



# Achieving Affordability and Healthy Housing through Project Design

# Enterprise's Approach

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**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



# Enterprise Green Communities Criteria

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# Category 7: Healthy Living Environments

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- 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

# Criteria Update & Launch Process

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Enterprise has relied on the following set of guiding principles in its evolution:

- Achievable for all affordable housing development types (new construction, substantial and moderate rehab; single family, and low to high-rise multifamily);
- Cost-effective and proven green development approaches;
- Designed to deliver significant health, economic and environmental benefits;
- Technically sound and rigorous performance standards that are best in class and comparable to other national and regional green residential programs;
- Measurable and verifiable (whether through paper or field review).



# What's Next?

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The **2020 Enterprise Green Communities Criteria** will promote:

- The importance of improving performance through sound building practice and cost-effective methods and materials;
- The necessity of preserving and enhancing neighborhood contexts, from dense-urban to traditional tribal housing patterns, to ensure that housing is built to suit the needs of the community in an environmentally sensitive manner;
- Improved resident health outcomes, through design, construction, and operations strategies to ensure that all homes are safe, healthy places for all generations;
- Improved resilience to chronic stressors and climate disasters;
- Equitable outcomes for residents and enhanced access to opportunity.



# 2020 Criteria proposed updates regarding health

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1: Revise to streamline process for practitioners and to encourage better outcomes through design



2: Evaluate opportunities to encourage access to nature



3: Include guidance for minimizing site disturbances during construction



4: Explore inclusion of water quality guidelines



5: Build emphasis on practices which reduce greenhouse gas emissions



6: Include emphasis on building material content disclosure and avoidance of chemicals of concern

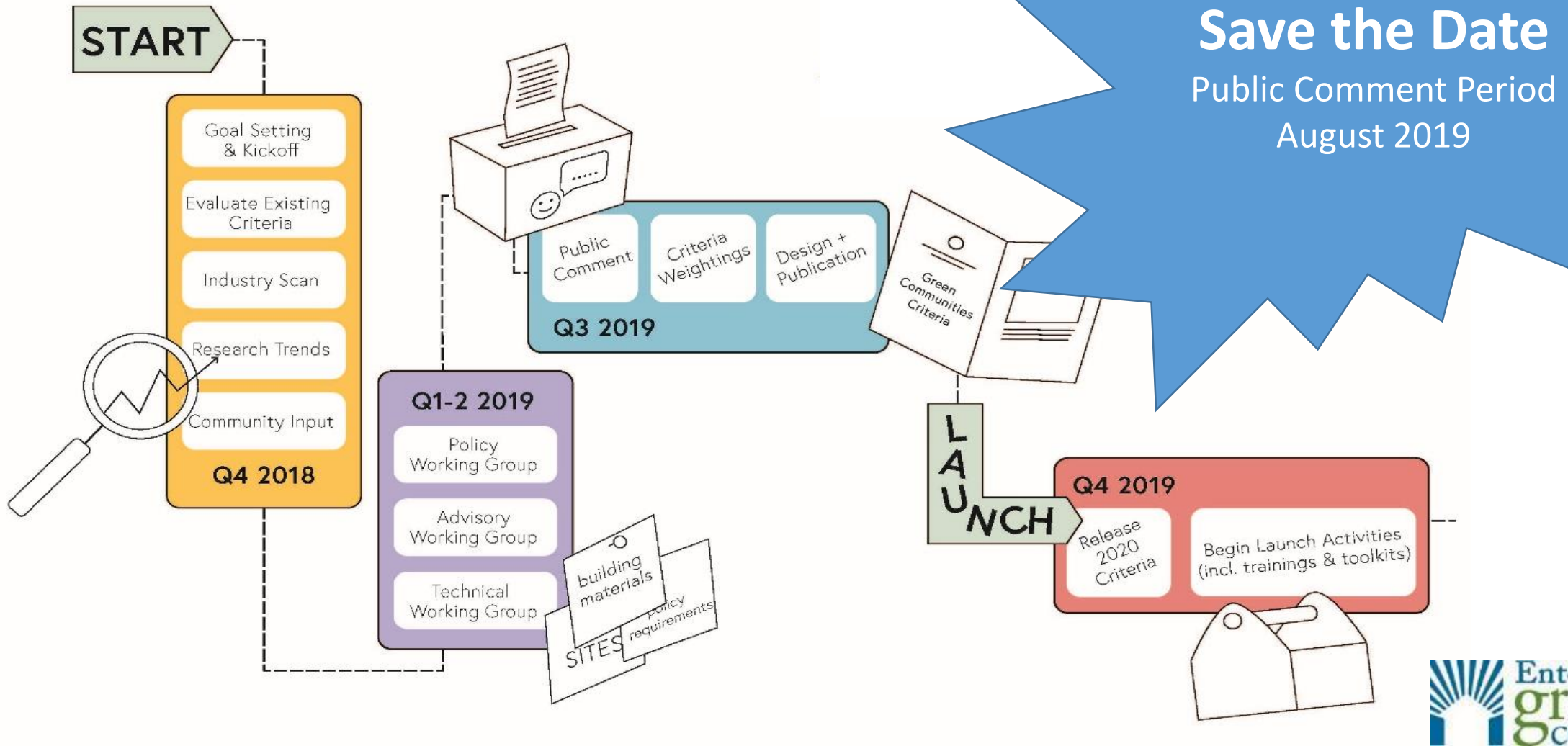


7: Explore adding measures related to biophilia/mental health, lighting quality, and acoustics



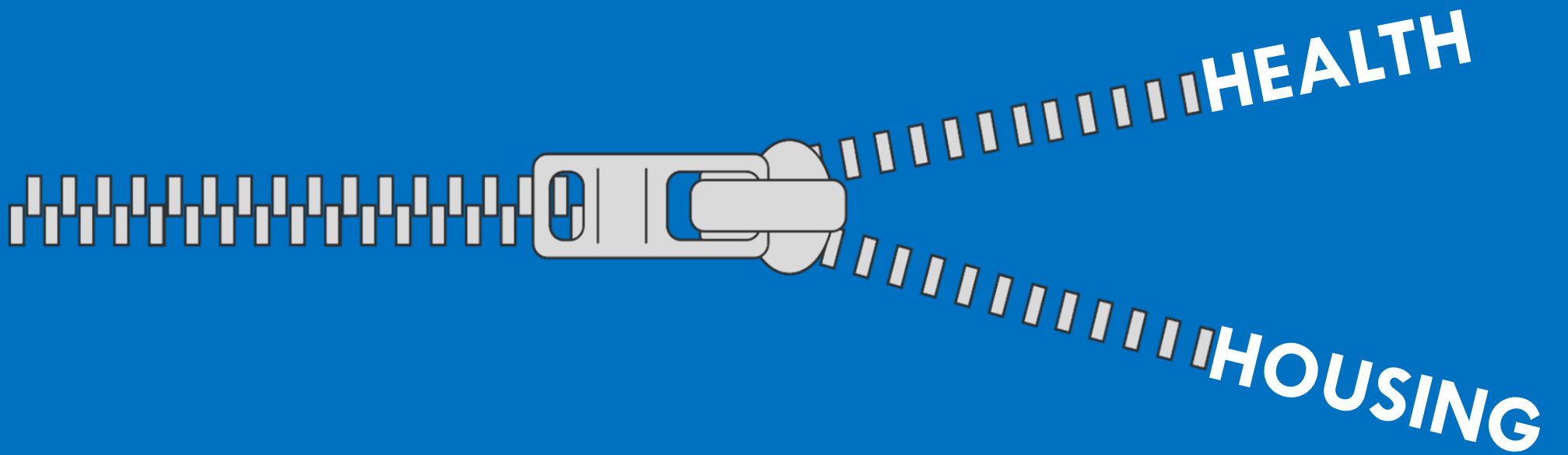
8: Revise given feedback from certifying teams; revise with focus on usability

# Criteria Update & Launch Process





**HEALTH  
ACTION  
PLAN**



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.

## **Evaluation Findings: Organizational Commitment**

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

## **Evaluation Findings: Partnerships**

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

## **Evaluation Findings: Data Collection and Analysis**

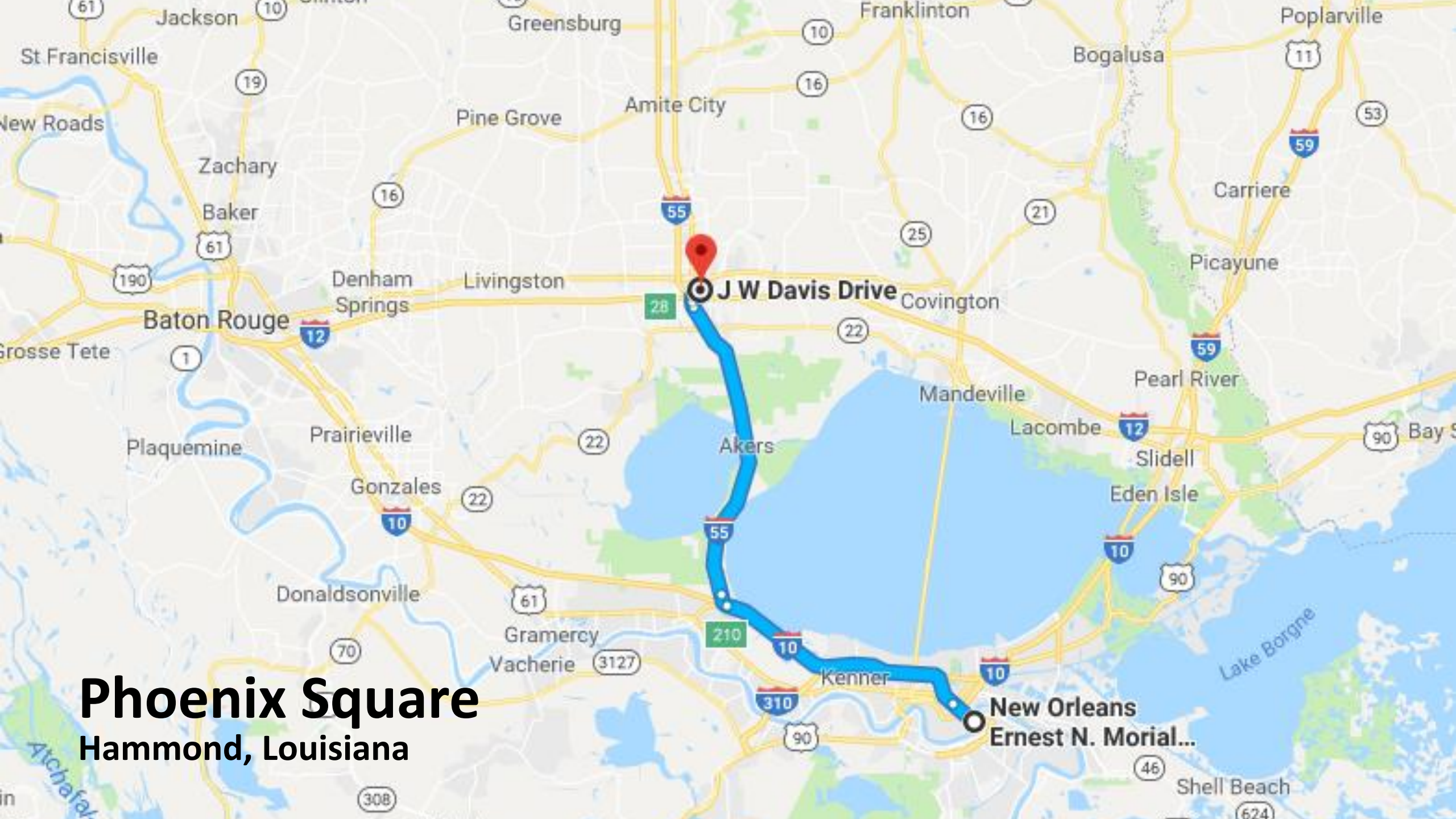
Understanding local data and engaging the community were essential to the process of creating the Health Action Plan. The public health professionals most often led this effort, building capacity of the housing organizations to do this in the future.

## **Evaluation Findings: Stakeholder Engagement**

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

## **Evaluation Findings: Proper Timing is Essential**

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

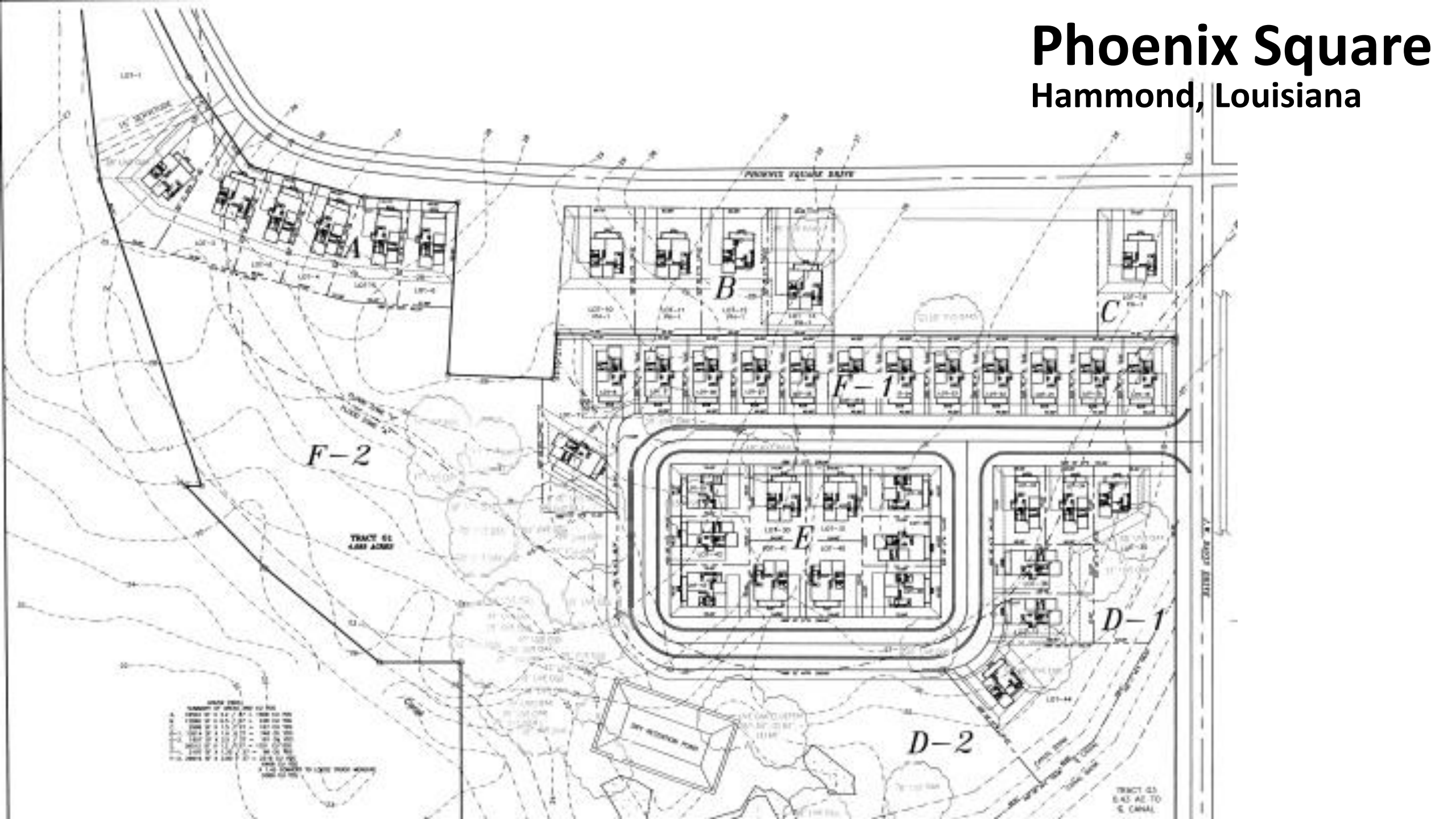


**Phoenix Square**  
Hammond, Louisiana



# Phoenix Square

Hammond, Louisiana



# Partnerships

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- Community Development Organization
- Residents
- Community Members
- Designer
- Public Health Professional





# Measuring Impact

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- Design Metrics
- Operations Metrics
- Resident Health Metrics



# Measuring Impact

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- Design Metrics
- Operations Metrics
- Resident Health Metrics

## Healthy Homes Outcomes Survey

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



# Scale: Equity Fund, Loan Fund

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A new outcomes-based equity fund concept with goals to improve the health outcomes for residents and lower costs to healthcare providers

The funds will provide attractive returns and specific health outcomes:

- **Each housing development will include a Health Action Plan**, an element of our Green Communities Criteria. The plan will include assessing the health needs of the residents and the larger community through community meetings, working with local health providers and local governments and surveying residents. Each plan will provide specific recommendation for the built environment and health related services.
- **The funds will have an 8-10 year maturity with a base return of 4%**. Depending on the performance of each housing development – investors will have the potential for increased returns above the 4% base return.
- **An on-going survey tool** will be put into place to demonstrate improved health outcomes and cost reduction.
- **Healthcare providers are able to support the developments** through additional programs and services they currently offer, such as visiting nurses or health trainings.

# Scale: Equity Fund, Loan Fund

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## RxHome Fund: Debt financing for affordable housing development and preservation in a health-focused way

### Eligible Projects

- The RxHome Fund provides debt financing for affordable housing development and preservation of multifamily housing in California, Colorado, Georgia, Hawaii, Mid-Atlantic, Oregon, and Washington.
- Properties may be either restricted affordable housing (LIHTC, Section 8, etc) or unrestricted affordable housing (80% of AMI or less)

### Loan Terms

- Eligible loan types include predevelopment, acquisition, construction/renovation, bridge, and/or mini-permanent financing
- Maximum loan amount of \$5 million
- Loan terms up to 8 years

### Social Impact & Health Strategy

- The RxHome Fund will finance the creation and preservation of affordable housing for long-term stewardship and affordability.
- Through these investments, ECLF will work with Borrowers/Sponsors to seek to improve health outcomes for residents.
- The RxHome Fund will require that Borrowers/Sponsors complete (for applicable loan types) a Health Action Plan (as identified in Enterprise's Green Communities Criteria), which identifies the health needs of the local population and proposes design measures and social services for addressing such needs.

# More Information

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Health Action Plans

[www.enterprisecommunity.org/healthactionplan](http://www.enterprisecommunity.org/healthactionplan)

CityScape evaluation

<https://bit.ly/2zTaARu>





Krista Egger  
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**Thank you**