Financing Community Resilience

Displacement, Climate, and Earthquakes

OCTOBER 1, 2018 | LOS ANGELES
FINANCING COMMUNITY RESILIENCE:
Displacement, Climate and Earthquakes

A Forum to Protect Existing Affordable Homes and Low- and Moderate-Income Communities
ONE DAY every person will have an affordable home in a vibrant community, filled with promise and the opportunity for a good life.

OUR MISSION is to create opportunity for low- and moderate-income people through affordable housing in diverse, thriving communities.
ENTERPRISE’S APPROACH

What sets Enterprise apart is how we work.

We’re one of the only social enterprises in the U.S. with deep expertise in each of the **three catalysts for systems change**:

**Capital.**
At Enterprise, we direct public and private capital to the right places, having delivered more than $36 billion to low-income communities across the U.S.

**Policy.**
Enterprise is a crucial voice for America’s low-income communities with a strong presence in Washington, D.C., and city halls across the country.

**Solutions.**
We work with local partners to test and scale new solutions to some of the most pressing housing and economic problems facing low-income communities.
RESILIENCE GOALS

**Preserve homes + buildings** in vulnerable low and moderate income communities in a way that does **not trigger displacement**

Increase **Health, physical, + social resilience** of vulnerable community members + their neighborhoods

Sustain + grow **cultural fabric + social capital** of existing communities

Maintain continuity of **workforce, commercial, + economic activity**

Decrease **short-term displacement** post-disaster and **reduce extent of damage** resulting from disaster
IT’S HARD TO
MAKE A LIVING
WITHOUT A PLACE TO
MAKE A LIFE.
FINANCING COMMUNITY RESILIENCE

FRAMING + KEYNOTES

THE TRUTH ABOUT RENTING + OWNING

LANDSCAPE FOR FINANCING + FUNDING FOR RESILIENCE

INNOVATION LABS

REPORT OUT, DISCUSSION + GAME PLAN
OBJECTIVES OF THE DAY

DEVELOP A SHARED UNDERSTANDING OF COMMUNITY RESILIENCE, FROM A CLIMATE, SEISMIC, AND DISPLACEMENT PERSPECTIVE

CONVENE STAKEHOLDERS TO ENGAGE IN MULTISECTOR SOLUTION BUILDING FOR COMPLEX PROBLEMS

DEVELOP A MAP OF VEHICLES TO FUND RESILIENCE OF PEOPLE, BUILDINGS, AND NEIGHBORHOODS

DISCOVER INNOVATIVE STRATEGIES AND PRIORITIES FOR PUTTING EQUITY + RESILIENCE TOGETHER THAT WE CAN CARRY FORWARD + TAKE ACTION ON
LA HOUSING SHORTAGE

In a region of majority renters, there is a shortage of market rate and subsidized homes.

Across the region there are 1.3 million households that are housing insecure, paying more than 30% of their incomes on a place to live.

1 ORANGE DOT = 5 HOUSING INSECURE HOUSEHOLDS
Building Resilience creates two aspects of benefits:

It enables individuals, communities, and organizations to better withstand disruptions more effectively,

and it enables them to improve their current systems and situations.

But it also enables them to build new relationships...and reach out for new opportunities, ones that may never have been imagined before.

This is the resilience dividend.

Dr. Rodin’s book on Resilience Benefits
Introduce yourself + state that you are a “teacher & a learner”

And commit to “listen with your heart” today
We want this to be an open conversation where you feel free to address contentious topics. We also want people to know that a conversation on these important topics are taking place.

To meet those two goals, we ask that if you’re using social media during and after today’s event, you follow the Chatham House rule, which says:

Participants are free to use the information received, but neither the identity nor the affiliation of the speaker(s), nor that of any other participant, may be revealed.
Keynote | Lucy Jones

Lucy Jones, Center for Science and Society
Marissa Aho, Office of Mayor Eric Garcetti
Preserving + Protecting Homes

All of LA’s affordable housing stock vulnerable to natural hazards will be able to sustain impact from these shocks in a way that does not trigger displacement and creates and sustains economic opportunity;
Story of Resilience

Aaron Flournoy, Lil Bill’s Bike Shop

Joe Donlin, Strategic Actions for a Just Economy
BREAK
The Truth About Renting + Owning Today

Pauline Louie, HUD
Claudia LIMA, CIT Bank
Dora Gallo, ACOF
Joe Donlin, SAJE
John Perfitt, RNLA
LUNCH

Please gather your lunch and return back for the next panel.

20 minutes
Defining the Landscape
Financing + Funding for Resilience

Esther Toporovsky, Enterprise
Everett Sands, Lendistry
Kat Taylor, Beneficial State Bank
Marion McFaddon, Enterprise
Nuin-Tara Key, CA OPR
Paul Beesemyer, CHPC
Innovation Labs

Introduction + Transition

Laurie Johnson, LJC Research
Natalie Zappella, Enterprise
Urban Development Patterns can create correlations of physical vulnerability, with both direct and indirect social and economic consequences.
Areas of spatially concentrated building damage experience more extended and complicated recovery trajectories (Peacock et al. 2014; Olshansky, Johnson, and Topping 2006)

- LA with >$300 mn CDBG-DR funding created earthquake loan repair program for mostly wood-frame apartments (age 1950-1975) with “soft story” failures
- By January 1996, >65% of Ghost Town units had loans and repairs underway
- By January 1999, nearly all units repaired and loan payments began
HayWired Scenario for San Francisco Bay Area:

Census tracts with concentrations of building damage, infrastructure damage and potential population displacement (publication in progress)

- Damage due to ground shaking, landslides and liquefaction
- With damage due to post-earthquake fires added

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Realizing the Resilience Benefit

Seismic retrofit measures (especially for low-rise wood-frame structures) have been demonstrated to be cost-effective, with higher quality measures estimated to save thousands of dollars in potential losses per unit (Porter, Scawthorn, and Beck 2006).

Current seismic retrofit programs are largely voluntary, undertaken by individual building owners. Some retrofits are incomplete or not based on uniform, best-practice building codes (Maffei 2017).

The resilience benefits – both direct and indirect – can rarely be realized on a neighborhood- or community-scale, especially in denser, urban neighborhoods with concentrations of vulnerable structures.

“Resilience is formed through the interdependencies that evolve from established societal patterns and the work of building resilience both pre- and post-disaster.”

(Multinational Resilience Work Group, 2014)
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Maslow’s Hierarchy of Needs: 5-Stage Model

- Biological and Physiological Needs
- Safety Needs
- Belongingness and Love Needs
- Esteem Needs
- Self-actualization

Laurie Johnson PhD FAICP Consulting | Research
“Holistic” View of Community Resilience

People, Livelihoods

Governance and Community Institutions

Economy, Networks and Supply Chains

Structures, Infrastructure, and Built Environment

Environmental, Ecology, and Physical Environment

(Source: Laurie Johnson 2011)
## INNOVATION LABS Configurations

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<th>LMF</th>
<th>HARDWARE</th>
<th>CLIMATE BUILDING RESILIENCE</th>
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### Additional Information

- SMALL BUSINESS focuses on self-sufficiency and sustainability.
- CUBA / SMMF emphasizes collaboration and multi-stakeholder engagement.
- LMF prioritizes leadership and community development.
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Our Next Steps:

- Event Materials (9/27 + 10/1) on Website
- Focused Linking of Local Policy + Equity Goals within Enterprise’s Federal Policy Work
- Support City of LA with Seismic Retrofit Mandate through Multiple Strategies (Pursue a Pilot)
- Support CEA with Resilience Fund + Equitable Approach
- Continue to Connect/Engage with Partners/Multisector Network + Coalitions to Pursue Equitable Goals, Strategies, Including Resilience
- Continue Place-based Neighborhood Strategy
We believe, because it is true, that people are affected by their environment, by space and scale, by color and texture, by nature and beauty, that they can be uplifted, made to feel important.

JIM ROUSE | FOUNDER