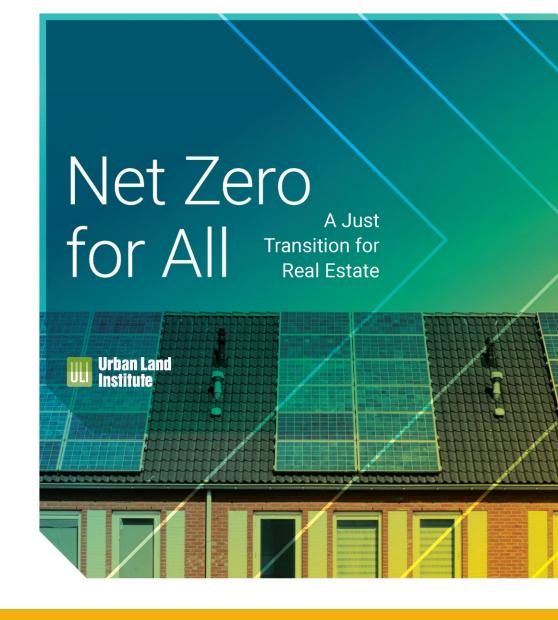




Agenda

- Introduction and ULI's Real Estate Journey to Net Zero
- Brief panelist remarks
- Dynamic panel discussion, drawing on ULI's Net
 Zero for All: A Just Transition for Real Estate report
- Audience Q&A

Remember to submit your questions through the Q&A feature, and upvote the questions you would like to see asked!





Access the full report for free at: knowledge.uli.org/justtransition

Today's Speakers



Sara HammerschmidtTHRIVE Collaborative

Director of Sustainable Development

Moderator



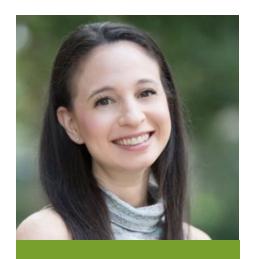
Mandy LeeEmerald Cities
Collaborative

Senior Program Manager



Morgan MaloneAltogether Impact

Founding Principal



Sara Levenson
L+M Development
Partners

Senior Director



Derrick TillmanBridging the Gap
Development

CEO and President



Bridging the Gap Development - Fifth and Dinwiddie

Passive house, rooftop solar + net zero potential, mixed-income housing, workforce training





Learn more at <u>btgdevelopment.net!</u>

Energy efficiency Real Estate's On-site Embodied renewables carbon Journey to Net Zero Grid Tenant interactivity alignment and electrification Off-site renewables. RECs, offsets

ULI's Real Estate Journey to Net Zero

Real estate can build social equity at every step of the path toward a net zero industry, from energy efficiency to embodied carbon.

- Net Zero for All: A Just Transition for Real Estate



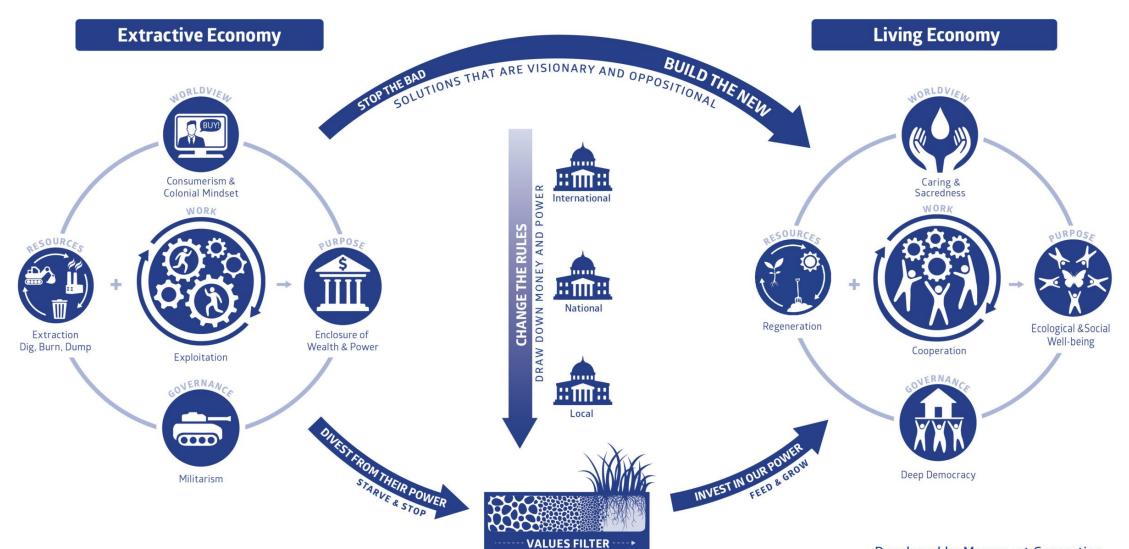


What could a just transition for real estate look like?





A STRATEGY FRAMEWORK FOR JUST TRANSITION



- A JUST ▶ Drive racial justice and social equity
 - ▶ Shift economic control to communities
 - ▶ Democratize wealth and the workplace
- MUST: Advance ecological restoration
 - ▶ Relocalize most production and consumption
 - ▶ Retain and restore cultures and traditions

Developed by Movement Generation with Climate Justice Alliance

UPDATED MAY 2017



STANCE TOWARDS COMMUNITY	IGNORE	INFORM	CONSULT	INVOLVE	COLLABORATE	DEFER TO
0				1	5	
IMPACT	Marginalization	Preparation or Placation	Limited Voice or Tokenization	Voice	Delegated Power	Community Ownership
COMMUNITY ENGAGEMENT GOALS	Deny access to decision-making processes	Provide the community with relevant information	Gather input from the community	Ensure community needs and assets are integrated into process & inform planning	Ensure community capacity to play a leadership role in decision-making and the implementation of decisions.	Foster democratic participation and equity through community-driven decision-making, Bridge divide between community & governance
MESSAGE TO COMMUNITY	Your voice, needs & interests do not matter	We will keep you informed	We care what you think	You are making us think, (and therefore act) differently about the issue	Your leadership and expertise are critical to how we address the issue	It's time to unlock collective power and capacity for transformative solutions
ACTIVITIES	Closed door meeting Misinformation Systematic Disenfranchisement Voter suppression	Fact sheets Open Houses Presentations Billboards Videos	Public Comment Focus Groups Community Forums Surveys	Community organizing & advocacy Interactive workshops Polling Community forums Open Planning Forums with Citizen Polling	MOU's with Community-based organizations Citizen advisory committees Collaborative Data Analysis Co-Design and Co-Implementation of Solutions Collaborative Decision-Making	Community-driven planning and governance Consensus building Participatory action research Participatory budgeting Cooperative models
RESOURCE ALLOCATION RATIOS	100% Systems Admin	70-90% Systems Admin 10-30% Promotions and Publicity	60-80% Systems Admin 20-40% Consultation Activities	50-60% Systems Admin 40-50% Community Involvement	20-50% Systems Admin 50-70% Community Partners	80-100% Community partners and community-driven processes ideally generate new value and resources that can be



Bronzeville Lakefront



100 Acres | Mixed Use \$8.5B Investment over 20 Years

Sustainability Program:

Implementation of the Living Building Challenge, Natural Stormwater Retention, Building Electrification, Micro-Grid Development, 9 Acres of Green Space, Geothermal and Solar Implementation









PROJECT OVERVIEW

Arverne East **Development Site**



116-acre site comprised of the western preserve and development site to the east

Arverne East **Development Site**



The overall project will comprise between \$1,000,000,000 - \$1,500,000,000 in total investment

Arverne East Overall Site Design



Arverne East **Proposed Uses - Housing**



1,650 RESIDENTIAL

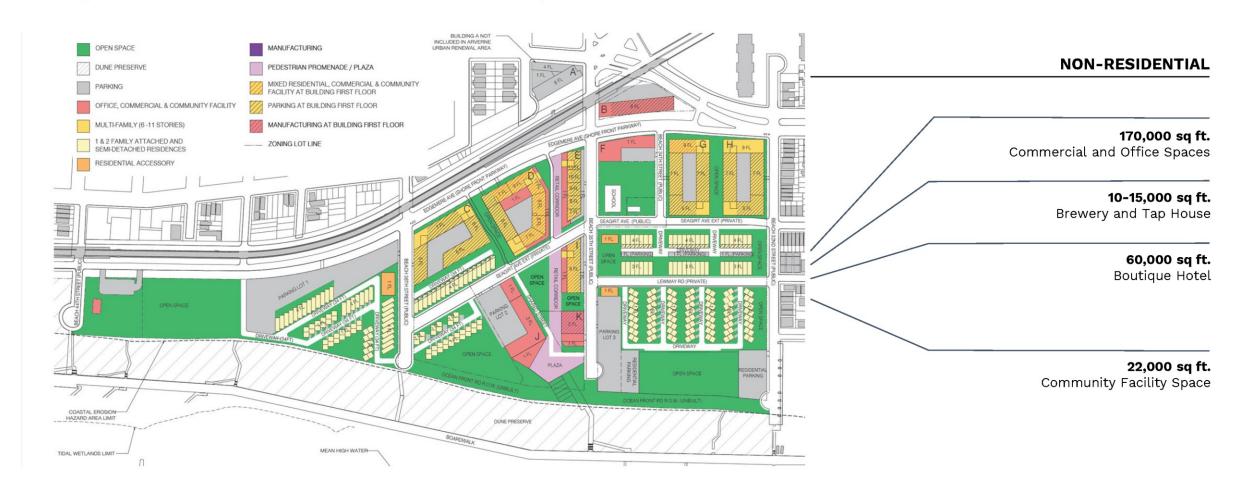
80% - 1,320 Affordable Units (rental and home ownership)

20% - 330 market rate units for sale

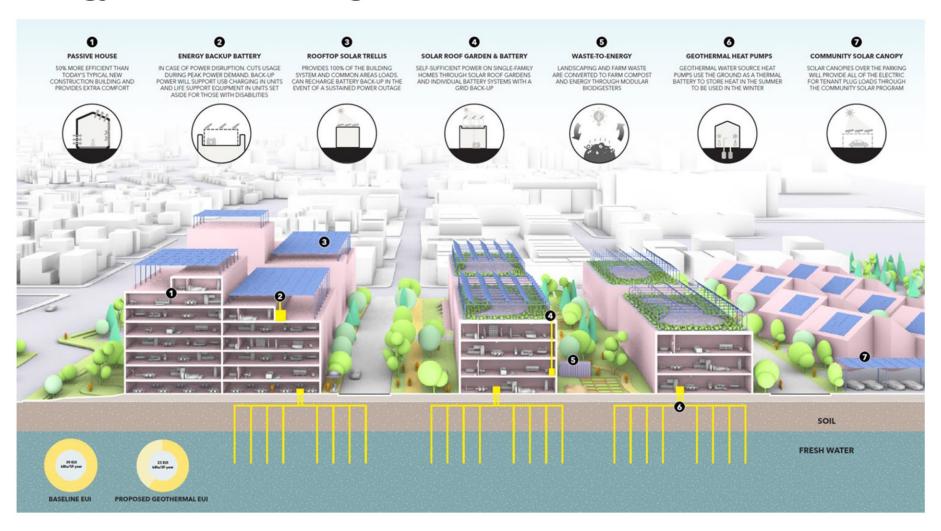
1 parking space provided for every unit of housing created

Arverne East

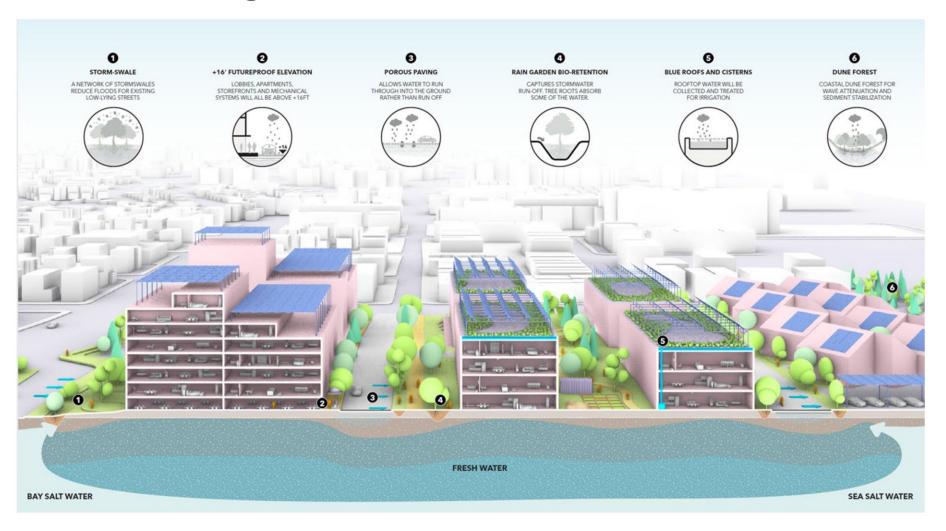
Proposed Uses - Non-Residential Space

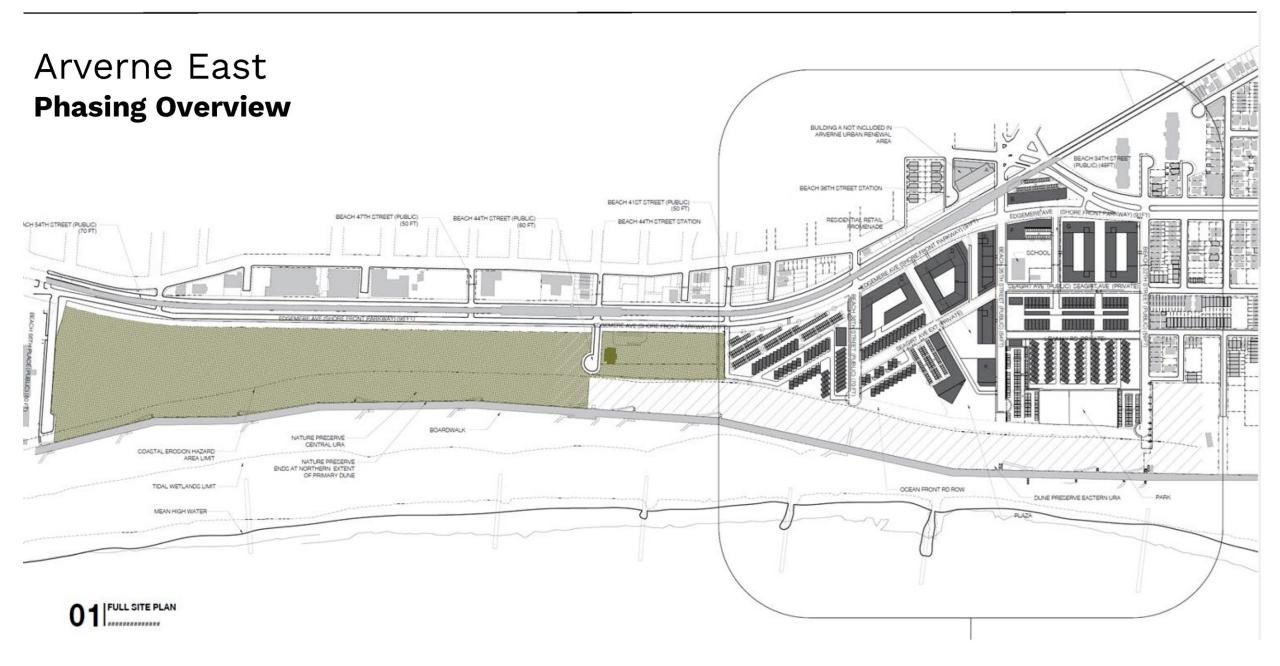


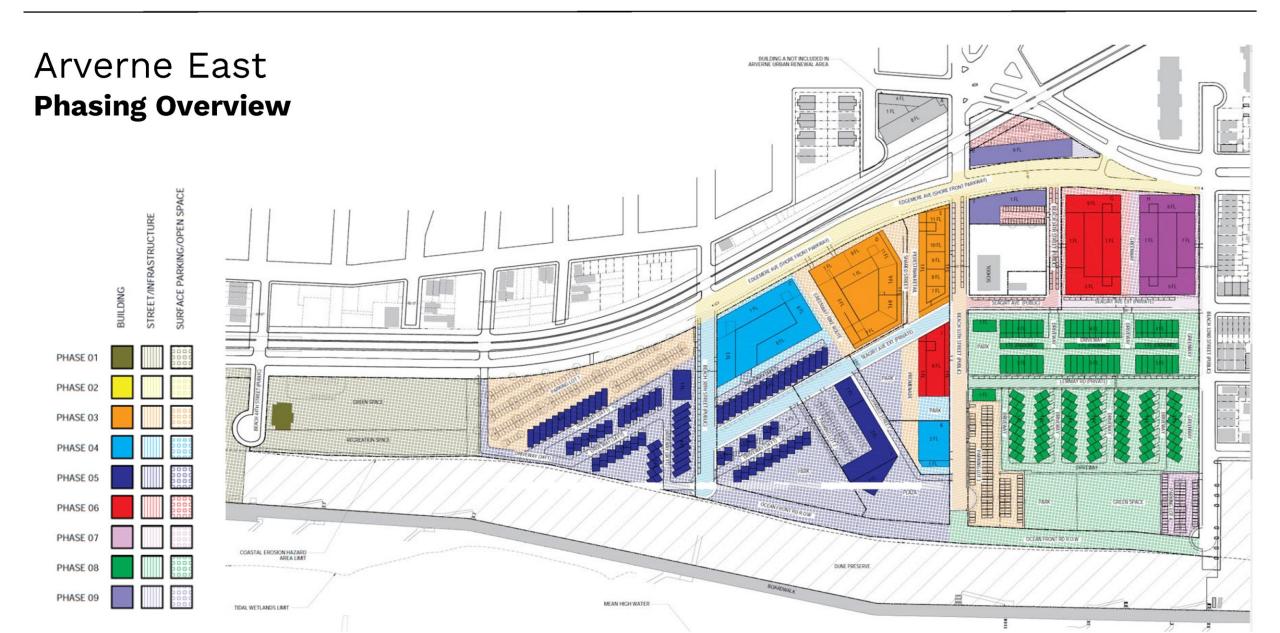
Arverne East **Energy Efficient Strategies**

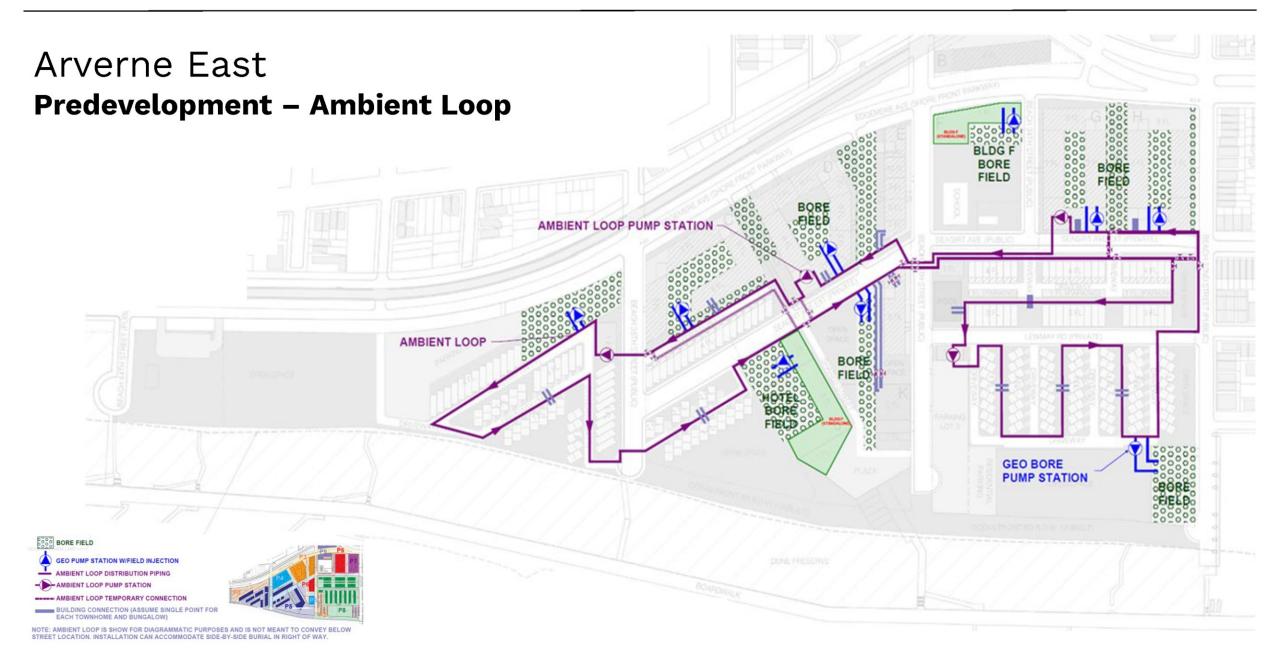


Arverne East Resilient Strategies



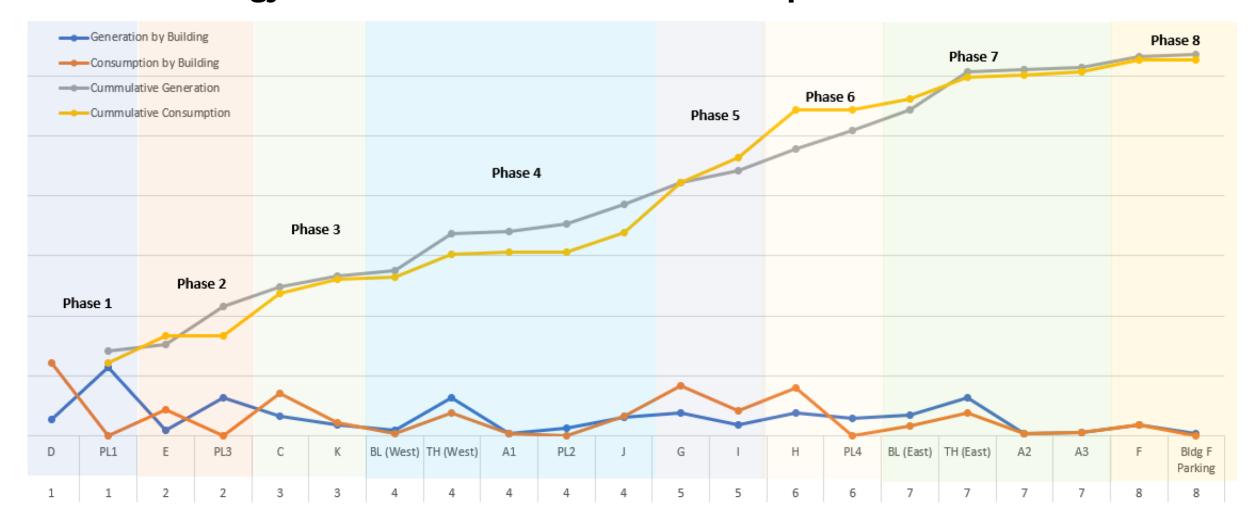






Arverne East

Net Zero Strategy - Solar PV Generation vs. Consumption



Passive House design standards

Arverne East Initiatives + Goals

ECONOMIC DEVELOPMENT Multipurpose Building Retail/Commercial Build-outs **INFRASTRUCTURE** Edgemere Avenue job training programs Transit Plaza RENT RESILIENCY Storm and flood resilient 8 buildings \supset Resilient infrastructure grey and green infrastructure **COMMUNITY ACTIVATION** Multipurpose Building Outdoor Spaces Y O B E HOUSING Affordable Rentals Affordable Homeownership **GREEN SPACE ENERGY EFFICIENCY** Nature Preserve Decrease reliance on fossil fuels through implementation of geothermal systems, solar

THANK YOU



VERIDIAN AT COUNTY FARM ANN ARBOR, MI

VERIDIAN.COMMUNITY

- Partnership between THRIVE Collaborative (for profit developer) and Avalon Housing (nonprofit developer)
- 129 units of for-sale market rate housing
- 50 units of deeply affordable rental housing
- Highly sustainable: energy efficiency, on-site renewables,



Embedding Equity and Sustainability

- Avalon best positioned to develop the affordable units (supportive services)
- THRIVE providing internet to affordable units through market rate HOA (negotiation with provider)
- Creating neighborhood association outside of the HOA to foster community
- THRIVE providing attainable units missing in Ann Arbor market and working to add more
- Avalon committed to first all-electric development in Ann Arbor, solar where possible









Sara Hammerschmidt Mandy Lee Morgan Malone Sara Levenson Derrick Tillman

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Don't forget to check out the full report!

Access free at: knowledge.uli.org/justtransition

