



# Health, Sustainability, Resilience in Affordable Housing

2022 Health-Related Services Convening

September 21, 2022



# Today's session

- Explore how the Enterprise Green Communities Criteria can be used as a tool to integrate health, sustainability, and resilience into affordable housing.
- Explore a resident-centered approach to integrating health into affordable housing.
- Share a financing and measurement model for this work.



# Our Goals

We focus on the greatest need – the massive shortage of affordable rental homes – to achieve three goals:



## Increase Housing Supply

Preserve and produce good homes that people can afford



## Advance Racial Equity

After decades of systematic racism in housing



## Build Resilience & Upward Mobility

Support residents and strengthen communities to be resilient to the unpredictable



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*"It's my feeling that you give somebody a good place to live ... it will just change their lives forever."*

*Resident of Enterprise Green Communities property*

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**Imagine a world where housing for low and moderate income people was not only abundant, but also healthy, safe, durable, comfortable, efficient, resilient, beautifully designed, and environmentally responsible.**

**And imagine that these exemplary homes are not just demonstrations of excellence, but the standard manner of designing, building, and operating high quality affordable housing.**

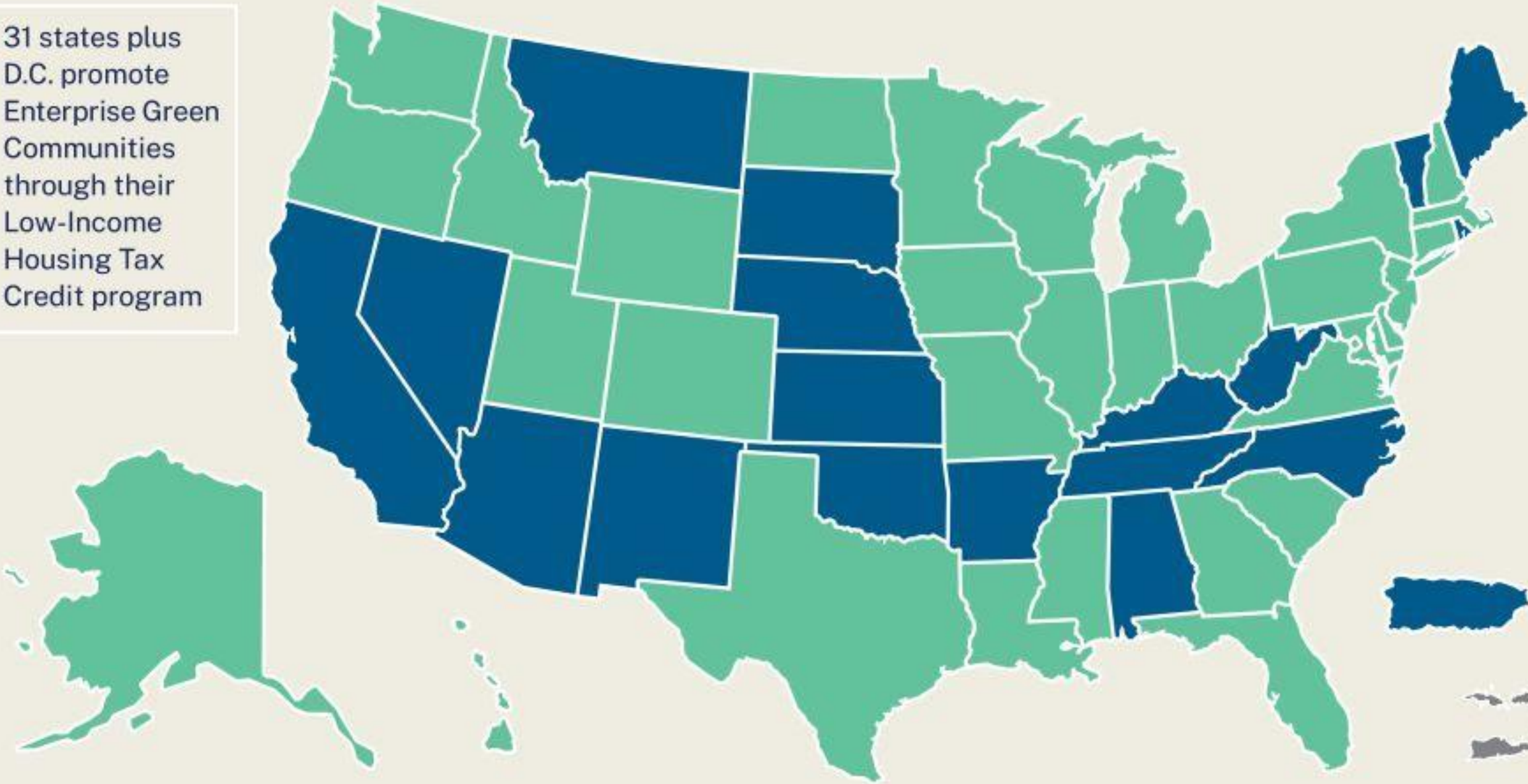
**As a community of housing providers, we have an opportunity to make this vision our reality, addressing today's affordability challenges and the impacts of our changing climate.**





GREEN COMMUNITIES

■ 31 states plus D.C. promote Enterprise Green Communities through their Low-Income Housing Tax Credit program

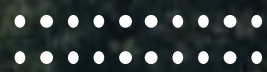


# Operating Energy

Along the “path to zero,” reducing the amount of energy required to operate the building and moving to clean energy sources provide environmental benefits, improve conditions for resident health and comfort, and impact property operating expenses.







# Resources

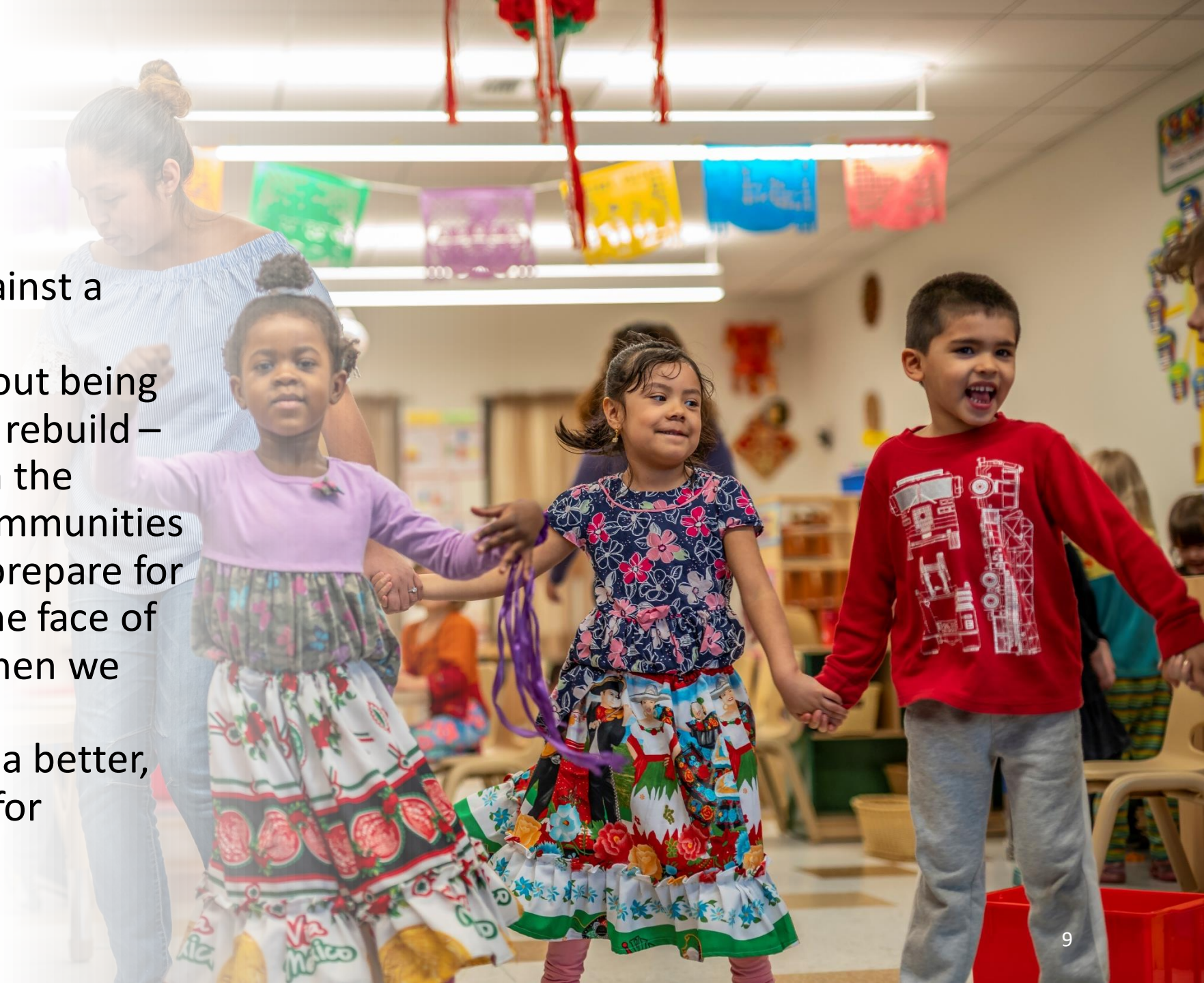
- [ENERGY STAR's Partner Locator](#) can help you identify a rater in your area.
- [A Common Definition for Zero Energy Buildings](#) by the U.S. Department of Energy includes guidance on on-site renewable energy production parameters.
- [Equitable Building Electrification: A Framework for Powering Resilient Communities](#) (Energy Efficiency for All – California)
- [The Economics of Electrifying Buildings](#) explores which building typologies benefit financially from electrification (Rocky Mountain Institute).





# Resilience

Resilience, whether against a storm event or a global pandemic, isn't just about being able to bounce back or rebuild – it's about drawing from the inherent strength in communities and helping everyone prepare for and move forward in the face of our new future. And when we build more resilient communities, we build a better, more equitable future for everyone.







## Resources

- The Federal Emergency Management Agency’s (FEMA’s) [hazard mitigation planning resources](#) include handbooks geared toward state, local and tribal governments; guidelines for sustainability in mitigation planning, Planning Advisory Service Reports, and examples of mitigation activities.
- The Enterprise Green Communities [Ready to Respond Toolkit](#) helps project teams complete [Criterion 1.6](#), and provides further guidance on developing comprehensive plans to prevent displacement, protect buildings and engage residents on disaster preparedness.
- The Seattle Office of Emergency Management provides many valuable resources, including a [Resident Disaster Recovery Booklet](#) translated into several languages.





**Enterprise Green Communities sets a standard for health in affordable housing**



# Health in Enterprise Green Communities



## Resident Health Campaigns

- 1) Injury & accessibility
- 2) Asthma and respiratory health
- 3) Chronic diseases: cardiovascular disease, obesity, diabetes
- 4) Cancer & exposure to Toxins
- 5) Mental health, trauma, healing



**Health  
Impact**



# Healthy Housing

Integrative Design

Location and Neighborhood Fabric

Water Quality

Healthy Materials

Reducing Exposure to Environmental Hazards

Managing the Indoor Environment

Promoting Health through Design

Healthy Building Operations



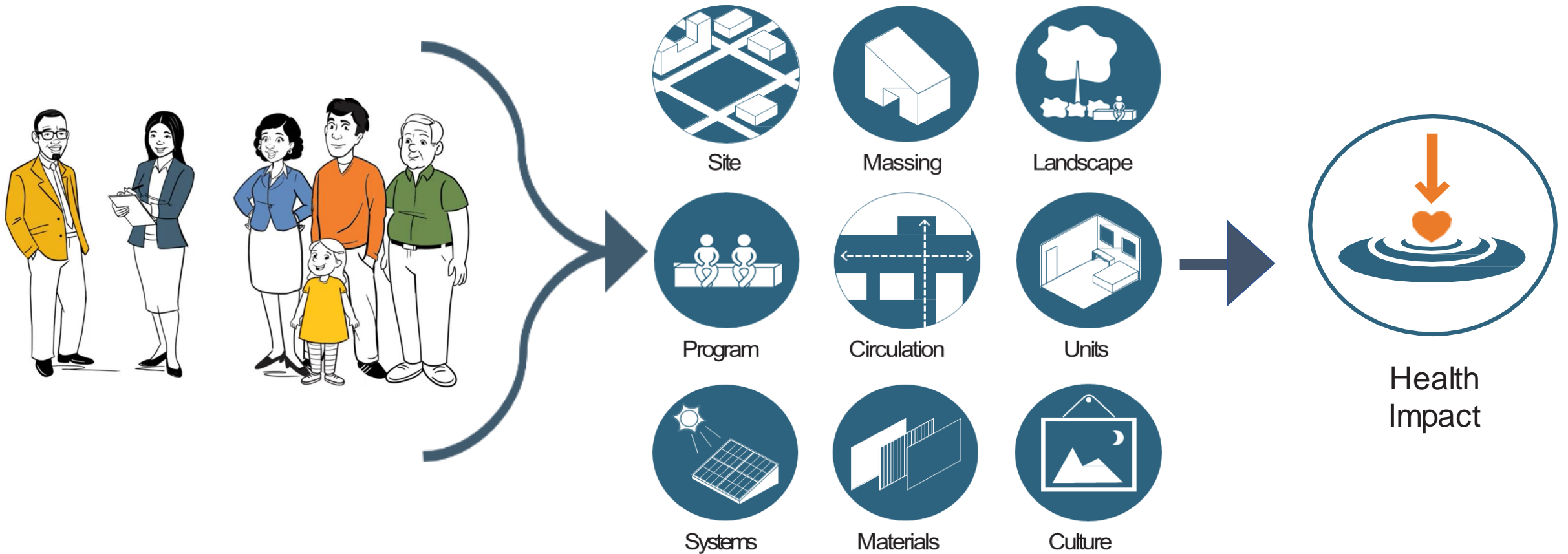
# Health Action Plan





# Going Beyond the Generic “Healthy Home”

## Design Opportunities





# LUCHA's Tierra Linda

## 2017 HAP Pilot

*“A broadening of my perspective on what health issues are out there. During the focus group, some of the issues and connections on causes were made thanks to our public health partners. We did an exercise where connections were made that I wouldn't have. Realizing we could expand beyond asthma.”*

### Priority Health Needs

- 1) Respiratory Illness
- 2) Mobility
- 3) Mental Health
- 4) Chronic Illness, Food Access, Physical Activity
- 5) Housing Costs & Gentrification

### Strategies

- Partnership with local CBOs for programming
- Organized social and physical activity events
- No carpets / no smoking
- Low VOC materials
- Community gardening



# Benefits of the HAP

Developers and residents benefit from the Health Action Plan. Performing an HAP at a property can result in:

- Improved financial stability translating to fewer delinquent rents and lower evictions.
- Improved relationship between the housing owner and residents.
- Enhanced reputational and marketing appeal for property owner leading to more partnerships and grant funding.
- Increased resident satisfaction leading to less unit turnover.
- A safer, more connected community for residents.
- Increased internal capacity to work with the public health sector, analyze public health data, engage residents, and translate health needs into building and programmatic solutions.
- Improved understanding of the impact of the activities and design changes from the Health Action Plan have on residents to inform future developments.

# Housing for Health Fund

The Housing for Health Fund is unique in aligning **capital investments** to preserve affordable housing combined with development and implementation of a property-level **health action plan** and **on-going monitoring** of self-reported health status of residents.

## HFHF's Measurement Framework





# Health Action Plans

Types of Health-Promoting Strategies Incorporated in Completed Health Action Plans in HFHF	
Strategy Category	HAPs with Strategy Adoption (n=4)
Resident Leadership	2
Resident Engagement	3
Case Management	2
Group Programming	4
Resource Connections	4
Built Environment	4
Operational Changes	1
Technology	2
Partnership Development	3

Priority Health Need	HAPs with Priority Health Need (n=4)
Injury and Accessibility	2
Asthma and Respiratory Health	3
Cardiovascular Disease, Diabetes, and Obesity	4
Mental Health	4
Other Health Needs	1

“ No matter the type of engagement, Health Action Plans are never prescriptive. Instead, the plans center on community health data and residents’ prioritized needs and aspirations.





# Thank you

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More Information on Enterprise Green Communities

Program: [www.enterprisecommunity.org/green](http://www.enterprisecommunity.org/green)

Criteria: [www.greencommunitiesonline.org](http://www.greencommunitiesonline.org)