



# ***Community Development:*** **A Prescription for Neighborhood Health**



**Amy Gillman, Local Initiatives Support Corporation**  
**Population Health Summit II:**  
***Bridging Health Care & Population Health - Payment & Financing Models***  
**New York Academy of Medicine and New York State Health Foundation**

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# LISC since 1980

**313,300**

affordable homes  
and apartments

**\$13.8**

billion  
invested

leveraging \$41.2 billion  
of total development

**51** million  
square feet

of retail and community space

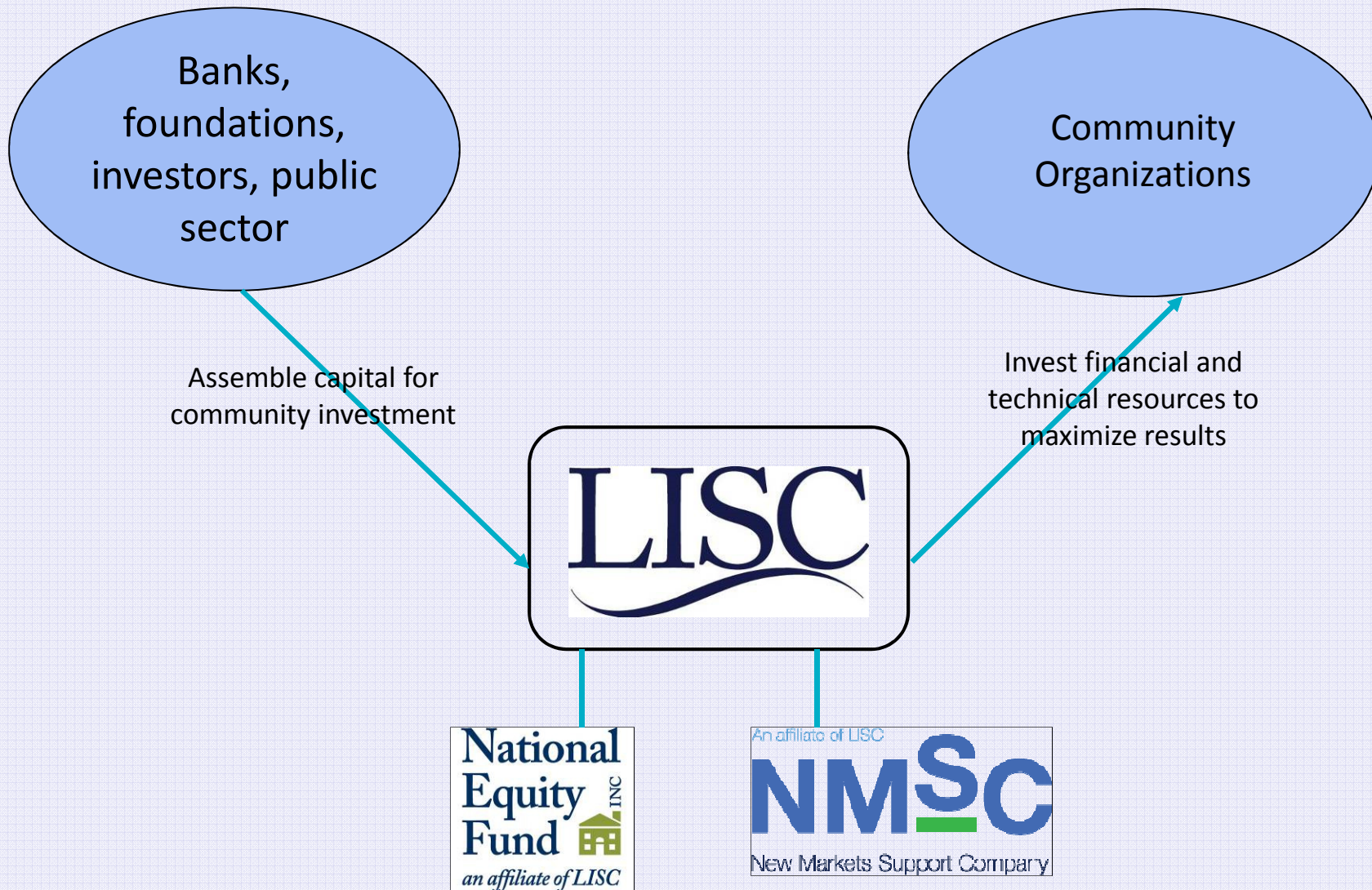
# The Community Development Approach

*Driving investments to low-income communities to improve the quality of life for all residents.*

- Engaging local leaders and residents
- Addressing a neighborhood's physical, social and economic needs
- Facilitating cross-sector partnerships
- Assembling public and private capital for high-risk investment



# A Community Development Intermediary

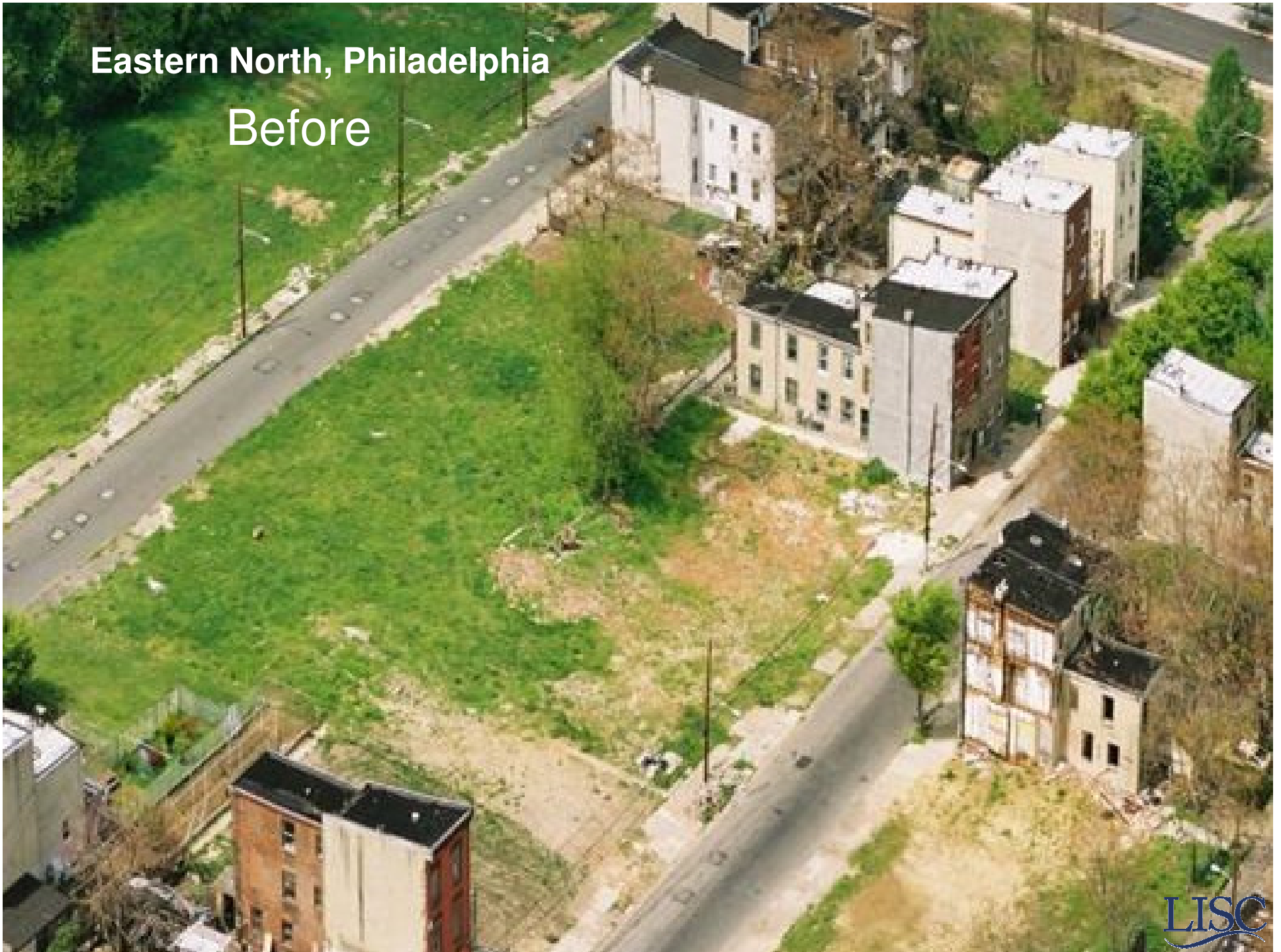


# Community Development = Building Healthy Communities

- Affordable housing
- Income and employment opportunities
- Quality schools and early learning centers
- Access to primary care
- Safe, walkable streets
- Access to fresh food
- Opportunities for physical activity
- Transit-oriented development
- Open, green spaces
- Commercial development



Eastern North, Philadelphia  
Before



From building places...  
to building communities.

- physical environment
- economic development
- healthy environment & lifestyles
- income & wealth
- education & youth

Eastern North, Philadelphia  
After

median  
income  
increased  
**18%**

poverty  
rate  
decreased

**12%**

employment  
increased  
**9%**



# Building with health in mind

## Paseo Verde Eastern North, Philadelphia



### \$48 Million Leveraged:

- Low-Income Housing Tax Credits
- New Markets Tax Credits
- CDFI loans and grants
- State and City grants
- City-owned land provided for \$1

### Project Components:

- 1.9 acre transit-oriented development
- Mixed-income, multi-family housing
- Supportive housing units
- FQHC, dental clinic and pharmacy
- LISC Financial Opportunity Center

### Maximizing Impact on Health:

- Green design improves air quality and reduces exposure to toxins
- On-site health center provides primary care and home visits for residents
- Transit hub increases opportunities for physical activity

# Building with health in mind

## Vicente's Supermarket & Brockton Neighborhood Health Center Boston, MA

- \$9 million for 33,000 SF grocery store
- \$8.4 million for new FQHC next door
- Collaboration between grocer and FQHC on health and wellness programs for low-income shoppers



## New Settlement Community Campus Bronx, NY

- \$17.7 million for 24,000 SF community center in building with K-12 public school
- Swimming pool, dance studios, green roof, cooking classroom
- Serving 5,000 children and teens each year

# Community development as a health investment strategy

- Improves neighborhoods to give people the opportunity to lead a longer, healthier life
- Drives investment to neighborhoods with the highest health disparities
- Brings business discipline and capacity to community-based organizations



Transforming *places* to help *people* make healthier choices.



**LISC**

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