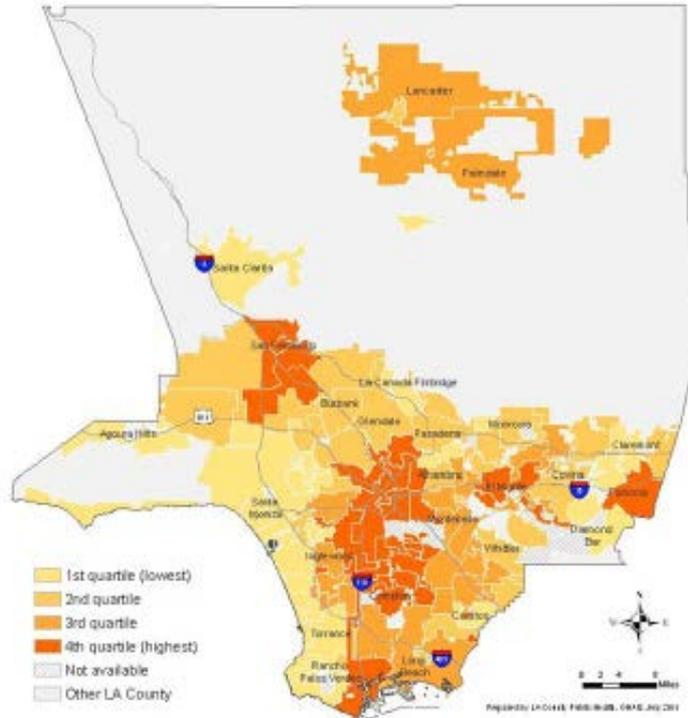


Market Creek Plaza, San Diego

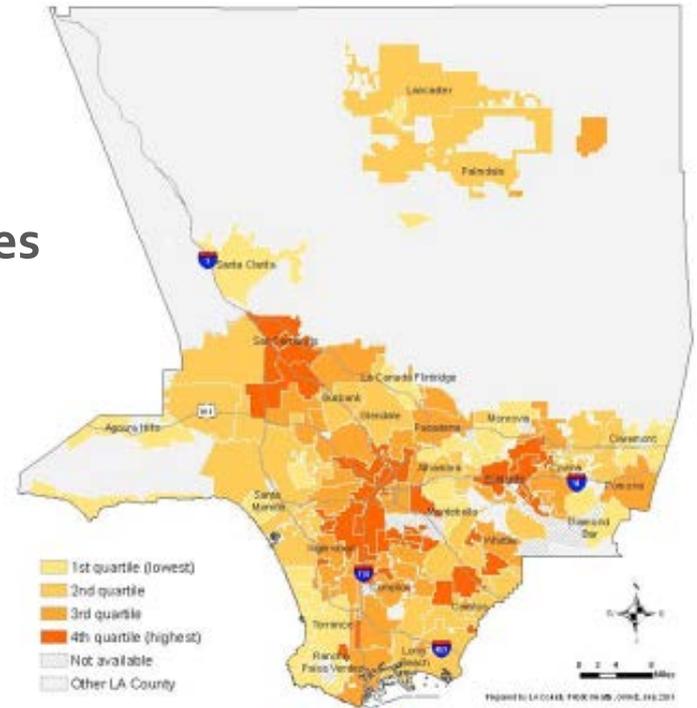


COMMUNITY DEVELOPMENT & HEALTH WORK SIDE-BY-SIDE

Economic hardship by city



Childhood obesity by city



Los Angeles
County

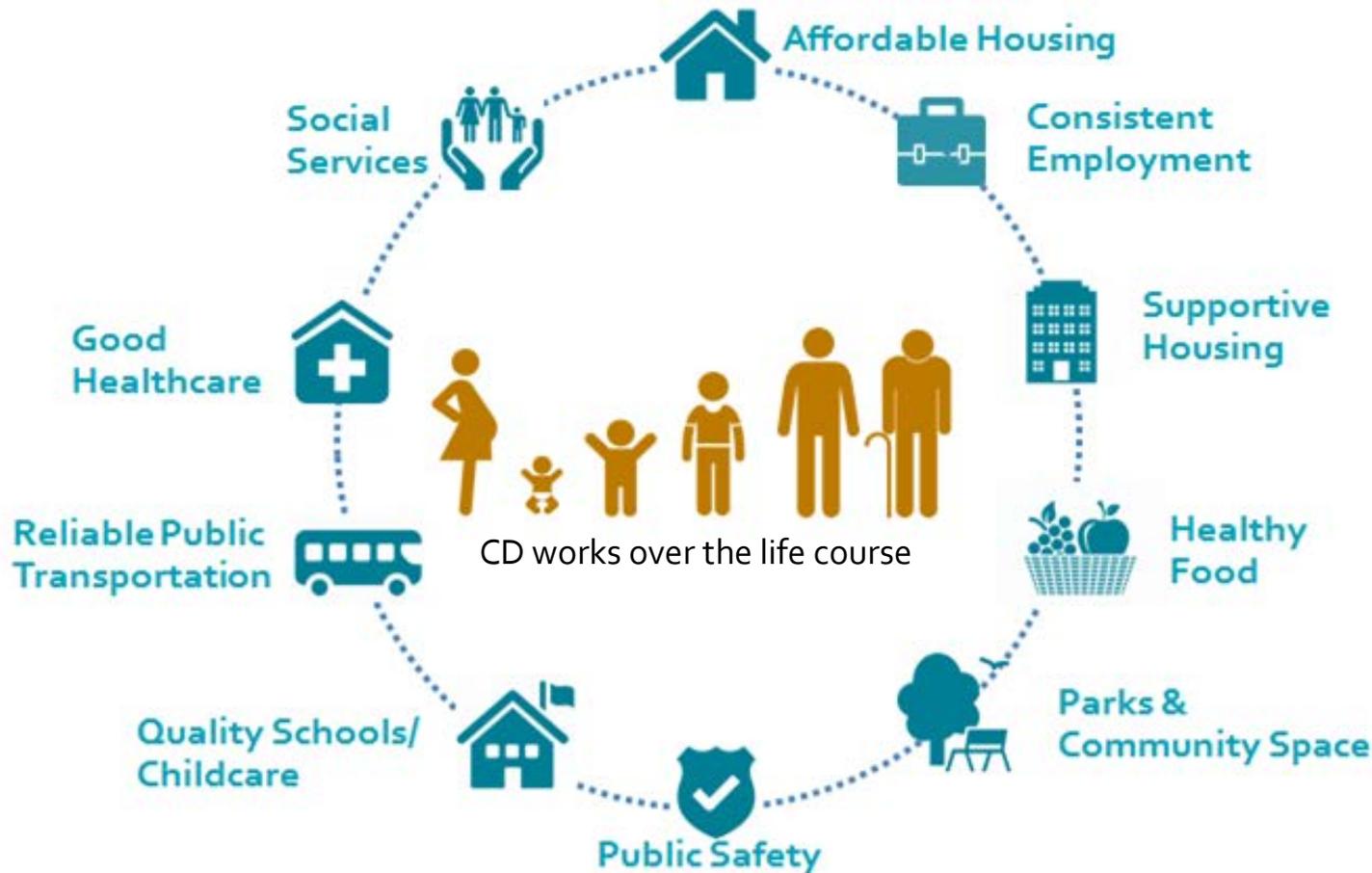


HEALTHCARE NEEDS PARTNERS TO ADDRESS SDOH





THE WORK OF COMMUNITY DEVELOPMENT





Community Development: Scale, Scope, & Major Players

MATURE SECTOR WITH MANY PLAYERS

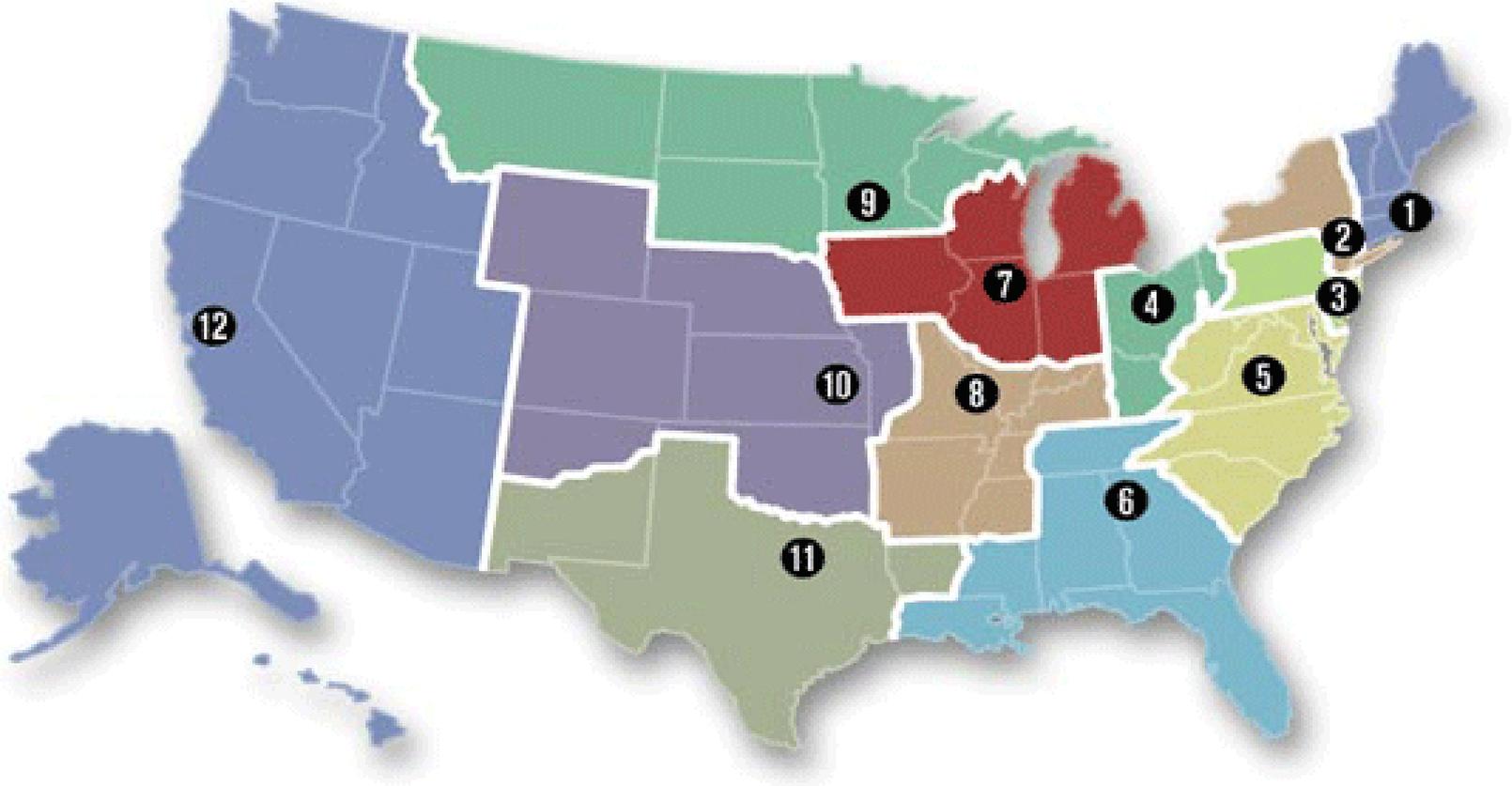
Network of Thousands of Organizations

- Community Development Corporations (CDCs)
- Community Development Financial Institutions (CDFIs)
- For-profit & non-profit affordable housing developers
- Regulated for-profit banks
- Federal Reserve system



FEDERAL RESERVE SYSTEM

12 REGIONAL BANKS – each with a community development division





NATIONAL UMBRELLA ORGANIZATIONS

OPPORTUNITY FINANCE
NETWORK 


NeighborWorks®

AMERICA



NATIONAL ALLIANCE OF COMMUNITY ECONOMIC DEVELOPMENT ASSOCIATIONS
naceda
building prosperous communities together

Visit BuildHealthyPlaces.org's **Partner Finder** for leading CDFIS and CDCs in your community



Welcome to Partner Finder

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NACCHO

National Association of County & City Health Officials



n.ceda

building prosperous communities together



National Network
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OPPORTUNITYFINANCE NETWORK



UNITED STATES FEDERAL RESERVE SYSTEM



COMMUNITY DEVELOPMENT IN VIRGINIA

Visit BuildHealthyPlaces.org's **Partner Finder** for leading CDFIS and CDCs in your community



COMMUNITY DEVELOPMENT IN VIRGINIA



Neighborhood Housing
Services
of
Richmond, Inc.



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MATURE SECTOR
WITH LARGE SCALE
INVESTMENTS

\$200 Billion Dollars Annually
Directed into
Low-Income Neighborhoods

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Federal/State Tax Credits & Grants

- Low Income Housing Tax Credit (LIHTC)
- New Markets Tax Credit (NMTC)
- Community Development Block Grants (CDBG)
- Healthy Food Financing Initiative (HFFI)

MATURE SECTOR WITH LARGE SCALE INVESTMENTS

\$200 Billion Dollars Annually Directed into Low-Income Neighborhoods

Federal/State Tax Credits & Grants

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Community Reinvestment Act (CRA) Dollars

- CRA-motivated loans and investments from private, for-profit banks



COMMUNITY DEVELOPMENT IS IN THE LEVERAGING BUSINESS

\$15 MILLION RAISED IN CAPITAL CAMPAIGN

\$15 MILLION INVESTED IN AFFORDABLE HOUSING



\$15 MILLION AFFORDABLE HOUSING

\$15 MILLION RAISED IN CAPITAL CAMPAIGN

\$5 MILLION INVESTED IN AFFORDABLE HOUSING

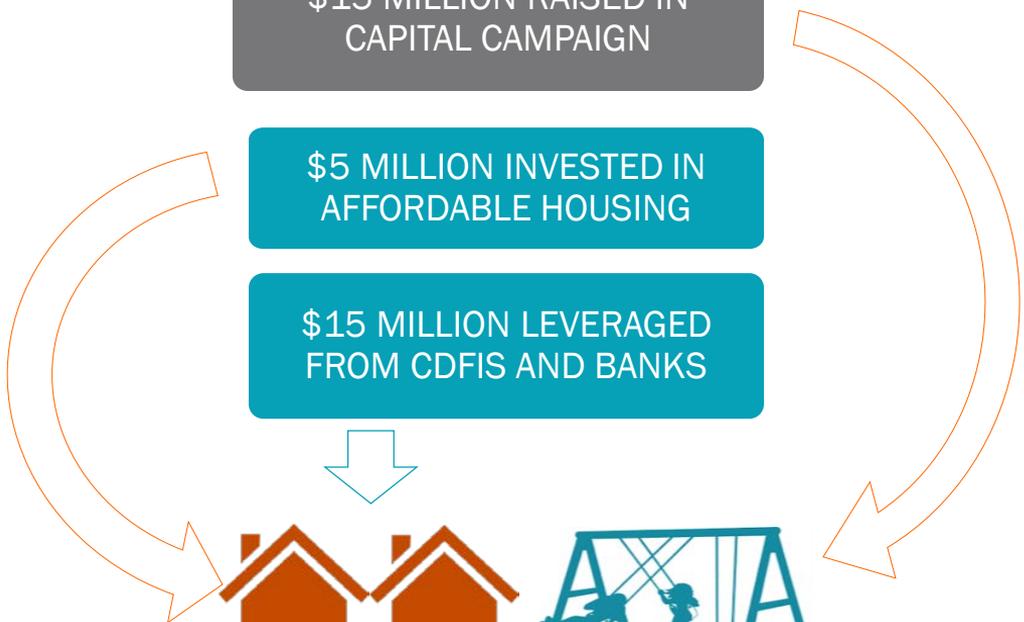
\$15 MILLION LEVERAGED FROM CDFIS AND BANKS



\$20 MILLION AFFORDABLE HOUSING



\$10 MILLION EARLY CHILDHOOD CENTER



The background features a vibrant orange color with a subtle sunburst or starburst pattern. The pattern consists of multiple triangular rays radiating from a central point, creating a dynamic and energetic feel. The text is overlaid on this background in a clean, white, serif font.

Roles for Healthcare

Institutions:

Funding innovations & community
development partnerships



ROLES FOR HEALTHCARE INSTITUTIONS

Data: CHNA, health data, analysis capacity

Political & community clout: zoning, fighting NIMBYism, making the case

Grants: Community benefit, "repayable grants" (0%-interest loans)

Real estate: underutilized land or building assets

Loan guarantee/credit enhancement: reduce interest rates

Short-term loans: revolving line of credit or bridge loans

Pooled investments: community development loan or equity funds

Direct investments: low-interest loans to CDCs or housers



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5 hospital systems and healthcare plan: joint \$21.5 million donation



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Community Health and Literacy Center using NMTC \$\$



Children's Hospital
of Philadelphia®

Free
LIBRARY OF
PHILADELPHIA



COMMUNITY HEALTH CENTER
PHILADELPHIA HEALTH CENTER 2 • FREE LIBRARY OF PHILADELPHIA

RECREATION CENTER





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CONWAY CENTER, WASHINGTON, DC

HealthyFuturesFund*

\$200 million investment loan fund focused on affordable housing & clinical care



\$90 million investment addressing multiple SDOH (~1/3 from HFF)



March 2018, Toledo, Ohio
ProMedica & LISC launch \$45M partnership



HEALTHY NEIGHBORHOODS EQUITY FUND

**HEALTHY
NEIGHBORHOODS**
EQUITY FUND | LP



\$30 million equity investment fund captures future gentrification and increased property values



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children's
museum
of phoenix



museo de
los niños
de phoenix



Dignity Health

\$1.5 million from Dignity
Health's \$140 million loan fund

Here is the... please come



the residences

AT CAREER GATEWAY

755

58 affordable apartments and
2,500 sq ft job training center



EXTERIOR TRANSFORMATION

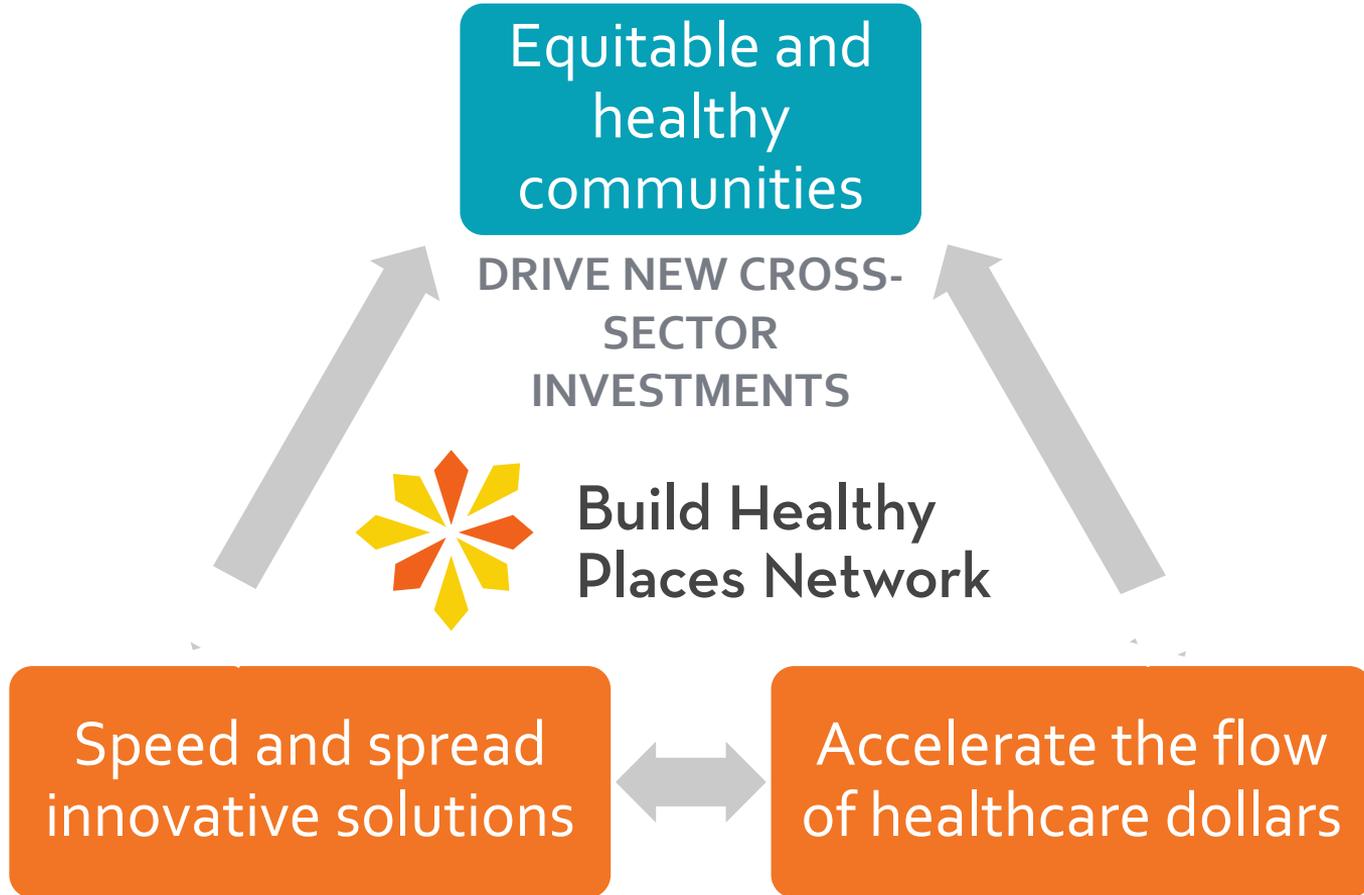


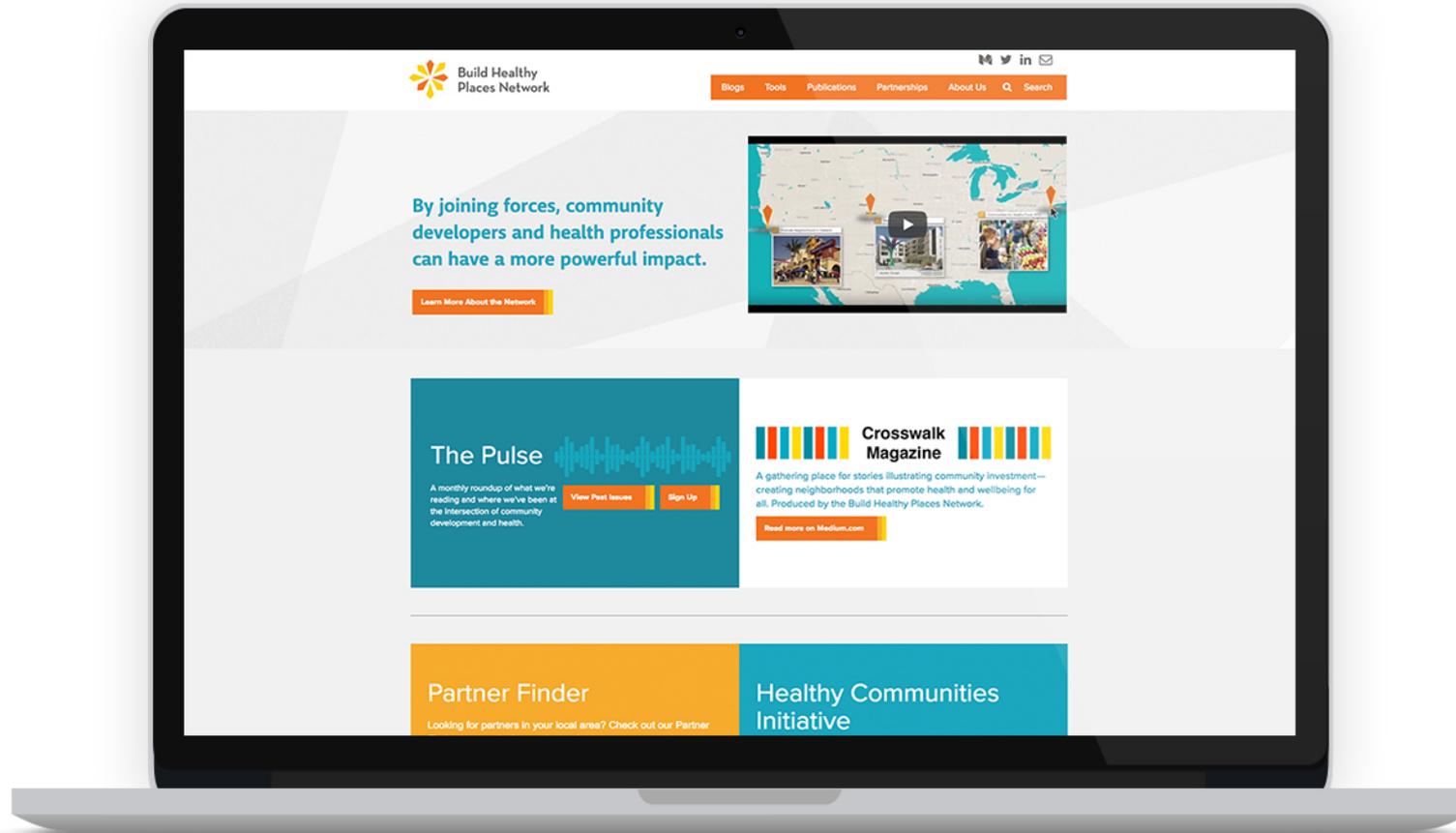
Phoenix, AZ UHC provides \$21 million low interest loan



Resources for Next Steps

Achieving Better Health through Better Partnerships





www.BuildHealthyPlaces.org

 [@BHPNetwork](https://twitter.com/BHPNetwork)



Jargon Buster

Working across sectors begins with speaking the same language. If you're lost in a sea of acronyms, this tool can help. Below we aim to demystify common industry jargon.

[Accountable Care Organization \(ACO\)](#)

[Affordable Care Act \(ACA\)](#)

[CDC \(Centers for Disease Control and Prevention\)](#)



[CDC \(Community Development Corporation\)](#)



[Community Benefits \(Agreements\)](#)



[Community Benefits \(Hospital\)](#)



[Community Development](#)



[Community Development Financial Institutions \(CDFIs\)](#)

[Community Health Assessment \(CHA\)](#)

[Community Reinvestment Act](#)

[Equitable Development](#)

Community Development



Related Terms: CDC (Community Development Corporation), Community Development Financial Institutions (CDFIs), Social Determinants of Health, Health Equity

Community development is a multi-billion-dollar sector of the American economy that invests in low- and moderate-income communities through the development and financing of affordable housing, businesses, community centers, health clinics, job training programs, and services to support children, youth, and families. The sector has its roots in the urban revitalization efforts of the late 19th century but expanded as a result of the War on Poverty programs of the 1960s. Today, the community development sector invests more than \$200 billion annually in low-income communities.



Crosswalk



Whose City Is it? The Promise and Peril of Gentrification



Investing With Health in Mind



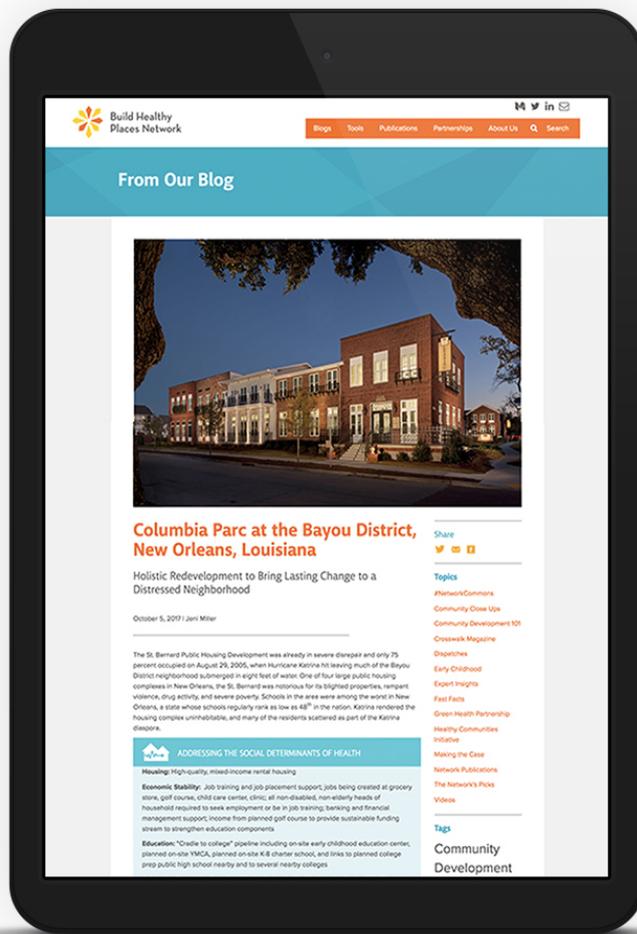
What to Make of Social Impact Bonds



From Treating the Ill to Preventing the Illness



COMMUNITY CLOSE UPS: Neighborhood investment Case Studies



A photograph of a rooftop garden. In the foreground, there are various green plants and flowers, including a large green leafy plant on the right and some red flowers. Two women are standing in the middle ground, talking. One woman is wearing a blue shirt and red suspenders, and the other is wearing a grey top. In the background, there is a white railing, a clear blue sky, and some buildings in the distance. The overall scene is bright and sunny.

Innovative Models In Health And Housing

**Prepared by Mercy Housing and
The Low Income Investment Fund
for The California Endowment and
The Kresge Foundation**



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n.ceda

building prosperous communities together



National Network
of Public Health Institutes



NeighborWorks®

AMERICA



OPPORTUNITYFINANCE NETWORK



UNITED STATES FEDERAL RESERVE SYSTEM



Closing



TAKEAWAYS:

COMMUNITY DEVELOPMENT & HEALTH TOGETHER

Working in the same places, often with same people

Able to intervene on neighborhood-level SDOH

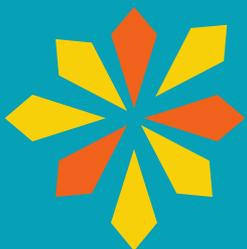
Financial expertise and substantial resources of their own

Opportunity for healthcare to accelerate positive impact



“We are likely to look back at this time and wonder why community development and health were ever separate sectors.”

– Risa Lavizzo-Mourey, MD, Former President and CEO, Robert Wood Johnson Foundation
Speaking at the 2016 National Interagency Community Reinvestment Conference



Build Healthy Places Network

www.BuildHealthyPlaces.org



@BHPNetwork

djutte@buildhealthyplaces.org

