

THE MISSION OF THE URBAN LAND INSTITUTE Shape the future of the built environment for transformative impact in communities worldwide

MISSION COMMITMENTS

CONNECT active, passionate, diverse members through the foremost global network of interdisciplinary professionals

INSPIRE best practices for equitable and sustainable land use through content, education, convening, mentoring, and knowledge sharing

LEAD in solving community and real estate challenges through applied collective global experience and philanthropic engagement ULI Building Healthy Places Initiative

health@uli.org www.uli.org/health Leverage the power of ULI's global networks to shape buildings and places in ways that improve the health of people and communities.

- Cultivate champions for health equity.
- Drive industry change toward health and equity.
- Make communities healthier and more equitable.







Check out our latest reports

- Read the report at knowledge.uli.org/climatehealth
- Contact BHP: <u>health@uli.org</u>

Polling Question

Who is in the room?

Polling Question How much time do Americans spend, on average, inside buildings?

(3)

Why Buildings?

Climate Mitigation

- Building operations generate nearly 40% of global carbon emissions
- Building materials and construction contribute 11% of global carbon emissions
- Buildings use about 40% of energy in the US

Climate Resilience

- More than half of U.S. buildings are in disaster hotspots, and about 1.5 million face at least two environmental hazards
- About \$1.3 trillion of property value is in the wildlife-urban interface
- Between 2005 and 2018, sea-level rise flooding cost \$14.1 billion

Health

- Americans spend, on average, **90%** of their time inside buildings
- The net avoidable costs associated with IAQ exceed \$100 billion annually
- 10% of productivity loss in office buildings is attributed to health issues from poor IAQ



מרכב פרובני

Research Purpose

- Explicitly make the links between climate change and health strategies for a real estate audience;
- Compile opportunities for healthpromoting investments in climate mitigation and resilience in one accessible report; and,
- Demonstrate the case for integrating health and climate strategies, including the many benefits for tenants, communities, and real estate.





Summary of Report Opportunities and Strategies

Category	Opportunity	Selected Strategies for Mitigation	Selected Strategies for
		and Health	Resilience and Health
Tactical Design	Site Selection	Transit-oriented developmentInfill development	• Evaluating the suitability of the site for development
Choices	New Building and Site Design	Active design (e.g., prominent staircases)	Green stormwater infrastructureResilience hubs
	Electrification and Decarbonization	 All-electric systems Upgrading appliances to electric versions 	Onsite solar
	Energy Efficiency	 Passive design 	 Cool and green roofs Weatherization for passive survivability
	Building Materials	 Using healthy and less carbon-intensive materials, or using fewer materials where possible 	 Using materials that can better withstand natural disasters, are nonflammable, and are mold- resistant
Strategic Real Estate Decisions	Acquisition and Disposition	 Integrating sustainability and health factors into due diligence and property condition assessments 	 Capture and communicate to buyers the value of resilience and its health co-benefits
	Leasing	Green leases that include health considerations	Socially responsible practices
	Property Management, Operations, and Tenant Improvements	 Tenant engagement and communication Flexible user policies 	 Maintenance and audit plans Promoting social resilience through programming

The Case

- Developments remain competitive
- Overcome barriers to investing in health promotion (e.g., skepticism, value measurement, different priorities)
- Tenant retention and satisfaction
- Resilient communities = stronger real estate environment
- Future-proofing buildings
- Meet investor ESG criteria
- Reduce costs (e.g., relocation)
- Anticipate regulation
- Government incentives





Key Takeaways

- These strategies have many benefits for tenants, communities, and real estate. Even one building can have an outsized impact on tenants and communities.
- 2) Sustainability and health goals are often
 - compatible. Although there can be tension between these goals in some instances, climate and health do not have to compete and can even complement 5) one another.
- 3) Combining strategies can accelerate progress toward multiple goals at once. The COVID-19 pandemic resulted in a quick mobilization to improve indoor air quality. Building on this momentum to simultaneously work on health and climate solutions can help accelerate progress on both fronts.

4) Flexibility is essential. Whether designing spaces that accommodate different ideal temperatures, ventilating office zones based on occupancy, or creating community rooms that can also serve as resilience hubs, flexibility is key to developing and managing buildings that can thrive well into the future.

Equity must be at the core. The public health benefits of mitigating climate change affect everyone, but they have a disproportionate benefit for populations that are made vulnerable to climate impacts through their location, income, or existing health conditions. Equitable development practices can help ensure that new buildings extend their health and climate benefits to the whole community.



Polling Question

In your work, to what extent do you approach climate change and health as connected issues?

Today's Speakers



Adele Houghton President Biositu LLC

Komal Kotwal

Sustainable Design Leader for Health, Well-Being and Equity HOK









Thank You!

QUESTION & ANSWERS

