

# Leveraging Public Resources

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# Overarching Philosophy

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- Mission: To preserve and improve the physical, social and economic health of Phoenix neighborhoods, support neighborhood self-reliance, and enhance the quality of life of residents through community-based problem solving, neighborhood oriented services, and public/private cooperation.



# Springboard Effect

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- Identify public and private resources to facilitate neighborhood revitalization
- Create and maintain affordable and safe housing for vulnerable individuals
- Seek out and conduct pilot projects that promote sustainability, and build on successes
- Collaborate and network with internal and external agencies to leverage project services



# Neighborhood Revitalization Division Programs

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- HOME (HUD)
  - Comprehensive rehab
  - Reconstructs
- CDBG (HUD)
  - Rental Rehab
  - Emergency Housing Rehab
  - Exterior (housing) code violations rehab



# Neighborhood Revitalization Division Programs

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- OHHLHC (HUD)
  - Lead Hazard Control
  - Healthy Homes Demonstration
- Weatherization
  - Governor's Office of Energy (DOE, HHS)
  - Arizona Public Service
  - Southwest Gas
  - Salt River Project



# Neighborhood Revitalization Division Programs

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- Sustainable Energy Resources for Consumers – SERC
  - Governor's Office of Energy (DOE)
- Energize Phoenix: Better Buildings Program (DOE)
  - Arizona Public Service
- Landlord/Tenant Counseling
- Graffiti Busters, Shopping Cart Retrieval, Illegal Signs
- Blight Buster Volunteer Program



# Healthy & Green Rehab Standards

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- EBLL child = CDBG Emergency Home Repair program
- Hard Flooring
- Low VOC products
- HVAC + Building Envelope and Energy Assessment



# Healthy & Green Rehab Standards

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- Low flow water fixtures
- Xeriscape
- Energy Star appliances
- Solar PV and/or water systems on Reconstructs
- Preference points for non-smoking multi-family applications



# Garfield Rising Project

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- Privately owned multi-family 6-plex
- Located on thoroughfare in the Garfield Neighborhood Initiative area
- Built in 1946
- First recruited by Lead Hazard Control Program...
  - Southwest Gas Special Grant
  - WAP
  - Rent Rehab Loan Program
  - Owner's funds



# Project Financing

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1. CDBG Rent Rehab Loan Program  
\$90K
2. Southwest Gas Corporation  
\$60K
3. Lead Hazard Control Program  
\$12K
4. Weatherization (DOE)  
\$4K
5. Owner's funds  
\$14K

Total = \$180,000









































# Challenges

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- Complex project management:
- Tracking eligible activities based on funding source
- Multi-layered regulatory mandates
- Owner buy-in to “added” measures
- Length of construction phasing for tenants



# Outcomes

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- Sustainable
- Affordable
- Healthier
- Comfortable
- .....housing for low-income families



# Take Away....

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- Build a knowledgeable staff
- Create a sustainable internal infrastructure
- Engage in networking and relationship building
- Establish trust and authority with staff and partners
- Encourage creativity
- Support green and healthy Rehab through pilot projects and practices....
- ...That turn into policies



# Leveraging Public Resources to Create Affordable, Healthy Housing

## Lessons from Massachusetts Green Affordable Housing Initiative

June 21, 2010

**Eric Oetjen and Kim Wollos**  
**ICF International**

# Presentation Overview

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- Overview of Massachusetts Green Affordable Housing Initiative (GAHI) & Initial Results (incl. mkt. transformation)
- Advancing Healthy Housing – Relevant Challenges and Grantee Responses
- Moving Forward - Lessons for Healthy Housing Efforts
- Resources

# Massachusetts Green Affordable Housing Initiative (GAHI)



- Launched in 2005 by MA Renewable Energy Trust\*
- Demonstration program -- Explore ways to stimulate the use of renewable energy and green building practices in affordable housing in MA
- \$25 million total for program
  - \$24.5 million to 8 Partners
  - \$0.5 million for planning grants & misc.
- Key goals:
  - At least 1,600 green affordable units with RE systems
  - Transform the affordable housing sector
- Evaluation Team: ICF Int'l & Tohn Environmental
  - Supporting Partner: New Ecology



## GAHI – Objectives of the Program

1. **Increase the number of affordable housing units** with RE systems and green features
2. **Identify new strategies** to make green affordable housing financially feasible
3. **Improve understanding** of the reliability and feasibility of green technologies, with a focus on RE
4. **Identify how to best support permanent and self-sustaining market changes** to incorporate RE and green design in the AH development process
5. Determine how **best to serve low-income ratepayers and affordable housing occupants**



## Summary of Key Green Measures

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- A. High-efficiency building envelope**
- B. Interior water efficiency
- C. Indoor air quality and health improvements: low VOC products and finishes, combustion venting of appliances, non-invasive plants, etc.**
- D. Integrated project design team**
- E. Walkable neighborhoods and access to public transportation
- F. Erosion control during construction
- G. Construction waste management
- H. Occupant education on how to maximize the green features of their new homes**

**Bold Items = Measures that advance Healthy Housing**

## Program Accomplishments (As of 2009)

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- Expected # of green affordable housing units far exceed targets
  - 2,890 green affordable units; mix of MF, SF, HO and Rental
  - Mix of rehab, new construction, conversion
- Expected RE capacity of GAHI properties exceeds target
- RE systems will achieve energy cost savings and environmental benefits
- Lasting internal organizational and operational changes
- Financing criteria/incentives to support use of green building practices
- Training and capacity building



# Green Housing Lessons from the GAHI Evaluation

1. Strive for the greatest energy efficiency feasible in affordable housing projects
2. For existing buildings, gather and analyze energy and water usage to determine the improvements that provide the greatest ROI
3. PV systems have the greatest impact in projects with higher energy efficiency
4. At this time, PV systems continue to require subsidies to be financially viable
- 5. *An integrated design planning process helps achieve the maximum impact***
- 6. *Flexible funding offered by GAHI enabled Partners to experiment with a range of approaches.***



**Bold Items = Good practices specific to Healthy Housing**

## Green Practices: GAHI Partners Will KEEP Doing ...

1. Screening sites for PV early in process.
2. Incorporating green building design in public funding criteria.
3. ***Gathering data on building performance to inform renovation decisions and evaluate future building performance.***
4. Installing energy efficiency measures, particularly those related to building shell.
5. Building solar-ready roofs, even if PV is not part of the initial development.



**Bold Item = Good practice specific to Healthy Housing**

## Relevant challenges Faced by GAHI grantees:

- A. Varying green/health standards and limited experience in how to best address them
- B. Affordable housing funding sources use differing green/health requirements
- C. Many building practices & components perceived as “risky” because they are not yet proven
- D. Specialized expertise/capacity in construction sector necessary to meet green/health requirements is limited
- E. Variation in building types and local conditions

## GAHI grantees responses to the challenges :

- A. Challenge - Varying green/health standards
  - Response: Select a standard
  - Response: Train developers
  
- B. Challenge – Differing funder requirements
  - Response: Allow some flexibility
  - Response: Support consistent application requirements
  
- C. Challenge – Promising new practices perceived as “risky”
  - Response: Pilot new practices
  - Response: Collect and analyze data

## GAHI grantees responses to the challenges (continued):

### D. Challenge – Limited contractor experience/capacity

- Response: Training and Technical Assistance
- Response: Hire technical advisor

### E. Challenge – Varying community conditions & building types

- Response: Technical Assistance

# Moving Forward: Advancing Healthy, Affordable Housing

## Leveraging Resources to Advance Affordable, Healthy Housing

- Types of Resources
  - Affordable housing development and rehab funding (e.g., HOME, CDBG, tax credits, HUD multifamily & single family, USDA rural programs, state programs)
  - Healthy homes, energy efficiency, green building (incl. renewables) & weatherization funding
  - Technical Resources – standards, guidance, technical assistance
  - Training programs
- Look for ways to draw on a combination of resources to build capacity and experience (e.g., tax credits, HOME, green, & healthy homes)
- New resources limited – Identify flexibility within existing pgms to incorporate health features

# Moving Forward: Advancing Healthy, Affordable Housing

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## Lessons - Property Owners & Developers

- Incorporate health improvements in new and existing properties to the greatest extent feasible
- Identify flexibility within existing financing sources that will allow health-related features/improvements (e.g., current affordable housing programs)
- Pursue targeted funding sources that may offer the flexibility to make health improvements (e.g., healthy homes, energy efficiency, weatherization)
- Monitor the performance of these features in your properties
- Offer resident education on maintaining the healthy features of the property, and practices around the home that reduce health risks

# Moving Forward: Advancing Healthy, Affordable Housing

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## Lessons - Affordable Housing Lenders & Funders

- Support a consistent set of application requirements addressing green/health, and core green/health certifications
- Allow flexibility in how borrowers meet health & green requirements.
- Collect and analyze data on the performance of health features in properties you finance
- Offer monitoring and technical assistance on healthy building practices



## Lessons - Policymakers

- Support the use of a consistent set of standards/ requirements for healthy housing
- Support the exchange of experience and good practices regarding healthy housing within states & communities
- Support research to build experience with new construction practices and components
- Establish a means for collecting, sharing, and analyzing data on building performance

## Resources

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- **GAHI Early Results and Lessons Learned:**  
<http://www.icfi.com/insights/reports/2009/gahi-early-results-and-lessons-learned-final-report>
- **Office of Healthy Homes & Lead Hazard Control**
  - **Healthy Housing Reference Manual:**  
[http://portal.hud.gov/hudportal/documents/huddoc?id=DOC\\_12333.pdf](http://portal.hud.gov/hudportal/documents/huddoc?id=DOC_12333.pdf)
- **EPA Indoor Air Plus**
  - **Construction Specs:** [www.epa.gov/indoorairplus/construction\\_specifications.html](http://www.epa.gov/indoorairplus/construction_specifications.html)
  - **Verification Checklist:** [www.epa.gov/indoorairplus/pdfs/verification\\_checklist.pdf](http://www.epa.gov/indoorairplus/pdfs/verification_checklist.pdf)
- **National Center for Healthy Housing**
  - **Green and Healthy Housing Resources:** <http://www.nchh.org/Training/Green-and-Healthy-Housing.aspx>
- **Enterprise Green Communities:** [www.greencommunitiesonline.org](http://www.greencommunitiesonline.org)
- **Weatherization Plus Health:** [www.eere.energy.gov](http://www.eere.energy.gov) or [www.nascsp.org/Weatherization-Plus-Health.aspx](http://www.nascsp.org/Weatherization-Plus-Health.aspx)



## For More Information

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