



Building Equitable Neighborhoods and Inclusive Communities

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Housing as a Human Right: From Innovation to Impact

October 9, 2024



REINVESTMENT
FUND



Investing in places so all can thrive and achieve well-being

Jennifer Fassbender, M.S.

Program Director, Social Determinants of Health

About Reinvestment Fund

- Reinvestment Fund is a national mission-driven financial institution that creates opportunity for underserved people and places through partnerships. We marshal the capital, analytics, and expertise necessary to build strong, healthy, and more equitable communities.
- Since 1985, Reinvestment Fund has made **\$3.2 billion** in cumulative investments and loans.
- We are supported by over **830 investors** that include individuals, foundations, religious institutions, financial institutions, civic organizations and government.



Capacity Building & Capital Access Programs

Combining grants, technical assistance, and building communities of practice we focus on programs in the following areas:

- Early Childhood Education
- Equitable Food Systems
- Social Determinants of Health
- Historically Black Colleges and Universities (HBCU Brilliance)



Social Determinants of Health Programs

INVEST HEALTH *Strategies for Healthier Cities*

Began as a forum for 50 small to mid-sized cities to define community needs and investment challenges, devise solutions, and align investment capital, other resources and policies to address the social determinants of health.



Building Healthier,
More Equitable Communities

REINVESTMENT FUND



Working with 4 New Jersey cities (Asbury Park, Camden, Newark, and Paterson) and state level agency and advocacy leaders to improve community development investment systems and advance projects for well-being.



REINVESTMENT
FUND

Vital Conditions for well-being, equity, and belonging Programs

- Develop shared priorities around health and equity mindset
 - Partner across sectors
 - Be community-driven
 - Build evidence-based narratives
 - Tackle root causes at systems level
 - Build financial investment readiness
- AND
- Mentor future leaders



New Jersey Lessons and Opportunities

- Relationship and trust building is a commitment
- Funders need to meet communities where they are
- Complex issues don't exist in a vacuum
- Develop a shared narrative that reconciles data with perceptions
- Systems change can be named in many ways
- Use whole community approaches to developing





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Bike Infrastructure

Further limiting access to non-car owning households is the lack of infrastructure for bikes and personal mobility options. The bike network provides great North/South connectivity from Branch Brook Park south through the Central Ward towards Westside Park. However, there is a lack of bike facilities that do serve the corresponding bike demand. The majority of which occur in East Ward and South Ward. Cycling has a demonstrated positive impact on health, equity, the economy, and other aspects of daily life. As highlighted in the bike-oriented Bicycle Plan prepared in 2016, there is a significant biking demand throughout Newark based on population, employment, destination, and equity factors.

Barriers to Access

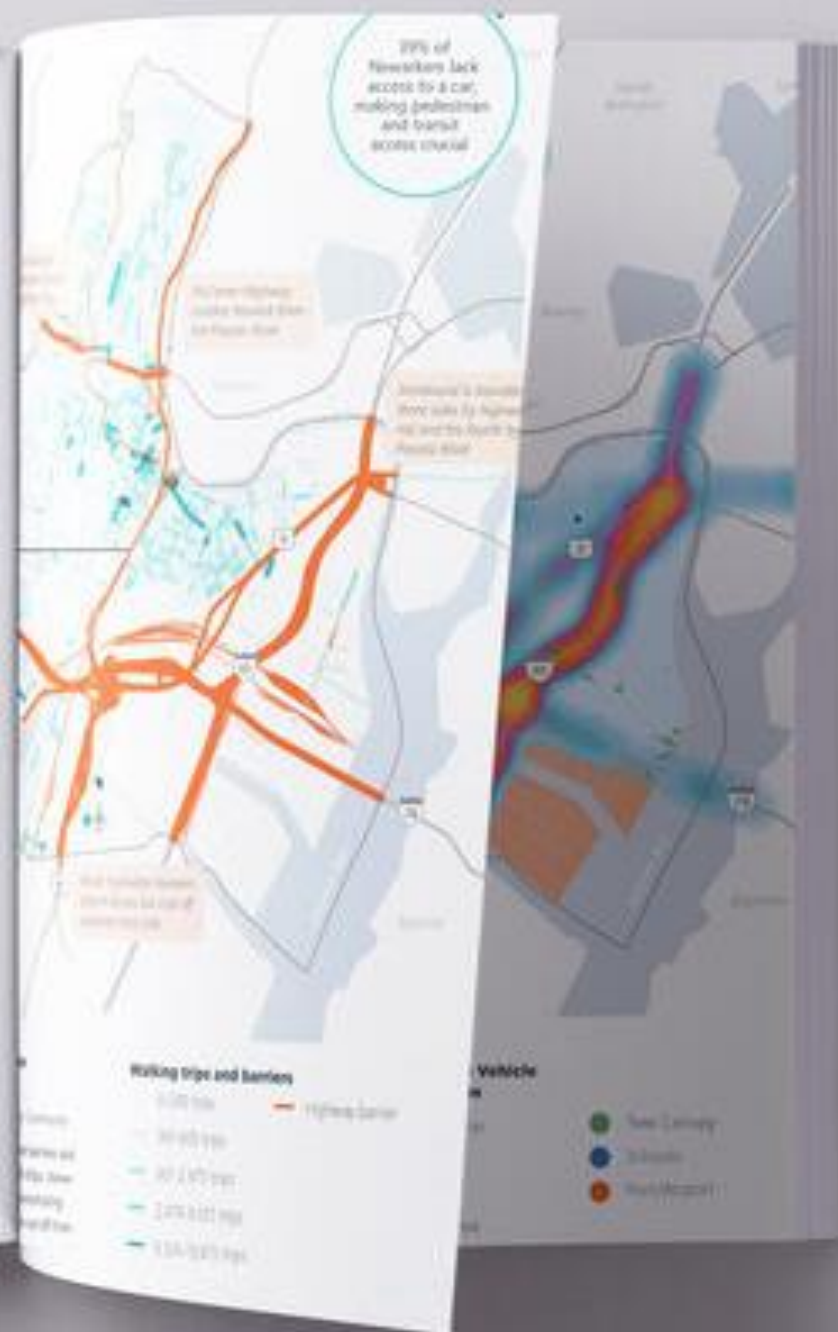
Throughout Newark, there are significant barriers which affect resident's ability to access jobs, necessary services, and cultural amenities. One of the most significant is the crisscrossing series of highways, interstates 295, 78, and 79 connect with US Routes 22 and 9, as well as Major Highway and the Garden State Parkway to cut the city into physically separated chunks. These create barriers - both physical and mental - to Newarkian moving around the city, particularly significant given 33% of Newarkians lack access to a personal vehicle.

Historic federal transportation infrastructure investments to quickly get white home owners to the newly created American suburbs destroyed some Newark neighborhoods and created barriers of access to key opportunities for employment, recreation, and education. This analysis clearly shows these barriers still exist today.



FIGURE 16. Bike Infrastructure Network
 Source: City of Newark, Bureau of Planning, 2022. B. OpenStreetMap contributors, and the GIS User Community
 There is still a network between infrastructure and bike trips, with some of the most heavily traveled corridors being separated bike infrastructure.

Newark's bike network lacks important east-west connections



A Timeline of Newark

Carriages, Cotton, Jewelry, Hardware



Ragtime, Jazz, Swing

NEWARK AS A RESURGENT CITY

Major cities across the US lose government & private investments, jobs, and population growth to the suburbs. Long-time Newarkers take to activism and the arts in response to major economic and cultural shifts.



NEWARK AS A CITY OF COMMUNITIES

After decades of tremendous growth, Newark's network of interdependent neighborhoods take shape

NEWARK AS AN INDUSTRIALIZING CITY

The population expands rapidly in this period as Newark emerges as a regional economic and manufacturing hub, processing raw goods from the US South and the larger region

NEWARK BEGINS

As colonization spread, Newark is founded with agriculture and crafts at the center of its economy



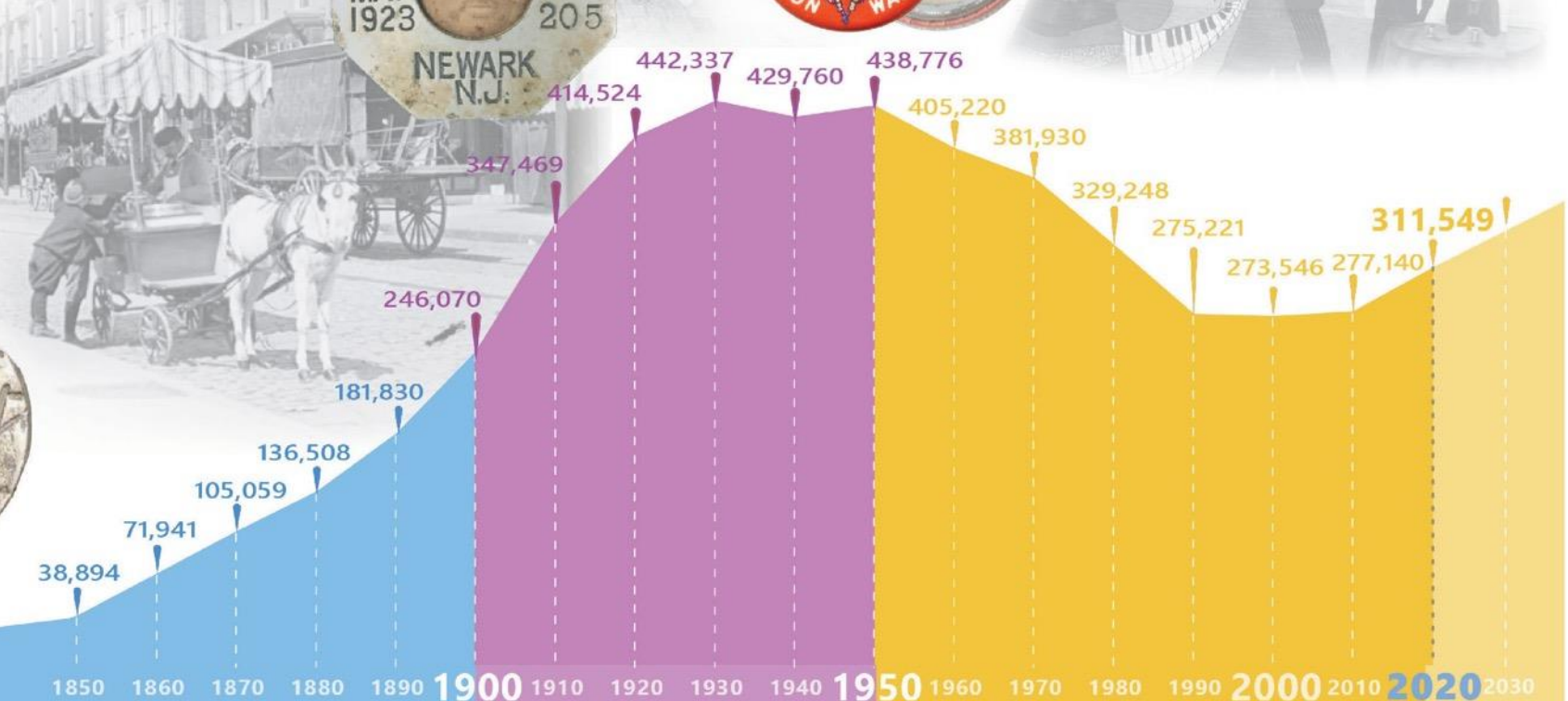
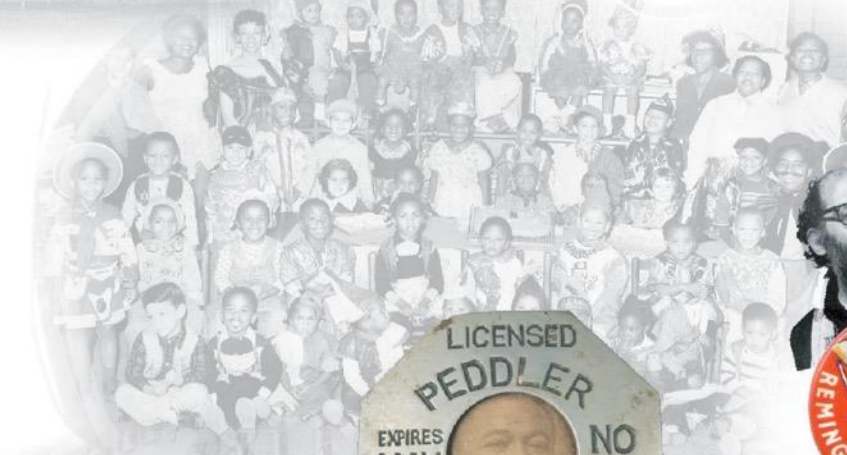
INDIGENOUS SOVEREIGNTY

Bands of the Lenni-Lenape occupy the Newark region, with a network of trails and settlements along the Passaic River



Passaic River

Made in Newark



1660 1670 1680 1690 1700 1710 1720 1730 1740 1750 1760 1770 1780 1790 1800 1810 1820 1830 1840 1850 1860 1870 1880 1890 1900 1910 1920 1930 1940 1950 1960 1970 1980 1990 2000 2010 2020 2030

Engagement By The Numbers

Despite the challenges of engaging during the COVID-19 pandemic, we deployed a wide range of tools to invite Newarkers of all ages, backgrounds, and neighborhoods to participate in Newark360. The engagement process garnered over 10,000 touchpoints with Newarkers for this plan:

10,000
community
touchpoints:

10
In-person
Neighborhood Workshops

- Community Workshops:
- 400+ attendees
 - 2,000+ comments
 - 8 community organizations participated

12
Citywide
Virtual Meetings

- Facebook Live Events:
- 300+ participants
 - 550+ comments

510
Citywide Survey
Responses

3
Story Bus
Appearances

38
Thought Leader
Interviews

7,000+
Website Visits

- 235 responses to our Website Vision Survey
- 150 responses to our Website Plan Elements Surveys
- 207 responses to our Community Mapping activity



THE NEWARK LEDGER
Newark: A Great Place to Live, Create AND Thrive!
Welcome... to the Newark360 Community Workshop!
We look forward to hearing your point of view.
Before we begin... Share with your neighbors the headlines or photo captions you would like to read in Newark's future! Write it above. Once complete, add these to the Newark Ledger board.

THE NEWARK LEDGER
Newark: Model City for Ending Homelessness!
Welcome... to the Newark360 Community Workshop!
We look forward to hearing your point of view.
Before we begin... Share with your neighbors the headlines or photo captions you would like to read in Newark's future! Write it above. Once complete, add these to the Newark Ledger board.

THE NEWARK LEDGER
Newark Sets Record with more Parks & Community Gardens!
Welcome... to the Newark360 Community Workshop!
We look forward to hearing your point of view.
Before we begin... Share with your neighbors the headlines or photo captions you would like to read in Newark's future! Write it above. Once complete, add these to the Newark Ledger board.



My landlord does minimal maintenance - does not invest in my building.
(North Ward workshop)

Support 3-generation townhomes and aging-in-place.
(North Ward workshop)

Keep trucks off our residential streets.
(East Ward workshop)

Greenway bike lane to Weequahic Park from Downtown.
(East Ward workshop)

Use church parking lots and city-owned lots to do pop events for our children.
(West Ward workshop)

There need to be more homeownership opportunities for low-income people.
(South Ward workshop)

We need traffic calming on Bloomfield Ave: consider green medians, planters, and sidewalk bumpouts.
(North Ward workshop)

Have more apprenticeship positions. More on the job training. Stress the importance of volunteerism.
(Newark360 website feedback)

Más seguridad, más máquinas para actividades físicas que beneficien a los niños y a las personas de la tercera edad.
(North Ward workshop)

Invest more in youth education, recreation, mental health and empowerment programs and services. Team building programs, youth programs, entrepreneurship training in all wards.
(Newark360 website feedback)

Build playgrounds in school parks and keep them open for the public.
(East Ward workshop)

Re-purpose vacant lots and abandoned properties. Partner with local people to redevelop.
(South Ward workshop)

Beautify the area with plants and also have ample trash cans.
(West Ward workshop)

Plant more trees in our neighborhood.
(South Ward workshop)



Story Bus Participants

Layla Abdallah, 22



Zayona Terry



Keith Moss, 24



Ihsann Williams, 18



Sean Williams, 13



Nymirah Brown, 12



Paige Celi, 9



Nazir Fisher, 15



Solomon Laureore, 9



Yazania Davis



Ana Monteiro, 21



Kaylin Laureore, 16



Sophia Watson, 11



Sean Johnson, 25



Egypt Johnson, 13



Payton Celi



Trinity Corney



Jeffrey Lantigua, 18



Brionna Freeman, 22



Makayla Freeman



Madison Gordon



Genesis Fawcett, 11



Javon Swain, 15



Alyssa Laureore, 15



Ashley Mendoza, 22



Makhi Cartor, 17



Omar Tito



Tevon Thomas



Jeffrey Queen, 20



Johana Herrera, 18



Jaylin Freeman, 18



Zy'Quajah Lucas, 13



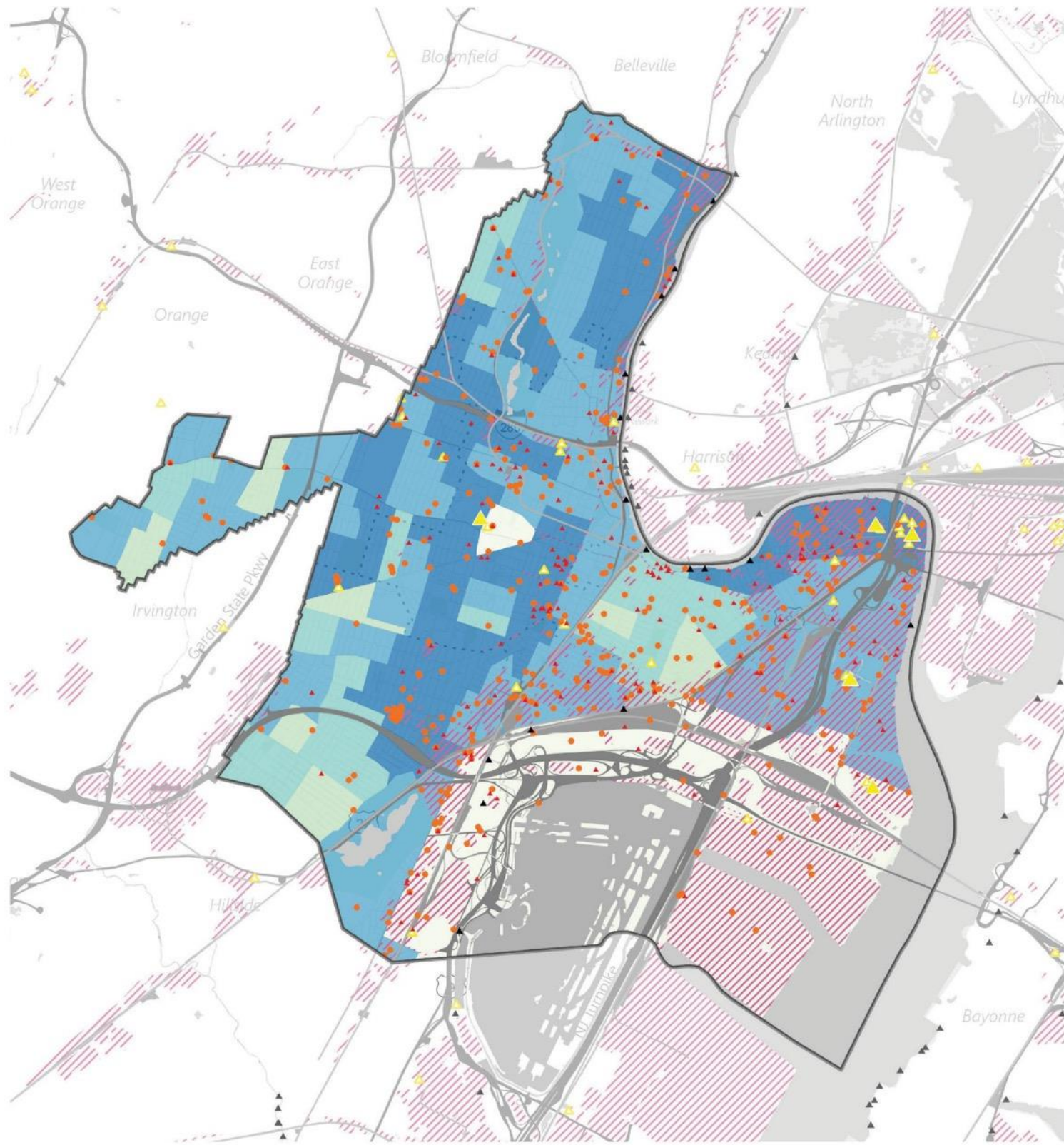
Noel Camacho, 21



Ava Miranda, 14



*All portraits courtesy of
Sy Battle & Chrystofer Davis
from Talking Eyes Media /
Newest Americans*

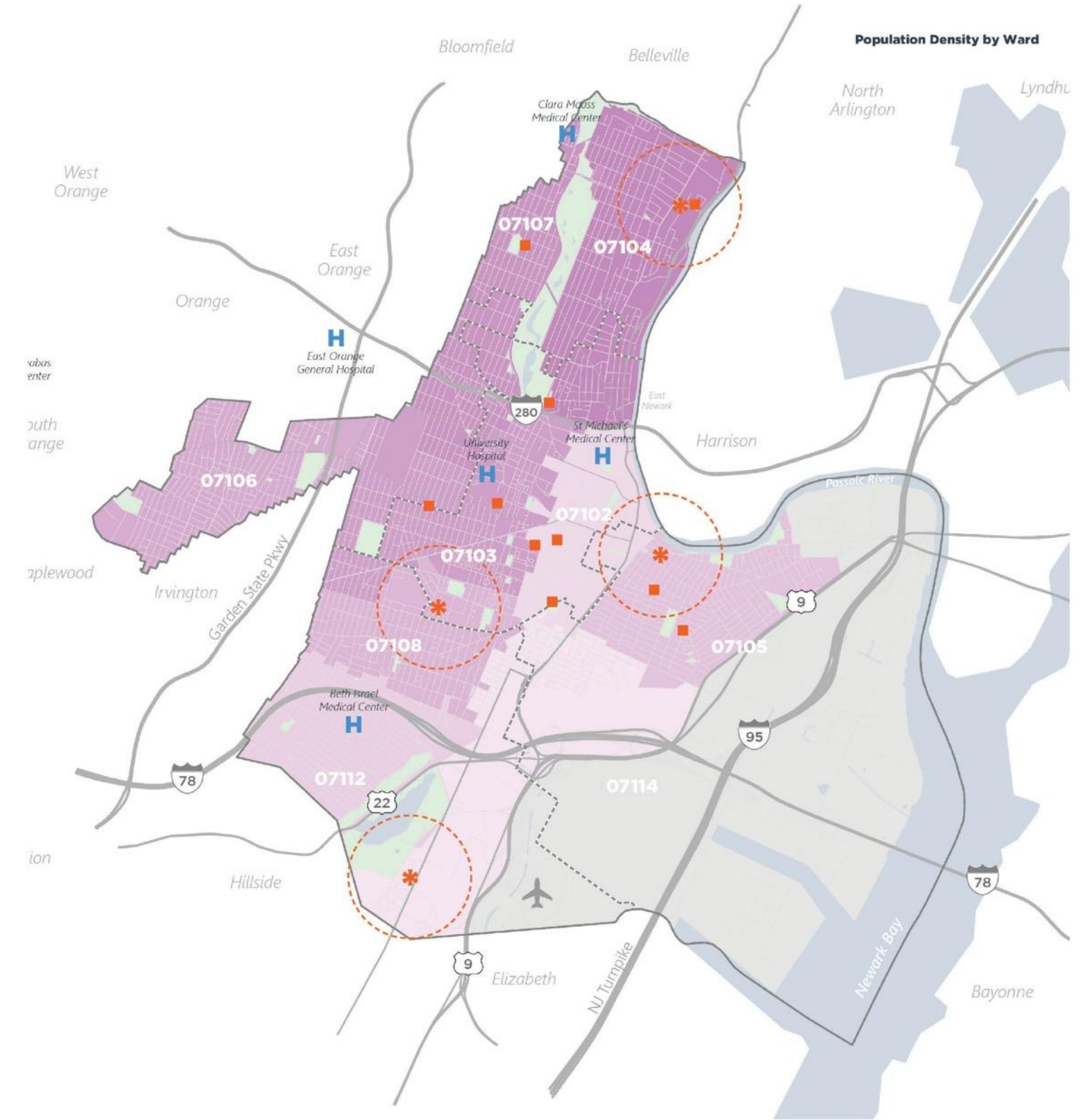


Social Vulnerability Index

- 0.95-1 (high)
- 0.85-0.95
- 0.75-0.85
- 0.65-0.75
- < 0.65 (moderate)

**Sites of industry/
Potential Contamination**

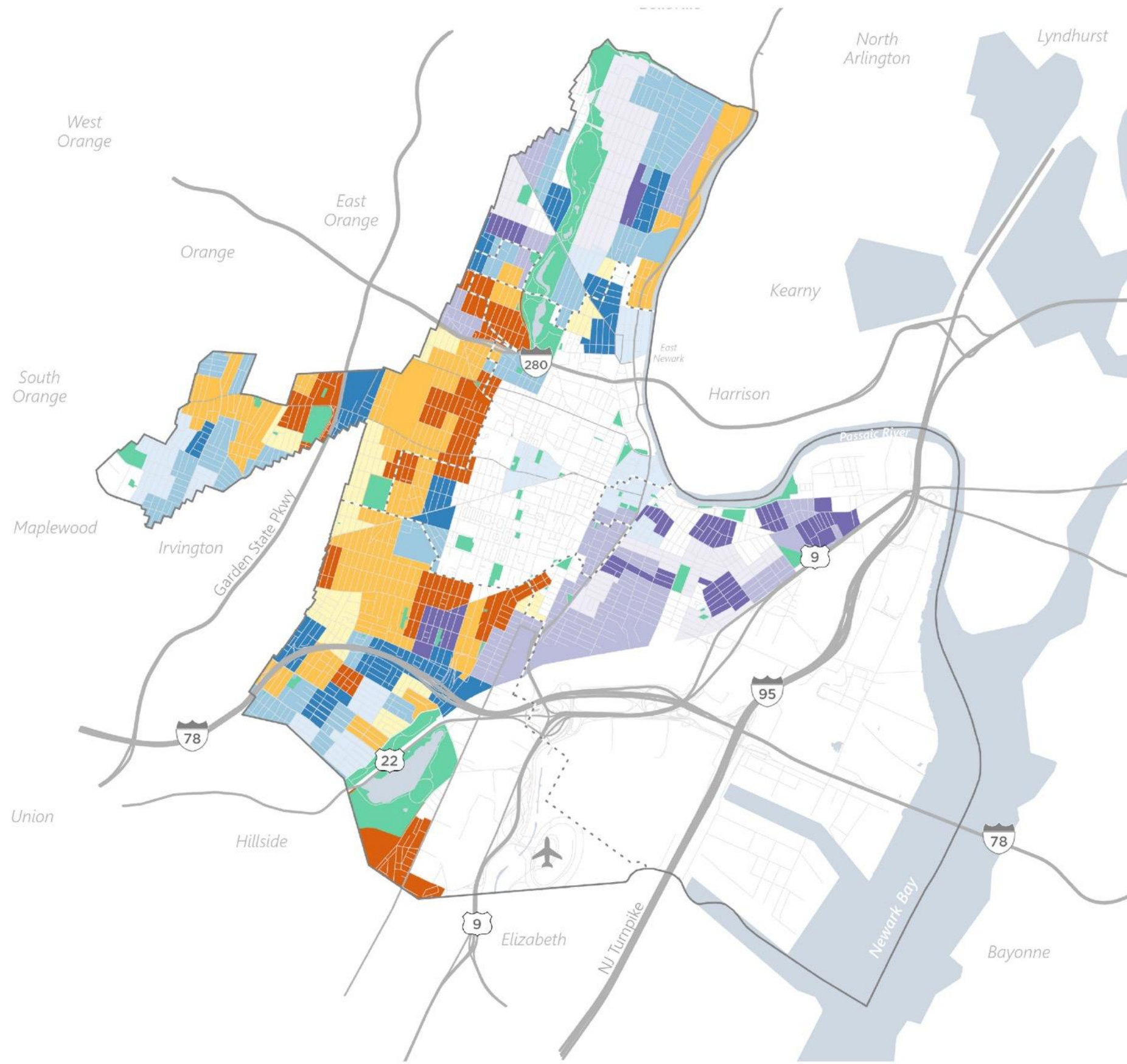
- ▨ Industrial Facilities
- ▲ Contaminated Sites
- Brownfields
- ▲ Power Generators
- ▲ Substations



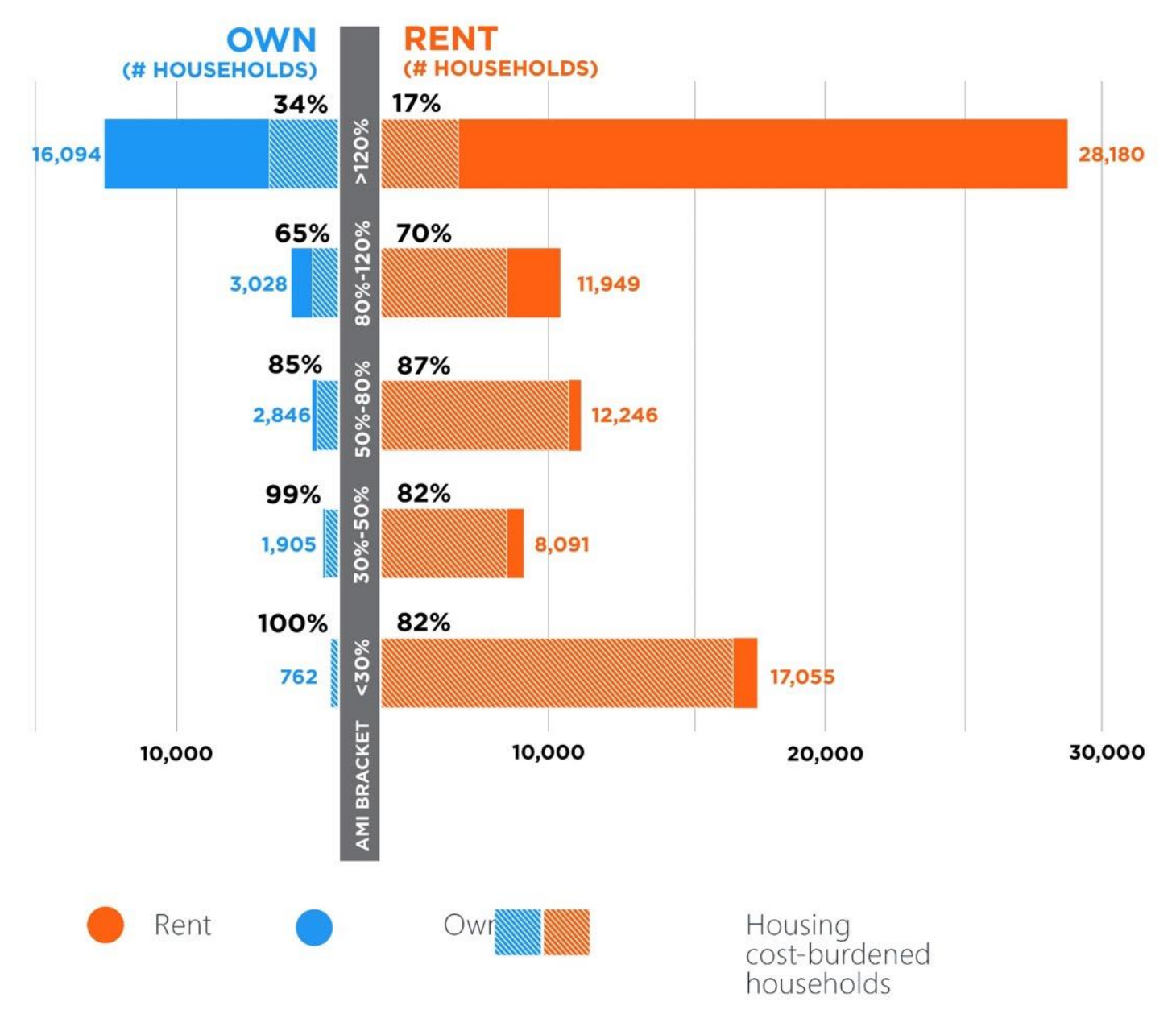
Population Density by Ward

COVID-19 deaths & Healthcare Providers

- COVID-19 deaths by ZIP code
- Testing sites (not including mobile sites)
- ★ Federally Qualified Health Center
- H Hospitals/Medical Centers
- 1/2 mi radius



Market Value & Displacement Risk



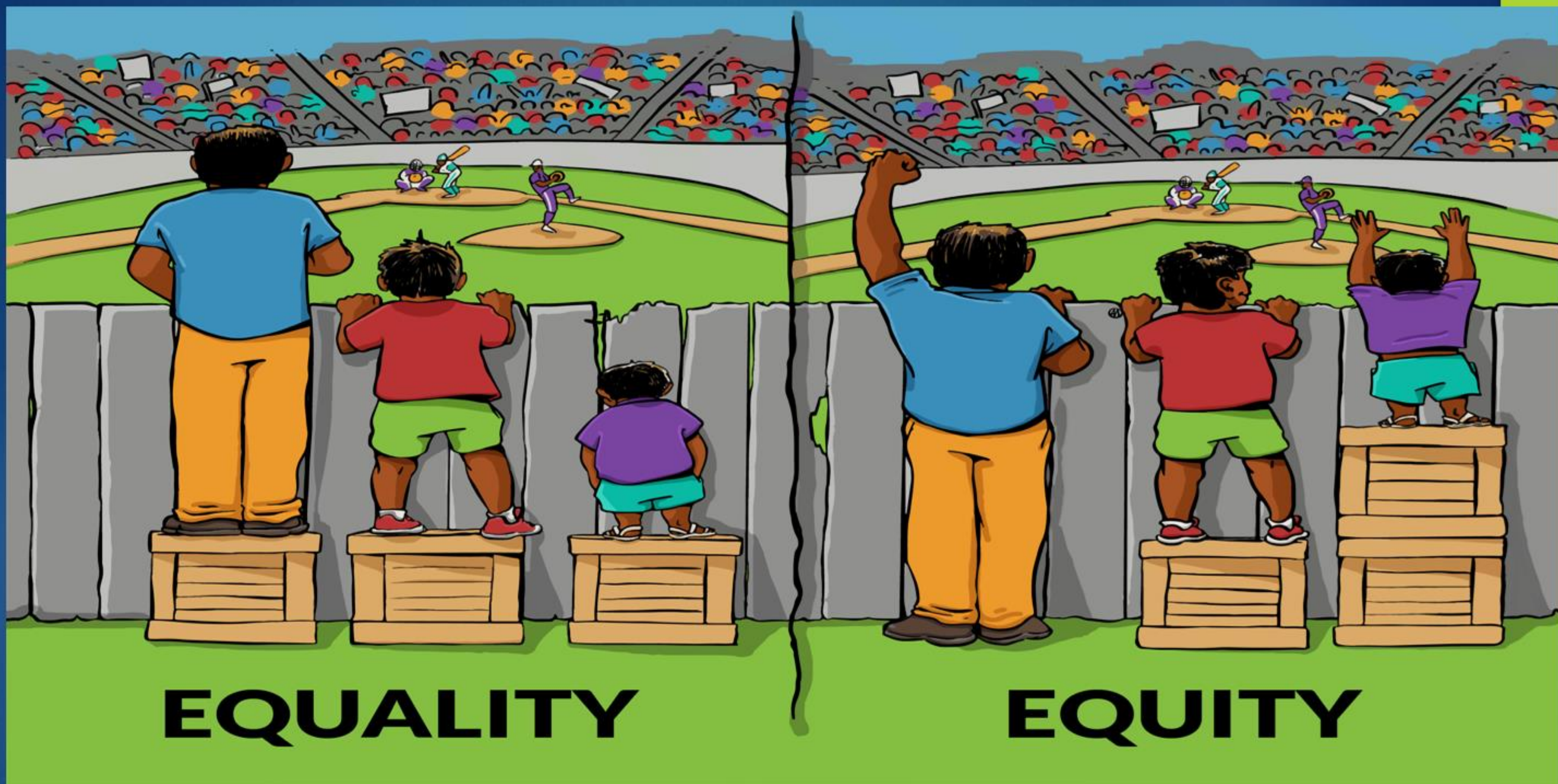


Navigating Challenges in Affordable Housing Innovation

Presented by: Adenah Bayoh

“If you’re not at the table, you’re on the menu.”





EQUALITY

EQUITY

Everyone is given the same resources

Everyone is given the resources they need

EQUITY & INCLUSION

- 1 in every 600 developers is BIPOC Developer
- 1 in every 1200 developers is a Woman of Color
- 71% of renters living in affordable housing are minority
- 75% of renters living in affordable housing are single mothers



POLICY DEFICIENCIES

- Median Income of Renters in Newark is \$29,758
- Average Rent of 1 Bedroom Apt. is \$1,507
- Average Rent of 1 Bedroom Affordable Housing Unit is \$1,100
- A Newark renter should not pay more than \$871/per month to keep them out of poverty



Meet Nicole

- Single mother of 3 children
- School teacher
- Salary = \$63,000/yr
- Deemed ineligible for Affordable Housing (140% over limit of \$58,650)
- Rent for the unit was \$1,650

*Her only option is to get a market-rate 3 bedroom at \$2,600-\$3,200, where she would spend over 40% of her income on rent alone



THE FORGOTTEN PEOPLE

- School Teachers
- Firefighters
- Clerk at your local municipality
- First year accountants
- Police

THE OLD GUARD

“If you always do what you’ve always done, you’ll always be where you’ve always been.”

Henry Ford




- ❖ Legacy Developers
- ❖ Affordable Housing System that has not changed since the 1970s
- ❖ Lack of Diversity amongst developers
- ❖ Community Reinvestment Act
- ❖ Same Players = Same Results

THE SOLUTION



Southside View

- First-generation, black female developer
- 90% Women led professional team
- Paid internet access for 15 years
- Free tutoring from 3-6pm
- Laptops for children
- Access to computer lab and social service programs
- Renter-to-Homeowner programs



“Women belong in all places
where decisions are being made.”
-Ruth Bader Ginsburg

THANK YOU



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Questions?

Thank you for attending the panel!

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Thank you to our Speakers!

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