Addressing Housing and Climate Impact

Join the conversation!

#Solutions2019
#HousingtotheHill
Addressing Housing and Climate Impact

Jared Lang
Assistant VP, Sustainability
National Housing Trust
About NHT

The National Housing Trust protects, improves and maintains existing affordable housing so that low-income families can live in quality neighborhoods with access to opportunities.

Policy Innovation

Lending

Real Estate Development

Energy Solutions
Two Approaches to Climate Impact

1. Reducing Impact through Carbon Reduction
   • Energy Efficiency
   • Renewable Energy Generation

2. Resilience/Preparation for Changing Climate
Carbon Reduction:
Energy Efficiency
Multifamily Rental Energy Usage

- Refrigeration (5%)
- Lighting (7%)
- Cooling (7%)
- Plug Loads (24%)
- Heating (25%)
- Water Heating (32%)
Better Buildings Challenge

- **Energy (2018)**: ▼17%
- **Water (2018)**: ▼15%

$175,000 A YEAR IN SAVINGS
$1.75 MILLION OVER 10 YEARS
Carbon Reduction:
Renewable Energy Generation
Garden Apartments with Pitched Roofs

City Gardens
Santa Anna, California
Highrises and Townhomes with Flat Roofs

Channel Square Apartments
Washington, D.C.
NHT Renewable

Flat Roofs on Structural Supports

R Street Apartments, Washington, D.C.
Carports and Canopies

Channel Square Apartments
Washington, D.C.
Fields

Denver Housing Authority Community Solar Field, Aurora, Colorado
NHT Renewable

Walls

Nixon Peabody Law Office, Washington, D.C.
Resiliency: Preparing for a Changing Climate
Multifamily Resiliency Assessment Tool
Threats Identified

- Stormwater flooding
- Extreme heat
- Electric & Water outage
- Sewer backup
- Carbon monoxide
- Pests
Mitigation: Emergency Planning
Mitigation: Flood Management

- Backflow Preventers
- Walling off Equipment
- Sump Pumps
Mitigation: Solar & Battery Storage
Mitigation: Resilience Hub

WHAT IS A RESILIENCE HUB?

OFF GRID SOLAR POWER
Designed to provide power during an emergency, and reconnect to the grid once power is restored.

COMMUNICATION HUB
A single point for access to news and information during and after an emergency.

EXISTING COMMUNITY CENTER
Jared Lang
AVP, Sustainability
Email: ilang@nhtinc.org
Phone: 202-333-8931*115
LIIF’s Climate Resilience Work

Strong, Prosperous, and Resilient Communities Challenge (SPARCC). SPARCC is an initiative to expand the capacity of communities to shape the built environment so that people of all races and incomes benefit and thrive. This initiative is located in Atlanta, Chicago, Denver, Los Angeles, Memphis and SF Bay Area and includes LIIF, Enterprise Community Partners, the Federal Reserve Bank of San Francisco, and the National Resources Defense Council.

*Climate Focus:*
Develop climate-smart communities to reduce the pollution that causes climate change (mitigation), reduce threats introduced or exacerbated by climate change (adaptation), and strive for equitable benefits of the policies and investments being implemented.

Early Care & Education (ECE). LIIF uses capital, capacity building and public advocacy to build sustainable community-based systems to support child care facility financing and development.

*Climate Focus:*
After a series of fires in Northern California, LIIF partnered with Sonoma County to help replace nearly 500 licensed early care and education spaces. This successful response has prompted LIIF to identify best practices for replication, in addition to post disaster ECE supply building and framing our work on adapting to climate change and including ECE in future disaster plans.
LIIF’s Green Investments

LIIF acknowledges that sound development has a three-fold benefit for communities in which we lend: environmental (reduced carbon emissions); financial (reduced energy costs); and wellness (positive health benefits). Projects designated as Green include sustainable and regenerative development approaches or components such as:

• **Transit Oriented Development:** intentionally located near public transportation for reduced transportation related energy use and emissions, while providing access to affordable housing and quality jobs
• **Energy Retrofitting:** LIIF’s retrofitting projects strive to reduce energy costs and usage by 10-30% on average
• **LEED Certifications:** Many of the projects in LIIF’s overall portfolio would qualify for a LEED Silver designation, and some would qualify for LEED Gold or Platinum designations
LIIF’s July 2019 Sustainability Bond Transaction

On July 25, 2019 LIIF closed on a $100 million sustainability bond. Highlights of the transaction included:

• A 10x oversubscription, with 4x attributable to ESG (Environmental, Social, Governance) motived investors
• Final issuance was $25 million of 7 year notes maturing in 2026 and $75 million of 10 year notes maturing 2027 through 2029.
• No financial covenants

Benefits of the transaction to LIIF:

• Fixed the interest rate on over $80 million of variable rate debt, eliminating interest rate risk
• Extended the term of debt, enabling LIIF to better asset/liability match its debt portfolio to loans receivable
• Provided flexible capital with no geographic or programmatic restrictions
• Diversified LIIF’s sources of capital, moving beyond CRA-motivated investors
Solutions for Sustainability

Rosemarie Sabatino
Director of Business Operations

December 3, 2019
Purpose: to accelerate investment in energy efficiency and renewable energy in Montgomery County
- Chartered by Montgomery County in June 2015
- Independent, 501(c)3 corporation
- Initial capitalization via the Pepco-Exelon merger

Not a Bank, a nonprofit financial enterprise
- Target: Leverage investment to attract private capital into clean energy marketplace; target 6:1
- Strategy: Find and fill gaps in energy efficiency and renewable financing markets by co-investing with private lenders to reduce perceived risk

13 other Green Banks across the US
Energy Insecurity

One in three U.S. households faces a challenge in meeting energy needs

Source: U.S. Energy Information Administration, Residential Energy Consumption Survey 2015
SF Housing Stock Needs Attention and Different Strategies

- 81% of all 1-unit attached and detached housing units were built at least 20 years ago
- 76% of all condominium units are in buildings built at least 20 years ago

- Residential metering
- Home Performance with Energy Star Programs

- Commercial metering – utilities often all paid by condo association
- Commercial and Industrial Programs
Better Home Performance is Possible
Ways to Help Homeowners

1) Learn about:
   • The **utility programs** serving your communities – and keep knowledge current
   • **Local resources:**
     -- Departments of Environmental Protection – State, County, City
     -- Tax rebates/local incentives
     -- Weatherization Programs
     -- Sources of Financing, such as Green Banks
   • The **specialized players:**
     -- Public Service Commission

2) **Form new partnerships**
3) Develop **new affordable financing products** targeted to this task
4) **Enhance homeownership counseling programs** to include energy improvement info

---

Sustainability in Home  |  Sustainability of the Environment

Opportunities for Energy Efficiency
Leverage Existing Resources

* The Energy Efficiency Partnerships
* The Green Banks
* US Department of Energy
* American Council for an Energy Efficient Economy (ACEEE)
* The Alliance to Save Energy

<table>
<thead>
<tr>
<th>North Carolina Clean Energy Technology Center</th>
<th>Montgomery Energy Connection</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nationwide Resource by Zip Code</td>
<td>Montgomery County, MD</td>
</tr>
<tr>
<td><a href="https://www.dsireusa.org/">https://www.dsireusa.org/</a></td>
<td><a href="https://montgomeryenergyconnection.org">https://montgomeryenergyconnection.org</a></td>
</tr>
</tbody>
</table>
The Energy Partnerships
Work with a Green Bank Near You – Or Think About Creating A Structure Like One

Climate Access Fund (MD)
Colorado Clean Energy Fund
Connecticut Green Bank
DC Green Bank
Florida Solar & Energy Fund
HAWAI\’I Green Infrastructure Authority
Inclusive Prosperity Capital

Maryland Clean Energy Center
Michigan Saves
Montgomery County Green Bank
Nevada Clean Energy Fund
New York City Energy Efficiency Fund
New York Green Bank
Rhode Island Infrastructure Bank
Tom Deyo, CEO: tdeyo@mcgreenbank.org
Rosemarie Sabatino: rsabatino@mcgreenbank.org

https://mcgreenbank.org
DISASTER HOUSING RECOVERY SOLUTIONS

DECEMBER 3, 2019

FLORIDA HOUSING COALITION
Presented by Gladys Cook
Disaster Resiliency and Recovery Director
How is Climate Migration Affecting Florida?

- Hurricane Irma - 600,000 evacuated from S. Florida
- 20,000 evacuated from Bay County pre-Hurricane Michael - 25,000 Bay Countians will not return
- 350,000 passenger arrivals in Florida from Puerto Rico post Hurricane Maria - 20,000-50,000 will resettle permanently in Florida
- Irma - shelters remained open longer
- Displaced workforce in Monroe County - commuting from Florida City
- Hotel vouchers extended for Maria, Irma and Michael
- Bahamian displacement double UN estimate
Are Low Income Populations More Vulnerable to Natural Disasters?

• Evacuation Decision
• Housing Condition
• Information delay
• Preparation challenges
• Need special assistance
• Access to Transportation
• Money for gas and hotels
• Civil Rights Issues- accessibility, evictions
What are the Primary Disaster Related Funding Sources?  
Storm related or not…

- FEMA - temporary repairs, rental assistance
- SBA - repair loans
- *CDBG - repair and buyout
- *CDBG-DR – repair, rental, infrastructure, economic revitalization
- *CDBG-MIT-
- *HOME - single and multifamily acq, construction, rehab
- State Housing Trust Funds
What are some of the tools that can be deployed in preparation, response and recovery?

- Accurate and prompt damage Assessments coordinated with the work write up
- Case Management – a smooth handoff from FEMA to Long Term Recovery
- Connect Case Management to Housing Counseling
Recovery Solutions ...

- Home Repair - expedite
- Rental Assistance- temporary and long term
- Flexible land use regulations for RVS
- Rapid – Temporary Repairs to allow returning home ex. FEMA STEP or RAPIDO
- Small Scale Rental Repairs- CDBG
Long Term Recovery Solutions...

- Multifamily Workforce Housing Development – ex. Tax credits
- New Homeownership - financing
- Surplus Land and Land Banking
- Community Land Trust
Preparation tools...

- Mitigation 365
- Legal Advocacy
- Heir Title Resolution
- Innovative Designs-tiny homes, shipping containers, modular designs
What Systemic Changes are needed in Disaster Housing Recovery?

• Do **not** rely on State Housing Trust Funds for Disaster Recovery
• Establish an agreement with HUD to allow eligible activities to start in 30-60 days post disaster instead of 2+ years
• Use state rainy day funds or others with HUD reimbursement
• Establish Statewide Disaster Housing Recovery Agency
• Establish Housing Disaster CDC and Community land Trust
FHC is here for you!
https://www.flhousing.org/disaster-recovery/

- Weekly Disaster Recovery Update Webinars
- Disaster Management Guidebook
- Technical assistance
- Housing Needs Assessments
- Governors Hurricane Conference
- Community Land Trust Institute
Gladys Cook
cook@flhousing.org
813-830-3450

The Florida Housing Coalition
info@flhousing.org
850.878.4219
www.flhousing.org