

The background features several concentric circles in a light red color. A dashed red arrow starts from the left side and points towards the center of the circles.

# Building Healthier, More Equitable Communities (BHEC)

**Tristan Gibson**

**Master of Public Policy**

# Agenda

- Overview of Reinvestment Fund and BHEC
- My Experience
- Lessons Learned and Next Steps

# The Reinvestment Fund

- **Community Development Financial Institution (CDFI)**
- **Main functions**
  - **Finance and Lending**
    - \$2.4 billion in total investments
    - A+ S&P rating
  - **Policy Solutions/Policy Map**
  - **Grant Programs**
- **New initiatives/programs appear frequently**

**Building Healthier,  
More Equitable  
Communities  
(BHEC)**

- **Funded by the Robert Wood Johnson Foundation**
- **Engaged in four New Jersey cities**
  - Asbury Park (West Side Neighborhood)
  - Camden (Parkside Neighborhood)
  - Newark (Fairmount and Springfield/Belmont Neighborhood)
  - Paterson (Northside Neighborhood)
- **Provide financial support, technical assistance/trainings, research, foster cross-sector collaboration**

## My experience

Policy scan of state and federal polices and programs that support equitable community development

Research brief of successful health system and community development partnerships

Wrote blog post about the American Rescue Plan

# Administrative Support



- Research financing opportunities, learning sessions/webinars, and resources for inclusion in monthly Invest Health newsletter.
- Support daily administrative work for Building Healthier, More Equitable (BHEC) Initiatives by:
  - Taking notes for calls
  - Creating call summaries
  - Development of tools used to track BHEC goals/projects.

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# Preparing for American Rescue Plan (ARP) Funds to Reach Your Community

by Tristan Gibson, Reinvestment Fund

As we begin to emerge from the pandemic the vast inequities persisting in communities have been made abundantly clear. COVID-19 has reaffirmed what many of us already know – that low-income, communities of color are disproportionately affected by disease and economic downturns. These inequities have become so apparent that the federal government

## Health Care Sector Investments in the Social Determinants of Health

### Small-Midsize Cities\*

#### Purpose

The goal of this paper is to outline the various financial strategies health systems are using to fund and support projects that improve the Social Determinants of Health (SDOH). By reviewing the literature, with a particular focus on small to mid-size cities, this paper will help the Building Healthier, More Equitable Communities (BHEC) city teams engage healthcare partners by providing information to obtain a deeper understanding of best practices, challenges, gaps, and strategies that foster cross-sector collaboration.

#### Background

BHEC is an initiative of Reinvestment Fund with support from the Robert Wood Johnson Foundation (RWJF) that launched efforts with multi-sector city teams in Asbury Park (West Side neighborhood), Camden (Parkside neighborhood), Newark (Fairmount neighborhood), and Paterson (Northside neighborhood) in late 2020 to address the social determinants of health through changes to the built environment and the community investment system, including support for efforts around equitable recovery from the current COVID-19 related health and economic crisis. The BHEC initiative draws from the lessons and promising practices from Reinvestment Fund’s national [Invest Health](#) initiative that launched in 2016, also with support from RWJF. BHEC will work with local-, regional- and state-level

to create cross-sector learning communities; spur change to systems and well-being; and advance community-driven, data-informed development.

	Project Overview	Funding Gaps and Construction Status	Status of Applications to RF for Funding	Allocation of BHEC City Resources	Project Status 1	Project Status 2
Project Name	Fairmount Homes Phase II		Submitted Stage II Predevelopment Loan		Update from City Team App October 2020 (start) - December 2021 (Ongoing)	Update from Newark, 1/15/2021 City is holding property for project. Will move through plan.
Project Type	Affordable Housing					
Project Details	Upon completion, will provide 24 new units. Project Lead: ULEC Project Location: South 10th Street					
Participating Organizations	LISC (construction), City of Newark (financing), State of NJ (Project Subsidy), Victoria Foundation (Project Subsidy), FHNA (Financial Support), CDFI Coalition (Referral Partner), Victoria Foundation (Mortgage Financing), FHNA (Financial Support & Project Design)					
Project Name	Scattered Site Housing Development				Update from City Team App January 2021 (start) - December 2025 (completion)	Update from Newark, 1/15/2021 Currently finishing first 6 homes. Pipe next phase. Currently conducting surveying/grading but have site control. Need to go to city and zoning.
Project Type	Affordable Housing					
Project Details	Upon completion, will provide 50 new homes. Will help remove vacant lots and foreclosed homes from neighborhood. Project Lead: ULEC, NCC Project Location:					
Participating Organizations	NCC (developer), Victoria Foundation (financial support), NCCFI (affordable mortgages), LISC/NCC (construction loans), City of Newark (project subsidy)					
Project Name	South 10th Street Rental Project				Update from City Team App August 2022 (start) - June 2024 (completion)	
Project Type	Special Needs Affordable Housing					
Project Details	Upon completion, will provide 21 new rental units for those with special needs. Project Lead: ULEC Project Location: South 10th Street					
Participating Organizations	NCC (developer), Victoria Foundation (financial support), NCCFI (affordable mortgages), LISC/NCC (construction loans), City of Newark (project subsidy)					
Project Name	Community Center				Update from City Team App January 2021 (start) - December 2023 (completion)	Update from Newark, 1/15/2021 Recently acquired one-acre site, still in control of 3 acres (waiting for transfer)

Additional  
learning  
opportunities

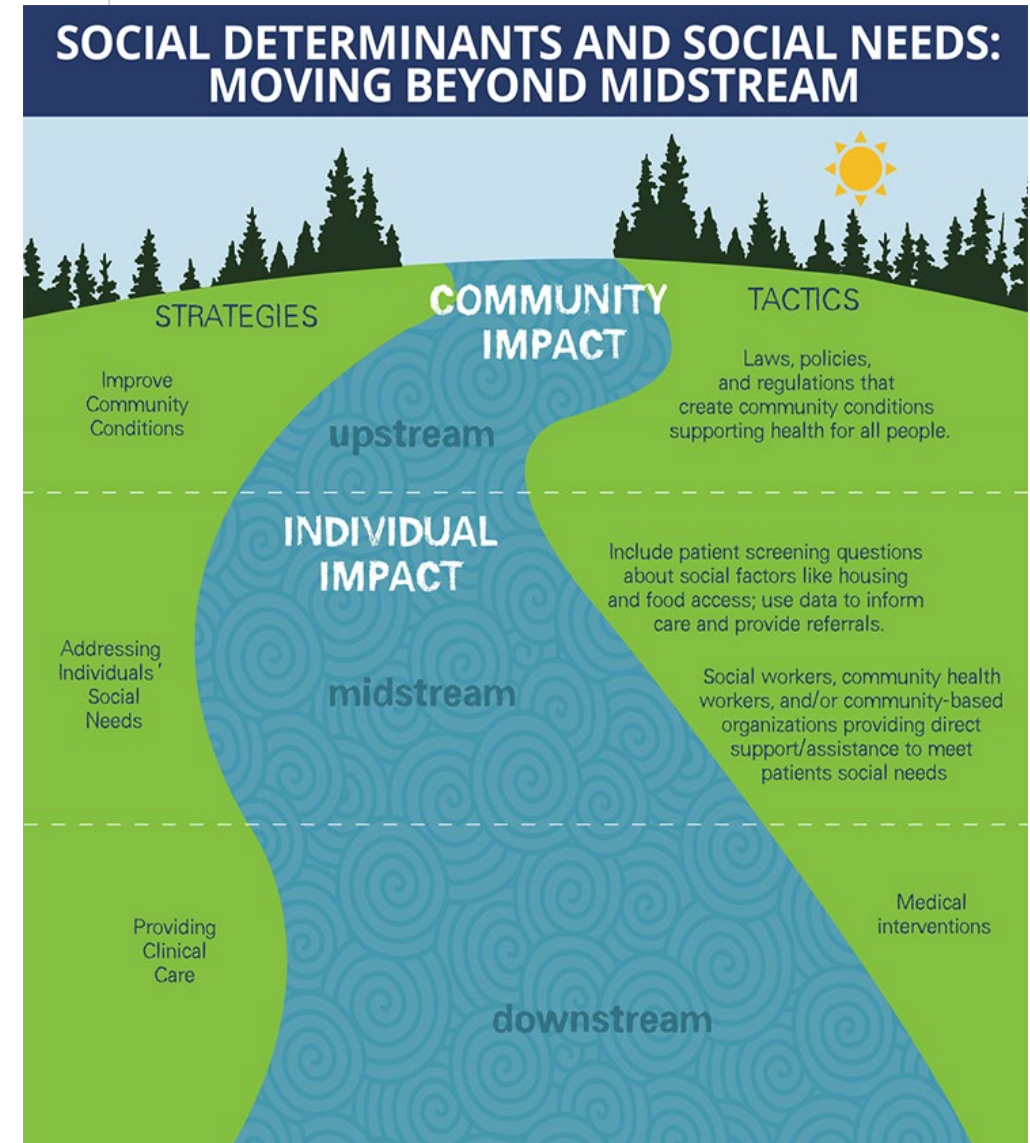
Historically Black  
Colleges and  
Universities (HBCU)

Philadelphia Food  
Justice Initiative



## Next steps and lessons learned

- Career in policy or research that looks at the “upstream” cause of inequities
- Continue to improve my writing and research skills at Reinvestment Fund and beyond
- Cross-sector collaboration is the way forward!!
- Networking is critical





Thank you!