

# Webinar

## Environmental Justice and Real Estate: Where To From Here?

Date: March 26, 2021

00:00:02 --> 00:00:04: Wonderful, well welcome everybody. Good morning,  
 00:00:04 --> 00:00:07: good afternoon and good evening.  
 00:00:07 --> 00:00:10: Depending on where you are in the time zone around  
 00:00:10 --> 00:00:12: the world my name is Tague McClory and as a  
 00:00:12 --> 00:00:16: member of the Uli responsible Property Investment Council.  
 00:00:16 --> 00:00:19: I am delighted to welcome you to our second web  
 00:00:19 --> 00:00:21: and R of 2021 before we began.  
 00:00:21 --> 00:00:24: Just wanted to do a few housekeeping items as as  
 00:00:24 --> 00:00:27: people roll into the room will be recording today's session  
 00:00:27 --> 00:00:31: and will share that with all registered participants.  
 00:00:31 --> 00:00:33: At the end, you're all on mute as attendees,  
 00:00:33 --> 00:00:36: but should you have questions along the way,  
 00:00:36 --> 00:00:40: please don't hesitate to type your questions into the Q&A  
 00:00:40 --> 00:00:43: and chat feature will truly opened up and will curate  
 00:00:43 --> 00:00:46: and ask those questions should we have time near the  
 00:00:46 --> 00:00:49: end of the program. Now.  
 00:00:49 --> 00:00:52: While most of you are members in familiar with the  
 00:00:52 --> 00:00:55: Urban Land Institute and its rich history 80 plus year  
 00:00:55 --> 00:00:56: history,  
 00:00:56 --> 00:00:59: I think it's important to reiterate the purpose and vision  
 00:00:59 --> 00:01:02: and mission of you Ally as we start today.  
 00:01:02 --> 00:01:04: Even as you lie seeks to shape the future of  
 00:01:04 --> 00:01:09: the built environment for transformative impact of all  
 communities worldwide,  
 00:01:09 --> 00:01:13: we hope that today's discussion around environmental justice  
 in real  
 00:01:13 --> 00:01:16: estate will really challenge all of our 45,000 ULI members  
 00:01:16 --> 00:01:19: around the world to create positive transformative.  
 00:01:19 --> 00:01:25: Impact in all communities without creating negative impacts  
 for others.

00:01:25 --> 00:01:27: This is our 4th year programming the RPI.

00:01:27 --> 00:01:31: See seminars. Last year we hosted 8 webinars in total

00:01:31 --> 00:01:33: and the plan is to do the same this year.

00:01:33 --> 00:01:37: So the primary goal of these these workshops and discussions

00:01:37 --> 00:01:42: is really to facilitate a conversation around responsible property investment.

00:01:42 --> 00:01:44: What it looks like in practice,

00:01:44 --> 00:01:47: how to invest in resilience in four resilience,

00:01:47 --> 00:01:51: how to generate social impact along with financial return.

00:01:51 --> 00:01:55: And most importantly you know education for our UI community

00:01:55 --> 00:01:57: and others about emerging trends.

00:01:57 --> 00:02:01: Changing standards, practical tools and just simple strategies for tomorrow.

00:02:01 --> 00:02:03: Over the last few years,

00:02:03 --> 00:02:06: we've covered a number of topics from proptech to emerging

00:02:06 --> 00:02:08: client and energy regulations,

00:02:08 --> 00:02:11: opportunity zones in intersection of housing and health.

00:02:11 --> 00:02:14: Most recently, we held a master class on building for

00:02:14 --> 00:02:17: net zero Carbon and similar to those programs.

00:02:17 --> 00:02:21: We're thrilled to partner with you allies Urban Resilience program,

00:02:21 --> 00:02:24: as well as the Greenprint Center for Building Performance.

00:02:24 --> 00:02:26: So keep an eye on your inbox.

00:02:26 --> 00:02:28: We've got a great lineup of programming.

00:02:28 --> 00:02:30: For the balance of this year,

00:02:30 --> 00:02:32: one is an example is the circular economy in water,

00:02:32 --> 00:02:36: probably one of the more important topics today that few

00:02:36 --> 00:02:38: are really paying attention to.

00:02:38 --> 00:02:41: So as moderator and as a member of the Responsible

00:02:41 --> 00:02:42: Property Investment Council.

00:02:42 --> 00:02:46: The topics of social equity social impacts in real estate

00:02:46 --> 00:02:49: are deeply important to my work in purpose.

00:02:49 --> 00:02:52: I currently serve as a director of social impact and

00:02:52 --> 00:02:54: inclusion at MP Boston,

00:02:54 --> 00:02:57: and I'm also the founder of a social impact enterprise.

00:02:57 --> 00:03:00: TH mclaury LLC. In both of these capacities,

00:03:00 --> 00:03:04: my work is really dedicated to designing strategies that seek

00:03:04 --> 00:03:08: to embed equity inclusion and diversity throughout the entire real

00:03:08 --> 00:03:09: estate process.

00:03:09 --> 00:03:12: Ultimately, I see the purpose of this work is cultivating

00:03:12 --> 00:03:13: harmony.

00:03:13 --> 00:03:17: Designing strategies that are uniting diverse ideas and people in

00:03:17 --> 00:03:21: companies together to build capacity and so with that before

00:03:21 --> 00:03:22: we get started today,

00:03:22 --> 00:03:25: we'd like to just take a quick pulse of the

00:03:25 --> 00:03:28: audience with a few quick questions and this will help

00:03:28 --> 00:03:31: us gauge your knowledge of the topic,

00:03:31 --> 00:03:33: but also give our speakers a sense of your areas

00:03:34 --> 00:03:36: of interest that you'd like us to cover today.

00:03:36 --> 00:03:40: The first is what is your level of familiarity with

00:03:40 --> 00:03:41: environmental justice.

00:03:41 --> 00:03:45: Strong, medium, low. So take a moment answer that that

00:03:45 --> 00:03:48: will give us a good sense of who we have

00:03:48 --> 00:03:50: attending the session today.

00:03:50 --> 00:03:52: We have people from all over the world and the

00:03:52 --> 00:03:53: country.

00:03:53 --> 00:03:55: The second question is what are you most interested in

00:03:56 --> 00:03:57: learning to on today's panel?

00:03:57 --> 00:04:00: Is it gaining just overall background about the topic?

00:04:00 --> 00:04:02: Learning how land use policies,

00:04:02 --> 00:04:05: maybe impact environmental justice or just simply learning how to

00:04:05 --> 00:04:09: how to collaborate and partner with community based organizations?

00:04:12 --> 00:04:15: And so we'll take a minute for those polling questions

00:04:15 --> 00:04:16: to come through.

00:04:16 --> 00:04:19: And then we'll we'll get right started.

00:04:19 --> 00:04:21: So the the topic of environmental justice?

00:04:21 --> 00:04:25: That's great. It looks like we've got a good knowledge

00:04:25 --> 00:04:27: base of medium familiarity,

00:04:27 --> 00:04:29: which is wonderful. And also,

00:04:29 --> 00:04:31: you know, some with low familiarity,

00:04:31 --> 00:04:35: which is, which is even better.

00:04:35 --> 00:04:38: You know, we see this as a learning environment and

00:04:38 --> 00:04:41: with respect to areas of interest will look forward to

00:04:41 --> 00:04:44: tackling some questions and hopefully I think will will have

00:04:44 --> 00:04:46: some great topics to to cover.

00:04:49 --> 00:04:52: So I'll just give people a minute to read and

00:04:52 --> 00:04:54: answer and we'll go from there.

00:04:58 --> 00:05:01: I mean the topic of environmental justice and how it

00:05:01 --> 00:05:04: intersects with the real estate industry is certainly complex.

00:05:04 --> 00:05:07: You know, it's it's really at the core of this

00:05:07 --> 00:05:10: topic is about fair treatment in meaningful involvement of all  
00:05:10 --> 00:05:12: people in key decisions,  
00:05:12 --> 00:05:15: meaningful involvement in key decisions that impact  
development,  
00:05:15 --> 00:05:19: implementation, and enforcement, environmental laws and  
regulations?  
00:05:19 --> 00:05:22: In it's an issue that is cross cutting the real  
00:05:22 --> 00:05:26: estate sector is certainly played a major role in determining  
00:05:26 --> 00:05:28: count communities experience greater.  
00:05:28 --> 00:05:33: Environmental climate and health issues and risks.  
00:05:33 --> 00:05:36: So that's great to see those answers about what people  
00:05:36 --> 00:05:37: are interested today.  
00:05:37 --> 00:05:39: I think will will definitely be able to cover those  
00:05:39 --> 00:05:41: topics to frame today's discussion.  
00:05:41 --> 00:05:44: What I'd like to do is just give a really  
00:05:44 --> 00:05:47: 32nd thumbnail history of environmental justice and then  
hand it  
00:05:47 --> 00:05:49: over to our panelists and experts.  
00:05:49 --> 00:05:52: This will help us ground the discussion with some historical  
00:05:52 --> 00:05:55: context of key moments in the early years of the  
00:05:55 --> 00:05:56: environmental justice movement,  
00:05:56 --> 00:05:59: and that's certainly a word that is important.  
00:05:59 --> 00:06:02: This is a movement, a movement that was born out  
00:06:02 --> 00:06:03: of the civil rights movement.  
00:06:03 --> 00:06:07: Started by individuals, primarily people of color,  
00:06:07 --> 00:06:11: seeking to stand up and address the inequities of  
Environmental  
00:06:11 --> 00:06:11: Protection.  
00:06:11 --> 00:06:15: The 1968 Memphis Sanitation Strikes is probably one of the  
00:06:15 --> 00:06:20: first African American mobilized efforts to combat  
environmental injustice.  
00:06:20 --> 00:06:24: This photo taken just days before the tragic assassination of  
00:06:24 --> 00:06:28: Reverend Doctor Martin Luther King Junior in Memphis is  
definitely  
00:06:28 --> 00:06:32: bears witness to this to the beginning of environmental  
justice,  
00:06:32 --> 00:06:34: he worked alongside and advocated.  
00:06:34 --> 00:06:38: With those sanitation strike workers but second key point in  
00:06:38 --> 00:06:42: history in 1982 was an example of a nonviolent mobilization  
00:06:42 --> 00:06:44: in a sit in in Warren County to protest the  
00:06:44 --> 00:06:46: PCB landfill in Warren County,  
00:06:46 --> 00:06:50: North Carolina. This is probably widely understood as one of  
00:06:50 --> 00:06:55: the catalytic moments of the early decades of environmental  
justice.

00:06:55 --> 00:06:59: And then 1991 was probably the next stage of the  
00:06:59 --> 00:07:04: movement when the first national people of color  
Environmental Leadership  
00:07:04 --> 00:07:06: Summit was held in DC.  
00:07:06 --> 00:07:10: This summit convened hundreds of attendees from Native  
American,  
00:07:10 --> 00:07:13: African American, Latino, and Asian Pacific descent,  
00:07:13 --> 00:07:17: all coming together to develop and adopt 17 principles of  
00:07:17 --> 00:07:19: environmental justice.  
00:07:19 --> 00:07:23: A comprehensive plan in platform for both national and  
international  
00:07:23 --> 00:07:25: movement of all people,  
00:07:25 --> 00:07:27: and so it's at that Community level.  
00:07:27 --> 00:07:30: Community organizations that are dedicated,  
00:07:30 --> 00:07:34: like our panelists today dedicated to those those efforts they  
00:07:34 --> 00:07:36: have deep experience.  
00:07:36 --> 00:07:39: Shaping the future of our neighborhoods and built  
environment.  
00:07:39 --> 00:07:42: And we're excited to hear the wealth of knowledge and  
00:07:42 --> 00:07:45: experience that they're going to share with us today.  
00:07:45 --> 00:07:49: We've got three organizations today on the front lines of  
00:07:49 --> 00:07:51: the Environmental Justice movement,  
00:07:51 --> 00:07:54: and as they share how they work with stakeholders and  
00:07:54 --> 00:07:58: how they really ultimately create harmony to create positive  
change  
00:07:58 --> 00:08:00: in forming a more equitable path forward.  
00:08:00 --> 00:08:03: I'm excited to introduce today's speakers first up is the  
00:08:03 --> 00:08:06: Alamo Defra's Vice president in policy and advocacy.  
00:08:06 --> 00:08:10: At Catalyst Miami, so Allen joined Catalyst Miami in 2016  
00:08:10 --> 00:08:15: and currently leads their efforts on policy and Engagement  
Department.  
00:08:15 --> 00:08:19: She holds a Masters in Global Environmental Health from  
Emory  
00:08:19 --> 00:08:22: University and a bachelor's degree in Community health from  
Brown  
00:08:22 --> 00:08:23: University.  
00:08:23 --> 00:08:28: Our second speaker is Sunraycer Cooper transformative  
communities program manager  
00:08:28 --> 00:08:29: at the Green Lining Institute.  
00:08:29 --> 00:08:33: Sonrisas, a city planner and advocate for affordable housing,  
00:08:33 --> 00:08:36: and she leads Green linings effort on economic,  
00:08:36 --> 00:08:38: systemic change and community investment.  
00:08:38 --> 00:08:41: A graduate of grain Linings Leadership Academy,  
00:08:41 --> 00:08:44: she holds a BA in Environmental studies from Wellesley

College  
00:08:45 --> 00:08:46: and a Masters in City planning.  
00:08:46 --> 00:08:51: From UC Berkeley. And our final panelist is Michelle Delaluz,  
00:08:51 --> 00:08:53: executive director of 5th Ave committee.  
00:08:53 --> 00:08:57: Michelle has LED that organization for nearly 17 years,  
00:08:57 --> 00:09:00: which supports a mission dedicated to over 5000 low and  
00:09:00 --> 00:09:04: moderate income people managing a portfolio of real estate  
assets  
00:09:04 --> 00:09:08: that total \$120 million in a development pipeline of a  
00:09:08 --> 00:09:10: 1900 units totaling about \$850 million.  
00:09:10 --> 00:09:13: She's an alumna of Connecticut College,  
00:09:13 --> 00:09:18: Columbia University and Harvard Kennedy School Executive  
extension program.  
00:09:18 --> 00:09:20: So to start off today's conversation,  
00:09:20 --> 00:09:23: I'd like to ask each of our panelists just to  
00:09:23 --> 00:09:26: give a quick two minute overview of your organizations and  
00:09:26 --> 00:09:28: will start with Zelalem at Catalyst Miami.  
00:09:28 --> 00:09:32: Thank you. Hi everyone, I'm long.  
00:09:32 --> 00:09:35: Thank you so much for having me on this panel  
00:09:36 --> 00:09:38: and for this opportunity.  
00:09:38 --> 00:09:42: I work in an organization called Catalyst Miami.  
00:09:42 --> 00:09:47: We are in economic justice organization based in Miami  
Dade  
00:09:47 --> 00:09:51: County and we've been around after past 25 years.  
00:09:51 --> 00:09:55: I have a photo of some of the community members  
00:09:55 --> 00:09:59: we work with and I love to open with this  
00:09:59 --> 00:10:00: photo because.  
00:10:00 --> 00:10:03: They are what our work is is truly about.  
00:10:03 --> 00:10:07: So maybe can we go to the next slide.  
00:10:07 --> 00:10:10: So just a little bit more about our organization,  
00:10:10 --> 00:10:12: we do a combination of things.  
00:10:12 --> 00:10:16: We do direct services like financial code chain,  
00:10:16 --> 00:10:18: free tax preparation, health insurance,  
00:10:18 --> 00:10:21: enrollment, and then we do advocacy work,  
00:10:21 --> 00:10:25: which is the work I oversee advocacy in Community  
organizing  
00:10:25 --> 00:10:28: on Community identified priorities,  
00:10:28 --> 00:10:31: and then we do network network of building as well  
00:10:31 --> 00:10:35: and just working in partnership with with the folks throughout  
00:10:35 --> 00:10:38: the throughout the County and the region.  
00:10:38 --> 00:10:41: Including you alive.  
00:10:41 --> 00:10:43: Next slide.  
00:10:43 --> 00:10:47: Alright, so just a little bit more deeply into the

00:10:47 --> 00:10:48: work we lead or lead.

00:10:48 --> 00:10:54: In particular, we do leadership grassroots leadership training programs as

00:10:54 --> 00:10:58: a way to onboard community members into issues such as

00:10:58 --> 00:10:59: climate change,

00:10:59 --> 00:11:01: which is the one featured here,

00:11:01 --> 00:11:07: or housing housing advocacy. We integrate those community members into

00:11:07 --> 00:11:11: coalition spaces like the Miami Climate Alliance or the Florida

00:11:11 --> 00:11:13: Housing Justice Alliance.

00:11:13 --> 00:11:17: And to flex their advocacy skills that which which they

00:11:17 --> 00:11:19: learn in those programs.

00:11:19 --> 00:11:23: And then we advocate. Whether it's in our programming at

00:11:23 --> 00:11:25: the Capitol in Tallahassee.

00:11:25 --> 00:11:27: Or, you know, in our County,

00:11:27 --> 00:11:32: in our cities, and really think impacted communities need to

00:11:32 --> 00:11:34: be at the helm of policy,

00:11:34 --> 00:11:38: design and decision making. And through every step of the

00:11:38 --> 00:11:40: process and the next slide,

00:11:40 --> 00:11:42: if I have another side,

00:11:42 --> 00:11:45: because that's how we. That's how we win.

00:11:45 --> 00:11:48: We proven to do better and to make more significant

00:11:48 --> 00:11:52: wins for our community and to better hold elected officials

00:11:52 --> 00:11:53: accountable.

00:11:53 --> 00:11:57: The more we have community members designing the policies from

00:11:57 --> 00:11:58: the outset.

00:11:58 --> 00:12:01: This is a slide deck from some energy work we

00:12:01 --> 00:12:01: do.

00:12:01 --> 00:12:05: But I could easily swap out these these policies for

00:12:05 --> 00:12:05: anything,

00:12:05 --> 00:12:07: anything this year in any topic.

00:12:07 --> 00:12:09: And so with that all,

00:12:09 --> 00:12:11: keep it brief and pass it to the next.

00:12:11 --> 00:12:15: The next panelist. Wonderful thank you so much.

00:12:15 --> 00:12:15: Michelle.

00:12:19 --> 00:12:22: Everybody thanks so much to you.

00:12:22 --> 00:12:26: Apply for the invitation to present.

00:12:26 --> 00:12:30: So so 5th Ave committee for Famine Committee is based

00:12:30 --> 00:12:30: in Brooklyn,

00:12:30 --> 00:12:35: NY. We're a 43 year old comprehensive Community Development Corporation

00:12:35 --> 00:12:39: whose mission is to advance economic and social justice.

00:12:39 --> 00:12:43: I think it's important to to say that.

00:12:43 --> 00:12:48: While Fifth Ave Committee I think has tremendous alignment with

00:12:49 --> 00:12:54: the values and the goals of the environmental justice movement

00:12:54 --> 00:12:58: I I I purposely do not call 5th Ave Committee

00:12:58 --> 00:13:05: Environmental Justice Organization because I have deep deep respect for

00:13:05 --> 00:13:11: the organizations that have been the leaders behind the environmental

00:13:11 --> 00:13:13: justice movement.

00:13:13 --> 00:13:15: And now that. There's.

00:13:19 --> 00:13:22: That we need to be thoughtful about what we name

00:13:22 --> 00:13:26: ourselves and not to coopt other names that that folks

00:13:26 --> 00:13:27: have for themselves.

00:13:27 --> 00:13:30: And, you know, I just want to build a bit

00:13:30 --> 00:13:30: on,

00:13:30 --> 00:13:33: you know, some of the principles and values of the

00:13:33 --> 00:13:34: EJ movement,

00:13:34 --> 00:13:37: the hemas principles for Democratic organizing,

00:13:37 --> 00:13:41: which is something that was adopted in in New Mexico

00:13:41 --> 00:13:42: in December 1996.

00:13:42 --> 00:13:45: It lays out a number of things in terms of

00:13:45 --> 00:13:47: principles which.

00:13:47 --> 00:13:51: Are important. The inclusive emphasized bottom up organizing let people

00:13:51 --> 00:13:53: speak for themselves,

00:13:53 --> 00:13:56: work together in solidarity and mutuality.

00:13:56 --> 00:14:00: Build just relationships and commitment to self transformation.

00:14:00 --> 00:14:02: I think a lot of us share those values and

00:14:02 --> 00:14:06: certainly at 5th Ave Committee in the work that we

00:14:06 --> 00:14:06: do.

00:14:06 --> 00:14:10: Helping over 5500 low and moderate income New Yorkers through

00:14:10 --> 00:14:14: a comprehensive set of programs that really focus on changing

00:14:14 --> 00:14:17: change at three levels and individual level community.

00:14:17 --> 00:14:19: The level in our systems level.

00:14:19 --> 00:14:22: We definitely do that, so I will pass it on

00:14:22 --> 00:14:25: from there and look forward to the rest of the

00:14:25 --> 00:14:26: conversation.

00:14:29 --> 00:14:31: Wonderful thank you so Teresa.

00:14:33 --> 00:14:36: Hi everyone, my name is some recent Cooper.



00:14:36 --> 00:14:39: I work at the Mining Institute in Oakland,  
00:14:39 --> 00:14:42: CA and thank you to you all.  
00:14:42 --> 00:14:45: I for inviting us to share the stage with these  
00:14:45 --> 00:14:47: other great panelists.  
00:14:47 --> 00:14:50: So Green line is a nearly 30 year old racial  
00:14:51 --> 00:14:53: equity organization that.  
00:14:53 --> 00:14:57: Brings opportunity to low income communities of color in  
California  
00:14:57 --> 00:14:58: through policy,  
00:14:58 --> 00:15:01: advocacy, research and leadership development.  
00:15:01 --> 00:15:05: And our mission is to build a future where communities  
00:15:05 --> 00:15:08: of color and build wealth where they can live in  
00:15:08 --> 00:15:12: healthy places that are filled with economic opportunity and  
importantly  
00:15:12 --> 00:15:16: were there ready to meet the challenges posed by climate  
00:15:16 --> 00:15:16: change.  
00:15:16 --> 00:15:20: So we really kind of working the wrap around away  
00:15:20 --> 00:15:24: with an understanding of the overlapping impacts of those.  
00:15:24 --> 00:15:27: Of different factors that affecting the color.  
00:15:31 --> 00:15:34: So green linings work is really rooted in ending the  
00:15:34 --> 00:15:36: racist legacy of redlining,  
00:15:36 --> 00:15:40: which, if you're not familiar with redlining this was the  
00:15:40 --> 00:15:44: systematic practice of denying home loans to people of color  
00:15:44 --> 00:15:45: for decades.  
00:15:45 --> 00:15:47: In the middle of the 20th century.  
00:15:47 --> 00:15:50: And this practice was officially outlawed in 1973.  
00:15:50 --> 00:15:52: But this was one of the biggest,  
00:15:52 --> 00:15:56: if not the biggest, contributor to the racial wealth gap  
00:15:56 --> 00:15:59: that still continues to exist today.  
00:15:59 --> 00:16:01: And so we use the word redlining.  
00:16:01 --> 00:16:05: Pretty broadly to refer to all forms of systemic discrimination,  
00:16:05 --> 00:16:07: so not just in home ownership,  
00:16:07 --> 00:16:11: but also equal access to things like health care,  
00:16:11 --> 00:16:13: broadband Internet, energy, clean air,  
00:16:13 --> 00:16:17: and other critical services as it.  
00:16:17 --> 00:16:23: Systemically and structurally kept from communities of color.  
00:16:23 --> 00:16:25: Insight.  
00:16:25 --> 00:16:29: So that's redlining. Green lining is the opposite of that,  
00:16:29 --> 00:16:32: and we see it as the solution to redlining.  
00:16:32 --> 00:16:35: So the way that we remind places and relying on  
00:16:35 --> 00:16:38: economy is that we make sure that those who have  
00:16:38 --> 00:16:39: power,  
00:16:39 --> 00:16:44: investing, army movements so that could be a local

government  
00:16:44 --> 00:16:45: bank.  
00:16:45 --> 00:16:50: Tillite companies are a lot of different power players that  
00:16:50 --> 00:16:50: we.  
00:16:50 --> 00:16:53: We try to make sure that they are investing in  
00:16:53 --> 00:16:56: our neighborhoods and so the way we do that is  
00:16:56 --> 00:16:59: that we negotiate with corporations and we also pass policies  
00:16:59 --> 00:17:02: that direct as much funding as possible to low income  
00:17:02 --> 00:17:04: communities of color and so later on.  
00:17:04 --> 00:17:07: In this webinar, I'm going to talk about a specific  
00:17:07 --> 00:17:11: program that we worked on called transformative climate  
communities that  
00:17:11 --> 00:17:15: funds projects in these neighborhoods and also improves air  
quality,  
00:17:15 --> 00:17:19: reduces climate risk, builds capacity and leadership from  
residents,  
00:17:19 --> 00:17:22: and prevents displacement. It's a really good example of  
what  
00:17:22 --> 00:17:24: it actually means to remind please.  
00:17:28 --> 00:17:31: So one thing that is really core to wave reminding  
00:17:31 --> 00:17:35: works is an understanding that communities of color don't  
face  
00:17:35 --> 00:17:36: individual risks.  
00:17:36 --> 00:17:40: They faced com pounding threats that have multiplier effects  
with  
00:17:40 --> 00:17:40: each other.  
00:17:40 --> 00:17:43: So this map all the way to the left is  
00:17:43 --> 00:17:45: the original redlining map of Oakland.  
00:17:45 --> 00:17:49: The red and yellow neighborhoods are where people of color  
00:17:49 --> 00:17:51: live and the moon green neighborhoods are white.  
00:17:51 --> 00:17:55: People live and in the red nail areas people can  
00:17:55 --> 00:17:56: get home loans for.  
00:17:56 --> 00:17:58: Almost 50 years.  
00:17:58 --> 00:18:01: The map in the Middle mouse air pollution in Oakland  
00:18:01 --> 00:18:04: in the same area and then the one to the  
00:18:04 --> 00:18:07: right Maps recovery keys that were happening.  
00:18:07 --> 00:18:10: And so I just I think that this sort of  
00:18:10 --> 00:18:14: comparison is really really telling and it was created because  
00:18:14 --> 00:18:17: the red is always in the same place and it  
00:18:17 --> 00:18:22: tells us that these issues aren't stemming from individual  
policy  
00:18:22 --> 00:18:22: decisions.  
00:18:22 --> 00:18:26: They all stem from the exact same root cause,  
00:18:26 --> 00:18:30: which is structural racism. So this is really a systemic

00:18:30 --> 00:18:31: issue,

00:18:31 --> 00:18:35: and so the way that we approach systems changes in

00:18:35 --> 00:18:37: building community power.

00:18:37 --> 00:18:41: Lifting up community based ideas and building community capacity.

00:18:41 --> 00:18:44: So that's what I'm really excited to talk about here

00:18:44 --> 00:18:49: today and how we address structural inequality with community based

00:18:49 --> 00:18:49: solutions.

00:18:52 --> 00:18:54: Fantastic thank you so much,

00:18:54 --> 00:18:57: son Risa and thank you everybody for giving that brief

00:18:57 --> 00:18:59: thumbnail of your organizations.

00:18:59 --> 00:19:02: I love the infographic in comparison.

00:19:02 --> 00:19:05: You just use 'cause I think it's appropriate as we

00:19:05 --> 00:19:09: transition to this first topic around climate impacts on communities.

00:19:09 --> 00:19:12: And really, I'd like to allow this first question to

00:19:12 --> 00:19:15: Zelalem in relation to how you're seeing in your work

00:19:15 --> 00:19:19: sees climate change most impacting the groups that you represent.

00:19:19 --> 00:19:23: And really as the prior slide that some researchers shared.

00:19:23 --> 00:19:27: You know how do those historic in recent land use

00:19:27 --> 00:19:31: decisions really intersect with those impacts?

00:19:31 --> 00:19:33: Now, absolutely.

00:19:33 --> 00:19:38: So I'll just share that to re emphasize some recess

00:19:38 --> 00:19:43: slides that real estate is probably one of the single

00:19:43 --> 00:19:48: greatest contributors to racial and equity in this country.

00:19:48 --> 00:19:54: We've had centuries of curbing access to land.

00:19:54 --> 00:19:57: You know, through that red lining.

00:19:57 --> 00:20:03: And through African Americans and immigrant populations in particular,

00:20:03 --> 00:20:07: not being eligible for certain government programs,

00:20:07 --> 00:20:09: so it is indeed a systemic problem.

00:20:09 --> 00:20:13: And South Florida, where I live only only really exists

00:20:14 --> 00:20:16: due to very drastic land use changes.

00:20:16 --> 00:20:19: We have Everglades National Park.

00:20:19 --> 00:20:22: He ran the Everglades used to be a huge area

00:20:22 --> 00:20:23: of the state.

00:20:23 --> 00:20:27: And in fact, if you've been to Miami and you

00:20:27 --> 00:20:28: see our highway.

00:20:28 --> 00:20:33: I-95 pretty much everything West of I-95 was the Everglades

00:20:33 --> 00:20:36: here in Miami Dade County and I.

00:20:36 --> 00:20:40: I counted on the map before sharing this and like

00:20:41 --> 00:20:42: near downtown Miami,  
00:20:42 --> 00:20:46: the I-95 is only like 8 to 10 blocks in  
00:20:46 --> 00:20:49: so it just goes to show.  
00:20:49 --> 00:20:53: How much we've done to dredge and fell into drastically  
00:20:53 --> 00:20:54: change our environment,  
00:20:54 --> 00:20:58: and so all that really happened because of a gentleman  
00:20:58 --> 00:20:59: Henry Flagler.  
00:20:59 --> 00:21:01: He was convinced by Julia Tuttle,  
00:21:01 --> 00:21:06: who's the first first woman founder of a city.  
00:21:06 --> 00:21:10: She salmon orange blossom was living up North in  
00:21:10 --> 00:21:14: Jacksonville,  
00:21:14 --> 00:21:18: FL and she convinced him to build his railroad down  
00:21:18 --> 00:21:21: into Miami and the folks that built that railroad which  
00:21:21 --> 00:21:24: happened to be on the highest ground in Miami.  
00:21:24 --> 00:21:29: Henry Flagler's very smart smart man.  
00:21:29 --> 00:21:31: Where were black communities? So they were either mostly  
00:21:31 --> 00:21:36: Bahamian  
00:21:36 --> 00:21:41: immigrants or African Americans.  
00:21:41 --> 00:21:45: And so when they built that railroad they settled.  
00:21:45 --> 00:21:49: Throughout throughout Miami, Dade and has more white  
00:21:49 --> 00:21:53: folks from  
00:21:53 --> 00:21:58: across the country came down on that railroad.  
00:21:58 --> 00:22:04: That son Jim Crow on a lot of anti discrimination  
00:22:04 --> 00:22:06: or a lot of discrimina Tori laws and policies came  
00:22:06 --> 00:22:11: down to Miami and so are African American communities are  
00:22:11 --> 00:22:16: primarily on the highest land near that railroad due to  
00:22:16 --> 00:22:18: segregation and also do too.  
00:22:18 --> 00:22:21: Discrimina Tori lending forever for housing.  
00:22:21 --> 00:22:24: I have a mouth not not in this slide deck  
00:22:24 --> 00:22:27: about it shows how.  
00:22:27 --> 00:22:30: Segregated Miami has continued to become.  
00:22:30 --> 00:22:35: It gets worse and worse through the 60s,  
00:22:35 --> 00:22:37: seventies, 80s nineties an in the city.  
00:22:37 --> 00:22:39: Recent city of Miami. Recently I think 2013 filed a  
00:22:39 --> 00:22:44: lawsuit for discriminatory lending and then some of the  
00:22:44 --> 00:22:46: nation's  
00:22:46 --> 00:22:49: biggest biggest banks.  
00:22:49 --> 00:22:53: So I would argue that redlining,  
00:22:53 --> 00:22:55: while illegal, is still somewhat practiced.  
Throughout the country.  
Alright, but climate I'll get back to this,  
but every climate change were also known as you know,  
I don't really like this phrase,

00:22:55 --> 00:22:58: 'cause I think it it kind of erases the global  
00:22:58 --> 00:23:00: impacts of climate change.  
00:23:00 --> 00:23:02: But as far as assets at Risko,  
00:23:02 --> 00:23:05: Miami is the number one place in the world now  
00:23:05 --> 00:23:08: with trillions of dollars of assets at risk.  
00:23:08 --> 00:23:12: An were known as Ground Zero for climate change as  
00:23:12 --> 00:23:12: well,  
00:23:12 --> 00:23:14: at least in the United States.  
00:23:14 --> 00:23:17: So we're impacted by sea level rise.  
00:23:17 --> 00:23:23: Flooding stronger hurricanes, extreme heats and what we're  
seeing in  
00:23:23 --> 00:23:29: particular is those are primarily African American or black  
immigrant  
00:23:29 --> 00:23:30: neighborhoods.  
00:23:30 --> 00:23:36: An increasingly Latin axe, neighborhoods that are on the  
highest  
00:23:36 --> 00:23:40: ground in in the County are being seen as ripe  
00:23:40 --> 00:23:46: for development as our coastal areas experience more more  
title  
00:23:46 --> 00:23:50: flooding in our. It's more known that they were threatened  
00:23:51 --> 00:23:54: by sea level rise and so that phenomenon we call  
00:23:54 --> 00:23:56: climate gentrification here.  
00:23:56 --> 00:24:02: And it's something that we're working on with community  
members  
00:24:02 --> 00:24:03: to address.  
00:24:03 --> 00:24:10: Through, you know, planning and zoning practices and just  
through  
00:24:10 --> 00:24:12: community organizing.  
00:24:12 --> 00:24:14: So I don't know.  
00:24:14 --> 00:24:15: Leave it there for now.  
00:24:15 --> 00:24:18: Yeah no. I appreciate that and I love the the  
00:24:18 --> 00:24:20: language around climate gentrification.  
00:24:20 --> 00:24:23: That word really stuck out as I as they learn  
00:24:23 --> 00:24:24: more about your work.  
00:24:24 --> 00:24:28: Michelle sonrisa. Any other comments to add to this topic  
00:24:28 --> 00:24:29: before we move on?  
00:24:31 --> 00:24:33: I'm happy to to add and I think I have  
00:24:33 --> 00:24:34: some slides.  
00:24:34 --> 00:24:36: If we could go to the next slide.  
00:24:36 --> 00:24:40: So so I think you know folks know that New  
00:24:40 --> 00:24:42: York City is a coastal city.  
00:24:42 --> 00:24:44: Dense coastal city with you know,  
00:24:44 --> 00:24:46: over eight and a half million people,

00:24:46 --> 00:24:50: and obviously the buildings in New York City account for  
00:24:50 --> 00:24:50: over 70%  
00:24:50 --> 00:24:53: of our greenhouse gas emissions.  
00:24:53 --> 00:24:56: What people if you're not from New York City,  
00:24:56 --> 00:24:58: but you may be less familiar with,  
00:24:58 --> 00:25:01: is that a lot of low income communities of color,  
00:25:01 --> 00:25:05: a lot of public housing is actually cited along the  
00:25:05 --> 00:25:07: waterfront in New York City.  
00:25:07 --> 00:25:11: So for instance, when it could be primarily because that's  
00:25:11 --> 00:25:15: also where the manufacturing zones have been historically in  
New  
00:25:15 --> 00:25:15: York City,  
00:25:15 --> 00:25:19: and it's only more, and I'm really talking primarily in  
00:25:19 --> 00:25:21: the outer boroughs here.  
00:25:21 --> 00:25:24: But you know basically low income housing,  
00:25:24 --> 00:25:30: public housing was Co located with Knox obnoxious  
environmental uses  
00:25:30 --> 00:25:31: over the years,  
00:25:31 --> 00:25:34: and so you see what you have here is a  
00:25:34 --> 00:25:36: map of 1 community in Brooklyn,  
00:25:36 --> 00:25:40: NY Belonis where you know 5th Ave committee's office is  
00:25:40 --> 00:25:42: literally just off this map.  
00:25:42 --> 00:25:47: In this one small ISH neighborhood.  
00:25:47 --> 00:25:49: The little red, you know,  
00:25:49 --> 00:25:54: rectangles are public housing. The yellow is New York City's  
00:25:54 --> 00:25:56: first US EPA Superfund site,  
00:25:56 --> 00:25:59: the Galanes canal. You see,  
00:25:59 --> 00:26:04: in the light purple, the industrial business zone in the  
00:26:05 --> 00:26:11: brownish colors there you see three former manufactured  
gas plants.  
00:26:11 --> 00:26:16: And then you see some plan future investment in blue.  
00:26:16 --> 00:26:19: Or two combined sewer overflow tanks.  
00:26:19 --> 00:26:23: One out of 8,000,000 gallon tank and another 4,000,000  
gallon  
00:26:23 --> 00:26:23: tank.  
00:26:23 --> 00:26:27: I think it's notable as well that the only public  
00:26:27 --> 00:26:31: park here is that you know that one block park  
00:26:31 --> 00:26:33: called Thomas Green Park.  
00:26:33 --> 00:26:36: And so you know, and you can see the proximity  
00:26:36 --> 00:26:38: of those red rectangles,  
00:26:38 --> 00:26:42: the public housing to the US EPA Superfund site and  
00:26:42 --> 00:26:45: former manufactured gas plant sites.  
00:26:45 --> 00:26:48: And you know, that's those that's not a mistake,

00:26:48 --> 00:26:51: right? That's that's part of how it works.  
00:26:51 --> 00:26:52: Going to the next slide,  
00:26:52 --> 00:26:54: please.  
00:26:54 --> 00:26:57: You see here a little bit of that,  
00:26:57 --> 00:26:59: so that's that's the Guanes canal,  
00:26:59 --> 00:27:02: and those tall white buildings on the right hand side.  
00:27:02 --> 00:27:06: That's public housing, so you see that how close that  
00:27:06 --> 00:27:06: is,  
00:27:06 --> 00:27:10: and I'll just say that what you can't see in  
00:27:10 --> 00:27:11: this photo is.  
00:27:11 --> 00:27:13: Going back one more time.  
00:27:13 --> 00:27:18: You know 5th Ave Committee on Affordable Housing literally  
immediately  
00:27:18 --> 00:27:19: adjacent to this canal,  
00:27:19 --> 00:27:23: and I can't tell you about the smell and everything  
00:27:23 --> 00:27:23: else,  
00:27:23 --> 00:27:26: but there's you know what all of this means is  
00:27:26 --> 00:27:27: that you know,  
00:27:27 --> 00:27:30: with New York City weather in sea level rise,  
00:27:30 --> 00:27:33: whether it's you know more intense weather events,  
00:27:33 --> 00:27:36: whether it's intense heat and urban heat,  
00:27:36 --> 00:27:39: island effect, all of these things are,  
00:27:39 --> 00:27:43: you know, impact. The people and communities that that that  
00:27:43 --> 00:27:44: new committee.  
00:27:44 --> 00:27:47: Works with. Fantastic.  
00:27:47 --> 00:27:50: Was there anything else Michelle before?  
00:27:50 --> 00:27:53: No, I'll leave it for next the next case.  
00:27:53 --> 00:27:56: Fantastic, thank you. Sorry, so before we move off any  
00:27:56 --> 00:27:57: you know,  
00:27:57 --> 00:27:59: just a quick climate, gentrification.  
00:27:59 --> 00:28:02: These topics of environmental gentrification.  
00:28:02 --> 00:28:06: How are you seeing that you know quickly in California?  
00:28:06 --> 00:28:10: Yeah, thanks for asking.  
00:28:10 --> 00:28:13: The impacts of climate change are like,  
00:28:13 --> 00:28:17: really, really starting to hit California pretty badly.  
00:28:17 --> 00:28:20: I think everyone's on these the full month of smoke  
00:28:20 --> 00:28:23: that we have in there last year on the day  
00:28:23 --> 00:28:25: that the sun didn't come out,  
00:28:25 --> 00:28:29: it's being horrible wildfire season and a lot of pretty  
00:28:29 --> 00:28:31: bad flooding as well.  
00:28:31 --> 00:28:32: In the last few years.  
00:28:32 --> 00:28:36: And that combined with California's housing,

00:28:36 --> 00:28:40: affordability, crisis and homelessness.

00:28:40 --> 00:28:43: This crisis has really kind of elevated the way that

00:28:43 --> 00:28:45: we talk about climate change,

00:28:45 --> 00:28:48: climate resilience and climate adaptation.

00:28:48 --> 00:28:52: And so one of the ways that it started to

00:28:52 --> 00:28:54: manifest here is that.

00:28:54 --> 00:28:59: We have several towns and also love the areas that

00:28:59 --> 00:29:02: a lot of rural towns burned down and.

00:29:02 --> 00:29:05: In thinking about how we rebuild in those places,

00:29:05 --> 00:29:08: there's been.

00:29:08 --> 00:29:09: Big push, I would say,

00:29:09 --> 00:29:13: or at least a vigorous discussion about how to make

00:29:13 --> 00:29:16: sure that when we build in those places and do

00:29:16 --> 00:29:17: it with affordability.

00:29:17 --> 00:29:20: I'm having audio problems. I'm very sorry I'm not sure

00:29:20 --> 00:29:21: what's going on.

00:29:21 --> 00:29:23: I try to fix that for me answer,

00:29:23 --> 00:29:24: but.

00:29:24 --> 00:29:27: Yeah, I think the way that we've been trying to

00:29:27 --> 00:29:31: address it here is making sure that when these disasters

00:29:31 --> 00:29:31: happen,

00:29:31 --> 00:29:33: but the people who are most vulnerable,

00:29:33 --> 00:29:35: so farm workers on House people,

00:29:35 --> 00:29:40: communities of color that are living in coastal areas and

00:29:40 --> 00:29:44: low income rural communities are really protected when.

00:29:44 --> 00:29:46: Build any resilience or adaptation.

00:29:46 --> 00:29:50: New infrastructure and also rebuild those communities that

00:29:50 --> 00:29:50: are perfect

00:29:50 --> 00:29:50: disasters.

00:29:50 --> 00:29:53: Great, wonderful. Thank you so much for sharing and thank

00:29:54 --> 00:29:55: you everybody for your answers.

00:29:55 --> 00:29:59: I mean obviously climate change climate impacts is just really

00:29:59 --> 00:30:00: one of the elements,

00:30:00 --> 00:30:05: right? That that is at the heart of environmental justice.

00:30:05 --> 00:30:07: So that we could talk at length about other things,

00:30:07 --> 00:30:10: but I'd like to shift the conversation a little bit

00:30:10 --> 00:30:10: to,

00:30:10 --> 00:30:13: you know, one solution that is intersected with real estate

00:30:13 --> 00:30:16: and that's equitable development as a concept.

00:30:16 --> 00:30:20: And so Michelle from your perspective is Community

00:30:20 --> 00:30:22: development organization,

00:30:20 --> 00:30:22: you know, talk to us about some of the possible



00:30:22 --> 00:30:25: strategies and solutions that can help us advance more resilient

00:30:25 --> 00:30:28: and equitable development and what we what you see from

00:30:28 --> 00:30:30: the real estate sector. Sure,

00:30:30 --> 00:30:33: so first I think it's important to let's have a

00:30:33 --> 00:30:35: common definition of what you know.

00:30:35 --> 00:30:38: Equitable development can look like.

00:30:38 --> 00:30:41: If you gotta go to the first slide.

00:30:41 --> 00:30:44: I have here so you know terms like equality and

00:30:44 --> 00:30:47: equity get thrown around a lot,

00:30:47 --> 00:30:50: and yet they mean very very different things and you

00:30:50 --> 00:30:53: know the cartoon on the left hand side.

00:30:53 --> 00:30:56: I think really points that out.

00:30:56 --> 00:31:00: A lot of our policies in the country have focused

00:31:00 --> 00:31:05: on equality versus equity and because we haven't been willing

00:31:05 --> 00:31:05: to.

00:31:05 --> 00:31:08: Really invest in communities and people on the way we

00:31:08 --> 00:31:12: need to in order to actually advance equity and what

00:31:12 --> 00:31:13: that is led to,

00:31:13 --> 00:31:16: of course, and what we have often is that people

00:31:16 --> 00:31:20: who have advantages communities that have advantages continue to get

00:31:20 --> 00:31:22: those advantages.

00:31:22 --> 00:31:26: An communities and people who have disadvantages aren't really given

00:31:26 --> 00:31:28: the help that they need.

00:31:28 --> 00:31:31: And then on the infographic on the right you know,

00:31:31 --> 00:31:34: I think it's interesting.

00:31:34 --> 00:31:38: The work that we're talking about here is so intersectional,

00:31:38 --> 00:31:42: and it's really important that we balance the needs of

00:31:42 --> 00:31:44: communities and social needs.

00:31:44 --> 00:31:46: The economic needs of people.

00:31:46 --> 00:31:50: And of course, the environmental needs that we have locally

00:31:50 --> 00:31:51: and more broadly.

00:31:51 --> 00:31:54: And so you know whether you use the term equitable

00:31:54 --> 00:31:57: development or sustainable development.

00:31:57 --> 00:32:01: I think it's important that we're always trying to balance

00:32:01 --> 00:32:03: all of these and do so in a way that

00:32:03 --> 00:32:05: that has integrity.

00:32:05 --> 00:32:06: So moving on to the next slide,

00:32:06 --> 00:32:09: I think one of the definitions that I like about

00:32:09 --> 00:32:12: equitable development and this is one that's you know.

00:32:12 --> 00:32:14: Interestingly on the EPA website,  
00:32:14 --> 00:32:18: it's an approach for meeting the needs of underserved communities  
00:32:18 --> 00:32:22: through policies and programs that reduce disparities while fostering places  
00:32:22 --> 00:32:24: that are healthy and vibrant.  
00:32:24 --> 00:32:26: I, I think that's that's critical,  
00:32:26 --> 00:32:29: and one of the things that.  
00:32:29 --> 00:32:33: 5th Ave committee does. As part of our equitable development  
00:32:33 --> 00:32:36: work and we do this through a couple of different  
00:32:36 --> 00:32:36: ways.  
00:32:36 --> 00:32:39: I mean, we we have something called our South Brooklyn  
00:32:39 --> 00:32:42: Accountable Development Initiative,  
00:32:42 --> 00:32:46: which has equitable development and accountable development as a key  
00:32:46 --> 00:32:46: aspect.  
00:32:46 --> 00:32:49: We also have work through are turning the tide,  
00:32:49 --> 00:32:53: climate, justice, effort and then right now because the one  
00:32:53 --> 00:32:56: this is one of the neighborhoods that is anticipated to  
00:32:56 --> 00:32:59: be rezoned in New York City and it is now  
00:32:59 --> 00:33:02: a. Majority white neighborhood. It didn't used to be.  
00:33:02 --> 00:33:05: We have a whole coalition we pulled together called the  
00:33:05 --> 00:33:08: Honest Neighborhood Coalition for Justice.  
00:33:08 --> 00:33:11: But when we think about equitable development,  
00:33:11 --> 00:33:14: we we really think about ensuring that those who are  
00:33:14 --> 00:33:18: most directly impacted by a proposed public policy change lead  
00:33:18 --> 00:33:19: the conversation.  
00:33:19 --> 00:33:22: And so for us, for instance.  
00:33:22 --> 00:33:24: And we also are, you know,  
00:33:24 --> 00:33:27: think about who will be partnering with to help advance  
00:33:27 --> 00:33:28: that.  
00:33:28 --> 00:33:31: And who are allies? And for our collaborators?  
00:33:31 --> 00:33:33: With that, and certainly you lie.  
00:33:33 --> 00:33:37: And also the urban climate change research network have been  
00:33:37 --> 00:33:38: allies and collaborators.  
00:33:38 --> 00:33:41: And you know, as you can see on the left  
00:33:41 --> 00:33:42: hand side,  
00:33:42 --> 00:33:43: the report that you will.  
00:33:43 --> 00:33:47: I did come through the Technical Assistance Panel,  
00:33:47 --> 00:33:50: the vision for a greener cooler balanis around urban heat

00:33:50 --> 00:33:51: island.

00:33:51 --> 00:33:53: You know that that multiday tap.

00:33:53 --> 00:33:57: Relied on tours and interviews with local residents.

00:33:57 --> 00:34:02: You don't necessarily have those pictures here.

00:34:02 --> 00:34:05: And then the other photos that you see are the

00:34:05 --> 00:34:09: pictures from the urban climate Change Research Network where they,

00:34:09 --> 00:34:12: you know, built out a full model scale model of

00:34:12 --> 00:34:14: what it might look like to as part of the

00:34:14 --> 00:34:16: rezoning for the neighborhood.

00:34:16 --> 00:34:20: In that model was then brought to the community for

00:34:20 --> 00:34:23: all you know for residents to see an really help

00:34:23 --> 00:34:27: understand what the proposed rezoning would mean and who would

00:34:27 --> 00:34:30: who would benefit. And talking through all of that.

00:34:30 --> 00:34:33: Come on to the on to the next slide.

00:34:33 --> 00:34:37: I want to give an example of.

00:34:37 --> 00:34:40: And this this kind of highlights a bit more on

00:34:40 --> 00:34:41: the urban heat island,

00:34:41 --> 00:34:44: so you know you see the lack of tree cover

00:34:44 --> 00:34:45: in Gowanus,

00:34:45 --> 00:34:48: which is basically the area without green,

00:34:48 --> 00:34:51: where you see that water body on the right hand

00:34:51 --> 00:34:52: side.

00:34:52 --> 00:34:55: And then of course the part of Brooklyn that we're

00:34:55 --> 00:34:57: in is literally surrounded by,

00:34:57 --> 00:35:01: you know, a tangle of highways above grade highways thing

00:35:01 --> 00:35:04: to thanks to Robert Moses that really cuts off,

00:35:04 --> 00:35:09: you know, low income, predominantly community of color of Red

00:35:09 --> 00:35:09: Hook.

00:35:09 --> 00:35:12: From other other parts of Brooklyn,

00:35:12 --> 00:35:15: moving on to the next slide,

00:35:15 --> 00:35:16: you know.

00:35:16 --> 00:35:21: 2000 equity is very fortunate that we are actually part

00:35:21 --> 00:35:24: of a redevelopment team to take.

00:35:24 --> 00:35:27: My former manufactured gas plant site,

00:35:27 --> 00:35:30: which is in the process of first phase of cleanup,

00:35:30 --> 00:35:33: is happening by National Grid,

00:35:33 --> 00:35:36: the the responsible party, and then our team.

00:35:36 --> 00:35:39: This this parcel of land of 5.8 acre parcel of

00:35:39 --> 00:35:42: land which is owned by the city of New York.

00:35:42 --> 00:35:45: The plan is to redevelop it into 950 units of

00:35:45 --> 00:35:46: 100%

00:35:46 --> 00:35:48: affordable housing, a public park,

00:35:48 --> 00:35:50: a public school.

00:35:50 --> 00:35:54: An you know this project very much has been informed

00:35:54 --> 00:35:58: by an equitable development and redevelopment approach.

00:35:58 --> 00:36:01: We don't work. We're taking what has been,

00:36:01 --> 00:36:06: you know, a blight on the neighborhood for decades.

00:36:06 --> 00:36:10: And making it an asset that is going to predominantly

00:36:10 --> 00:36:13: benefit lower income folks of color.

00:36:13 --> 00:36:17: And it will also have obviously amenities that will be

00:36:17 --> 00:36:20: open and available to the entire neighborhood.

00:36:20 --> 00:36:23: Go on to the next slide and the.

00:36:23 --> 00:36:26: Project this kind of gives you a better sense in

00:36:26 --> 00:36:28: terms of the landscape plan.

00:36:28 --> 00:36:31: You know this is an area you saw earlier that

00:36:31 --> 00:36:33: has very limited greenspace,

00:36:33 --> 00:36:37: so we'll be adding a new public park and we

00:36:37 --> 00:36:39: have a number of other.

00:36:39 --> 00:36:43: Amenities like you know having a bio Swale and a

00:36:43 --> 00:36:48: shared street or vernoff approach where you know

00:36:48 --> 00:36:51: pedestrians,

00:36:51 --> 00:36:56: bicyclists, and cars all have equal access.

00:36:56 --> 00:36:57: If you will equal priority on the street going to

00:36:57 --> 00:37:01: the next slide.

00:37:01 --> 00:37:04: And because this neighborhood, because no one is is,

00:37:04 --> 00:37:06: you know, part of a coastal neighborhood,

00:37:06 --> 00:37:07: you know, we put in on a number of things

00:37:07 --> 00:37:10: like like this,

00:37:10 --> 00:37:11: well trail that you see and then moving on to

00:37:14 --> 00:37:17: the next slide.

00:37:17 --> 00:37:23: You know, in terms of our resiliency,

00:37:23 --> 00:37:25: we've set the buildings back outside of the 2100 floodplain.

00:37:25 --> 00:37:30: And you know I will be building,

00:37:30 --> 00:37:35: will have no basements. Will be building too.

00:37:35 --> 00:37:38: Our elevation will exceed what is required for current building

00:37:38 --> 00:37:41: code by more than six feet so that we would

00:37:41 --> 00:37:45: be planning for 2100 flood risk and you know,

00:37:45 --> 00:37:50: that's one of the ways that that 5th Ave Committee,

00:37:50 --> 00:37:54: Ann Arbor one, is. Green development team is ensuring that

00:37:54 --> 00:37:57: our project is an example for equitable development.

00:37:57 --> 00:37:57: I think that's the end of my slides for this

00:37:57 --> 00:37:57: section.

00:37:57 --> 00:37:59: Wonderful, thank you so much Michelle.  
 00:37:59 --> 00:38:02: I really mean that final slide there speaks volumes,  
 00:38:02 --> 00:38:04: right? Thinking ahead 2020 100,  
 00:38:04 --> 00:38:05: right? That really speaks to,  
 00:38:05 --> 00:38:08: you know, this topic is not a finite game.  
 00:38:08 --> 00:38:09: It's an infinite game, right?  
 00:38:09 --> 00:38:11: To use Simon Sinek's term of,  
 00:38:11 --> 00:38:13: you know, we're just trying to kind of stay as  
 00:38:13 --> 00:38:15: players in this game.  
 00:38:15 --> 00:38:18: And really, your definition distinction between equality and  
 equity is  
 00:38:18 --> 00:38:19: spot on.  
 00:38:19 --> 00:38:22: I think that that is something that the real estate  
 00:38:22 --> 00:38:24: community is certainly has an area of improvement.  
 00:38:24 --> 00:38:27: Oftentimes those words. Diversity, equity,  
 00:38:27 --> 00:38:29: and inclusion are lumped together,  
 00:38:29 --> 00:38:32: right? And I think it's really important to kind of  
 00:38:32 --> 00:38:33: decouple those.  
 00:38:33 --> 00:38:36: So thank you for pointing that out real quick.  
 00:38:36 --> 00:38:39: Zelalem and son Risa.  
 00:38:39 --> 00:38:41: Zelalem love it too quickly in terms of you know  
 00:38:41 --> 00:38:44: how you see equitable development from your perspective.  
 00:38:44 --> 00:38:47: Potentially, you know, partnering. You know,  
 00:38:47 --> 00:38:50: in in in cases, in the work that you do.  
 00:38:50 --> 00:38:52: Yeah, uh, so in Miami,  
 00:38:52 --> 00:38:56: you know, 'cause the majority of people to be.  
 00:38:56 --> 00:39:00: Frank are trying to make as much money as possible  
 00:39:00 --> 00:39:02: as quickly as possible.  
 00:39:02 --> 00:39:06: Just looking at the the how rapid our development is  
 00:39:06 --> 00:39:07: an that fact,  
 00:39:07 --> 00:39:11: that much of it is luxury housing that no one  
 00:39:11 --> 00:39:15: here can afford but is vacation homes for other folks.  
 00:39:15 --> 00:39:19: So you know, I do think it is the role  
 00:39:19 --> 00:39:20: of government.  
 00:39:20 --> 00:39:25: To legislate to encourage equitable development,  
 00:39:25 --> 00:39:27: but also to you know,  
 00:39:27 --> 00:39:32: reward developers and those in real estate that are trying  
 00:39:32 --> 00:39:37: to do more affordable housing and more of this work,  
 00:39:37 --> 00:39:40: but are like burdened by.  
 00:39:40 --> 00:39:46: Different different requirements that government government  
 puts on them.  
 00:39:46 --> 00:39:48: I think there's a lot a lot that can be

00:39:48 --> 00:39:52: done policy wise and just one thing that stuck out  
00:39:52 --> 00:39:55: to me in the poll was that fewer people said  
00:39:55 --> 00:39:59: they were interested in learning about like how to work  
00:39:59 --> 00:40:01: with community organizations,  
00:40:01 --> 00:40:05: but I do think that is absolutely key to equitable  
00:40:05 --> 00:40:06: development.  
00:40:06 --> 00:40:09: You know, to be able to learn.  
00:40:09 --> 00:40:13: Do you have the the willingness and then the the  
00:40:13 --> 00:40:17: interest in engaging the community right and then being  
willing  
00:40:17 --> 00:40:19: to learn like how?  
00:40:19 --> 00:40:21: What is the best way to go about that?  
00:40:21 --> 00:40:26: Because I think for climate change you know it's such  
00:40:26 --> 00:40:30: a complicated topic and I don't know if it's possible  
00:40:30 --> 00:40:30: to.  
00:40:30 --> 00:40:35: Builds not literally, but figuratively build our way out of  
00:40:35 --> 00:40:37: it without everyone at the table,  
00:40:37 --> 00:40:39: in a way that's going to.  
00:40:39 --> 00:40:41: That's going to actually work,  
00:40:41 --> 00:40:44: and so the more we're able to to collaborate,  
00:40:44 --> 00:40:46: the better. And you know,  
00:40:46 --> 00:40:49: there's there's a lot that you know.  
00:40:49 --> 00:40:51: Putting aside like rapid profits,  
00:40:51 --> 00:40:55: an in large profits, I think there's there's a lot  
00:40:55 --> 00:40:56: we can do to,  
00:40:56 --> 00:41:03: like, encourage development, but also not displace  
communities in mass.  
00:41:03 --> 00:41:05: Wonderful wonderful thank you so much.  
00:41:05 --> 00:41:07: I really appreciate those comments.  
00:41:07 --> 00:41:10: So Marissa to closeout this question.  
00:41:10 --> 00:41:12: I know you have an example to show us around  
00:41:13 --> 00:41:15: how green lining you know sees this topic.  
00:41:15 --> 00:41:18: Yeah, thanks, and I think the lalam really kind of  
00:41:18 --> 00:41:20: keep this up for me and again.  
00:41:20 --> 00:41:23: Also I'm sorry if my audio is bad,  
00:41:23 --> 00:41:25: I'm doing the best we can.  
00:41:25 --> 00:41:28: So.  
00:41:28 --> 00:41:31: Yeah, green line. I want to share this resources in  
00:41:31 --> 00:41:31: Manning.  
00:41:31 --> 00:41:35: Recently published which is called the Green Line Economy  
Guidebook  
00:41:35 --> 00:41:38: and it basically shows how we apply an acting approach  
00:41:38 --> 00:41:41: to community development and real estate projects.

00:41:41 --> 00:41:44: And so the way we see it would have been

00:41:44 --> 00:41:47: a very intentional equity approach to this kind of work.

00:41:47 --> 00:41:51: There is just an enormous risk of exacerbating gentrification,

00:41:51 --> 00:41:56: displacement, environmental justice issues, or otherwise harming communities that have

00:41:56 --> 00:41:56: trade,

00:41:56 --> 00:42:00: diversions of structural racism. For a very long time,

00:42:00 --> 00:42:03: so I'm not going to go through these in detail

00:42:03 --> 00:42:04: sign or from alone time,

00:42:04 --> 00:42:08: but this is basically a set of standards where I

00:42:08 --> 00:42:08: would.

00:42:08 --> 00:42:11: I would describe them even as norms that we want

00:42:12 --> 00:42:15: to create in the Community development industry.

00:42:15 --> 00:42:18: So it's like rules or standards that the developer or

00:42:18 --> 00:42:23: local government should follow if they want to thoughtfully and

00:42:23 --> 00:42:27: meaningfully do equity an improve the conditions and low

00:42:27 --> 00:42:31: income

00:42:27 --> 00:42:31: communities of color. Or wherever they might be doing a

00:42:31 --> 00:42:32: project.

00:42:32 --> 00:42:34: And so.

00:42:34 --> 00:42:38: Yeah, I guess these are ideally like a project would

00:42:38 --> 00:42:41: be able to do all systems you know.

00:42:41 --> 00:42:45: Make sure that you're targeting the most impacted

00:42:45 --> 00:42:49: communities.

00:42:45 --> 00:42:49: Make sure that the benefits of the project are not

00:42:49 --> 00:42:53: just limited to you know the inhabitants of the office

00:42:53 --> 00:42:54: building,

00:42:54 --> 00:42:59: but also improving transportation and health and other

00:42:59 --> 00:43:02: services around

00:42:59 --> 00:43:02: it that you're actually building capacity,

00:43:02 --> 00:43:05: skills and experience for local residents.

00:43:05 --> 00:43:07: If you look at the resource,

00:43:07 --> 00:43:08: there's a lot more. Yeah,

00:43:08 --> 00:43:13: and there's definitely something that really apply very

00:43:13 --> 00:43:13: strongly to

00:43:13 --> 00:43:13: private.

00:43:13 --> 00:43:19: Private developers are public private partnerships and so.

00:43:19 --> 00:43:23: These are these are kind of the ways that we

00:43:23 --> 00:43:25: have come up with that.

00:43:25 --> 00:43:29: Stakeholders can use in order to not just address existing

00:43:29 --> 00:43:30: disparities,

00:43:30 --> 00:43:33: an not exacerbate them, but also to position towards the

00:43:34 --> 00:43:37: long term teams in which these issues around education,  
00:43:37 --> 00:43:41: the displacement stop coming up in the future because he  
00:43:41 --> 00:43:42: thought about them.  
00:43:42 --> 00:43:44: You know, in 2021 and in 2051,  
00:43:44 --> 00:43:47: when that building is 30 years old,  
00:43:47 --> 00:43:51: he's the neighborhood is still the same as it was  
00:43:51 --> 00:43:52: back then.  
00:43:52 --> 00:43:55: So yeah, I just I'll just I'll link to it  
00:43:55 --> 00:43:58: in the chat later so that people can people look  
00:43:58 --> 00:43:59: at that fantastic.  
00:43:59 --> 00:44:00: I mean we love resources.  
00:44:00 --> 00:44:02: That's that's a big part of why.  
00:44:02 --> 00:44:04: Why we do these these programs?  
00:44:04 --> 00:44:06: Michelle, yeah, I saw you nodding your head,  
00:44:06 --> 00:44:09: you know, and it looks like there was a comment  
00:44:10 --> 00:44:13: percolating in your mind there related to this topic.  
00:44:13 --> 00:44:15: No, I mean, I guess the comment.  
00:44:15 --> 00:44:18: I mean, I find those to be that list to  
00:44:18 --> 00:44:20: be very helpful and very true,  
00:44:20 --> 00:44:21: and I think that those are.  
00:44:21 --> 00:44:24: Those are like the North Star like for when I  
00:44:24 --> 00:44:28: think about 1 5th Ave Committee does its best work.  
00:44:28 --> 00:44:32: It's it's when we're taking all of those things into  
00:44:32 --> 00:44:33: consideration.  
00:44:33 --> 00:44:35: That's key.  
00:44:35 --> 00:44:39: Fantastic and we just included the link into the chat  
00:44:39 --> 00:44:41: feature for attendees.  
00:44:41 --> 00:44:45: Shifting to kind of the final topic around coalition building  
00:44:45 --> 00:44:49: and also just collaborative governance models.  
00:44:49 --> 00:44:52: I'd like to kind of kick the conversation off with.  
00:44:52 --> 00:44:56: With both you know Michelle and some Risa around,  
00:44:56 --> 00:45:00: you know as you think about coalition building in the  
00:45:00 --> 00:45:05: work that you do involving community members right at the  
00:45:05 --> 00:45:06: table.  
00:45:06 --> 00:45:08: I'd love to just hear how you go about it  
00:45:08 --> 00:45:11: and and what sort of you know insights you'd like  
00:45:11 --> 00:45:13: to share with us today on this topic.  
00:45:15 --> 00:45:20: So Teresa or Michelle, whoever would like to go first?  
00:45:20 --> 00:45:22: Michelle, go ahead. Looks like you're missing something.  
00:45:24 --> 00:45:30: Yeah, so this for Domino Committee I think.  
00:45:30 --> 00:45:34: We start with the people that are directly impacted.  
00:45:34 --> 00:45:39: You know who have the most at stake from whatever



00:45:39 --> 00:45:42: the public policy decision is.

00:45:42 --> 00:45:46: And you know, I'll just give a small example.

00:45:46 --> 00:45:49: When a few years ago when we were started,

00:45:49 --> 00:45:52: you know kind of launched our more formal turning,

00:45:52 --> 00:45:55: the tide, climate, justice, work.

00:45:55 --> 00:46:00: You know, we went and asked local public housing residents

00:46:00 --> 00:46:03: in Gwanas like how did they define resilience?

00:46:03 --> 00:46:07: Anne. People talked about it as economic resilience.

00:46:07 --> 00:46:10: Like they, you know, it wasn't like this was right

00:46:10 --> 00:46:11: after Superstorm Sandy,

00:46:11 --> 00:46:13: and obviously people had, you know,

00:46:13 --> 00:46:16: experienced the impacts of Superstorm Sandy.

00:46:16 --> 00:46:20: There are still. There are literally still public housing

00:46:20 --> 00:46:23: developments

00:46:20 --> 00:46:23: in Brooklyn that don't that are out there on.

00:46:23 --> 00:46:28: You know boilers that are external because they still haven't

00:46:28 --> 00:46:31: been rebuilt since Superstorm Sandy,

00:46:31 --> 00:46:35: and so it's starting with where people are at it,

00:46:35 --> 00:46:39: starting with peoples who are most directly impacted or who

00:46:39 --> 00:46:43: have been most marginalized with their priorities,

00:46:43 --> 00:46:46: because without without that buy in,

00:46:46 --> 00:46:50: you're going to miss the mark on the advocacy work

00:46:50 --> 00:46:54: you're going to miss the mark on your project.

00:46:54 --> 00:46:55: And I think I think.

00:46:58 --> 00:47:01: And that that is what's critical and you know you

00:47:01 --> 00:47:04: see here some examples of some of our works,

00:47:04 --> 00:47:08: whether it's a press conference in the upper right hand

00:47:08 --> 00:47:09: corner,

00:47:09 --> 00:47:11: a research report that we wrote,

00:47:11 --> 00:47:15: survive and Thrive, which included not only like looking at,

00:47:15 --> 00:47:19: you, know, source data from ACS and things like that,

00:47:19 --> 00:47:22: but also interviews with local residents.

00:47:22 --> 00:47:25: And then of course, just the bottom right is just

00:47:25 --> 00:47:26: some sense,

00:47:26 --> 00:47:28: and it's in that room.

00:47:28 --> 00:47:31: To survive and thrive report just how much investment is

00:47:31 --> 00:47:32: happening,

00:47:32 --> 00:47:36: whether that's government investment or private investment.

00:47:36 --> 00:47:39: And you know part of part of our whole emphasis

00:47:39 --> 00:47:43: as we think about building coalition and often because of

00:47:43 --> 00:47:46: where we are in Brooklyn were trying to build a

00:47:46 --> 00:47:50: multiracial multiethnic coalitions. Ann Ann is like how much of

00:47:51 --> 00:47:51: that money is,  
00:47:51 --> 00:47:56: you know, is going to directly benefit folks that have  
00:47:56 --> 00:47:59: been really carrying the burden for.  
00:47:59 --> 00:48:02: I think I might have one more coalition slide.  
00:48:02 --> 00:48:04: Remember anymore. Actually, now that's OK,  
00:48:04 --> 00:48:05: I'll save it for later.  
00:48:05 --> 00:48:07: Thanks, great, no, no worries.  
00:48:07 --> 00:48:09: And we're coming up on a little bit of time,  
00:48:09 --> 00:48:10: but I think we have.  
00:48:10 --> 00:48:12: We have some some time to finish.  
00:48:12 --> 00:48:14: If there are questions in the audience,  
00:48:14 --> 00:48:17: we'd still do encourage you to ask the questions so  
00:48:17 --> 00:48:18: we can capture those.  
00:48:18 --> 00:48:21: Those questions and answer them even after the fact.  
00:48:21 --> 00:48:23: If time doesn't permit. So we said like to pose  
00:48:24 --> 00:48:27: this this question towards you and around collaborative  
governance and  
00:48:28 --> 00:48:28: in.  
00:48:28 --> 00:48:32: From Green line is perspective kind of best practices around  
00:48:32 --> 00:48:33: this issue.  
00:48:33 --> 00:48:37: Yeah, thanks T. So this is really central to how  
00:48:37 --> 00:48:42: green lining approaches a lot of our underground capacity  
building  
00:48:42 --> 00:48:42: with,  
00:48:42 --> 00:48:46: so I wanted to highlight this program that we've been  
00:48:46 --> 00:48:48: working on for several years,  
00:48:48 --> 00:48:53: called transformative climate Communities or TCC an this is  
a  
00:48:53 --> 00:48:58: program that is funded through climate investment so the  
funding  
00:48:58 --> 00:49:02: cost from the cap and trade market revenues in California.  
00:49:02 --> 00:49:05: An residents of a 5 square mile.  
00:49:05 --> 00:49:09: Area in a fight for funding to implement investment projects  
00:49:09 --> 00:49:11: now to qualify for the program,  
00:49:11 --> 00:49:15: the community has to face the dual burden of pollution  
00:49:15 --> 00:49:16: and poverty.  
00:49:16 --> 00:49:20: So these are the most vulnerable communities in our  
scheme.  
00:49:20 --> 00:49:23: An often informally redlining methods.  
00:49:23 --> 00:49:27: And I wanted to highlight this because I think there's  
00:49:27 --> 00:49:29: some really neat elements to it.  
00:49:29 --> 00:49:32: The first is that this program requires applicants to form  
00:49:33 --> 00:49:35: a collaborative government structure,

00:49:35 --> 00:49:38: so it has to include community based organization has to  
00:49:39 --> 00:49:41: include local government and residents,  
00:49:41 --> 00:49:44: and then any other big players like transit agency,  
00:49:44 --> 00:49:48: utility company. Basically they have their required to form a  
00:49:48 --> 00:49:51: coalition to make this in this project.  
00:49:51 --> 00:49:53: The second really unique thing about TC.  
00:49:53 --> 00:49:56: He is that there are two funding phases.  
00:49:56 --> 00:49:59: The first phase only funds the planning process,  
00:49:59 --> 00:50:03: so it basically creates what I would call a container  
00:50:03 --> 00:50:06: for up to two years where all the stakeholders have  
00:50:06 --> 00:50:10: time and resources to really develop strong relationships with  
00:50:10 --> 00:50:12: each  
00:50:12 --> 00:50:16: other. Learn to work together,  
00:50:16 --> 00:50:17: come up with a plan together and receive technical  
00:50:17 --> 00:50:21: assistance  
00:50:21 --> 00:50:24: for this work.  
00:50:24 --> 00:50:28: So that's the first phase is just planning and it's  
00:50:28 --> 00:50:30: all focused on coalition development.  
00:50:30 --> 00:50:35: The second phase space for the actual construction and the  
00:50:35 --> 00:50:36: cities risky up to \$28 million,  
00:50:36 --> 00:50:39: so it's a big chunk of change to do.  
00:50:39 --> 00:50:42: Whatever they want to build,  
00:50:42 --> 00:50:46: which we'll talk about in just a minute too.  
00:50:46 --> 00:50:47: But basically this two pronged approach to the funding  
00:50:47 --> 00:50:49: makes  
00:50:49 --> 00:50:52: it so that you're not only paying for further construction  
00:50:52 --> 00:50:57: of these projects,  
00:50:57 --> 00:51:00: but they're also paying for training,  
00:51:00 --> 00:51:03: capacity building and relationship development,  
00:51:03 --> 00:51:06: and critical capacity, really. In neighborhoods that have been  
00:51:06 --> 00:51:07: under  
00:51:07 --> 00:51:12: resourced and disinvesting in for a really long time.  
00:51:12 --> 00:51:13: And then the third thing that I can get through  
00:51:13 --> 00:51:15: special about TCC is that all of the projects are  
00:51:15 --> 00:51:18: self determined,  
00:51:18 --> 00:51:24: so the program kind of funds whatever the collaborative  
00:51:24 --> 00:51:29: governance  
00:51:29 --> 00:51:31: structure comes up with.  
00:51:31 --> 00:51:35: So yes, it is a climate program,  
00:51:35 --> 00:51:38: but it also finds affordable housing on water,  
00:51:38 --> 00:51:42: infrastructure, parks, transportation, projects and whatever  
00:51:42 --> 00:51:46: the neighborhood residents and  
00:51:46 --> 00:51:49: the local government together whatever they deem as  
00:51:49 --> 00:51:53: necessary to

00:51:29 --> 00:51:30: be resilient through.

00:51:30 --> 00:51:34: You eat your climate. Crisis is icy.

00:51:34 --> 00:51:37: And so I just think that it's like such a

00:51:37 --> 00:51:41: fantastic example of how to do collaborative government,

00:51:41 --> 00:51:45: why it's important, and also if you go back to

00:51:45 --> 00:51:50: that slide that I have with commitment standards that reflects

00:51:50 --> 00:51:51: all six of those.

00:51:51 --> 00:51:54: And this is a program that remind us what we

00:51:54 --> 00:51:55: worked out really,

00:51:55 --> 00:52:00: really closely in Stockton. We've been really involved in that,

00:52:00 --> 00:52:03: and then we've also worked on it in several other

00:52:03 --> 00:52:04: cities across the state.

00:52:04 --> 00:52:08: And this is kind of the model that we see

00:52:08 --> 00:52:09: as.

00:52:09 --> 00:52:13: Government structures I would say like it's a government

00:52:13 --> 00:52:17: program

00:52:13 --> 00:52:17: that really fosters the Navy leadership and community

00:52:17 --> 00:52:19: capacity and

00:52:17 --> 00:52:19: engagement in a way that is.

00:52:19 --> 00:52:22: This becomes kind of the standard or the norm that

00:52:22 --> 00:52:24: we want to create.

00:52:24 --> 00:52:28: I think that it could have come that it will

00:52:28 --> 00:52:30: have continued to have a really.

00:52:30 --> 00:52:34: Just like transformative impact on the way that the most

00:52:34 --> 00:52:38: vulnerable communities in California kind of survive.

00:52:38 --> 00:52:41: Whatever is coming next, that's fantastic.

00:52:41 --> 00:52:44: I mean, transformative impact is spot on with the allies

00:52:45 --> 00:52:45: purpose.

00:52:45 --> 00:52:49: So thank you for sharing that Zelalem didn't want to

00:52:49 --> 00:52:49: do that,

00:52:49 --> 00:52:52: and I have some time to talk about Miami 21

00:52:52 --> 00:52:54: zoning rewrite concepts.

00:52:54 --> 00:52:56: I think that falls into that category.

00:52:56 --> 00:52:59: And then, yeah, absolutely.

00:52:59 --> 00:53:07: So Miami had a zoning rewrite several years ago.

00:53:07 --> 00:53:13: That basically didn't was it was a forward looking plan

00:53:13 --> 00:53:15: for the city,

00:53:15 --> 00:53:22: but didn't necessarily include any sort of preparation for sea

00:53:22 --> 00:53:25: level rise or climate change.

00:53:25 --> 00:53:31: And in addition there was a loophole that allows any

00:53:32 --> 00:53:37: anyone that owns believe it's 9 acres of adjacent.

00:53:37 --> 00:53:42: Property to build whatever they would like and then you

00:53:42 --> 00:53:43: know,  
00:53:43 --> 00:53:46: build as high as they would like,  
00:53:46 --> 00:53:51: and so we're seeing these mega developments in formerly  
low  
00:53:51 --> 00:53:53: rise communities.  
00:53:53 --> 00:53:58: You know, in little Haiti and in a neighborhood called  
00:53:58 --> 00:53:59: Allapattah.  
00:53:59 --> 00:54:01: And these are.  
00:54:01 --> 00:54:06: Immigrant of color communities that happened to be on high  
00:54:06 --> 00:54:10: ground and are experiencing this climate gentrification.  
00:54:10 --> 00:54:15: We're exploring doing some advocacy with a number of  
partners  
00:54:15 --> 00:54:18: to address the rewrite process,  
00:54:18 --> 00:54:20: which the.  
00:54:20 --> 00:54:23: You know the the folks that are that are managing  
00:54:23 --> 00:54:27: the rewrite are some of the biggest developers and architects  
00:54:27 --> 00:54:30: in the city as well as their lawyers,  
00:54:30 --> 00:54:31: so we see.  
00:54:33 --> 00:54:36: Definitely you know a lack of community voice in the  
00:54:37 --> 00:54:40: process and and are working with several partners,  
00:54:40 --> 00:54:44: including local universities.  
00:54:44 --> 00:54:49: Miami Climate Alliance and Housing Advocates an impacted  
community members  
00:54:49 --> 00:54:50: as well.  
00:54:50 --> 00:54:53: To see what we can do to.  
00:54:53 --> 00:54:56: Both have climate change considered,  
00:54:56 --> 00:54:59: given the risks that are the city of Miami has  
00:54:59 --> 00:55:02: as well as close those loopholes so we can have  
00:55:03 --> 00:55:04: development that doesn't.  
00:55:04 --> 00:55:08: That doesn't displace wonderful thank you so much.  
00:55:08 --> 00:55:12: Michelle love for you to just briefly talk about the  
00:55:12 --> 00:55:16: new the program that 5th Ave has with relation to  
00:55:16 --> 00:55:19: ULI New York in the urban heat.  
00:55:19 --> 00:55:21: Great yeah, if you want.  
00:55:21 --> 00:55:23: Man.  
00:55:23 --> 00:55:25: I have two things. One is for the for the  
00:55:26 --> 00:55:29: rezoning that we're looking at in in in guanes.  
00:55:29 --> 00:55:31: You know it's very complicated,  
00:55:31 --> 00:55:34: right? As you can see from our drawing here on  
00:55:34 --> 00:55:36: the right there's existing organizations,  
00:55:36 --> 00:55:40: but there's not really one organization that currently exists  
that  
00:55:41 --> 00:55:45: would really look at the intersection of government

community,  
00:55:45 --> 00:55:48: and you know the developers that are anticipated to develop  
00:55:48 --> 00:55:50: in the neighborhood,  
00:55:50 --> 00:55:52: and so that's what this government one is.  
00:55:52 --> 00:55:56: Governance alliance. Would help to do and and you know,  
00:55:56 --> 00:55:59: I think there's and I'm sorry I have construction.  
00:55:59 --> 00:56:01: Of course next door to be.  
00:56:04 --> 00:56:06: Well, real estate, but you know,  
00:56:06 --> 00:56:10: for those folks who may be familiar when the East  
00:56:10 --> 00:56:14: Midtown rezoning happened in New York City around.  
00:56:14 --> 00:56:18: Grand Central terminal. There was basically a public fund  
that  
00:56:18 --> 00:56:21: was created as a result of that rezoning,  
00:56:21 --> 00:56:23: and some of those funds are going to put go  
00:56:24 --> 00:56:27: into mass transit and other parts of the fund will  
00:56:27 --> 00:56:30: be going into the public realm and there's a there's  
00:56:30 --> 00:56:33: a group that was formed that really is,  
00:56:33 --> 00:56:38: you know, representative local elected officials or  
representatives of,  
00:56:38 --> 00:56:41: you know, local community community boards.  
00:56:41 --> 00:56:45: An citywide civic associations. And government agencies,  
00:56:45 --> 00:56:49: right? And it's everyone at the table together talking about?  
00:56:49 --> 00:56:51: Like how to have ongoing oversight,  
00:56:51 --> 00:56:54: coordination and like what's going?  
00:56:54 --> 00:56:57: How is money going to be invested over a long  
00:56:57 --> 00:56:57: call?  
00:56:57 --> 00:57:00: And you know, it's it's really want everyone on an  
00:57:00 --> 00:57:01: equal footing,  
00:57:01 --> 00:57:06: and I think the the governance model is important to  
00:57:06 --> 00:57:07: the next slide.  
00:57:07 --> 00:57:09: We have I think I have one.  
00:57:09 --> 00:57:12: Yeah, I mean it, you have to like kind of  
00:57:13 --> 00:57:16: way to bridge like grassroots efforts,  
00:57:16 --> 00:57:21: grassroots interest in things and more structured involvement  
on the  
00:57:21 --> 00:57:25: on the left hand side is the Community Advisory group  
00:57:25 --> 00:57:29: for the US EPA Guanes Canal Superfund site,  
00:57:29 --> 00:57:32: right, which is a very structured thing.  
00:57:32 --> 00:57:36: But if you are, if you're familiar with that process,  
00:57:36 --> 00:57:40: what's fascinating. I mean, in the Kagan bonus is the  
00:57:40 --> 00:57:42: largest in the country.  
00:57:42 --> 00:57:44: The you know there's paid facilitation,  
00:57:44 --> 00:57:48: right? Like there's a value in ensuring that there's neutral

00:57:48 --> 00:57:51: facilitation of of something and and that that a broad  
00:57:51 --> 00:57:54: group of stakeholders are coming together.  
00:57:54 --> 00:57:57: I still think we have some work to do in  
00:57:57 --> 00:58:00: guanes to make sure that that broad group of stakeholders  
00:58:00 --> 00:58:05: represented but the facilitation and the neutrality that  
facilitation and  
00:58:05 --> 00:58:08: making sure that there's an open invitation and await for  
00:58:08 --> 00:58:11: a diverse group of stakeholders to participate.  
00:58:11 --> 00:58:15: That's what's. Really critical in terms of collaborative  
governance.  
00:58:15 --> 00:58:18: Fantastic, I mean, that's a great way to end the  
00:58:18 --> 00:58:19: discussion today,  
00:58:19 --> 00:58:21: 'cause I think it wraps up a lot of the  
00:58:21 --> 00:58:22: conversation.  
00:58:22 --> 00:58:24: We did get a question in the wrap up and  
00:58:24 --> 00:58:27: I'll just ask as a lightning round to the panelists.  
00:58:27 --> 00:58:29: The question was around metrics,  
00:58:29 --> 00:58:33: right? Measuring progress around the topics that we  
discussed today  
00:58:33 --> 00:58:34: and really just simply,  
00:58:34 --> 00:58:36: if you were to pick one topic that you would  
00:58:36 --> 00:58:38: recommend to kind of measure,  
00:58:38 --> 00:58:41: what would that one one metric be?  
00:58:41 --> 00:58:42: Some reason?  
00:58:46 --> 00:58:49: I would implore people to think about how to measure  
00:58:49 --> 00:58:51: equity outcomes or equity impacts.  
00:58:51 --> 00:58:55: I can share another resource that green lending has about  
00:58:55 --> 00:58:57: how we approach that,  
00:58:57 --> 00:59:00: but really, looking at the impact on people or less  
00:59:00 --> 00:59:00: so,  
00:59:00 --> 00:59:04: an impact on the built environment and non profit margins  
00:59:04 --> 00:59:08: is is a really critical part of actually making it  
00:59:08 --> 00:59:09: equitable.  
00:59:09 --> 00:59:14: Wonderful zella I think some Reeses stole mine for sure.  
00:59:14 --> 00:59:16: I wanted to say the same,  
00:59:16 --> 00:59:21: but one thing we've been pushing is actually a focus  
00:59:21 --> 00:59:23: on greenhouse gas emissions.  
00:59:23 --> 00:59:26: A lot of talk about adapting to climate change,  
00:59:26 --> 00:59:30: but less so about mitigating the actual root causes and  
00:59:30 --> 00:59:33: construction and development have a lot have a lot to  
00:59:34 --> 00:59:34: do with that,  
00:59:34 --> 00:59:36: so I'll add that one in great.

00:59:36 --> 00:59:38: In Michelle.  
00:59:38 --> 00:59:42: I would just say you know how exactly it is  
00:59:42 --> 00:59:43: a project.  
00:59:43 --> 00:59:47: Does it reflect community needs and priorities as defined by  
00:59:47 --> 00:59:48: the community?  
00:59:48 --> 00:59:51: I think that's critical.  
00:59:51 --> 00:59:56: Only back just recently recently involved in a project to  
00:59:57 --> 00:59:57: rezone.  
00:59:57 --> 00:59:59: Site.  
00:59:59 --> 01:00:02: In majority Latino and Asian neighborhood,  
01:00:02 --> 01:00:06: moderate income neighborhood and this building.  
01:00:06 --> 01:00:11: 75% market rate. 25% affordable the neighborhood  
desperately needs and  
01:00:11 --> 01:00:17: wanted to see deeper affordability of mandatory inclusionary  
housing units  
01:00:17 --> 01:00:20: and wanted to see local hiring commitments.  
01:00:20 --> 01:00:23: And we were able to deliver on both of these  
01:00:23 --> 01:00:25: with our project partners.  
01:00:25 --> 01:00:26: So so yeah, listen, it's about.  
01:00:26 --> 01:00:29: It's really attentive listening. Fantastic,  
01:00:29 --> 01:00:31: I love it. That's a great way to end.  
01:00:31 --> 01:00:33: And I I just want to say thank you to  
01:00:33 --> 01:00:37: all of our panelists on behalf of utilized responsible Property  
01:00:37 --> 01:00:38: Investment Council,  
01:00:38 --> 01:00:42: the Urban Resilience Program in Greenprint Center for  
building performance.  
01:00:42 --> 01:00:45: It's been a true pleasure and I want to thank  
01:00:45 --> 01:00:47: everybody for joining today's discussion.  
01:00:47 --> 01:00:49: You know, here's to cultivating harmony,  
01:00:49 --> 01:00:53: and we hope that today's discussion will challenge us all.  
01:00:53 --> 01:00:57: Right to create positive, transformative impact for all  
communities worldwide.  
01:00:57 --> 01:00:59: So thank you very much and have a great day.  
01:00:59 --> 01:01:02: Happy Friday.

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