



# Promoting Healthy Building Strategies

Krista Egger  
October 15, 2018

# Enterprise's Approach

---



**Enterprise's mission** is to create opportunity for low- and moderate-income people through affordable housing in diverse, thriving communities.



Since 1982, we've **invested over \$36 billion in communities** across the country through public-private partnerships, resulting in:



- Hundreds of thousands of healthy, well-designed affordable homes
- Critical community assets like health care clinics and charter schools
- Over half a million jobs created
- Millions of lives touched



- 1. Do no harm**
- 2. Evidence-based improvements, for all**
- 3. Respond to specific needs**



# Enterprise Green Communities Criteria

## Integrative Design



A holistic approach to building a green community

Operations, Maintenance + Resident Engagement

Location + Neighborhood Fabric

Healthy Living Environment

Site Improvements

Materials

Water Conservation

Energy Efficiency



## 7. Healthy Living Environments

7.1 Ventilation

7.2 Clothes Dryer Exhaust

7.3 Combustion Equipment

7.4 Elimination of Combustion  
within the Conditioned Space

7.5 Vapor Retarder Strategies

7.6 Water Drainage

7.7 Mold Prevention: Water Heaters

7.8 Radon Mitigation

7.9 Garage Isolation

7.10 Integrated Pest Management

7.11 Beyond ADA: Universal Design

7.12 Active Design: Promoting  
Physical Activity within the Building

7.13 Active Design: Staircases and  
Building Circulation

7.14 Interior and Outdoor Activity  
Spaces for Children and Adults

7.15 Reduce Lead Hazards in Pre-  
1978 Buildings

7.16 Smoke-Free Building

# Enterprise Green Communities Criteria

## Integrative Design



Operations, Maintenance  
+ Resident Engagement



Location +  
Neighborhood Fabric

Healthy Living  
Environment



Site Improvements

Materials

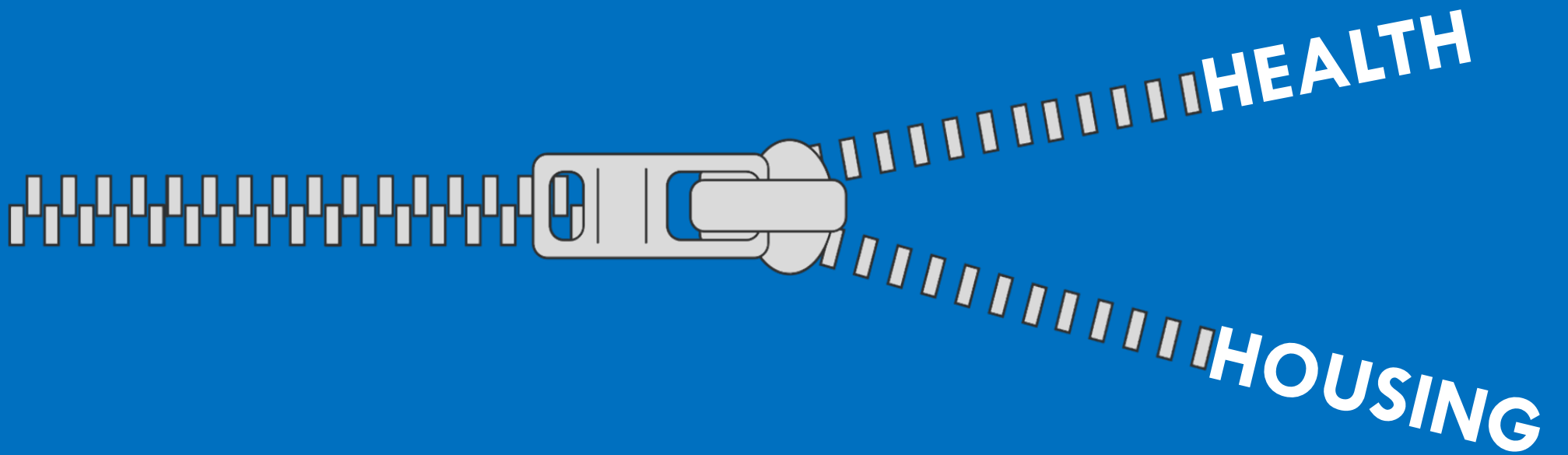


Water Conservation

Energy Efficiency



**HEALTH  
ACTION  
PLAN**



# Health Campaigns

- Injury & Accessibility
- Asthma & Respiratory Health
- Cardiovascular Disease, Diabetes (Type II), and Obesity
- Cancer and Health Outcomes Related to Toxin Exposure
- Mental Health





1

## DEVELOP A HEALTH ACTION PLAN



**COMMIT** to embedding health into the project life cycle, including design, construction and operation.



**PARTNER** with public health professionals who have expertise in public health and/or community health to assist with data collection, community, engagement and future monitoring of outcomes.



**COLLECT & ANALYZE** community health data by using existing data sources, new qualitative research and/or public meetings to understand how this information can influence design.



**ENGAGE** community stakeholders to prioritize health needs by outlining health issues of the resident population to maximize health outcomes and receive input on strategies for addressing health needs.



**IDENTIFY** design and intervention strategies that can be implemented within the project's design, construction or operation to address the prioritized health needs of the community.

2

## IMPLEMENT & MONITOR



**SELECT** which strategies will be implemented and identify how it will be implemented, including who is responsible for implementation.



**MONITOR** the impact of the Health Action Plan by developing a monitoring plan that includes identification of performance metrics and parties responsible for collection.



**Enterprise Green Communities Criteria:  
Resident Health & Wellbeing Criteria**

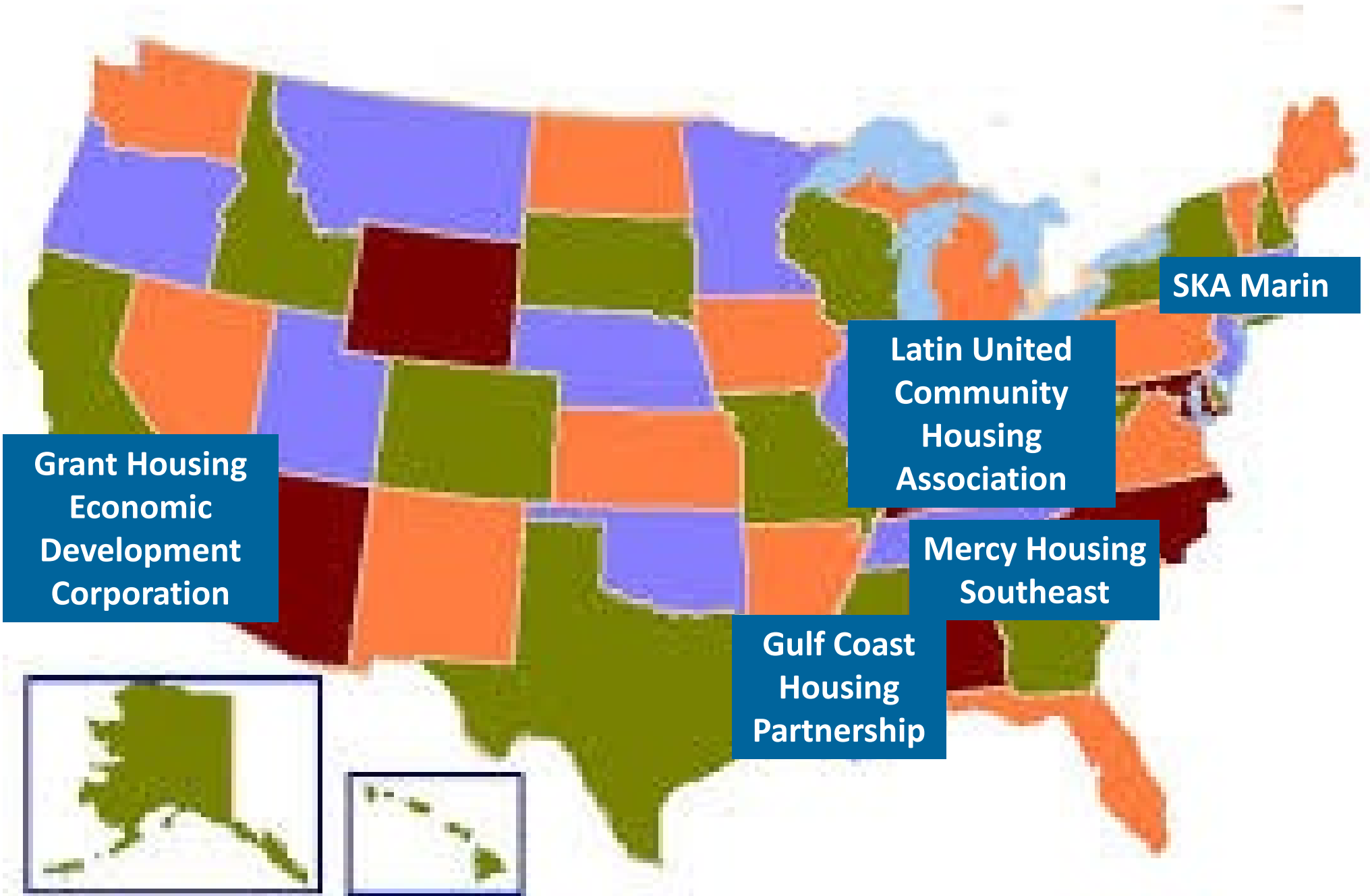
**LEED v4 BD+C pilot credit:  
Integrative Process for Health Promotion**

**Green Building Council of Australia's Green Star rating system:  
Innovation Challenge**

# Capacity Building Dimensions

- **Organizational Commitment** (embedding health into approach to site design and operations)
- **Partnerships** (partnerships with public health professionals to maximize health outcomes)
- **Data Collection & Analysis** (ability to collect, analyze, and interpret data)
- **Stakeholder Engagement** (engaging stakeholders to maximize health outcomes)





# Pilot Project Findings: Organizational Commitment

Participating in the pilot broadened the developers' understanding of the relationship between health and the built environment.

*“As developers, we are not service providers so we don’t think about what kind of a room could be best for delivering services or how a space can welcome people. Before this pilot, we didn’t realize that place and design can intersect to increase the health and wellness of our residents.”*

*(Mercy Housing Southeast)*



# Pilot Project Findings: Partnerships

Partnering with a public health professional is important, but it takes time to find the right fit.

*“Our organization realized that we needed somebody who knew more about health, so we reached out the NY Academy of Medicine who had just released a report about the health of the community in East Harlem. They were happy to work with us.”*

*(SKA Marin)*



# Pilot Project Findings: Data Collection and Analysis

Understanding local data and engaging the community were essential to the process of creating the Health Action Plan. The public health professionals most often led this effort. This process improved awareness and capacity of organizations to do this in the future.

*“Our capacity is greater in knowing the process that we took. We can get a view of the community through public health data and then engage the community members.”*

*(Gulf Coast Housing Partnership)*



# Pilot Project Findings: Stakeholder Engagement

Community engagement is an essential part of the process and revealed unexpected insights.

*“Community engagement was the most valuable part of the process. We learned the most by listening to the perspectives of people in the community. However, it is important to engage in these conversations in a sensitive way to give some thought to trust building in advance.”*  
(Gulf Coast Housing Partnership)

*“The community members provided a lot of input on mental health issues, perspectives on safety issues and knowledge of who in the community was providing health assets. The residents are the experts on what they’re experiencing.”*  
(LUCHA)





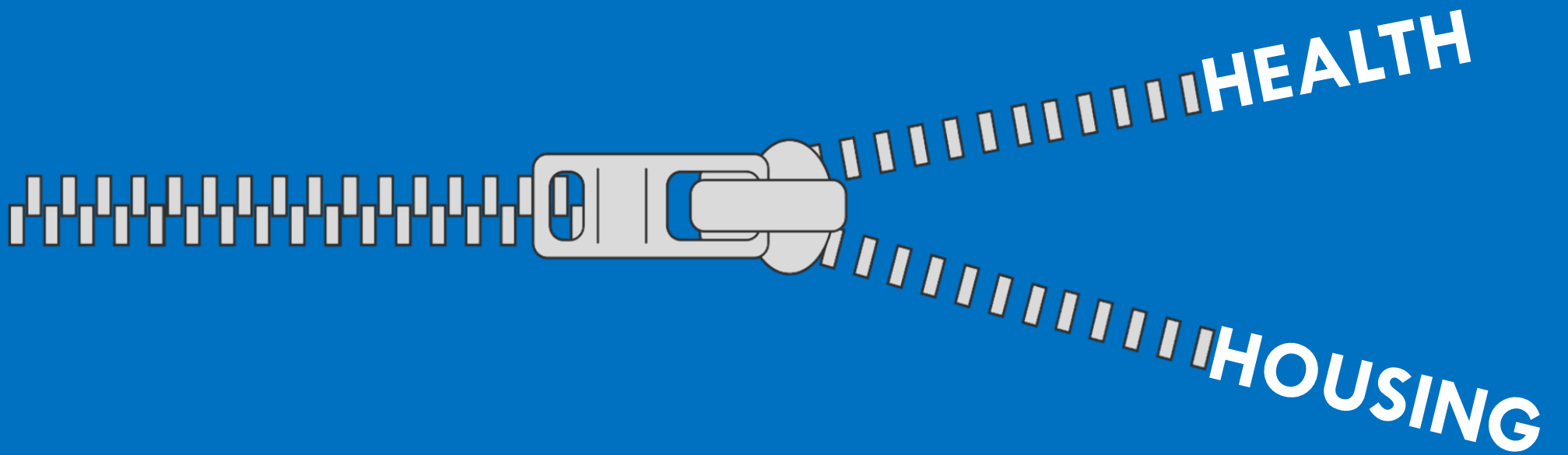
# Pilot Project Findings: Proper Timing is Essential

Beginning the process early on in the design phase of development is essential to impact the final design.

Many of the groups spent more time finding and finalizing a scope of work with their public health partner than expected.



**HEALTH  
ACTION  
PLAN**



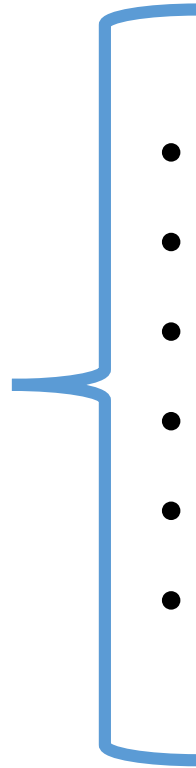
# Measuring Impact

- Design Metrics
- Operations Metrics
- Resident Health Metrics



# Measuring Impact

- Design Metrics
- Operations Metrics
- Resident Health Metrics



- Resident Stability
- Resident Satisfaction
- Health: Well-being & Quality of Life
- Health: Healthy Behaviors
- Health: Assessment of Outcomes
- Respondent Demographics



- 1. Do no harm**
- 2. Evidence-based improvements, for all**
- 3. Respond to specific needs**

