Green and Resilient Affordable Housing
December 8, 2023
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Moderator: Shelby D. Green, Esq., Professor of Law, Elisabeth Haub School of Law, Pace University
CLE Credits
NYS Planning & Zoning Credits
Email Ann Marie McCoy at amccoy@law.pace.edu.

CM Credits
Please visit the Certification Maintenance section of APA’s website (www.planning.org/cm) to claim credits.

The event will be posted to the APA website soon. We will add the information to our website (https://law.pace.edu/annual-conference-2023) as soon as it is available.

AIA/HSW/PDH Credits
Email Valerie Brown at vbrown@aiawhv.org

Continuing Education Sponsors
Weaving the Policy Framework for Green & Resilient Affordable Housing

22nd Annual Land Use & Sustainable Development Conference
Pace Land Use Law Center—December 8th, 2023

Joe Schilling, Senior Policy and Research Associate
Urban Institute’s Research to Action Lab
Jschilling@urban.org
GRA Requires a Cohesive Green Policy and Planning Framework

- Local Government Third Generation Sustainability Policy Goals
  - Climate Resilience
  - Environmental Justice & Equity
  - Green Economic & Community
- The 5Ps—Policy, Plans, Programs, Projects and Practices
- Climate Resilient/Equity Plans
- Green Zoning & Green Zones
- Green Intermediaries
- Immediate Policy and Planning Actions
Greening America’s Smaller Legacy Cities

https://go.lincolninst.edu/l/153411/2023-07-07/pqpf sy
<table>
<thead>
<tr>
<th>Generation</th>
<th>First Generation</th>
<th>Second Generation</th>
<th>Third Generation</th>
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<tbody>
<tr>
<td><strong>Policy Actions</strong></td>
<td>Green government operations, Redevelop brownfields and offer related job training, Build recycling and stormwater infrastructure, Enact smart growth planning and codes, Enable urban greening and vacant property reclamation, Extend green business networks and best practices</td>
<td>Create Climate Action Plans (CAPs) and GHG inventories, Implement green building codes and standards, Establish green development zones and ecodistricts, Create area-wide brownfields redevelopment plans and multipurpose brownfields grants, Collaborate with regional, state, and national intermediaries, Partner with local universities and/or nonprofits</td>
<td>Launch and enforce sustainability plans, sustainable development codes, climate resilience plans, climate equity plans, and environmental justice commissions, screens, and codes, Prioritize renewable energy, decarbonization, and energy efficiency, Expand policy ecosystem for green industries, businesses, and jobs, Elevate environmental justice in all green regeneration actions</td>
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<td><strong>Capacity-Building Actions</strong></td>
<td>Hire part-time sustainability coordinator or expand a current role to include such responsibilities</td>
<td>Hire full-time sustainability manager with part-time staff, Offer peer learning through professional green networks and local government associations</td>
<td>Hire full-time sustainability director, Dedicate office and full-time staff to sustainability, Expand capacity through regional, state, and national intermediaries</td>
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Promising 3rd Generation Sustainability Policies, Plans and Programs

- Climate Equity & Resilience in Local Plans and Codes
- Blue-Green Infrastructure
- Vacant Property Reclamation
- Urban Greening—Urban Forestry
- Brownfields Redevelopment and Green Buildings
- Energy Equity and Renewable Energy Infrastructure
Climate Equity Plans
Climate Resilient Development
RVAgreen 2050: Climate Equity Action Plan 2030 is an equity-centered, community based, integrated climate action and climate resilience plan. It is a roadmap that lays out how to reduce greenhouse gas emissions 45% by 2030, achieve net zero greenhouse gas emissions by 2050 and help the community adapt to Richmond’s climate impacts of extreme heat, precipitation, and flooding.

The Plan’s Vision is that All Richmonders, regardless of their identity or neighborhood, thrive in a climate-resilient and climate-neutral community. There are 49 strategies across five pathways: Buildings and Energy, Community, Environment, Transportation and Mobility, Waste Reduction and Recovery. To ensure the Plan moves forward and strategies are implemented equitably, the Office of Sustainability developed a Shared Accountability Framework. The Plan also includes a set of twelve high-level Outcomes focused around community priorities to measure progress.

The Plan represents the culmination of involvement from hundreds of stakeholders over thousands of hours to ensure that the planning process and plan contents incorporated diverse and representative voices. The Office of Sustainability convened residents from frontline communities, community organizations serving frontline communities,
ANNOUNCING THE RELEASE OF PROVIDENCE’S CLIMATE JUSTICE PLAN!

Providence’s Climate Justice Plan, co-developed by the City of Providence’s Department of Sustainability and the Racial and Environmental Justice Committee of Providence, includes seven key objectives, 20+ targets, and over 50 strategies aiming to create a truly equitable, low-carbon, climate resilient city.

The Plan sets forth concrete carbon-reduction targets in buildings and transportation sectors while promoting clean energy sources. It also addresses the system-level changes that are needed in our governance structures, our economic system, and the overall health of our communities to ensure a just and equitable transition away from fossil fuels. The Plan provides near-term policy and program recommendations to meet these targets and highlights the incredible climate action already taking place within the Providence community.

Read the Plan (English)  Read the Plan (Spanish)  Read the Executive Summary (English)

Read the Executive Summary (Spanish)

Green Zoning
Green Zones
Eco-Districts
Sustainable Development Code

1. ENVIRONMENTAL HEALTH AND NATURAL RESOURCES
   1.1. Climate Change
   1.2. Low Impact Development and Green Infrastructure
   1.3. Natural Resource Conservation/Sensitive Lands Protection
   1.4. Water Conservation
   1.5. Solid waste and recycling

2. NATURAL HAZARDS
   2.1. Floodplain Management
   2.2. Wildfires in the Wildland-Urban Interface
   2.3. Coastal Hazards
   2.4. Steep Slopes

3. LAND USE AND COMMUNITY CHARACTER
   3.1. Character and Aesthetics
   3.2. Urban Form and Density
   3.3. Historic Preservation

4. MOBILITY & TRANSPORTATION
   4.1. Transit Oriented Development
   4.2. Mobility Systems
   4.2.1. Complete Streets
   4.2.2. Pedestrian and Bicycle Systems
   4.2.3. Public Transit
   4.3. Parking

5. COMMUNITY
   5.1. Community Development
   5.2. Public Participation and Community Benefits

6. HEALTHY NEIGHBORHOODS, HOUSING, FOOD SECURITY
   6.1. Community Health and Safety
   6.2. Affordable Housing
   6.3. Housing Diversity and Accessibility
   6.4. Food Production and Security

7. ENERGY
   7.1. Renewable Energy: Wind (small- and large-scale)
   7.2. Renewable Energy: Solar (including solar access)
   7.3. Energy Efficiency and Conservation

8. LIVABILITY
   8.1. Noise
   8.2. Lighting
   8.3. Visual Elements

https://sustainablecitycode.org/
Green Zones

Brandon Hanson (author), Jonathan Rosenbloom & Christopher Duerksen (editors)

INTRODUCTION

Green zones (also known as “ecodistricts”) are stationary or floating districts created by a local government to promote sustainable practices, to help reduce environmental impacts, and to help revitalize an area. **Green zones are areas that provide local governments with the flexibility to focus on a variety of issues related to sustainability.** For example, a local government may use green zones to help promote healthy lifestyles, reduce pollution, and/or provide affordable housing and sustainable jobs. Green zones can be created in a variety of ways, including zoning a specific area as a stationary “Green Zone” or green zones can be drafted to create floating zones, whereby a neighborhood can petition to adopt the floating zone.

Local governments can use multiple strategies within green zones to help reduce pollution. For example, local governments may give higher scrutiny for proposed sources of pollution...
The Case for Climate-Informed Zoning

A Study of Fiscal Impact in Norfolk, VA

Katherine Burgess, Michael Rodriguez, Jordan Howard, Jared Klukas, and Megan Wright

June 2023 | English

As the impacts of climate change continue to intensify, zoning presents a key tool to direct development to protect communities from climate events. Norfolk, Virginia, a city at severe risk from sea level rise due to climate change, is among the first cities in the US to use climate adaptation as a core consideration for future development.

This report examines the economic and social impact of resilience zoning in Norfolk, Virginia, which offers a cutting-edge example of climate-informed planNorfolk2030 to guide...
Minneapolis’s Green Zones

**Southside Green Zone Council**
Uses the Southside Work Plan to improve community health and well-being in the Phillips community

**Northside Green Zone Task Force**
Uses the Northside Work Plan to improve social, economic and environmental health and justice in North and Northeast

**Climate Equity**
Reducing the impact of climate change

**Clean Energy Partnership**
Working together to support the Minneapolis Climate Action Plan.
Eco Districts—Just Communities

Core Recommendations—Where can we start???
• Leverage Greener Land Use Plans and Code
• Embed Environmental Justice
• Decarbonize Energy Infrastructure and Elevate Energy Equity
• Empower a Stand-Alone Sustainability Office
• Deploy Equitable Community Engagement
• Support Small Business
• Act Regionally
• **Build Cross-Sector Capacity, Networks and Policy Advocacy**
Green Intermediaries and Networks
About the Green Development Zone

In 2008, PUSH Buffalo established the Green Development Zone (GDZ) – a 25-square block area on Buffalo’s West Side that is the hub of PUSH’s programming and the heart of our community-driven work.

Our work in the GDZ encompasses green affordable housing construction, community-based renewable energy projects, housing weatherization, green jobs training, green infrastructure, and vacant land restoration projects, to name a few.

Join us for a tour to see for yourself!

GDZ Tour contact: Renee Perry (rperry@pushbuffalo.org)

Upcoming Tour Dates

Check back soon for upcoming tour dates!
Groundwork USA Network

https://groundworkusa.org/climate-safe-neighboorhoods/
OUR MISSION

Sustainable Hudson Valley’s mission is to speed up, scale up, jazz up and leverage progress against climate change, creating communities where people and nature thrive. We are the only regional organization devoted to on-the-ground programs and projects that concretely reduce greenhouse gas emissions, draw carbon out of the atmosphere and create economic opportunities in the process.

https://sustainhv.org/
Green Communities

Enterprise Green Communities is the only national green building program created with and for the affordable housing sector.

Launched in 2004, the comprehensive program has evolved to address the growing threats of our changing climate. What hasn’t shifted is our focus on residents’ health and well-being.
Detroit Future City Strategic Framework Plan

EXECUTIVE SUMMARY
See a summary of the full plan here.

ECONOMIC GROWTH
The economic growth element proposes five strategies to grow Detroit’s economy in a way.

NEIGHBORHOODS
This element proposes six specific strategies to create a diverse range of neighborhood styles.

CITY SYSTEMS
This element describes the imperative of moving toward a more affordable, efficient, and livable city.

LAND USE
The land use element offers land use strategies that are situated between the city’s.

PUBLIC LAND
To transform the vacant land of Detroit into a potential asset for the city's.
RE-IMAGINING CLEVELAND
VACANT LAND RE-USE PATTERN BOOK

http://www.youtube.com/watch?v=D6sw6u-FCWs
Green & Resilient Affordable Housing

Jennifer Li
Harrison Institute for Public Law
Georgetown University Law Center
December 8, 2023
VULNERABILITY & RISK ASSESSMENT

Social Indicators:
- Unemployment
- Educational attainment
- Poverty prevalence
- Obesity
- Adult asthma
- Age (65+)

Source: DOEE
Richmond, VA

White neighborhoods that weren’t redlined tend to be much cooler today — a pattern that repeats nationwide.

Source: New York Times
Population changes, Louisiana coast (2000-2010)

RiverSmart (Washington, DC)
Local gvt provide incentives for green stormwater infrastructure

BayScaping
Rain Barrels
Permeable Pavement
Shade Trees

Source: Georgetown Climate Center, Adaptation Clearinghouse

RiverSmart Homes
RiverSmart Rebates
RiverSmart Rooftops
Community Rating System
Incentivize new development toward low flood risk areas

<table>
<thead>
<tr>
<th>Community</th>
<th>CRS Class</th>
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<tbody>
<tr>
<td>Caroline</td>
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<td>Dorchester</td>
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<td>Talbot</td>
<td>8</td>
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<tr>
<td>Oxford</td>
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Did you know...
Your homeowner’s insurance does not cover a flood?

Floods are the #1 natural disaster in the United States and can happen anytime and anywhere. Types of flooding vary and include riverine flooding, ponding in streets and low-lying areas, as well as flooding from storm surge. FEMA’s National Flood Insurance Program (NFIP) provides homeowners with a safeguard from financial loss caused by a flooding event. Depending on your property location, your home is either considered at high-risk or at moderate-to-low risk for a flood. Your insurance premium will vary accordingly.

Build Responsibly
- Get a permit before you build and work with a licensed contractor.
“Mobile homes in areas of high flood risk”

High flood risk census tracts where: > 1 in 20 housing units is a mobile home  > 1 in 4 housing units is a mobile home

Data Sources: First Street Foundation; U.S. Census Bureau.
Boulder, CO

Alleviate barriers to the development of manufactured and modular homes
Donaldsonville, LA
Alleviate barriers to the development of manufactured and modular homes
Shelby O’Neill, Program Director, Initiatives, Enterprise Community Partners, Inc.
Green and Resilient Affordable Housing

Land Use and Sustainable Development Conference-12.8.23
Westhab, Inc.


- Westhab is the largest non-profit developer of affordable housing and provider of related community development services in the Hudson Valley.
- Westhab has built, rehabbed, or financed almost 1,500 units of affordable, supportive, and transitional housing with a total investment of over $458 Million.
- Westhab’s properties include supportive housing and service-enriched housing programs for seniors, young adults, veterans, and people with disabilities.
- Westhab has also developed a comprehensive service model which provides community-based employment programs, youth centers, and social services, among other services.
Summit on Hudson - NYSERDA Buildings of Excellence Award
SUSTAINABILITY DIAGRAM

- Full Electrification of All Building Systems
- Every Star Appliances (Electric Stoves)
- Electric Dryers
- LED Lighting
- Community Room (Hudson River Views)
- Wood Frame Construction
- Highly Insulated Exterior Wall
- Mineral Wool Batt Insulation R-30
- Continuous Mineral Wool Insulation R-49
- Target Passive House Air Tightness
- Clay Brick Facade on Offset Shelf Angles
- Locally Sourced Stone
- Bicycle Parking
- Interior Men's Wall
- Streetscape Planting
- Increased Unit Density per Acre
- Educational Exhibit on Sustainability

Meeting High End Requirements:
- Air Source Heat Pump for Domestic Hot Water
- Hot Water Storage Tank
- Drain Water Heat Recovery
- Low Flow Plumbing Fixtures
- Machine Room Less Elevator

Elective Generator Loads Include:
- Elevator
- Fire Pump
- Fire Alarms
- Egress Lighting

- VRD for Heating and Cooling
- Aeroseal Ducts
- ERV with MERV 13 Filtration
- Highly Insulated Roof R-50
- Reflective Roof
- Solar Panels - 115 KWh
- Fiberglass Windows - Triple-pane - Re-cycled
- Low VOC Materials
- Electric Vehicle Charging
- Green Wall
- Garden
- Native Plant Species
- Educational Exhibit on Sustainability

NYSERDA

Westhab Building Communities Changing Lives
ROOF PHOTOVOLTAIC PLAN

- PHOTOVOLTAIC PANELS
- VRF HEAT PUMPS
- DOMESTIC HOT WATER HEAT PUMPS
- STORAGE TANKS
- ERV (Energy Recovery Ventilation)
- EM GENERATOR

NEW YORK STATE OF OPPORTUNITY
NYSERDA
WESTHAB
Building Communities. Changing Lives
EAST-WEST BUILDING SECTION

PROPERTY LINE

LOCUST HILL AVE (WEST)

LINE OF APPROXIMATE EXISTING GRADE

NEW YORK STATE OF OPPORTUNITY. NYSERDA

WESTHAB
Building Communities, Changing Lives
• Contextual design, reflecting and complementing the surrounding neighborhood
• Passive House certified design
• Building systems will be 100% electric
  • Heating and cooling will be provided via air source heat pumps
  • Energy recovery ventilators (ERVs) will be used for filtered fresh air
• The building will have a robust building envelope including high levels of continuous insulation and high-performance triple-pane windows
• ENERGY STAR certified appliances, ultra high efficiency LED light fixtures, and water-saving low-flow plumbing fixtures
• Emergency generator for backup power and resiliency
• Future Housing Initiative Award - Funding from NYC HPD and NYSERDA to certify the building as Passive House.
Public-Private Partnership

Addressing the Challenge of Housing Affordability in the Village of Haverstraw

The Problem:

- Village Officials recognize the growing challenge of high housing cost in Haverstraw and throughout Rockland County
- Haverstraw renters suffer from a heavy rent burden:
  - 30% of renters in the area earn less than $30,000 annually
  - 60% of renters pay more than 35% of their income on rent

The Solution:

- The Village of Haverstraw (VOH) and Westhab are partnering on a new venture to address the housing challenge by bringing much needed low and very-low income affordable housing to downtown Haverstraw
- Village Officials identified a municipally owned development site and committed to enter into a 99-year ground lease with Westhab with no upfront payment and no ongoing lease payment.
- Westhab has committed to developing approximately 79 units of affordable housing, affordable to residents earning up to 60% of area median income (AMI) and parking for residents and the community.
- The VOH and Westhab have developed a proposed zoning overlay which can be applied to this project, and which will facilitate the development of more affordable housing in the Village in the future.
CLE Credits
NYS Planning & Zoning Credits
Email Ann Marie McCoy at amccoy@law.pace.edu.

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