



**2017 REQUEST FOR PROPOSALS**

**Design for Resilience Grant Program**

**Released:** June 29, 2017

**Responses Due:** July 21, 2017

## **I. PROJECT BACKGROUND**

Across the nation, heatwaves, droughts, and floods have become more frequent and more severe, increasing risks to people, homes, and infrastructure. Between 2011 and 2013, the U.S. experienced 32 weather events that each caused at least one billion dollars in damages, and two-thirds of counties nationwide had presidentially declared disasters.

Low-income communities are on the front lines of this damage, and they continue to be the most vulnerable. Short-term displacement can lead to long-term homelessness, temporary business closures can lead to a neighborhood-level economic downturn, and disruption of community services can lead to an extended loss of service continuity. Investing in at-risk communities before disaster strikes is one of the most cost-effective ways to protect residents and property while strengthening their ability to weather the severe storms ahead.

At Enterprise, we work toward a clear vision: One day, every person will live in an affordable home in a vibrant community, filled with promise and the opportunity for a good life. As a national nonprofit, we bring together the nationwide know-how, partners, policy leadership, and capital investment to multiply the impact of local affordable housing development. Over 35 years, Enterprise has created nearly 470,000 homes, invested \$28.9 billion, and touched millions of lives. Through our Green and Resilience Initiative, we seek to strengthen communities and residents so they are better prepared for, and able to respond to, extreme weather events and other emergencies.

## **II. GRANT OPPORTUNITY**

One of Enterprise's most successful and widely-used tools, the Enterprise Green Communities Criteria, is an industry standard for green and healthy building. As of 2015, the Criteria includes a framework designed to address key resilience issues facing an affordable housing project. Through this process, described in Criterion 1.3b: *Resilient Communities Multi-Hazard Risk/Vulnerability Assessment*, affordable housing development teams are encouraged to integrate an intentional approach to improving project resilience through their design and development practices.

Enterprise Community Partners is conducting a pilot project to observe and support the process by which a limited number of affordable housing development organizations implement Criterion 1.3b: *Resilient Communities Multi-Hazard Risk/Vulnerability Assessment*. Through this pilot, we will identify five affordable housing development organizations located in different regions of the United States who are at the predevelopment stage of their projects, and we will support these developers in developing a multi-hazard climate action plan for their housing property. Both the construction of new affordable housing and the rehabilitation of existing buildings are eligible to participate in this pilot, and we intend to select a mix of project types which are likely to be vulnerable to a variety of hazard types.

The purpose of this pilot project is to better understand and support the capacity needs of affordable housing organizations to protect their properties, residents, and core assets from extreme climate impacts. This pilot will inform future efforts by Enterprise to develop tools and resources that will assist developers in creating resilient portfolios and will support resilient design and development for the affordable housing community around the nation.

Awardees will have ready access to technical assistance from Enterprise, funds to support the hire of a resilience expert, and access to a peer network from which to learn. The participating developers will benefit from technical support on one particular project, which they will then be able to apply to future projects. And, each participating organization will have the ability to inform the future direction of resilience-focused housing development best practices.

### **Enterprise Green Communities Criterion 1.3b**

Criterion 1.3b (included in full as an Appendix to this RFP) calls for the developer, at the predevelopment phase, to collaborate with project team members, key stakeholders, and community members to assess, identify, and implement achievable actions to enhance the resilience of a housing project. Compliance with this criterion requires partnership with residents, resilience experts, and allied organizations; assessment; and implementation. Under this program, affordable housing developers will be asked to:

- Assess:
  - Use a multi-hazard assessment tool to assess the property. Clearly identify the relevant hazards, the likely impacts to the project, and the project vulnerabilities.
  - After assessment, hold a facilitated charrette and/or community meeting to present the assessment results to community stakeholders and to engage them in a conversation regarding how the climate vulnerabilities, risks, and impacts apply to the given project and tenants. After this engagement, update the project vulnerabilities as needed.
  - Document the process, data sources, and stakeholders involved in identifying the hazards, impacts, and project vulnerabilities. Documentation should include narrative and multimedia (photos, video, social media, etc)
  
- Identify & Implement response:
  - Identify design and construction strategies that address the top three risk factors identified by the Vulnerabilities Assessment. Assess the ability of these interventions to mitigate or adapt to the climate risks and impacts, and integrate the most effective of these into project design and construction documents.
  - Prepare a summary of the design and construction strategies considered in response to the project climate risk factors, a description of the process used to prioritize those strategies, and examples of how these were integrated into the design and construction documents.

### **III. SCOPE**

Enterprise Green Communities requests submissions of proposals from affordable housing organizations interested in engaging in the process outlined in Criterion 1.3b: *Resilient Communities: Multi-Hazard Risk / Vulnerability Assessment*. Applicants must identify a housing project that is viable and in the pre-development stage, such that the process described in Criterion 1.3b will be carried out primarily in August-November of 2017.

Awardees will receive a \$10,000 grant to support their time and involvement of a resilience expert on their project, will receive ongoing technical support in regards to implementing Criterion 1.3b, and will have the opportunity to engage in a peer network.

By the end of this project (the end of the year), each awardee will be better positioned to adapt to, and mitigate, climate impacts relevant to the given project; will have conducted a Vulnerabilities Assessment; and be positioned as a leader in bridging the fields of resilience and affordable housing.

Awardees will be expected to:

- Implement the process outlined in Criterion 1.3b, including collaboration with the community and with a consultant with expertise in building science or resilience on a particular project (see description within Grant Opportunity and Criterion 1.3b, attached in Appendix).
- Track and share the time and costs of implementing the criterion, as well as any obstacles or challenges encountered.
- Participate in monthly Community of Practice calls throughout the grant period as well as a final interview by phone to close-out the project.
- Through these efforts, awardees will share their organization's qualitative perspective of the value, pain points, and successes in implementing Criterion 1.3b and in the role of the technical assistance provided through this project. Ultimately, awardees will share what is needed in order for their organization to implement the Criterion 1.3b process successfully on future projects.

#### **IV. SUBMISSION REQUIREMENTS**

Applicants should submit a response to this RFP that describes their organization's commitment and capacity to implementing Criterion 1.3b in a project during the second half of 2017.

Applicants must address each of the following areas in the order in which they are set forth below:

##### **Applicant Information**

- A. Organization information
  - Organization name
  - Mailing address
  - Contact name
  - Contact phone number
  - Contact email address
  - Name, title, and role of staff to work on this project; also include description for each of how staff time will be made available for the commitments of this grant program
- B. Describe your organization's prior experience with affordable housing development.
- C. Describe your organization's commitment to addressing resilience through housing, including any preexisting partnerships and prior experience with climate emergency events.
- D. Describe how your organization will approach the expectations listed in the Scope section above, if selected.

### **Project Information**

- A. Name (if available) and location of project identified for implementation of Criterion 1.3b.
- B. Brief description of project including whether it is new construction or a rehab of an existing building; construction type; number of housing units; and target resident population.
- C. Describe how the project that you have identified aligns with the purpose and goal of this request.
- D. Brief description of design and development timeline of project, clearly indicating how implementation of Criterion 1.3b would be feasible during August-December 2017.

### **V. EVALUATION CRITERIA**

Complete and timely proposals will be evaluated based on the following criteria:

- A. The thoroughness and comprehensive nature of the proposal.
- B. Applicant's demonstrated experience in developing affordable housing.
- C. Applicant's commitment to addressing resilience through housing solutions.
- D. Relevance of the project identified to the goals and timeline of the grant period.
- E. If presented with otherwise equal applicants, Enterprise will select organizations to participate in this project that represent a variety of project locations and construction types.

### **VI. SUBMISSION INFORMATION**

Responses to this RFP must be submitted electronically by 11:59pm ET on July 21, 2017 via SlideRoom. Responses submitted by other means (e.g. US Mail, email) or after the deadline will not be considered. Questions should be submitted to [resilience@enterprisecommunity.org](mailto:resilience@enterprisecommunity.org).

All applicants will be notified by Green Communities of the award decisions no later than August 7, 2017.

## 1.3b

*Optional / 15 points*

### Resilient Communities: Multi-Hazard Risk / Vulnerability Assessment

#### REQUIREMENTS

Carry out a Vulnerabilities Assessment and implement building elements designed to enable the project to adapt to, and mitigate, climate impacts given the project location, building /construction type and resident population. Your Vulnerabilities Assessment should prioritize evaluation of issues (e.g., wildfires, flooding, etc.) identified in the state or county hazard mitigation plan for which your project is located. Implement strategies to address at least the top three risk factors identified for your project. Also ensure that these measures are incorporated in response to Criterion 8.2 Emergency Management Manual.

#### RATIONALE

Creating affordable housing projects that will perform well during natural disasters requires careful planning. The exercise of assessing vulnerabilities and creating a plan to mitigate appropriate risks will result in greater focus on this issue. Engaging in this exercise during the integrative design process will allow for input from a variety of stakeholders and incorporation of measures that enhance resilience throughout the project design and construction documents.

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### RECOMMENDATIONS

- Hold a series of facilitated charrettes and community meetings focused explicitly on identifying how the issues identified in your project's state or county hazard mitigation plan apply to your project and your resident population.
- Identify solutions appropriate for your project, evaluate how these strategies overlap with the other criteria selected for your project, and determine best means of implementation.

### RESOURCES

- FEMA's hazard mitigation planning resources include a Mitigation Planning Handbook, guidelines for Sustainability in Mitigation Planning, Planning Advisory Service Reports, and examples of Mitigation Activities. [www.fema.gov/hazard-mitigation-planning-resources](http://www.fema.gov/hazard-mitigation-planning-resources)
- The National Hazard Mitigation Association (NHMA): Promotes natural hazard risk reduction and climate adaptation through planning, adaptation and mitigation. The NHMA promotes steps to reduce the risk and consequences of natural events with a special emphasis on protecting the most vulnerable populations in our communities. [www.nhma.org](http://www.nhma.org)
- The Built Environment Coalition (BEC): Develops analytical approaches, methodologies and tools to help communities and organizations identify opportunities to improve their built environment and make informed decisions on potential investments. [www.builtenvironmentcoalition.org](http://www.builtenvironmentcoalition.org)
- The Federal Alliance for Safe Homes (FLASH): The country's leading consumer advocate for strengthening homes and safeguarding families from natural and manmade disasters. [www.flash.org](http://www.flash.org)
- Metropolitan Washington Council of Governments' climate adaptation planning initiatives report [www.mwcog.org/uploads/pub-documents/pl5cXls20130701111432.pdf](http://www.mwcog.org/uploads/pub-documents/pl5cXls20130701111432.pdf)
- Rocky Mountain Land Use Institute: Resource focused on sustainable and adaptive land use and development practices, focused on the western U.S. [www.law.du.edu/index.php/rmlui/about](http://www.law.du.edu/index.php/rmlui/about)
- FEMA Building Vulnerability Assessment Checklist may be used as a screening tool for preliminary design vulnerability assessment. [www.fema.gov/media-library-data/20130726-1524-20490-4937/fema452\\_a.pdf](http://www.fema.gov/media-library-data/20130726-1524-20490-4937/fema452_a.pdf)
- Kaiser Permanente Hazard and Vulnerability Assessment Tool: Naturally Occurring Events is a sample Hazard Vulnerability Analysis Tool: [www.rhpc.us/go/doc/4207/1598819/Hazard-Vulnerability-Analysis](http://www.rhpc.us/go/doc/4207/1598819/Hazard-Vulnerability-Analysis)
- California Association of Health Facilities Hazard Vulnerability Worksheet may be used as a template to score and assess your project for potential mitigative actions that can reduce identified vulnerabilities. [www.cahfdownload.com/cahf/dpp/HVA-UHCA.pdf](http://www.cahfdownload.com/cahf/dpp/HVA-UHCA.pdf)