



Preservation Next Southeast Academy

Session 7:
*Sustainability, Resilience, and
Health*

April 9, 2024



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What is Preservation Next?

Preserving Affordability in Small to Medium Multifamily Properties and Protecting Residents from Displacement

Solutions at the intersection of renter and owner stability to promote an eviction prevention-first approach



Through **Preservation Next**, Enterprise is committed to preserving affordable small to medium multifamily homes and ensuring that residents have access to safe, healthy, and resilient places to live.

To truly preserve these homes and protect affordability for residents now and into the future, we must:

- Protect existing affordability where it currently exists.
- Provide housing stability and prevent displacement of existing residents and families.
- Invest in healthy, sustainable, and resilient homes.
- Foster responsible stewardship by mission-aligned owners.

Small and medium sized properties provide a crucial foundation for affordable housing in this country: 80 percent of homes in these buildings are available to people who earn less than 80 percent of the area median income

Join Us!

Southeast Preservation Academy Sessions

October 2023 – May 2024

Academy Goals:

- **Expand awareness** of SMMF housing preservation and its role in to advancing housing affordability and racial justice.
- **Help you** identify the role you can play in advancing SMMF preservation
- Prepare you **to pursue SMMF preservation deals** as a developer, partner, resource provider, or policy maker.

Dates

October 17, 2023
November 14, 2023
December 5, 2023

January 16, 2024
February 6, 2024
March 26, 2024

Sessions

PART 1: Defining the Opportunity

Understanding Small/Medium Multifamily
Organizational Sustainability and Business Planning
Property Identification, Evaluation, and Acquisition

PART 2: Preparing for Preservation

Preservation Development Models
Policy Impacts on Preservation and Housing Stability
Financing SMMF Preservation (In-Person)

PART 3: Tackling a Project

April 9, 2024

Sustainability, Resilience, and Health for SMMF

April 30, 2024

Property & Asset Management

May 21, 2024

Navigating Rehabilitation and Sustainability



A Special Thank You to the Funders of Preservation Next

Mackenzie Scott



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PERMANENTE®**

JPMORGAN CHASE & CO.



THE ANNIE E. CASEY FOUNDATION



A Division of First Citizens Bank



Charles M. and Mary D. Grant Foundation



Meet Our Preservation Next Presenters

Preserving Affordability in Small to Medium Multifamily Properties and Protecting Residents from Displacement



Elizabeth Richards

ENTERPRISE, SENIOR PROGRAM DIRECTOR

Elizabeth leads program development and delivery for the National Preservation Next program. Elizabeth has 20+ years of experience funding and managing nonprofit community development organizations, implementing local, city-level and cross-market initiatives, and delivering policy and finance solutions.



Gabriella Lott

ENTERPRISE, SOUTHEAST FELLOW, HOUSING PRODUCTION + PRESERVATION

Gabriella supports the Southeast Market Office's preservation, coordinated investment, and faith-based development programs.



Ray Demers

ENTERPRISE, SENIOR DIRECTOR, PROGRAMS

Ray Demers is a senior director with Building Resilient Futures at Enterprise Community Partners. He oversees and directs the Enterprise Green Communities work.



Michael Claproth

ENTERPRISE, SENIOR PROGRAM DIRECTOR, SOUTHERN CA

Michael is the program director for Enterprise Southern California's Sustainable Connected Communities program. At Enterprise, Michael manages local sustainability efforts including equitable building decarbonization policies clean energy retrofits, and disaster mitigation.

Sustainability, Resilience, and Health in SMMF Preservation

1

Level Setting: What are Sustainability, Resilience, and Health in the context of SMMF Preservation?

2

How does each show up in an SMMF development process?

Affordable Housing & Sustainability

There is a need to prepare affordable housing providers...

- Energy efficiency and renewable energy are vital both to the preservation of existing affordable housing and the long-term health of communities.
- Navigating incentive programs and accessing funds for clean energy retrofits **IS** challenging:
 - Only a handful of incentive funding programs available across the state
 - Misaligned energy and housing programs with arduous application processes and barriers to leveraging multiple funding sources

SMMF Preservation Context

- **What are Sustainability, Resilience, and Health in SMMF Preservation?**
 - Defining terms for level setting
 - **Resources for Sustainability, Resilience, and Health**
 - **Challenge and Disproportionate Impact of Climate Change**
- **In Your Project: Sustainability, Resilience, and Health in SMMF Preservation Strategies**
 - Green Communities
 - Health Action Planning
 - Climate and Cultural Resilience
 - Healing-Centered Development

Why Enterprise?

**We are leading
on health,
sustainability,
and climate
resilience in
affordable
housing.**

- 15+ year record of helping developers explore green building, improve health practices, and adapt buildings to withstand climate risks.
- A full platform of capital, policy expertise and technical knowledge to support communities.
- Health and disaster-response strategies informed by residents, housing providers, public officials, and other experts.

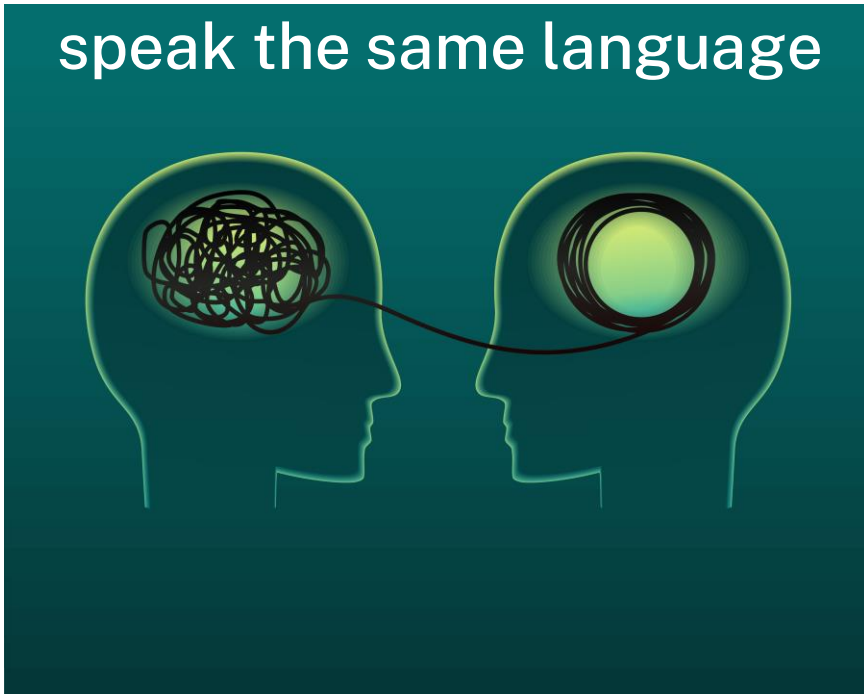
PRESERVATION NEXT
**DEFINING SUSTAINABILITY,
RESILIENCE, HEALTH IN SMMF
CONTEXT**

Sustainability + +

Establishing a Shared Language

Untangling the Language of Sustainability and Resilience

We need to first untangle the vocabulary of sustainability, resilience, and health to speak the same language



Defining Terms

Establishing a Shared Language

Simplified Working Definitions

Getting on the Same Page

Sustainability

Broad term encompassing a range of practices at company or project levels

Green Building/Efficiency

A range of project strategies that support improved resource efficiency and environment

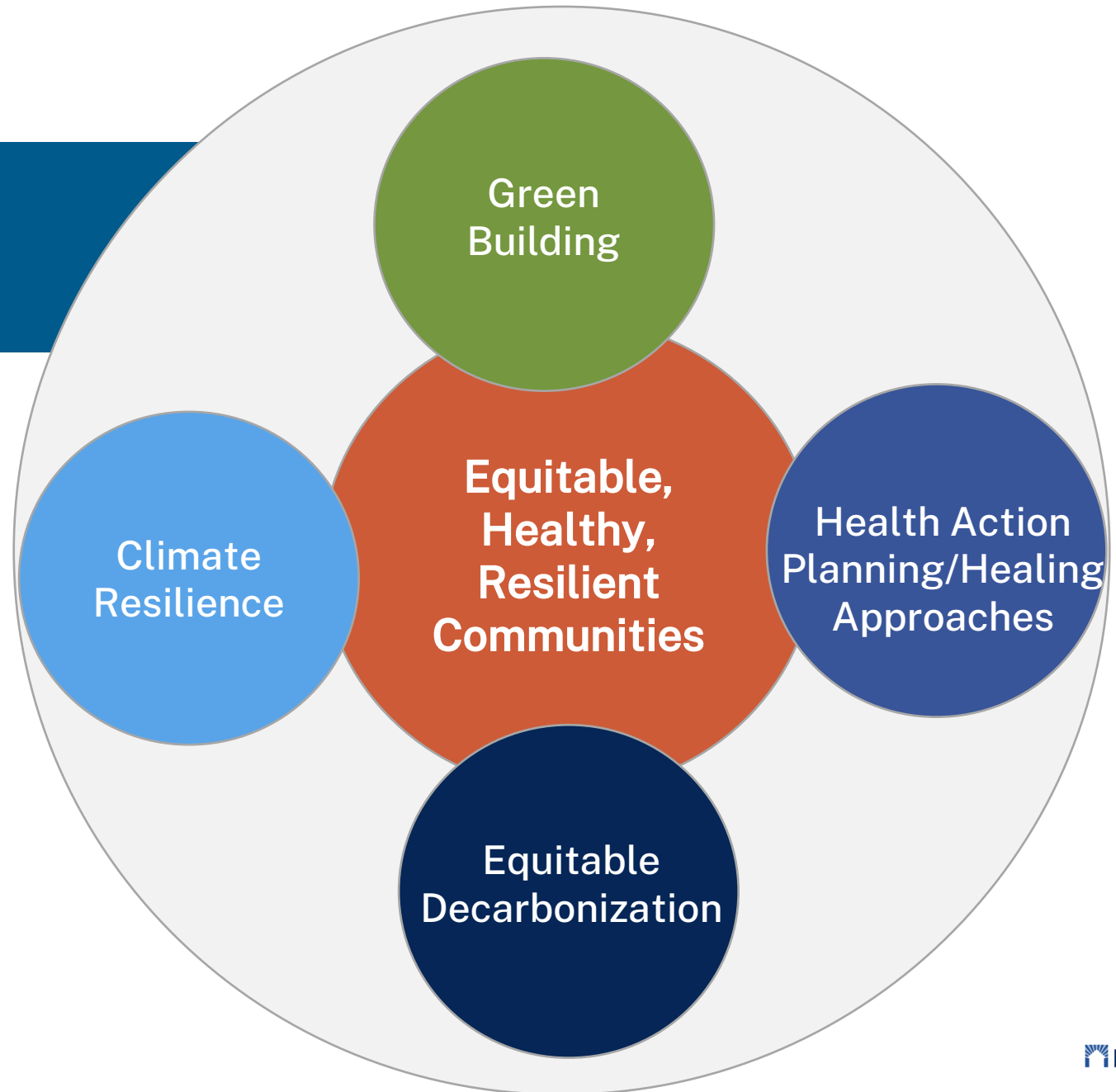
Resilience

The ability to withstand and adapt to a disturbance

Equity* The consistent and systematic fair, just, and impartial treatment of all individuals, including individuals who belong to underserved communities, particularly communities of color

** As defined in Executive Order on Further Advancing Racial Equity and Support for Underserved Communities Through the Federal Government (EO 13985) and HUD Climate Action Plan.*

HOW WE THINK @



Our Sustainability, Resilience + Health Strategies

Programs Designed for Developers, Managers and Residents of Affordable Housing

A **systems level approach** that includes:

Green Communities

National building certification program

Health Action Plans

Toolkit and resources to promote health in affordable housing

Resilience Academies

Training the sector in climate risks and mitigation

Equitable Decarb

Information and peer exchanges to support this work

Policy

Ensuring equitable implementation of the Inflation Reduction Act

PRESERVATION NEXT

How each shows up in project

- Green Communities/Green Building
- Health Action Plan
- Climate and Cultural Resilience



Site



Massing



Landscape



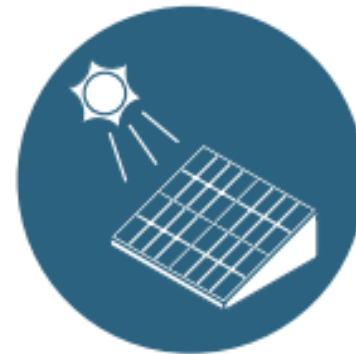
Program



Circulation



Units



Systems



Materials



Culture

Green Communities Criteria

- Initially developed in 2005, and most recently updated in 2020.
- Aligns affordable housing and environmentally responsive building practices.
- For New Construction, Substantial Rehab, and Moderate Rehab in multifamily and in single-family projects.



Green Communities Criteria

- Rationale
- Requirements
- Recommendations
- Resources

Integrative Design

- Project Priorities Survey
- Charettes and Coordination
- Documentation
- Construction Management
- Health Action Plan
- Hazard Vulnerability
- Cultural Resilience

Location + Neighborhood Fabric

- Site protection
- Connections to existing development & infrastructure
- Proximity to services
- Access to transportation, food, open space, broadband

Site Improvement

- Environmental remediation
- Minimizing disturbance
- Stormwater management
- Irrigation and water reuse

Water

- Fixtures
- Quality
- Monitoring leaks
- Plumbing layout
- Non-potable water reuse
- Water access during emergencies

Operating Energy

- Building performance standard
- Renewable and solar energy
- Reducing carbon through electricity
- Lighting
- Floodproofing

Materials

- Ingredient transparency for health
- Recycled content
- Reducing chemical hazards
- Kitchen and bath surfaces
- Managing moisture and waste

Healthy Living Environment

- Reducing radon & lead hazards
- Pest management
- Ventilation
- Dehumidification
- Health and access

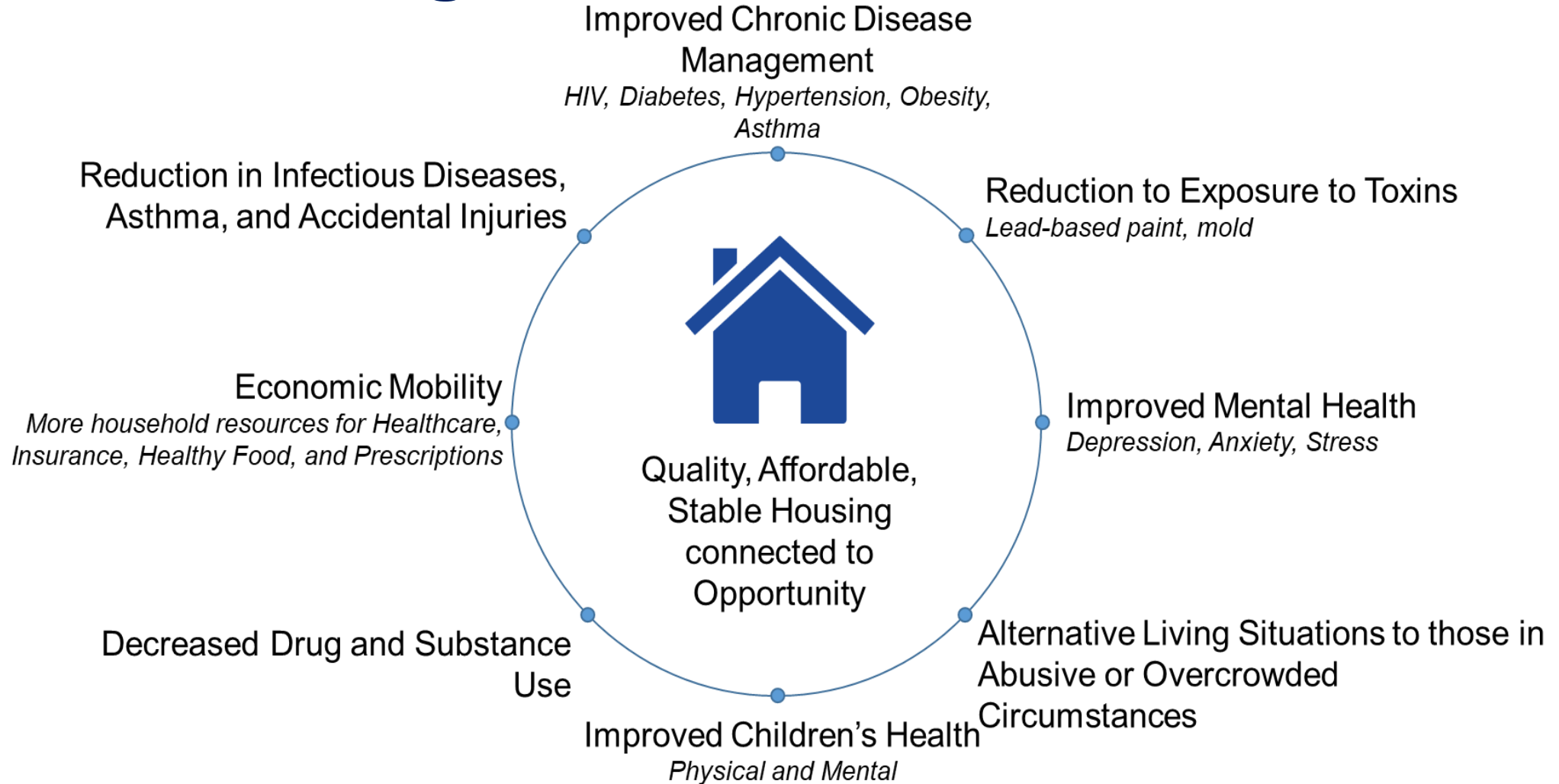
Operations, Maintenance + Resident Engagement

- Manual for Ops and Mgt
- Manual for Emergency Mgt
- Orientation for operations
- Data collection and monitoring

Green Communities to SMMF Preservation: Moderate and Substantial Rehab

- Green Communities apply to **Substantial** and **Moderate Rehab**, when the goal is to meet the **Building Performance Standard** (criteria 5.1b)
- A **Substantial Rehab** is a project where the work touches more than 50% of the building area, and a **Moderate Rehab** touches less than 50%

Health in Housing

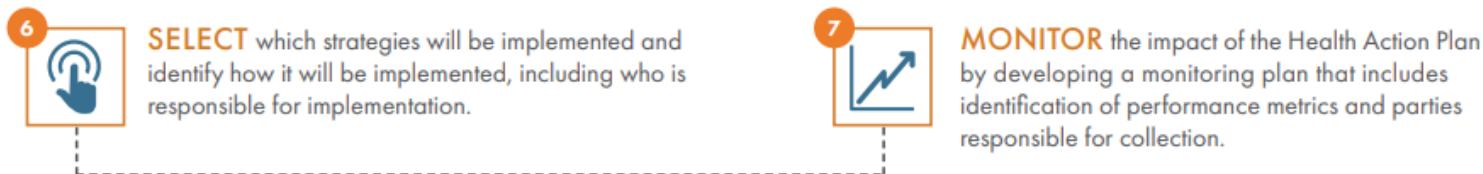


Health Action Plan

DEVELOP A HEALTH ACTION PLAN



IMPLEMENT & MONITOR

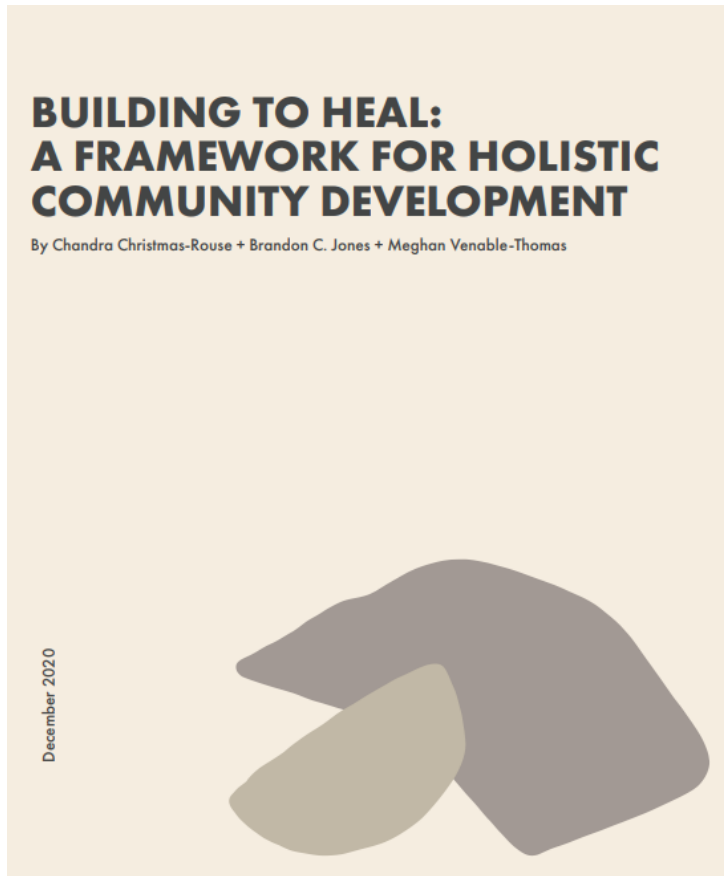


Health Action Plan tool [\(link\)](#)

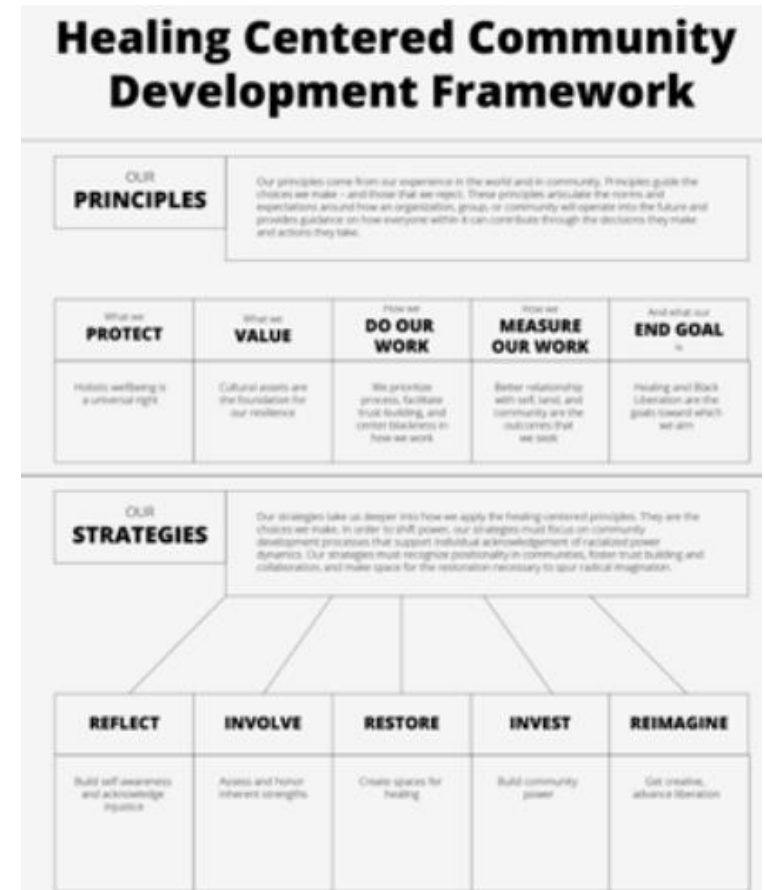
	High Feasibility	Medium Feasibility	Low Feasibility
High Health Impact			
Medium Health Impact			
Low Health Impact			

Healing-Centered Development

[Tool link](#)



- 01 gratitude
- 02 an invitation
- 03 the living legacy of harm
- 05 the invisible harm of our practice
- 07 centering blackness and envisioning liberation
- 09 establishing the we
- 11 framing a solution
- 12 healing centered community development framework
- 15 references
- 16 appendix





Climate Change-How is it Showing up for our industry?

Investor Concern

Rising Insurance

Cost Escalation Materials and Labor

Displacement of Households;

Impact to Economy;

Lowered property values;

Regulatory Changes

POLL ACTIVITY

GROUP POLL

What are your experiences with this topic?

There are 3 ways you can participate in the poll:

- 1** Join [menti.com](https://www.menti.com), and enter code **9548 4380**
- 2** Click the Menti Poll link in the chat
- 3** Use your phone to scan the following QR code →



PRESERVATION NEXT PRIORITIZING

PROJECT PRIORITIES SURVEY

1.1

2020 ENTERPRISE GREEN COMMUNITIES

INTEGRATIVE DESIGN PROJECT PRIORITIES SURVEY

Project name: _____

Project address: _____

Complete this survey prior to beginning your integrative design process and submit with your Prebuild application in the [Green Communities online portal](#).

Understanding the context of your affordable housing development is critical to ensuring it successfully meets the needs of residents and aligns with your intended project goals. This survey, once completed, will serve as a key component of the integrative design process during predevelopment.

Identify Populations Served *(check all applicable)*

Please identify the unique populations of your development below, as applicable. If your project is accommodating any eligible persons seeking housing, please select "no specific population identified."

- Families
- Veterans
- LGBTQ
- Persons with physical or intellectual disabilities
- Older Adults — Independent Living
- Older Adults — Assisted Living
- People experiencing homelessness or formerly homeless populations
- Supportive Housing
- Formerly incarcerated
- Mixed Income
- No specific population identified
- Other population *(describe):*

Resident-Expert Experience

In conversation with residents, potential residents, local stakeholders and/or other community-based groups, reply to the following questions to ensure that community members and their lived experiences are carefully considered for your project.

You must, at minimum:

- Have one conversation with one or more residents, potential residents or community members.
- Have one conversation with a current building management or resident service staff member who has regular interactions with building residents in one of your existing buildings. In new construction projects that don't have building management staff, speak with building managers or resident service staff of similar local projects.

These conversations should include the context of the project you're working on, why you want to hear their input and what you will do with it. In these conversations, we recommend seeking to understand more about the place and community context—what community members value most, their concerns, what works and what doesn't work in their current residences.

PROJECT PRIORITIES SURVEY *(continued)*

I. COMMUNITY REFLECTION AND UNDERSTANDING

Your answers in this section should be informed by: individual vulnerability factors (as applicable), like age, health, physical ability, language, geographic isolation, and employment, as well as sources of stress such as extreme weather, poor physical infrastructure, and limited proximity to jobs, services, or transit.

1. Who does this development serve? Who does it not serve? Among those populations it is intended to serve, who is most vulnerable?

2. Identify some challenges and opportunities people you serve (particularly the most vulnerable) are facing. What are the root causes of those challenges?

3. What are the assets, cultural norms or community resources this community uses to overcome challenges?

4. What are the opportunities for ongoing resident leadership in the design and development of this project?

PROJECT PRIORITIES SURVEY *(continued)*

Identify Resident Opportunity Factors

Housing is a foundation for health and quality of life. Project design, development, operation, management, as well as programs, play a significant role in influencing the health and outcomes for residents.

1. Go to www.enterprisecommunity.org/opportunity360.
2. Review the Opportunity360 webpage, then scroll down and select "Measure" under the Measure page and then scroll down and click on the map.
3. Search for the address of the project using the search bar in the upper right corner.
4. Select the census tract the project is located in and click "Request Dashboard."
5. Enter your name and email address and click submit. A link to the dashboard will be sent to the email address entered.

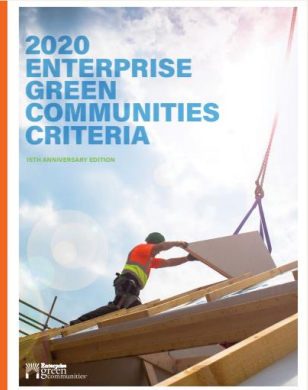
Review the five opportunity outcomes in the customized Enterprise Opportunity Report that has been generated for your address, then answer the following questions:

1. What did you learn about your community that you did not know prior to the Opportunity Report?

2. How will this new information impact your project?

3. How do you plan to leverage the community assets identified through the Opportunity Report with your project?

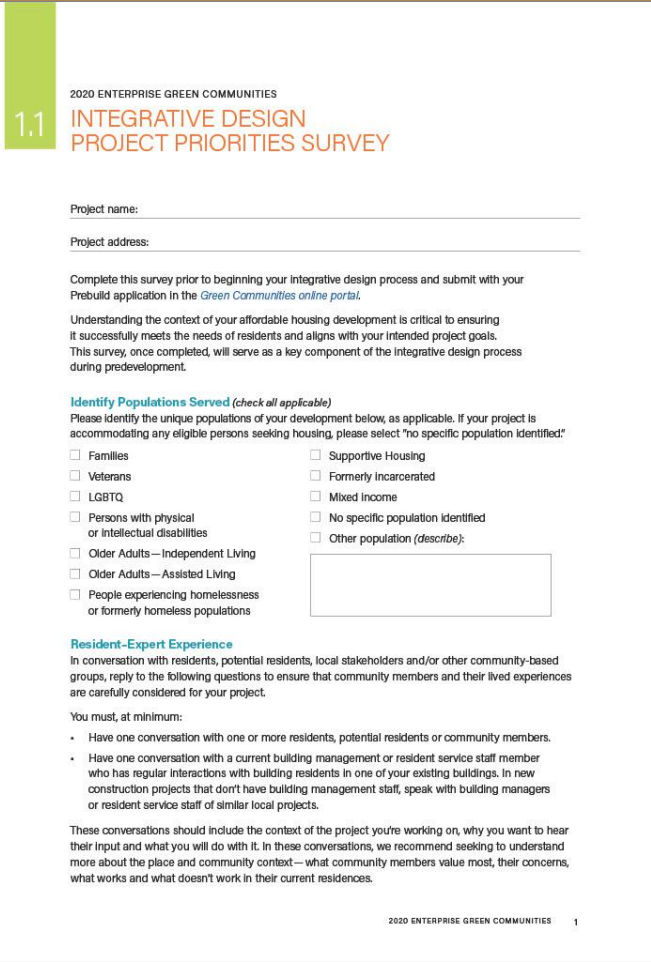
4. What did you learn about the health of residents in your community that you should consider when designing and developing this project?



<https://www.greencommunitiesonline.org/integrative-design>

https://www.greencommunitiesonline.org/sites/default/files/gcc_templates/egc_priorities_survey_12-21_updated.pdf

PROJECT PRIORITIES SURVEY



- Identify Populations Served
- Resident-Expert Experience
 - Community Reflections and Understanding
 - Ground Truth
 - Comprehensive Community Design
- Identify Resident Opportunity Factors
- Climate and Environmental Resilience
- Project Mission Writer

PRESERVATION NEXT
CLIMATE RESILIENCE +
CASE STUDY

“

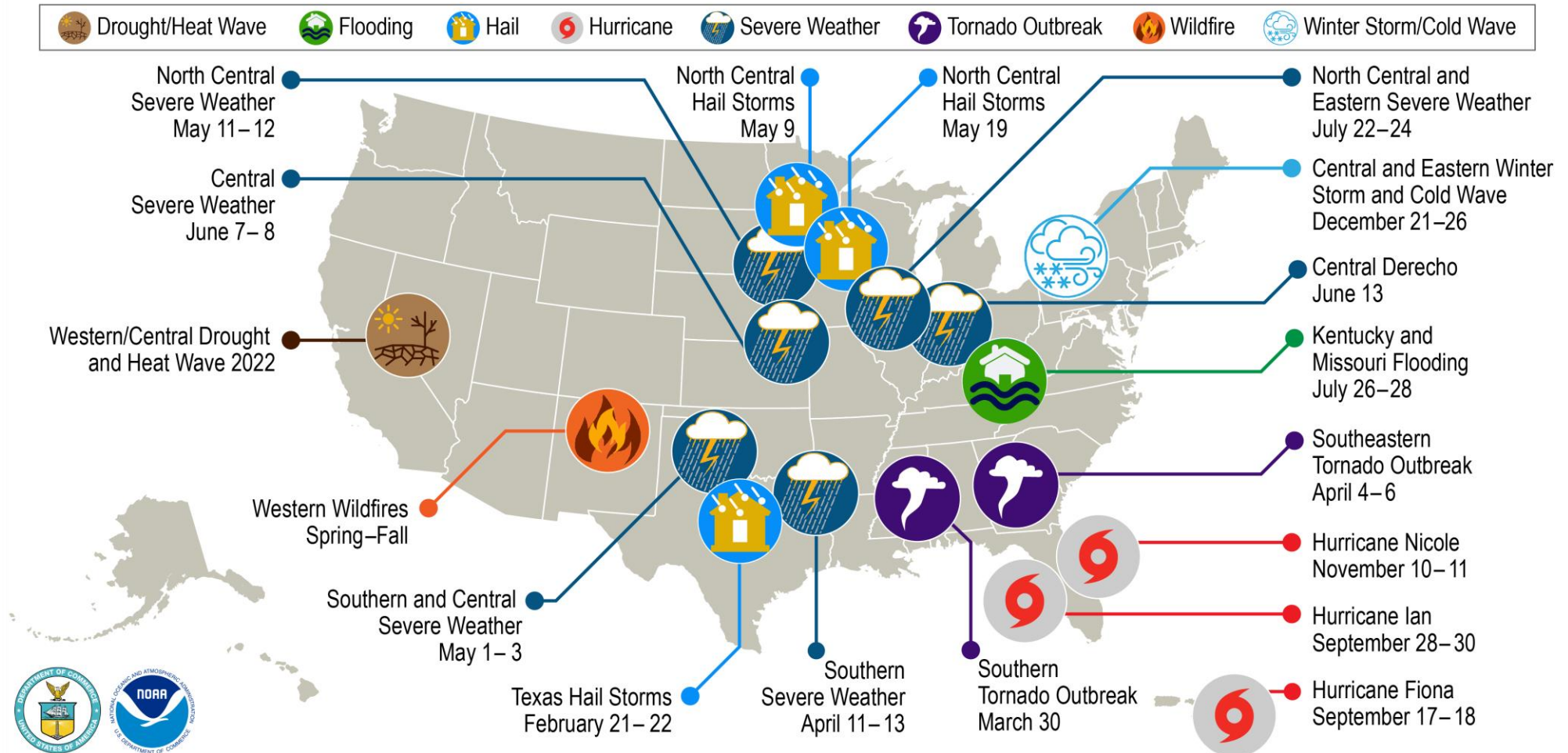
Many southeastern cities are particularly vulnerable to climate change compared to cities in other regions, with expected impacts to infrastructure and human health.

”

National Climate Assessment

Climate

U.S. 2022 Billion-Dollar Weather and Climate Disasters



This map denotes the approximate location for each of the 18 separate billion-dollar weather and climate disasters that impacted the United States in 2022.

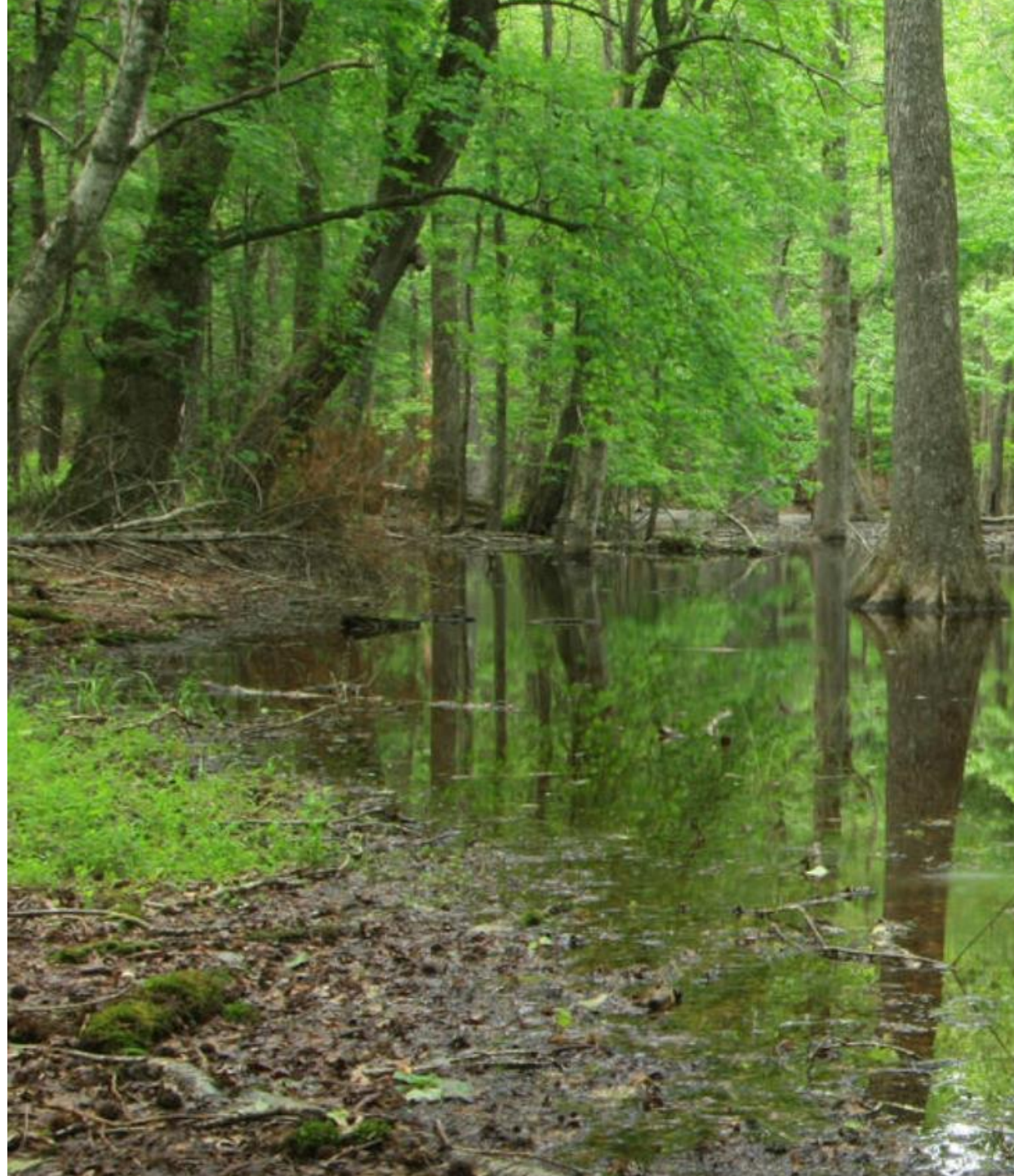
Climate = Resilience

- Due to its age, physical conditions and maintenance needs, most of the country's affordable housing stock cannot withstand our changing climate.
- Every building on the planet must be net-zero-carbon by 2050 to avoid irreversible loss of ecosystems and crisis for vulnerable people.
- The pace, and expense, of disasters has increased dramatically.
- Post-disaster government assistance is well-intentioned, but slow and inequitable; resources lack coordination.
- As temperatures and sea levels rise, so do the number of low-income households that are at risk.



Climate Hazards in the Southeastern U.S.

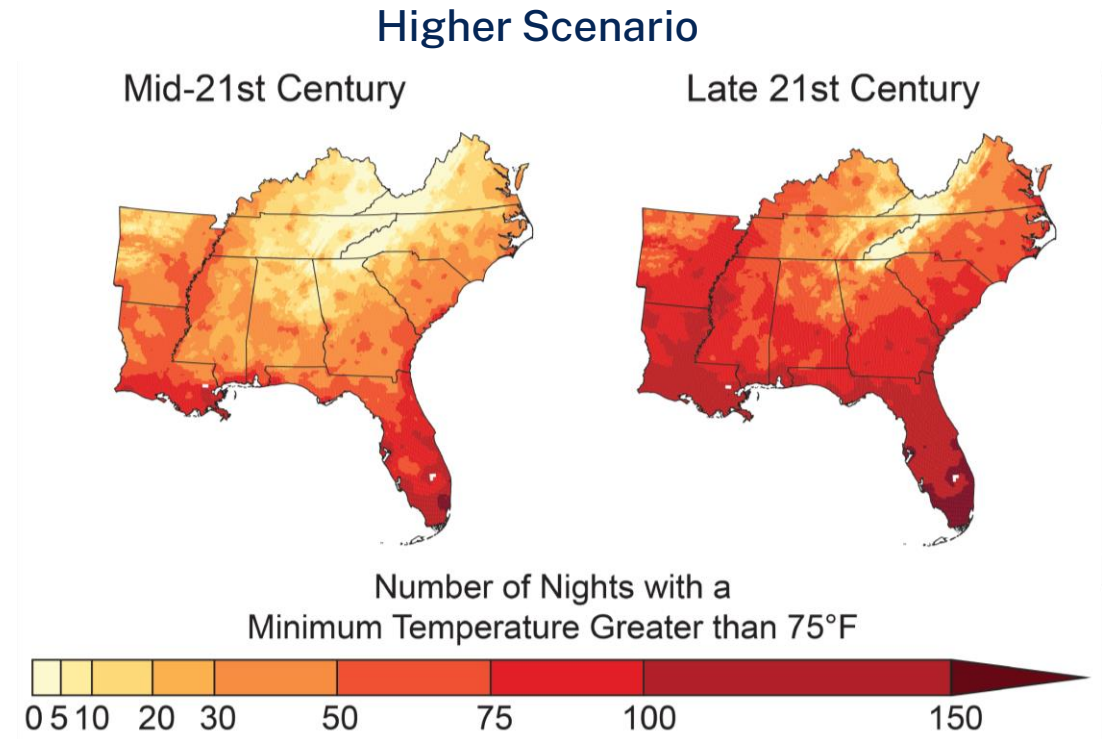
- Chronic flooding and sea level rise
- Hurricanes and storms
- Extreme heat
- Social inequity and social vulnerability



Extreme Heat



- In the higher scenario, nighttime minimum temperatures above 75°F and daytime maximum temperatures above 95°F become the summer norm.
- Further, the nights above 80°F and days above 100°F, now relatively rare occurrences, become commonplace.
- Additionally, cooling degree days (a measure of the need for air conditioning) nearly double.
- **Note:** Higher nighttime temperatures can lead to increased health risks and death as people lack the ability to recover from high daytime temperatures.

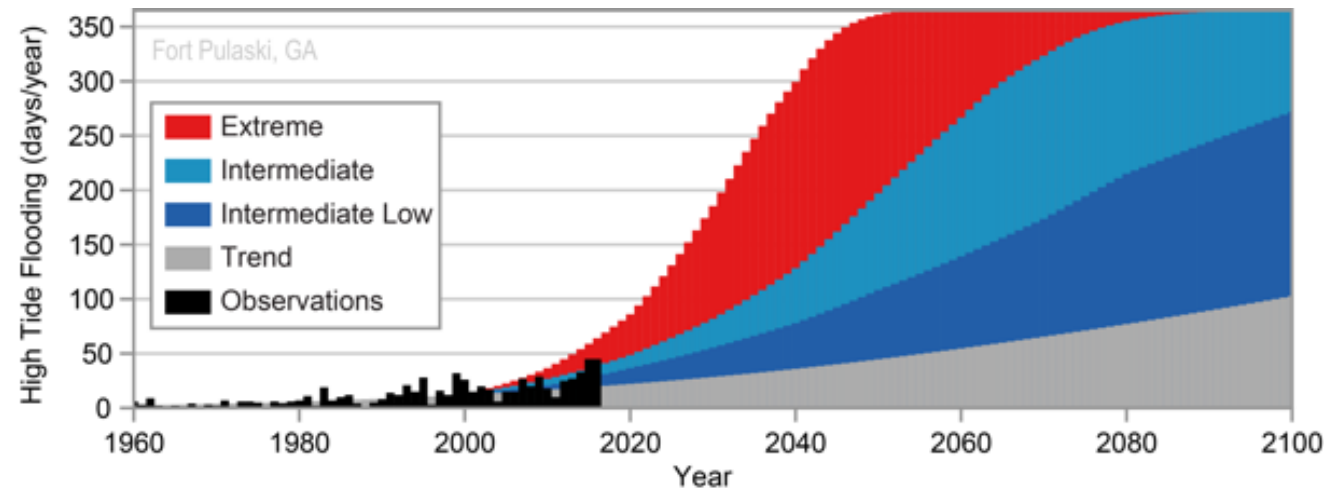


Projected number of warmer nights under a higher climate scenario. (NCA4)

Chronic Flooding and Sea Level Rise



- Since the 1960s, annual occurrences of high-tide flooding have increased 5-10x in a number of coastal cities across the Southeastern U.S.
- All-time records of coastal flooding occurred in Wilmington, NC (90 days), Charleston, SC (38 days), Mayport, FL (19 days), and Miami, FL (18 days) in 2015; these instances of flooding increased more than 50% in 2015 compared to 2014.



Annual number of days experiencing high tide floods for Fort Pulaski, near Savannah, Georgia (black), and projected increases in the number of annual flood events based on four future scenarios. (NCA4)

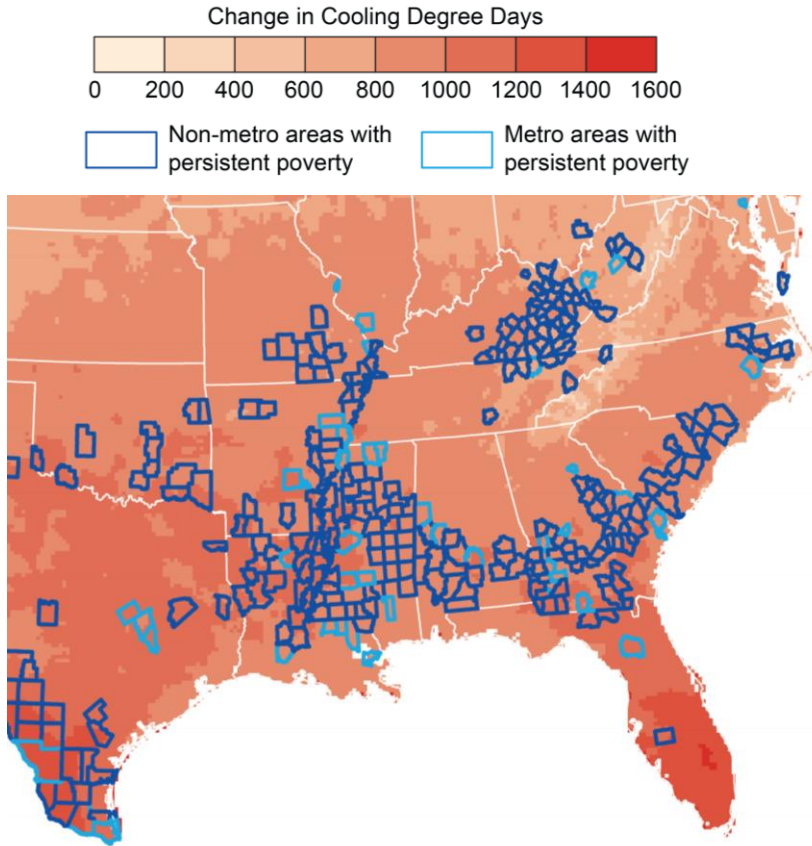
Hurricanes and Storms



Storm surge from Category 4 Hurricane along the Southeastern U.S. (NOAA)

- In 2017, the U.S. broke the all-time previous record high costs for weather and climate disasters with \$306.2 billion in damages.
- For example, Hurricane Irma (one of three major hurricanes that year) was the strongest observed hurricane in the open Atlantic Ocean.
- Combined impacts of sea level rise and storm surge in the Southeast have the potential to cost up to \$60 billion each year in 2050 and up to \$99 billion in 2090 under a higher scenario.

Social Equity & Social Vulnerability



- *Urban heat island effect*, where higher temperatures persist in areas with more buildings and asphalt, will add to the hazards faced by residents in cities.
- *Rural counties experiencing persistent poverty are concentrated in the Southeast*, where the need for additional cooling is expected to increase at higher rates than other areas of the country by mid-century.
- The Southeast is also expected to have the largest heat-related impacts on labor productivity in the country, resulting in... a third of total national projected losses.

Projected changes in cooling degree days by the mid-21st century (2036–2065) under the higher scenario based on model simulations. (NCA4)

Disproportionate Impacts of Climate Change

There is an inextricable link between climate, health, housing, and racial equity.

1. Low-income communities have less economic resources to prepare for and recover from climate hazards including heat waves, poor air quality, flooding, and other impacts.
2. Low-income and communities of color are at higher risk of climate-related health impacts including asthma, cardiovascular disease, and increased rates of mortality.
3. Many neighborhoods facing disproportionate levels of risk from climate impacts also align with those that experienced historical housing discrimination policies.
4. These disproportionate impacts are a product of the built environment and exacerbated by the unequal distribution of resources and infrastructure.

The Regional Resilience

Academies program prepares affordable housing - and the individuals and organizations who own and operate it - for climate change and extreme weather events by:

- ❖ **Assessing portfolio and building risk**
- ❖ **Implementing strategies into building and retrofitting new and existing housing**
- ❖ **Understanding funding/financing assistance programs and how to access them**
- ❖ **Incorporating community engagement, continuity planning and equity strategies**

Academy Highlights	Academy Implementation
<ul style="list-style-type: none">• 150 participant organizations expected• Funding opportunities database• Regional hazard fact sheets	<ul style="list-style-type: none">• 7-9 Academies to be held between 2021 and 2024• 1:1 Technical Assistance• Turnkey Tool-Centric Curriculum
Academy Locations	
<ul style="list-style-type: none">✓ NY/NJ, Gulf Coast, Southeast➤ 2023: West Coast, Mountain West➤ 2024: Mid-Atlantic, Midwest	

Climate Resilience – tools

Enterprise Hazard Strategies Guide

Search Criticality CRITICAL MODERATE LOW Cost \$ \$\$ \$\$\$ \$\$\$\$?

STRATEGY	CRITICALITY	SEA LEVEL RISE	FLOODING	EXTREME WIND	EXTREME HEAT	UNHEALTHY HOUSING	COST/COMPLEXITY		
							GREEN STYLE	LOW/MID RISE	
Access to Potable Water	CRITICAL	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$ LOW \$ MED		
Backup Power to Critical Systems	CRITICAL	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$\$ MED \$\$\$ MED		
Backwater Valves	MODERATE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$ LOW \$ LOW		
Clearing Debris on Site	MODERATE	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$ MED \$ MED		
Community Resilience	CRITICAL	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	\$ MED \$ MED		
Community Resilience Spaces	MODERATE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$ MED \$ MED		
Community Ties	MODERATE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	\$ LOW \$ LOW		
Disaster Recovery	CRITICAL	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$ LOW \$ LOW		
Distributed Heating and Cooling	LOW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$\$ LOW \$\$ MED		
Dry Floodproofing	MODERATE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$\$ MED \$\$\$ MED		
Elevated Living Space	CRITICAL	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$\$\$ HI \$\$\$ HI		
Elevated Mechanical and Electrical Equipment	MODERATE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$\$\$ MED \$\$\$ MED		
Emergency Lighting	CRITICAL	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$ LOW \$ LOW		
Emergency Management Manual	CRITICAL	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$ LOW \$ LOW		
Energy and Resilience Audit	LOW	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$ MED \$ MED		
Enhanced Ventilation, Healthy Air Quality	CRITICAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$ MED \$ MED		
Envelope Efficiency (insulation, air leakage)	LOW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$\$\$ HI \$\$\$ HI		
Evacuation Routes, Shelter Plans, and Flash Flood Response	CRITICAL	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$ LOW \$ LOW		
Foundation Reinforcement	CRITICAL	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$\$ HI \$\$ HI		
Hazardous Site Conditions	CRITICAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$ MED \$ MED		
Hurricane Resistant Building Envelope (including windows and shutters)	CRITICAL	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$ MED \$ MED		
Improved Load Path	CRITICAL	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$\$ MED \$\$ MED		
Increase the Albedo of Roofs and Pavement (make more reflective)	LOW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$\$ LOW \$\$ LOW		
Integrated Pest Management Plan	CRITICAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$ LOW \$ LOW		
Lead Paint Abatement	CRITICAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$ LOW \$ LOW		
Mold Remediation	CRITICAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$ LOW \$ LOW		
Noise Abatement	MODERATE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$ MED \$ MED		
Pandemic/ COVID-19	CRITICAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$ LOW \$ LOW		

[Tool link](#)

READY TO RESPOND Strategies for Multifamily Building Resilience



Disaster Preparedness for Affordable Housing Organizations



[Tool link](#)



KEEP SAFE

A GUIDE FOR RESILIENT HOUSING DESIGN IN ISLAND COMMUNITIES



[Tool link](#)

CASE STUDY

PRESERVATION NEXT

Case Study – ELACC

Energy Efficiency & Decarbonization Retrofit Project

Project: Lorena Terrace Apartments

- Built in 2003; 49-unit MF property; 1-4 bedrooms; serving families at or below 35%-50% AMI
- Planned EE and decarb upgrades include:
 - HVAC heat pumps, smart thermostats, DHW heat pumps, low-flow aerators, and EE lighting
- Anticipated savings of \$254/household per year and reduction of 100 metric tons of CO₂e/yr
- Estimated project cost: \$1.5M
- Clean energy incentives secured: \$1.5M (100% of project costs)
- Major challenges:
 - Incentives pay out as rebates, after construction is complete
 - Unexpected cost increases such as insurance impacted budget
- Enterprise working on providing gap financing/bridge loan



SESSION

WRAP-UP AND RESOURCES

SURVEY

bit.ly/pnsurvey7

Inflation Reduction Act

HUD

- \$1B Green and Resilient Retrofit Program; NOFO released May 11, 2023 with rolling application dates through early 2024. Property specific applications; basic through comprehensive.

DOE

- \$4.3B Home Efficiency and \$4.5B Home Electrification rebate programs. States and Tribes designing their programs in response to DOE guidance. Seeking housing engagement in local program development. Rebates likely available early 2024.

Treasury

- 45L provides tax credits for dwelling units certified to ENERGY STAR and/or ZERH.
- Low-Income Communities Bonus Credit boosts ITC of solar/wind energy projects in low-income communities by 20% along with several other ITC adjustments. New transferability and direct pay provisions.

EPA

- Greenhouse Gas Reduction Fund competitions: \$14B National Clean Investment Fund, \$6B Clean Communities Investment Accelerator, \$7B Solar for All. Solar for All open now; other two likely opening this month.
- Environmental & Climate Justice Thriving Communities Block Grants (up to \$2B), Grantmaking (\$550M), and TA.

Enterprise Green Communities and Health Tools



[Enterprise Green Communities Criteria](#)

[Health Action Plan Toolkit](#)

[POAH's Trauma Informed Housing](#)



Identify your hazard exposure

Assess your risks

Determine your resilience strategies

Implement resilience strategies

[Portfolio Protect](#)

[Building Protect](#)

[Multifamily Strategies for Building Resilience](#)

[Business Continuity](#)

[Keep Safe Florida](#)

[Keep Safe: A Guide for Resilient Housing Design in Island Communities](#)

[Funding Resources Guide](#)

[Keep Safe Florida](#)

[2020 Enterprise Green Communities Criteria](#)

[Business Continuity](#)

[Multifamily Strategies for Building Resilience](#)

[Keep Safe Florida](#)

Technical Resources

www.enterprisecommunity.org/resources/climate-risk-reduction

PRESERVATION NEXT

Preservation Next Toolkit

A Preservation Toolkit for Small-to Medium-Scale Multifamily Properties

Guidance and Best Practices

The Toolkit's issue briefs guide developers and practitioners across different stages of the small to medium multifamily preservation development process

Localized Resources

Preservation landscape analyses, inventory of local funding resources, and local & regional data on the small to medium multifamily stock

Case Studies

Successful and creative approaches for small to medium multifamily preservation in different housing markets

Tools

A Financial Modeling Tool to help you understand the financial viability of your preservation development.



A JOINT VENTURE PRESERVATION MODEL IN LOS ANGELES

PROJECT OVERVIEW
700 Simmons Ave
LOS ANGELES, CA

- Located in unincorporated East Los Angeles
- Built in 1930
- 11 residential units
- Acquired in 2021

Financing sources:

- LA County CLT-CDC Pilot Program: \$2,790,250 – \$253,659 per unit
- SPARCC and Genesis LA: Predevelopment funds \$75,000



TOOLS

Funding Sources Inventory

Keep Reading



TOOLS

Financing Modeling Tools

Keep Reading

Join us for our next session on April 30!

Property & Asset Management

Guest Speakers to include:

Audrea Rease, Star-C and Tri-Star Real Estate

Harold Nassau, NeighborWorks America

What to Expect

- Participants will understand **capacities** needed for **long-term management** of SMMF properties after rehabilitation.
- Presentation to discuss best practices for preventing evictions and maintaining **long-term housing stability**.
- Session content to introduce property management models that **minimize operating costs** and asset management models that improve the **long-term financial health** of SMMF properties.

Thank You

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Resources:

[Preservation Next Small to Medium Multifamily Toolkit](#)

[Preservation Next National Program](#)

[Southeast Preservation Academy](#)