

# Webinar

## Holistic Approaches to Climate Change and Health

Date: March 30, 2022

00:00:14 --> 00:00:17: Hi everyone, we'll get started in just a moment and  
 00:00:17 --> 00:00:19: as we wait for everyone to join please feel free  
 00:00:19 --> 00:00:21: to introduce yourselves and buy a chat.  
 00:00:39 --> 00:00:42: Welcome everyone for anyone just joining.  
 00:00:42 --> 00:00:47: Right now we're just giving it a second before starting  
 00:00:47 --> 00:00:51: and you can add to the chat making sure the  
 00:00:51 --> 00:00:52: chat everyone,  
 00:00:52 --> 00:00:55: not just the hosts and panelists.  
 00:00:55 --> 00:00:57: Maybe your name and where you're calling in.  
 00:00:57 --> 00:01:11: Come today. OK, looks like you more people are joining.  
 00:01:11 --> 00:01:14: I'm so just give it another couple of seconds,  
 00:01:14 --> 00:01:17: but I think we're about ready to get started.  
 00:01:21 --> 00:01:25: OK, so we're about one minute and so let's go  
 00:01:25 --> 00:01:27: ahead and get started.  
 00:01:27 --> 00:01:29: So first of all, welcome everyone.  
 00:01:29 --> 00:01:31: My name is Diana Schoder.  
 00:01:31 --> 00:01:32: I'm a part of you allies,  
 00:01:32 --> 00:01:35: building healthy places initiative and I'm pleased to welcome  
 00:01:35 --> 00:01:36: you  
 00:01:36 --> 00:01:39: to this webinar today.  
 00:01:39 --> 00:01:42: Thank you for being here and a special thank you  
 00:01:42 --> 00:01:46: to our speakers a few notes before we get started.  
 00:01:46 --> 00:01:49: The webinar is being recorded and will share recording with  
 00:01:49 --> 00:01:51: all participants and on our website.  
 00:01:51 --> 00:01:55: Also, please make sure to use the Q&A box rather  
 00:01:55 --> 00:01:57: than the chat for your questions and you can upload  
 00:01:57 --> 00:02:00: questions on the Q&A and then use the chat for  
 00:02:00 --> 00:02:04: any other comments you might have throughout.  
 00:02:00 --> 00:02:04: Next line. This webinar is being organized by the Urban

00:02:04 --> 00:02:09: Land Institute's building Healthy Places Initiative and julisa research and

00:02:09 --> 00:02:11: education nonprofit,

00:02:11 --> 00:02:14: dedicated to shaping the future of the built environment for

00:02:14 --> 00:02:17: transformative impact in communities worldwide.

00:02:17 --> 00:02:21: Next slide. You will like created the building Healthy Places

00:02:21 --> 00:02:24: initiative in 2013 to leverage the power of utilized global

00:02:24 --> 00:02:27: networks to shape projects and places that improve the health

00:02:27 --> 00:02:31: of people and communities. We worked to cultivate champions for

00:02:31 --> 00:02:35: health and social equity within ULI and among partners drive

00:02:35 --> 00:02:39: industry change and improve conditions both inside and outside buildings

00:02:39 --> 00:02:43: so that communities can be healthier and more equitable.

00:02:43 --> 00:02:47: Next slide. So we're really excited to share high level

00:02:47 --> 00:02:51: findings of a new UI report greening buildings for healthier

00:02:51 --> 00:02:52: people,

00:02:52 --> 00:02:55: and hear the perspectives of industry leaders on climate change

00:02:55 --> 00:02:56: and health.

00:02:56 --> 00:03:03: You can check out the report at [knowledge.uli.org/climate Health](https://knowledge.uli.org/climate-health) next

00:03:03 --> 00:03:03: slide.

00:03:03 --> 00:03:06: And before we share the report findings and start the

00:03:06 --> 00:03:07: conversation,

00:03:07 --> 00:03:09: we would love to know a little bit more about

00:03:09 --> 00:03:10: you.

00:03:10 --> 00:03:12: So in a second a couple of polling questions should

00:03:12 --> 00:03:15: show up and you'll have about 30 seconds to answer.

00:03:15 --> 00:03:17: And if the popup box stays in your screen longer

00:03:17 --> 00:03:18: than you'd like,

00:03:18 --> 00:03:20: you can always close out of it.

00:03:22 --> 00:03:27: OK, so students should be seeing everything out.

00:03:27 --> 00:03:30: The first question is what is your profession and there

00:03:30 --> 00:03:32: can you choices there if you choose other,

00:03:32 --> 00:03:34: you can write in the chat.

00:03:34 --> 00:03:37: And then the second one is what property types do

00:03:37 --> 00:03:38: you work on.

00:03:38 --> 00:03:41: And again, if the option isn't there for you,

00:03:41 --> 00:03:43: you can write it in the chat too.

00:03:46 --> 00:03:49: Looks like about half of you have participated so far,

00:03:49 --> 00:03:52: so we'll give it a little bit longer before sharing

00:03:52 --> 00:03:52: the results.

00:03:58 --> 00:04:03: OK, it looks like. Where are probably at a good

00:04:03 --> 00:04:05: percentage now,

00:04:05 --> 00:04:08: so I'm going to share the results and so this

00:04:08 --> 00:04:09: is interesting.

00:04:09 --> 00:04:14: We were pretty good share of developers in the room,

00:04:14 --> 00:04:15: but plenty of others as well.

00:04:15 --> 00:04:19: Definitely curious to see what's popping up in the chat

00:04:19 --> 00:04:20: for the other category.

00:04:20 --> 00:04:23: And then in terms of property types,

00:04:23 --> 00:04:27: it looks pretty much even across multifamily office retail,

00:04:27 --> 00:04:30: mixed use, and with other lagging behind.

00:04:30 --> 00:04:32: Just a little bit. But a good number of that

00:04:32 --> 00:04:33: as well.

00:04:33 --> 00:04:36: And so again, if you if the box is staying

00:04:36 --> 00:04:37: up on her screen,

00:04:37 --> 00:04:40: you can just close out of it.

00:04:40 --> 00:04:44: Next slide. And last just one more questions is at

00:04:44 --> 00:04:47: the stage and this is more of a trivia question.

00:04:47 --> 00:04:51: So how much time do you think Americans spend on

00:04:51 --> 00:04:56: average inside buildings and we'll give this one about 15

00:04:56 --> 00:04:58: to 30 seconds too?

00:04:58 --> 00:04:59: And it should be showing up now.

00:05:07 --> 00:05:09: About half of you have responded,

00:05:09 --> 00:05:11: so give it just a little bit longer.

00:05:15 --> 00:05:21: OK. And. So this is pretty interesting by correct answer

00:05:21 --> 00:05:22: is 90%.

00:05:22 --> 00:05:25: It seems like a lot of you knew that would

00:05:25 --> 00:05:26: be pretty high,

00:05:26 --> 00:05:30: at least 80%. And a few of you did say

00:05:30 --> 00:05:30: 60%,

00:05:31 --> 00:05:35: which I think I would love personally.

00:05:35 --> 00:05:39: But yes, on average Americans do spend 90%

00:05:39 --> 00:05:42: of their time inside buildings.

00:05:42 --> 00:05:49: Next slide. And so. With people spending this 90%

00:05:49 --> 00:05:51: of their time in buildings,

00:05:51 --> 00:05:56: it's no surprise that buildings are so impactful and important

00:05:56 --> 00:05:56: for health.

00:05:56 --> 00:06:00: Even before the pandemic leading real estate companies

00:06:00 --> 00:06:04: were beginning

00:06:00 --> 00:06:04: to recognize the value of full promoting features in their

00:06:04 --> 00:06:07: buildings such as improved tenant retention and early

adopters of health and Wellness strategies found themselves well positioned to adapt to 2020 urgent focus on respiratory disease.

And even though these companies weren't expecting a health emergency, they were more prepared for a crisis when it hit.

Of course, COVID-19 is far from the last crisis real estate will confront over the next few decades.

From climate impacts to the rise of chronic disease, buildings developed today will need to prepare for a change in real estate market, a changing environment, and a changing regulatory landscape.

At the same time, the demand for green and healthy buildings will likely keep growing and like the healthier buildings during the pandemic, high performance buildings are not only better prepared for the future, but also have concrete benefits.

Now next slide. So with this background in mind, we decided to focus our research on the intersections of climate mitigation, resilience and health with three main goals, one was to show how real estate professionals can make strategic investments that address climate change and health together, and that tackling one often has Co benefits for the other.

The second was to compile these strategies in a one stop shop and the third was to show that these strategies are not just another cost but really beneficial and do have a strong business case next slide.

In total, the report describes 48 specific strategies across the eight opportunities on the screen, like site selection at new building and site design, and so on. All of the strategies promote health and contribute to either climate mitigation or climate resilience, and in some cases both.

I won't go in depth now, but these are the types of strategies that the report

00:07:52 --> 00:07:52: considers.

00:07:52 --> 00:07:56: And you might notice that many of these strategies are

00:07:56 --> 00:07:57: familiar to you,

00:07:57 --> 00:08:01: and that this research isn't about creating totally new strategies.

00:08:01 --> 00:08:03: It's more about recognizing that.

00:08:03 --> 00:08:06: In one example, you're going to use less carbon intensive

00:08:06 --> 00:08:10: materials during construction and out of those choosing ones that

00:08:10 --> 00:08:13: meet the highest level of health standards.

00:08:13 --> 00:08:17: And it's about not having missed opportunities and being able

00:08:17 --> 00:08:20: to make the most of every design choice.

00:08:20 --> 00:08:24: The report also discusses different approaches to scenarios in which

00:08:24 --> 00:08:26: these strategies might pose tradeoffs,

00:08:26 --> 00:08:30: so this could mean increasing ventilation while trying to reduce

00:08:30 --> 00:08:31: energy usage.

00:08:31 --> 00:08:34: Or how do you get fresh air during a time

00:08:34 --> 00:08:36: of low air quality,

00:08:36 --> 00:08:40: such as during wildfires? Even though these situations can be

00:08:40 --> 00:08:41: tricky,

00:08:41 --> 00:08:45: the takeaways that you rarely have to completely sacrifice one

00:08:45 --> 00:08:45: goal,

00:08:45 --> 00:08:49: such as health for another such as climate mitigation or

00:08:49 --> 00:08:50: climate resilience,

00:08:50 --> 00:08:53: and you can find ways to continue optimizing these Co

00:08:53 --> 00:08:57: benefits to the extent possible under these constraints.

00:08:57 --> 00:09:01: Next slide. We also wanted to understand why industry leaders

00:09:01 --> 00:09:06: were interested in leveraging these strategies to make the most

00:09:06 --> 00:09:07: of their Co benefits.

00:09:07 --> 00:09:11: This slide highlights just a few aspects of the case.

00:09:11 --> 00:09:13: For many of the strategies in the report,

00:09:13 --> 00:09:17: both their health and climate features already have a strong

00:09:17 --> 00:09:18: business case.

00:09:18 --> 00:09:21: This includes creating value, lowering costs,

00:09:21 --> 00:09:25: and meeting tenant demand. Yet the health Co benefits of

00:09:25 --> 00:09:28: sustainability investments often go overlooked.

00:09:28 --> 00:09:32: Intentionally taking the value of Co benefits into account can

00:09:32 --> 00:09:35: reveal a higher return on investment that would have previously

00:09:35 --> 00:09:39: been underestimated and there were many other reasons,

00:09:39 --> 00:09:41: but they typically boiled down to this.

00:09:41 --> 00:09:43: If you aren't preparing for the future,

00:09:43 --> 00:09:47: and sometimes the immediate future or even present,

00:09:47 --> 00:09:50: you are likely falling behind.

00:09:50 --> 00:09:54: Industry leaders are recognizing the need for systems thinking now

00:09:54 --> 00:09:54: more than ever,

00:09:54 --> 00:09:58: and also recognize that it's ultimately in their interest to

00:09:58 --> 00:09:59: tackle these issues now.

00:09:59 --> 00:10:02: And much more efficient to tackle them together.

00:10:02 --> 00:10:05: Next slide. So this has been a very quick overview

00:10:05 --> 00:10:08: and I would encourage you to check out the report

00:10:08 --> 00:10:09: for more details,

00:10:09 --> 00:10:13: but in the meantime I'll leave you with these five

00:10:13 --> 00:10:13: key takeaways.

00:10:13 --> 00:10:16: For the first one, I've talked mostly about the benefits

00:10:16 --> 00:10:19: of this approach to climate change and health in terms

00:10:19 --> 00:10:20: of the business case,

00:10:20 --> 00:10:23: but the report also covers the many benefits that tenants

00:10:23 --> 00:10:25: and communities receive as well.

00:10:25 --> 00:10:28: For the second, I hope that this presentation has started

00:10:28 --> 00:10:31: to get you thinking about some of the ways in

00:10:31 --> 00:10:33: which strategies to mitigate climate change,

00:10:33 --> 00:10:36: enhance resilience and promote health aren't 0 sum,

00:10:36 --> 00:10:40: but actually synergistic. For the third,

00:10:40 --> 00:10:42: I think a lot of us have a sense of

00:10:42 --> 00:10:44: urgency around all of these issues,

00:10:44 --> 00:10:47: and we need tools that enable to act to enable

00:10:47 --> 00:10:48: us to act efficiently.

00:10:48 --> 00:10:51: Fortunately, we already have many of these tools and we

00:10:51 --> 00:10:54: just need to be more intentional about making the most

00:10:55 --> 00:10:57: of the Co benefits that they can offer.

00:10:57 --> 00:11:00: For the 4th, flexibility was a theme across many of

00:11:00 --> 00:11:03: the strategies we found and new technologies are enabling us

00:11:03 --> 00:11:07: to get the data we need to actively manage buildings

00:11:07 --> 00:11:10: in more efficient ways, such as tracking occupancy patterns and

00:11:10 --> 00:11:14: ventilating only the zones people are actually using,

00:11:14 --> 00:11:17: so this is more possible than ever.

00:11:17 --> 00:11:19: For the fifth one, I haven't talked too much about  
 00:11:19 --> 00:11:22: the final point within this presentation,  
 00:11:22 --> 00:11:25: but social equity is a really important thread throughout the  
 00:11:26 --> 00:11:26: research.  
 00:11:26 --> 00:11:29: I'll also say that if you're interested in learning even  
 00:11:29 --> 00:11:30: more about this,  
 00:11:30 --> 00:11:33: make sure to keep an eye out for another forthcoming  
 00:11:33 --> 00:11:34: BHP report.  
 00:11:34 --> 00:11:37: 10 principles for embedding racial equity in real estate  
 development,  
 00:11:37 --> 00:11:40: and that's coming out in a couple of weeks.  
 00:11:40 --> 00:11:44: Next slide. With that, we're about to go into the  
 00:11:44 --> 00:11:47: conversation and I hope all of you are as excited  
 00:11:47 --> 00:11:50: as I am to hear from these amazing speakers to  
 00:11:50 --> 00:11:53: set the stage, we'd love to ask one final audience  
 00:11:53 --> 00:11:54: question,  
 00:11:54 --> 00:11:56: which is in your work to what extent do you  
 00:11:56 --> 00:12:00: approach climate change and health as connected issues  
 and a  
 00:12:00 --> 00:12:01: little bit later,  
 00:12:01 --> 00:12:05: all of the panelists will share their thoughts on this  
 00:12:05 --> 00:12:05: as well.  
 00:12:05 --> 00:12:08: And you should be able to see the question on  
 00:12:08 --> 00:12:08: your screen now.  
 00:12:13 --> 00:12:16: OK, answers are starting to come in.  
 00:12:16 --> 00:12:18: This is a little bit of a harder one so  
 00:12:18 --> 00:12:20: you know some of you are giving this a little  
 00:12:20 --> 00:12:22: bit of thought before choosing.  
 00:12:22 --> 00:12:24: It's about half of people.  
 00:12:24 --> 00:12:26: Half of everyone here participating.  
 00:12:29 --> 00:12:32: Let's give it another can seconds.  
 00:12:39 --> 00:12:43: OK, I think I can share the results.  
 00:12:43 --> 00:12:46: And so I think this is really interesting and something  
 00:12:46 --> 00:12:48: that the panelists will touch on as well,  
 00:12:48 --> 00:12:52: but not many of you look at them as completely  
 00:12:52 --> 00:12:53: separate issues,  
 00:12:53 --> 00:12:57: which is great to hear that they're not fully saillard.  
 00:12:57 --> 00:13:01: So most of you are saying I sometimes explore connections  
 00:13:01 --> 00:13:01: between them.  
 00:13:01 --> 00:13:05: I often work on them in tandem with another group  
 00:13:05 --> 00:13:09: saying I always or almost always treat them as inseparable.  
 00:13:09 --> 00:13:11: So it's great to hear that some of you are

00:13:11 --> 00:13:15: already taking this more holistic approach to climate change and

00:13:15 --> 00:13:16: health.

00:13:16 --> 00:13:19: Seeing all of you at all of these different stages,

00:13:19 --> 00:13:21: will it get a lot out of this conversation about

00:13:21 --> 00:13:23: how you can do even more of that?

00:13:23 --> 00:13:26: And if you're in the sometimes or often care category,

00:13:26 --> 00:13:29: how you can maybe get started in some new areas.

00:13:31 --> 00:13:37: So with that. I'm really grateful to today's panelists for

00:13:37 --> 00:13:43: joining and for sharing their experiences and expertise.

00:13:43 --> 00:13:46: Adele Howton, president of BIO C2,

00:13:46 --> 00:13:48: will facilitate the conversation with whole milk,

00:13:48 --> 00:13:51: oat balls, sustainable design leader for health well being,

00:13:51 --> 00:13:55: and equity at HOK, and Kelly still Jasek Senior vice

00:13:55 --> 00:13:59: president and director of Asset ESD innovation at LaSalle Investment

00:13:59 --> 00:14:00: Management.

00:14:00 --> 00:14:03: Additional information is on their BIOS on the registration

00:14:03 --> 00:14:05: page,

00:14:05 --> 00:14:08: which I would encourage you to check out.

00:14:08 --> 00:14:09: And they will also expand on their work throughout the

00:14:09 --> 00:14:11: conversation.

00:14:11 --> 00:14:12: So now I will turn it over to a delta

00:14:12 --> 00:14:14: kick us on.

00:14:14 --> 00:14:17: Thank you to everyone for joining.

00:14:17 --> 00:14:21: Thanks so much Diana and thanks to ULI for inviting

00:14:21 --> 00:14:25: us to engage in this conversation today.

00:14:25 --> 00:14:27: I know that we're on zoom and so we can't

00:14:27 --> 00:14:28: all see each other,

00:14:28 --> 00:14:33: but I would encourage you to submit your chat,

00:14:33 --> 00:14:35: your comments, and your questions in the chat as we

00:14:35 --> 00:14:36: go along,

00:14:36 --> 00:14:39: and I'll do my best to kind of thread the

00:14:39 --> 00:14:44: conversation that's happening in the chat alongside the

00:14:44 --> 00:14:47: conversation that

00:14:47 --> 00:14:51: happens with Kelly and Kamal and myself.

00:14:51 --> 00:14:55: I'd like to start by asking Kelly and Kamal to

00:14:55 --> 00:14:59: introduce themselves and to share their answers to that

00:15:00 --> 00:15:02: question

00:15:02 --> 00:15:03: about how they are looking at climate change and health

00:15:03 --> 00:15:04: within their work, and I think we'll just kick it

00:15:04 --> 00:15:05: off there.

00:15:05 --> 00:15:06: Kelly, would you like to go first?



00:15:05 --> 00:15:08: Sure, thanks Adele. Everybody like they said my name is  
00:15:08 --> 00:15:11: Kelly Celje sick I'm an SVP and an asset manager  
00:15:11 --> 00:15:14: as well as the director of Asset EST innovation at  
00:15:14 --> 00:15:19: LaSalle Investment Management. LaSalle is one of the  
world's leading  
00:15:19 --> 00:15:21: in real estate investment managers.  
00:15:21 --> 00:15:25: We have a global AOM of over 77 billion more  
00:15:25 --> 00:15:30: than 875 employees in 15 countries and over 500 institutional  
00:15:30 --> 00:15:31: clients.  
00:15:31 --> 00:15:34: Alyssa, we have a net 0 commitment to reduce our  
00:15:34 --> 00:15:38: landlord paid scope one and two emissions at our managed  
00:15:38 --> 00:15:42: assets by 2050 and a commitment to reduce those emissions  
00:15:42 --> 00:15:45: by 50% by 2030. In my role as Director of  
00:15:45 --> 00:15:47: Asset Eesti Innovation,  
00:15:47 --> 00:15:50: I use my asset manager background to investigate new and  
00:15:50 --> 00:15:54: innovative ways to improve our assets at an environmental,  
00:15:54 --> 00:15:58: social and technological level. This is especially important to help  
00:15:58 --> 00:16:01: figure out how we're going to be achieving those net.  
00:16:01 --> 00:16:08: 0 commitments. But globally, LaSalle assesses climate risk  
on all  
00:16:08 --> 00:16:09: new investments.  
00:16:09 --> 00:16:13: We also continue to assess our current portfolio for climate  
00:16:13 --> 00:16:17: risk to determine if if physical hardening is needed of  
00:16:17 --> 00:16:20: an asset or if we potentially might want to change  
00:16:20 --> 00:16:24: our whole period due to a newly identified climate risk.  
00:16:24 --> 00:16:27: This is obviously a bit on the newer side of  
00:16:27 --> 00:16:29: of our analysis,  
00:16:29 --> 00:16:31: so you know, we're continuing to evolve.  
00:16:31 --> 00:16:34: Uhm? As fiduciaries to our clients,  
00:16:34 --> 00:16:38: though one of the services we perform is constantly  
evaluating  
00:16:38 --> 00:16:41: new capital investments to the properties you know on an  
00:16:41 --> 00:16:45: ongoing basis in order to derive the highest total return  
00:16:45 --> 00:16:50: possible within the clients specified risk risk appetite,  
00:16:50 --> 00:16:56: so these investments are evaluated on several potential  
benefits,  
00:16:56 --> 00:16:59: right always? So we're always looking at if there's a  
00:16:59 --> 00:17:00: financial benefit,  
00:17:00 --> 00:17:03: like if it helps with leasing or increases.  
00:17:03 --> 00:17:07: Revenue or reduces expense if there's a goodwill or a  
00:17:07 --> 00:17:11: PR benefit for the either the client or for the  
00:17:11 --> 00:17:12: property itself,

00:17:12 --> 00:17:16: or if there's an environmental or DEI at the ESG  
00:17:16 --> 00:17:19: certification type benefit.  
00:17:19 --> 00:17:21: So with a with a finite amount of capital that  
00:17:21 --> 00:17:22: we get to spend on each property,  
00:17:22 --> 00:17:25: we have to find the best way to spend that  
00:17:25 --> 00:17:28: capital to maximize the benefit or the combination of those  
00:17:28 --> 00:17:29: benefits to make up.  
00:17:29 --> 00:17:33: You know what you call like the highest total return.  
00:17:33 --> 00:17:36: For the client. So. Some clients place more value on  
00:17:36 --> 00:17:41: that goodwill or the DEI initiatives or ESG initiatives and  
00:17:41 --> 00:17:45: others and and therefore the the benefits the respective  
weights  
00:17:45 --> 00:17:48: of those benefits change based on the client.  
00:17:48 --> 00:17:52: So we do approach climate change and health as potentially  
00:17:53 --> 00:17:54: connected issues,  
00:17:54 --> 00:17:57: but not always. And not only we look at you  
00:17:57 --> 00:18:00: know all of the potential benefits on an ongoing basis  
00:18:00 --> 00:18:04: and anytime we can derive several benefits from a single  
00:18:04 --> 00:18:08: investment, you know it's. That value is even greater than  
00:18:08 --> 00:18:12: something where you know there might not be additional  
places  
00:18:12 --> 00:18:13: where it it adds value.  
00:18:16 --> 00:18:18: So. You know that is.  
00:18:18 --> 00:18:23: That's kind of the way LaSalle approaches it with within  
00:18:23 --> 00:18:24: the Co benefit scope.  
00:18:24 --> 00:18:26: We don't call them Co benefits,  
00:18:26 --> 00:18:28: but we're always looking at things together to to see  
00:18:28 --> 00:18:30: where we can maximize the value.  
00:18:32 --> 00:18:32: Great  
00:18:33 --> 00:18:36: thanks Kelly. Come all tell us about a choke approach.  
00:18:36 --> 00:18:37: Sure  
00:18:37 --> 00:18:40: hi everyone, I'm Kumar kotwal with HOK.  
00:18:40 --> 00:18:42: I'm our sustainable design leader for health,  
00:18:42 --> 00:18:46: well being and equity. So my title actually talks about  
00:18:46 --> 00:18:50: the intersection of all of these issues we're talking about  
00:18:50 --> 00:18:50: here today.  
00:18:50 --> 00:18:55: So is a global architecture and engineering firm with offices  
00:18:55 --> 00:18:56: across the globe,  
00:18:56 --> 00:19:00: about 25 and growing as we speak.  
00:19:00 --> 00:19:05: We really have sustainability at the core of our organization's  
00:19:06 --> 00:19:06: mission,  
00:19:06 --> 00:19:10: so this link between climate change and approach to health  
00:19:10 --> 00:19:13: has drives a lot of our project and a lot

00:19:13 --> 00:19:17: of our project approach and we look at it very  
00:19:17 --> 00:19:20: uniquely on each project so you know,  
00:19:20 --> 00:19:24: there might be some projects where climate change is looked  
00:19:24 --> 00:19:26: at from a mitigation site perspective,  
00:19:26 --> 00:19:30: but then there's others where health impacts and really  
sustainability  
00:19:30 --> 00:19:31: high performance.  
00:19:32 --> 00:19:35: Energy efficiency strategies are weaved into one interior  
projects as  
00:19:35 --> 00:19:36: well.  
00:19:36 --> 00:19:39: Also, depending on the project types we work on on  
00:19:39 --> 00:19:43: a global scale we do have and we've signed up  
00:19:43 --> 00:19:45: for the AI 20-30 commitment,  
00:19:45 --> 00:19:46: which is to get our portfolio to.  
00:19:46 --> 00:19:50: Net 0 by 2030 that drives a lot of our  
00:19:50 --> 00:19:55: work and I think you know just making sure as  
00:19:55 --> 00:19:57: we work with our clients.  
00:19:57 --> 00:20:01: Getting to their goals, but as much as possible we  
00:20:01 --> 00:20:05: can sort of integrate sustainable design practices as best  
practices  
00:20:05 --> 00:20:09: within each of our projects as where we strive for  
00:20:09 --> 00:20:10: to go back to that question.  
00:20:10 --> 00:20:14: I think you know climate change and impacts have really  
00:20:14 --> 00:20:19: exasperated the health disparities disparities recently,  
00:20:19 --> 00:20:24: especially and impacting mostly the disproportionately  
affecting some of our  
00:20:24 --> 00:20:26: most vulnerable populations,  
00:20:26 --> 00:20:29: and I think. Really, we are at a collision of  
00:20:29 --> 00:20:31: crisis if you will,  
00:20:31 --> 00:20:34: with the just the pandemic meeting at us with the  
00:20:34 --> 00:20:38: climate change with climate change and if if COVID has  
00:20:38 --> 00:20:39: taught us anything,  
00:20:39 --> 00:20:43: it has been the connection between the built environment  
and  
00:20:43 --> 00:20:47: health and it's almost these three issues that we there  
00:20:47 --> 00:20:50: very much linked together to be addressed together of  
health,  
00:20:50 --> 00:20:54: climate change. And as we work on projects.  
00:20:56 --> 00:20:56: Great,  
00:20:56 --> 00:21:00: thanks so much. I'm really looking forward to hearing your  
00:21:00 --> 00:21:03: different perspectives on this topic and the report.  
00:21:03 --> 00:21:05: I know we've all read the report.  
00:21:05 --> 00:21:08: It's got a lot of really interesting and useful and

00:21:08 --> 00:21:10: really specific information in it.

00:21:10 --> 00:21:14: Before we get started, Diana asked me to briefly introduce myself as the moderator.

00:21:14 --> 00:21:16:

00:21:16 --> 00:21:19: I'm Adele Hilton. I have a consulting company called Bio

00:21:19 --> 00:21:20: Statue.

00:21:20 --> 00:21:23: I'm a registered architect and I've worked in the green

00:21:23 --> 00:21:26: building space for about 20 years.

00:21:26 --> 00:21:30: I particularly. Focus on leveraging design and operations to protect

00:21:30 --> 00:21:34: occupants in the surrounding community from the negative health effects

00:21:34 --> 00:21:36: of climate change and also to reduce the risk of

00:21:36 --> 00:21:40: chronic disease. I'm currently I've gone back to school recently

00:21:40 --> 00:21:44: and I'm pursuing a doctorate in public health at the

00:21:44 --> 00:21:47: Harvard TH Chan School of Public Health and my doctoral

00:21:47 --> 00:21:51: work is aimed at aligning the priorities of real estate

00:21:51 --> 00:21:53: development teams.

00:21:53 --> 00:21:56: With community goals and local climate change and chronic disease

00:21:56 --> 00:21:57: policies.

00:21:57 --> 00:22:00: So I work on this both in terms of a

00:22:00 --> 00:22:04: from a research perspective as well as in practice,

00:22:04 --> 00:22:07: and last year I wrote an article and I'm going

00:22:08 --> 00:22:09: to put it in a chat.

00:22:09 --> 00:22:13: For those of you who are interested in reading it

00:22:13 --> 00:22:16: about COVID because I felt like COVID was a really

00:22:16 --> 00:22:20: great example of ways that we can take what we

00:22:20 --> 00:22:23: call in public health and environmental.

00:22:23 --> 00:22:27: Circles Co benefit approach because as you saw,

00:22:27 --> 00:22:31: people leaving the office and spending a lot of time

00:22:31 --> 00:22:34: at home and then commercial real estate doing their best

00:22:34 --> 00:22:38: to demonstrate that the office was safe to come back

00:22:38 --> 00:22:41: to once we had access to vaccines and we understood

00:22:41 --> 00:22:43: better that this was an airborne virus.

00:22:43 --> 00:22:46: And so we knew how to deal with it from

00:22:46 --> 00:22:48: a ventilation perspective.

00:22:48 --> 00:22:53: A lot of money was put into upgrading existing buildings.

00:22:53 --> 00:22:57: To try and protect, be protective for occupants and it

00:22:57 --> 00:23:01: seemed to me like this was a really great example

00:23:01 --> 00:23:02: of how.

00:23:02 --> 00:23:04: Many times in the real estate industry,

00:23:04 --> 00:23:08: when we, when we are faced with a crisis,

00:23:08 --> 00:23:10: we have a tendency to kind of silo.

00:23:10 --> 00:23:13: So we say, alright, we're going to put aside all

00:23:13 --> 00:23:15: this money for COVID reentry,

00:23:15 --> 00:23:19: but in fact there was an opportunity there to deploy

00:23:19 --> 00:23:23: that financing and and that and those investments in a

00:23:23 --> 00:23:27: way that would also address other ongoing crises that are

00:23:27 --> 00:23:29: related to the built environment,

00:23:29 --> 00:23:32: namely climate change. And so in this article it kind

00:23:32 --> 00:23:33: of.

00:23:33 --> 00:23:36: Walks through what Co benefits are and how how to

00:23:37 --> 00:23:41: kind of brainstorm a Co benefits approach for a project.

00:23:41 --> 00:23:46: If you at the end we're interested in.

00:23:46 --> 00:23:52: Both addressing COVID reentry and climate change

mitigation and resilience,

00:23:52 --> 00:23:56: as well as focusing on social equity and the way

00:23:56 --> 00:24:02: that the built environment can either integrate and benefit

everyone

00:24:02 --> 00:24:04: in a community,

00:24:04 --> 00:24:11: or it can inadvertently cause additional challenges for social

equity.

00:24:11 --> 00:24:14: So I encourage you to read that if you're if

00:24:14 --> 00:24:15: you're interested in it.

00:24:15 --> 00:24:19: Just as an example. As I mentioned,

00:24:19 --> 00:24:23: COVID was is a is spread through airborne transmission and

00:24:23 --> 00:24:26: so many places that we're looking at.

00:24:26 --> 00:24:30: How do we? Renovate our existing buildings to make them

00:24:30 --> 00:24:33: safe for clients and and occupants to come back.

00:24:33 --> 00:24:38: We're looking really just at increasing outdoor air.

00:24:40 --> 00:24:45: Filtration, sorry, ventilation and increasing filtration to Merv

13 so

00:24:45 --> 00:24:49: that we were cleaning COVID out of the air.

00:24:49 --> 00:24:54: But we also know that there are opportunities there for

00:24:54 --> 00:24:56: increasing ventilation.

00:24:56 --> 00:24:59: If we were to think through depending on where you're

00:24:59 --> 00:25:01: located and what the building is like,

00:25:01 --> 00:25:05: that could actually improve energy efficiency so you could

start

00:25:05 --> 00:25:09: thinking about installing window and door screens,

00:25:09 --> 00:25:15: installing fans. Thinking about outdoor spaces and activating

those spaces

00:25:15 --> 00:25:20: in a way that really encourages people to go spend

00:25:20 --> 00:25:23: longer periods of time outside,

00:25:23 --> 00:25:26: and I'd like to kind of T that off as

00:25:26 --> 00:25:29: just one example of ways that you can.

00:25:29 --> 00:25:33: Integrate these, these and synergize.

00:25:33 --> 00:25:37: What sometimes seemed like different.

00:25:37 --> 00:25:42: Buckets of strategies when we're talking to the energy modeler

00:25:42 --> 00:25:43: over here,

00:25:43 --> 00:25:46: and we're talking to our community engagement group over there,

00:25:46 --> 00:25:49: and we don't necessarily see the connection,

00:25:49 --> 00:25:52: so I I was like to just sort of start

00:25:52 --> 00:25:56: the conversation with Kamal and Kelly to ask about during

00:25:56 --> 00:25:58: the past year two.

00:25:58 --> 00:26:02: What kinds of opportunities have you all seen in your

00:26:02 --> 00:26:06: projects that have allowed you to take advantage of of

00:26:06 --> 00:26:07: this?

00:26:07 --> 00:26:11: New renewed interest in indoor air quality and as a

00:26:11 --> 00:26:17: protective measure for reducing transmission of the SARS Co V2

00:26:17 --> 00:26:21: virus and using that as kind of a launchpad for

00:26:21 --> 00:26:26: addressing other topics that have been historical priorities for you

00:26:26 --> 00:26:28: all and your clients,

00:26:28 --> 00:26:32: namely climate change as well as financial returns.

00:26:32 --> 00:26:35: Kumal I think you had an example of particularly this

00:26:35 --> 00:26:39: idea of activating outdoor spaces and integrating vegetation and biofilia.

00:26:40 --> 00:26:43: Yeah, sure, so I I'll start at the outside and

00:26:43 --> 00:26:46: then go on and you know how this has actually

00:26:46 --> 00:26:48: come into the inside of spaces as well.

00:26:48 --> 00:26:52: I think the biggest difference from A is just programming.

00:26:52 --> 00:26:55: We're looking at. We're starting to see a lot of

00:26:55 --> 00:26:57: outdoor workplaces as well.

00:26:57 --> 00:27:01: You know, I often say this recently,

00:27:01 --> 00:27:05: health and well being and sustainability as we knew it

00:27:05 --> 00:27:08: has got has really moved on from a nice to

00:27:08 --> 00:27:10: have to a need to have,

00:27:10 --> 00:27:13: you know. We always talked about the benefits of sort

00:27:13 --> 00:27:14: of biophilia.

00:27:14 --> 00:27:19: The connection to nature. And so just in different ways.

00:27:19 --> 00:27:23: But today the past couple couple of years has really

00:27:23 --> 00:27:27: demonstrated the the true benefits of the outdoors and the

00:27:27 --> 00:27:30: air quality approach that comes with it as well.

00:27:31 --> 00:27:34: So on a lot of our projects recently we started

00:27:34 --> 00:27:37: to see that outdoor workplace,  
 00:27:37 --> 00:27:38: you know, that third workplace,  
 00:27:38 --> 00:27:41: wherever you have your desk at home,  
 00:27:41 --> 00:27:43: you have your desk at the office,  
 00:27:43 --> 00:27:45: but within the office you have that space where you  
 00:27:45 --> 00:27:48: can just sit out and work that has really become.  
 00:27:48 --> 00:27:52: A huge part of our industry of late and then  
 00:27:52 --> 00:27:56: coming inside the building again.  
 00:27:56 --> 00:27:58: You know the mode of it's moved from a nice  
 00:27:58 --> 00:28:00: to have to need to have you know we used  
 00:28:00 --> 00:28:04: to have conversations about air quality monitoring or demand  
 00:28:04 --> 00:28:08: control  
 00:28:08 --> 00:28:11: ventilation or even sort of these thermal zoning aspects or  
 00:28:11 --> 00:28:13: indoor air quality reporting.  
 00:28:13 --> 00:28:15: And now they are almost.  
 00:28:15 --> 00:28:18: I'm starting to see as one of the you know  
 00:28:18 --> 00:28:19: in our world we see them as part of the  
 00:28:19 --> 00:28:22: owners project requirements.  
 00:28:22 --> 00:28:25: You know they're. Something they really want to do.  
 00:28:25 --> 00:28:27: I also thought going back to this the to the  
 00:28:27 --> 00:28:30: report that we are here as a result of the  
 00:28:30 --> 00:28:33: green buildings for healthier people.  
 00:28:33 --> 00:28:34: Do you lie? Report that just got released on Monday  
 00:28:34 --> 00:28:38: there is on.  
 00:28:38 --> 00:28:42: I was excited to see a great resource on page  
 00:28:42 --> 00:28:48: 32 to be precise of the report that actually talks  
 00:28:48 --> 00:28:52: about various mechanical systems strategies and then  
 00:28:52 --> 00:28:55: compares them with  
 00:28:55 --> 00:28:56: regards to their cost impact their health impact.  
 00:28:56 --> 00:28:59: And their performance impact so that directly shows you like  
 00:28:59 --> 00:29:02: something like.  
 00:29:02 --> 00:29:06: You know I'm looking at it right now.  
 00:29:06 --> 00:29:10: I'll just take them and control.  
 00:29:10 --> 00:29:11: Ventilation, you know? What is the health impact of it?  
 00:29:11 --> 00:29:15: How? How? What is its efficacy for viral mitigation versus  
 00:29:15 --> 00:29:18: what is its cost,  
 00:29:18 --> 00:29:22: impact and energy performance impact so or looking at other  
 00:29:22 --> 00:29:25: one time I IQ testing for example as well.  
 00:29:25 --> 00:29:29: So I think it's really become important to weigh that.  
 00:29:29 --> 00:29:32: And the word synergies as we've often used,  
 00:29:32 --> 00:29:35: has become more critical than it ever was to understand  
 00:29:35 --> 00:29:38: that when we are implementing a certain strategy.

00:29:32 --> 00:29:37: For indoor air quality, it is important to evaluate that  
00:29:37 --> 00:29:41: with its impact to energy performance and climate change on  
00:29:41 --> 00:29:44: one end and then the others.  
00:29:44 --> 00:29:45: Of course, as costs as well.  
00:29:47 --> 00:29:49: Great thanks so much. Kamal and Kelly.  
00:29:49 --> 00:29:52: How is what have you guys been doing over the  
00:29:52 --> 00:29:53: past two years?  
00:29:53 --> 00:29:57: It's begun to sort of integrate some of these opportunities  
00:29:57 --> 00:29:58: between where you're.  
00:29:58 --> 00:30:01: You're both addressing issues related to climate change as  
00:30:01 --> 00:30:01: well  
00:30:01 --> 00:30:01: as health.  
00:30:02 --> 00:30:05: Sure, yeah. So I agree with Paul that this is  
00:30:05 --> 00:30:09: definitely a lot of this was stuff that we've been  
00:30:09 --> 00:30:11: aware of for a long time,  
00:30:11 --> 00:30:13: and it was a. It was a nice to have  
00:30:14 --> 00:30:17: when it was a luxury building or had a specific  
00:30:17 --> 00:30:18: need.  
00:30:18 --> 00:30:21: But in the past two years with COVID,  
00:30:21 --> 00:30:24: it really became one of one of the big questions  
00:30:24 --> 00:30:29: that investors are asking the clients are asking that tenants  
00:30:29 --> 00:30:30: are asking for.  
00:30:30 --> 00:30:33: And residents people are actually looking for it,  
00:30:33 --> 00:30:35: so it's becoming more of of,  
00:30:35 --> 00:30:38: uh, we need to investigate and figure out the best  
00:30:38 --> 00:30:41: ways to go about this when we do want to  
00:30:41 --> 00:30:42: deploy these options,  
00:30:42 --> 00:30:46: you know where? It's not necessarily that we're.  
00:30:46 --> 00:30:49: Deploying all of these, you know across the portfolio,  
00:30:49 --> 00:30:52: but we're getting to the point where we we could  
00:30:52 --> 00:30:53: if we needed to,  
00:30:53 --> 00:30:55: and we know who the you know we're getting to  
00:30:55 --> 00:30:57: know the vendors and we're getting to know the costs  
00:30:57 --> 00:30:58: and the benefits.  
00:30:58 --> 00:31:02: So we're applicable. You know we can move more quickly,  
00:31:02 --> 00:31:05: or you know in the future as it becomes more  
00:31:05 --> 00:31:05: necessary.  
00:31:05 --> 00:31:09: So I mean things like rooftop beehives on our on  
00:31:09 --> 00:31:14: our urban high rises are becoming much more popular and  
00:31:14 --> 00:31:15: in demand.  
00:31:15 --> 00:31:17: This is like a leasing.  
00:31:17 --> 00:31:21: Uhm? Aid you know. For for office tenants people are



00:31:21 --> 00:31:23: are looking for this.

00:31:23 --> 00:31:28: Obviously you know the Eli D retrofits and you know

00:31:28 --> 00:31:31: the air air filtration,

00:31:31 --> 00:31:36: monetization projects help with lowering our energy bills and the

00:31:36 --> 00:31:39: resident or or tenants energy bills,

00:31:39 --> 00:31:43: which obviously is kind of good for everyone and the

00:31:43 --> 00:31:46: a lot of the projects where they're either.

00:31:48 --> 00:31:52: Cost neutral or or low cost or even revenue generating

00:31:52 --> 00:31:57: like those LED retrofits or potentially EV charging stations.

00:31:57 --> 00:32:00: Depending on how you set it up or on site

00:32:00 --> 00:32:01: solar these are.

00:32:02 --> 00:32:04: These are things that were.

00:32:04 --> 00:32:07: Figuring out that it's worth the energy to move forward

00:32:07 --> 00:32:09: on sooner rather than later.

00:32:09 --> 00:32:11: And making time for it.

00:32:11 --> 00:32:13: So like in my new role,

00:32:13 --> 00:32:15: I'm kind of helping to push a lot of these

00:32:15 --> 00:32:16: things along,

00:32:16 --> 00:32:19: whereas asset managers in the past just didn't have time

00:32:19 --> 00:32:22: to manage their properties and interview all these companies and

00:32:22 --> 00:32:25: and roll out the programs and get the installation done

00:32:25 --> 00:32:26: in the contractors and such.

00:32:26 --> 00:32:31: So it's really. I think it's put.

00:32:31 --> 00:32:35: It's put emphasis behind the need to.

00:32:35 --> 00:32:41: Have manpower behind these projects and that it isn't necessary

00:32:41 --> 00:32:44: and a necessity now to be able to apply these,

00:32:44 --> 00:32:48: you know, and you know having the green walls and

00:32:48 --> 00:32:53: the community gardens and cooling centers you know even like

00:32:53 --> 00:32:54: smart glass.

00:32:54 --> 00:32:56: Electric car sharing. You know,

00:32:56 --> 00:32:57: these are all things that have been around for a

00:32:57 --> 00:32:58: while,

00:32:58 --> 00:33:02: but. I've been wearing the novelty side versus now as

00:33:02 --> 00:33:06: we're understanding more of the health benefits of it.

00:33:06 --> 00:33:10: You know not just the the sales benefit of it,

00:33:10 --> 00:33:13: it's becoming more of a a commonplace practice.

00:33:13 --> 00:33:16: In our in our toolkit that we can apply when

00:33:16 --> 00:33:16: needed.

00:33:19 --> 00:33:20: That's great and you know,

00:33:20 --> 00:33:23: Kelly, you you really tied me up for my next  
 00:33:23 --> 00:33:23: question,  
 00:33:23 --> 00:33:27: which is related to to challenges and one of the  
 00:33:27 --> 00:33:30: things that I have noticed as I've been trying to  
 00:33:30 --> 00:33:34: integrate public health approach into the real estate sector is  
 00:33:34 --> 00:33:38: that there is a challenge many times when you're just  
 00:33:38 --> 00:33:41: when you're on the side of the project that is  
 00:33:41 --> 00:33:45: focused more on design and construction and then hand off  
 00:33:45 --> 00:33:50: to somebody else to operate the building afterwards.  
 00:33:50 --> 00:33:54: That many times and the report actually goes into this  
 00:33:54 --> 00:33:55: in some detail.  
 00:33:55 --> 00:34:00: In order for a health promoting design element to actually  
 00:34:00 --> 00:34:02: achieve its potential,  
 00:34:02 --> 00:34:05: you're going to need some sort of programmatic,  
 00:34:05 --> 00:34:09: or you know, some people call it soft infrastructure to  
 00:34:09 --> 00:34:12: continue to activate that space after the fact.  
 00:34:12 --> 00:34:16: So like one example that comes to mind is a  
 00:34:16 --> 00:34:18: development in Denver,  
 00:34:18 --> 00:34:21: Co called area that has.  
 00:34:21 --> 00:34:25: It's a mixed use mixed mixed income master planned  
 community  
 00:34:25 --> 00:34:29: that is kind of adjacent to a low income community,  
 00:34:29 --> 00:34:33: and they've they've done a lot to try and integrate  
 00:34:34 --> 00:34:39: into that surrounding neighborhood through things like a  
 production farm  
 00:34:39 --> 00:34:43: and a lot of kind of walking paths and attempts  
 00:34:43 --> 00:34:47: to kind of create a safe pedestrian environment.  
 00:34:47 --> 00:34:51: They also have a housing for teen mothers.  
 00:34:51 --> 00:34:54: That's a. That you know gives babies a a safe  
 00:34:54 --> 00:34:57: place to live while their mothers are at school for  
 00:34:57 --> 00:34:58: high school,  
 00:34:58 --> 00:35:01: so there's kind of this this weaving together of environmental  
 00:35:01 --> 00:35:02: climate change,  
 00:35:02 --> 00:35:07: resilience and social support. But in order to make that  
 00:35:07 --> 00:35:07: happen,  
 00:35:07 --> 00:35:12: the development team worked with community groups and  
 nonprofits in  
 00:35:12 --> 00:35:17: creating partnerships that would create a sort of ongoing soft  
 00:35:17 --> 00:35:20: infrastructure or programming that after.  
 00:35:20 --> 00:35:25: You know the the project was completed would continue,  
 00:35:25 --> 00:35:28: and in my mind that's been something that has been  
 00:35:28 --> 00:35:30: a bit of a challenge in trying to think I'm  
 00:35:30 --> 00:35:32: seeing him one one of the Q&A questions is sort

00:35:32 --> 00:35:36: of how policies might support different efforts and if if

00:35:36 --> 00:35:39: there's might be a policy solution to some of the

00:35:39 --> 00:35:41: challenges that we face.

00:35:41 --> 00:35:44: Because when we talk about.

00:35:44 --> 00:35:46: Trying to address health issues,

00:35:46 --> 00:35:51: we're talking about people and people living in a in

00:35:51 --> 00:35:54: a place or working in a place that it has

00:35:55 --> 00:35:56: a long life span.

00:35:56 --> 00:35:57: A long tail to it,

00:35:57 --> 00:36:01: whereas the the kind of traditional scope of what is

00:36:01 --> 00:36:05: a part of the scope of an architect or of

00:36:05 --> 00:36:09: a real estate developer maybe has an end to it.

00:36:09 --> 00:36:11: And so I've been wondering if they're they're kind of

00:36:11 --> 00:36:14: lines that are blurring there and to just go backwards

00:36:14 --> 00:36:14: in our.

00:36:14 --> 00:36:17: And are questioning Kelly. I know you guys do a

00:36:17 --> 00:36:18: lot of asset management,

00:36:18 --> 00:36:21: so how do you? How do you approach that?

00:36:21 --> 00:36:23: That question of when you're doing the design?

00:36:23 --> 00:36:29: Thinking about how to. Have a financing structure for the

00:36:29 --> 00:36:36: the program that needs to support that healthy health promoting.

00:36:38 --> 00:36:41: Design that was integrated into,

00:36:41 --> 00:36:43: say, the hard infrastructure of the site.

00:36:44 --> 00:36:47: Sure, yeah, well in general.

00:36:50 --> 00:36:54: Talking about in place properties or or new acquisitions,

00:36:54 --> 00:36:55: we don't develop quite as much,

00:36:55 --> 00:36:59: but it's definitely become more of a process than it

00:36:59 --> 00:37:02: was in the past where we are working with our

00:37:02 --> 00:37:07: third party management and our support staff at LaSalle to

00:37:07 --> 00:37:10: put together programs in order to utilize these spaces in

00:37:10 --> 00:37:14: order to run the Community gardens or the yoga in

00:37:14 --> 00:37:14: the park,

00:37:14 --> 00:37:19: or. The community outreach, you know,

00:37:19 --> 00:37:21: I, I think I talked to you about I worked

00:37:21 --> 00:37:24: with the the Red Cross American Red Cross.

00:37:24 --> 00:37:26: We do blood drives at all the properties.

00:37:26 --> 00:37:30: This is something that we communicate to our properties nationwide

00:37:30 --> 00:37:34: that this is something less L supports and expects them

00:37:34 --> 00:37:35: to put effort behind.

00:37:35 --> 00:37:37: It doesn't necessarily work out at every property,

00:37:37 --> 00:37:39: but you know we want to give it a try  
 00:37:39 --> 00:37:41: and where it does work out.  
 00:37:41 --> 00:37:44: We, you know, we let them know that this is  
 00:37:44 --> 00:37:47: something that's important to us and our culture.  
 00:37:47 --> 00:37:50: At La Salle and and with that you know we  
 00:37:50 --> 00:37:55: have our sustainability team that has now put into place  
 00:37:55 --> 00:38:00: quarterly calls with our property management teams and they  
 again  
 00:38:00 --> 00:38:04: put emphasis on these things that aren't normally part of  
 00:38:04 --> 00:38:07: their job or didn't used to be part of their  
 00:38:07 --> 00:38:07: job.  
 00:38:07 --> 00:38:09: You know, above and beyond the leasing and upkeep of  
 00:38:09 --> 00:38:10: the property,  
 00:38:10 --> 00:38:14: but the keeping on top of what residents and tenants  
 00:38:14 --> 00:38:17: want what's important to them.  
 00:38:17 --> 00:38:20: Issues they see because not only is the life of  
 00:38:20 --> 00:38:21: the property long,  
 00:38:21 --> 00:38:23: it's it's ever changing, right?  
 00:38:23 --> 00:38:25: We saw in COVID all of a sudden we had  
 00:38:25 --> 00:38:30: to have reservation systems for common areas that we never  
 00:38:30 --> 00:38:31: had to have before,  
 00:38:31 --> 00:38:34: so we had to come up with you know what  
 00:38:34 --> 00:38:37: software solution has that capability?  
 00:38:37 --> 00:38:38: Or are we trying to do it manually?  
 00:38:38 --> 00:38:42: Do other property teams have time to do that?  
 00:38:42 --> 00:38:44: You know, are there people who are having breathing  
 problems  
 00:38:44 --> 00:38:47: during the wildfires out in California in the Pacific Northwest?  
 00:38:47 --> 00:38:50: If so, like do we have cooling centers?  
 00:38:50 --> 00:38:51: Well, we we never had to have those before,  
 00:38:51 --> 00:38:53: you know, like so it again,  
 00:38:53 --> 00:38:56: we can't we? We can't assume we can know all  
 00:38:56 --> 00:39:00: of this upon acquisition or even at budget season every  
 00:39:00 --> 00:39:00: year,  
 00:39:00 --> 00:39:05: right? So that's another challenge as we have constant  
 changing  
 00:39:05 --> 00:39:08: needs at the properties that we might not have a  
 00:39:08 --> 00:39:09: budget for.  
 00:39:09 --> 00:39:11: You know, in in our capital budget and some clients  
 00:39:11 --> 00:39:14: you know don't particularly appreciate you spending money  
 outside of  
 00:39:14 --> 00:39:16: what was approved in the budget.  
 00:39:16 --> 00:39:18: So that's you know another challenge.

00:39:18 --> 00:39:23: Love having some money in the budget for unknown expenses

00:39:23 --> 00:39:28: or or needs that will come up midway through the

00:39:28 --> 00:39:28: year.

00:39:28 --> 00:39:34: Uhm? But it's it's kind of an ongoing.

00:39:34 --> 00:39:37: New way of our artists.

00:39:37 --> 00:39:38: Looking at it, you know.

00:39:38 --> 00:39:41: So we have the people on LaSalle side working to

00:39:41 --> 00:39:44: engage our teams more and our asset managers working to

00:39:44 --> 00:39:47: engage our teams more and let them know that this

00:39:47 --> 00:39:50: is important to us. It's become part of our.

00:39:52 --> 00:39:57: Our evaluation of the third party managers you know how

00:39:57 --> 00:40:00: much they're able to to take this on and and

00:40:00 --> 00:40:02: how well they do with it.

00:40:02 --> 00:40:06: Organizing the different events that that we feel are necessary

00:40:06 --> 00:40:09: for those properties in those communities and,

00:40:09 --> 00:40:10: and we're still learning, right?

00:40:11 --> 00:40:13: So you know, as we come up with new thoughts

00:40:13 --> 00:40:17: of ways to improve those buildings in those communities or

00:40:17 --> 00:40:19: or new ways to do community outreach.

00:40:19 --> 00:40:21: You know we added on again.

00:40:21 --> 00:40:24: That's part of my my new role,

00:40:24 --> 00:40:26: which you know didn't exist before.

00:40:26 --> 00:40:28: We didn't even see the need for it before,

00:40:28 --> 00:40:31: you know, two years ago so.

00:40:31 --> 00:40:35: I'm sure other companies are having the same issue of

00:40:35 --> 00:40:35: of.

00:40:35 --> 00:40:38: Finding bandwidth in people's roles in order to get a

00:40:38 --> 00:40:39: lot of this done.

00:40:40 --> 00:40:43: Yeah, that's such an important question.

00:40:43 --> 00:40:48: Comolli I'm interested in in hearing your thoughts about this

00:40:48 --> 00:40:51: as well in terms of challenges and and also how

00:40:51 --> 00:40:55: HOK is trying to begin to weave equity more directly

00:40:55 --> 00:40:58: into these conversations, because that in and of itself can

00:40:59 --> 00:41:01: sometimes sometimes be a challenge.

00:41:01 --> 00:41:02: Sure,

00:41:02 --> 00:41:03: and I think I'm gonna,

00:41:03 --> 00:41:06: you know, start sort of with detail into the earlier

00:41:06 --> 00:41:06: question.

00:41:06 --> 00:41:09: I think you know something we often forget,

00:41:09 --> 00:41:12: which is such an important part of making things actually

00:41:12 --> 00:41:16: happen is goal setting and having all the stakeholders there

00:41:16 --> 00:41:20: right from the beginning of the project that really sets

00:41:20 --> 00:41:25: the expectations from a development perspective and brings to the

00:41:25 --> 00:41:27: table issues that may arise later on.

00:41:27 --> 00:41:30: So we highly recommend that especially,

00:41:30 --> 00:41:32: you know. Again, it has a link between.

00:41:32 --> 00:41:35: Equity as well. If you're taking everyone's perspective together,

00:41:35 --> 00:41:38: all the stakeholders, the community members.

00:41:38 --> 00:41:41: What is important to the people who are going to

00:41:42 --> 00:41:44: be a part of this project?

00:41:44 --> 00:41:46: Spending money on the project developing the project,

00:41:46 --> 00:41:50: but also the communities around if you will.

00:41:50 --> 00:41:54: So there's there's several ways that we have started to

00:41:54 --> 00:41:56: see these happen.

00:41:56 --> 00:41:58: You know there was a.

00:41:58 --> 00:42:00: I'm gonna start with sort of.

00:42:00 --> 00:42:04: I think someone asked for a project example the Mercedes-Benz

00:42:04 --> 00:42:04: Stadium,

00:42:04 --> 00:42:06: which is a elite platinum project,

00:42:06 --> 00:42:10: so of extremely high performing building in Atlanta,

00:42:10 --> 00:42:13: GA. One of the things that is my most favorite

00:42:13 --> 00:42:15: part about the project is when it's offseason this.

00:42:15 --> 00:42:19: This stadium really becomes a backyard of 13 acres of

00:42:19 --> 00:42:23: public green space for the community it has served for

00:42:23 --> 00:42:25: community programs,

00:42:25 --> 00:42:27: free fitness. So it really added to the region.

00:42:27 --> 00:42:30: Ecosystem if you will. So a lot of times on

00:42:30 --> 00:42:33: these larger projects independent of the project type,

00:42:33 --> 00:42:35: we start to even think about.

00:42:35 --> 00:42:38: You know what are we doing to the site and

00:42:38 --> 00:42:43: the surroundings that really gives back to the environment and

00:42:43 --> 00:42:45: to the Community that it serves.

00:42:45 --> 00:42:49: So thinking about simple strategies like planting trees in a

00:42:49 --> 00:42:54: recent quote outs project in Maryland where they planted 100

00:42:54 --> 00:42:54: trees,

00:42:54 --> 00:42:58: which was a part of a flood mitigating strategy.

00:42:58 --> 00:43:01: Which related to climate change but also part of health

00:43:01 --> 00:43:04: and well being and just improving the air quality for

00:43:04 --> 00:43:05: the surroundings.

00:43:05 --> 00:43:09: So this really shows. The example shows an example of

00:43:09 --> 00:43:10: sort of how these three.

00:43:10 --> 00:43:12: Issues we've looked at in silos.

00:43:12 --> 00:43:15: Adelle going back to your point we are not doing

00:43:16 --> 00:43:16: ourselves.

00:43:16 --> 00:43:19: We're doing ourselves a disservice if we don't look at

00:43:19 --> 00:43:20: the synergies affected of it,

00:43:20 --> 00:43:23: you know, and it's always does not have to come

00:43:23 --> 00:43:24: down to cost.

00:43:24 --> 00:43:27: So a lot of times when.

00:43:27 --> 00:43:30: Working with their architects push us to Orient the buildings

00:43:30 --> 00:43:31: correctly.

00:43:31 --> 00:43:35: Like you know, an efficient building actually makes it more

00:43:35 --> 00:43:36: is not only high performing,

00:43:36 --> 00:43:38: but it also allows natural light to come in.

00:43:38 --> 00:43:40: It's a simple strategy, right?

00:43:40 --> 00:43:44: But and that helps with the well being of individuals

00:43:44 --> 00:43:45: as well,

00:43:45 --> 00:43:47: so again, you know, starting with goal,

00:43:47 --> 00:43:50: setting and making sure you're checking on as the

development progresses on,

00:43:50 --> 00:43:51: how are we doing with regards to that earlier goal

00:43:51 --> 00:43:54: of community engagement?

00:43:54 --> 00:43:56: For example, that was set up.

00:43:56 --> 00:43:58: So.

00:43:58 --> 00:43:58: Come on, we have a few questions in the Q&A

00:43:59 --> 00:44:01: about measurement and that was where our conversation

00:44:01 --> 00:44:04: was going

00:44:04 --> 00:44:05: to head next,

00:44:05 --> 00:44:08: and I wanted to just follow up on your comment

00:44:08 --> 00:44:10: about goal setting.

00:44:10 --> 00:44:12: What kinds of goals do you all tend to set

00:44:12 --> 00:44:15: and and what kind of metrics do you tend to

00:44:15 --> 00:44:15: use?

00:44:15 --> 00:44:19: Are they more process metrics related to the building itself

00:44:19 --> 00:44:21: and the property itself?

00:44:21 --> 00:44:24: Or do you? I know some there are some research

00:44:24 --> 00:44:28: projects that you know after the fact go back out

00:44:28 --> 00:44:29: and install,

00:44:29 --> 00:44:33: say. Air sensors to check to see whether the stand

00:44:33 --> 00:44:36: of trees that were planted where they were in fact

00:44:36 --> 00:44:41: are filtering out the particulate matter from the busy street

00:44:41 --> 00:44:43: on the other side. How do you guys approach that

00:44:43 --> 00:44:44: question?

00:44:44 --> 00:44:47: So I think I'm a strong believer in you don't

00:44:47 --> 00:44:48: know what you don't measure,

00:44:48 --> 00:44:52: so you know definitely the it's pretty much all of

00:44:52 --> 00:44:54: the above that you just noted.

00:44:54 --> 00:44:57: You know it really. Depending on the goals.

00:44:57 --> 00:45:00: So if it is, if it is related.

00:45:00 --> 00:45:06: To air quality, then actually monitoring those and measured

00:45:06 --> 00:45:11: setting

00:45:11 --> 00:45:15: up you know every quarterly or every so often measuring

00:45:15 --> 00:45:19: how they're doing and the impacts of it or.

00:45:19 --> 00:45:19: I think energy that's a huge portion of it as

00:45:19 --> 00:45:22: well,

00:45:22 --> 00:45:23: so really tracking the performance that this has become a

00:45:23 --> 00:45:23: very big part.

00:45:23 --> 00:45:26: I think I would wanna say in the past three

00:45:26 --> 00:45:28: years of you know we used to design to net

00:45:29 --> 00:45:32: zero or design to a certain carbon low carbon goal,

00:45:32 --> 00:45:35: but following up with the building engineers to see how

00:45:35 --> 00:45:40: the building is performing and measuring that has become an

00:45:40 --> 00:45:43: important part as well of the conversation.

00:45:43 --> 00:45:43: Lately.

00:45:45 --> 00:45:45: Great

00:45:45 --> 00:45:50: and Kelly. I know you and I talked yesterday about.

00:45:50 --> 00:45:55: Kind of redefining how we calculate a total return on

00:45:55 --> 00:46:00: investment and how that is changing based on both the

00:46:00 --> 00:46:06: internal goals of LaSalle as well as the stated requirements

00:46:06 --> 00:46:09: of your financial backers. So I wonder if you could

00:46:09 --> 00:46:11: share a little bit more specifics about that.

00:46:11 --> 00:46:15: We have a few questions in the Q&A asking really

00:46:15 --> 00:46:19: specifics about how do you incorporate that into your

00:46:19 --> 00:46:20: calculation

00:46:19 --> 00:46:20: of total return.

00:46:21 --> 00:46:25: Right, so it's it's not actually going to be a

00:46:25 --> 00:46:27: financial number of a return.

00:46:27 --> 00:46:30: It's like, again, like, that's why I was kind of

00:46:30 --> 00:46:31: calling it a total benefit.

00:46:31 --> 00:46:34: It definitely plays into our decision making.

00:46:34 --> 00:46:36: You know we at it for a new acquisition we're

00:46:36 --> 00:46:37: looking at,

00:46:37 --> 00:46:41: you know, obviously any sort of climate change assessment

if



00:46:41 --> 00:46:43: there's going to be any future issues,  
 00:46:43 --> 00:46:46: we're looking at the carbon footprint of the building.  
 00:46:46 --> 00:46:50: We're looking at the walkable walkability score,  
 00:46:50 --> 00:46:54: you know. With access to transportation,  
 00:46:54 --> 00:46:56: you know those type of equity issues you know if  
 00:46:56 --> 00:46:58: there's if it's an urban area,  
 00:46:58 --> 00:46:59: is there room for bike rooms?  
 00:46:59 --> 00:47:01: Is there room for pet parks?  
 00:47:01 --> 00:47:04: Greenspace like these are things we are looking at.  
 00:47:04 --> 00:47:07: Or is there room to build 1 like if there's  
 00:47:07 --> 00:47:10: not already one is there room to retrofit these things?  
 00:47:10 --> 00:47:15: You know we're also looking at obviously at upcoming  
 legislation.  
 00:47:15 --> 00:47:19: You know, potential carbon tax levies and and when those  
 00:47:19 --> 00:47:21: are going to happen and how the property will be  
 00:47:21 --> 00:47:22: able to perform.  
 00:47:22 --> 00:47:25: Or will we be able to retrofit it in order  
 00:47:26 --> 00:47:29: to perform and avoid having stranded assets?  
 00:47:29 --> 00:47:33: You know that those are all things we look at.  
 00:47:33 --> 00:47:38: Holistically, you know on top of the the revenue potential  
 00:47:38 --> 00:47:39: of a property.  
 00:47:39 --> 00:47:42: I can't give you a number or an equation,  
 00:47:42 --> 00:47:43: you know it's we have.  
 00:47:43 --> 00:47:48: You know various IC meetings where all this is discussed  
 00:47:48 --> 00:47:51: and evaluated and decided if it's you know,  
 00:47:51 --> 00:47:55: a hard, hard no or if it's something that can  
 00:47:55 --> 00:47:56: be adjusted.  
 00:47:56 --> 00:47:57: Or you know if it is adjusted,  
 00:47:57 --> 00:47:59: what is the cost going to be?  
 00:47:59 --> 00:48:01: You know in the cash flow,  
 00:48:01 --> 00:48:03: how does that affect the returns?  
 00:48:03 --> 00:48:05: So it's not gonna obviously be the same for every  
 00:48:05 --> 00:48:05: property.  
 00:48:05 --> 00:48:10: Depending on the issue. We look at our opportunities,  
 00:48:10 --> 00:48:12: you know, things that we know we can do better  
 00:48:12 --> 00:48:14: programs that we've put into place that we know we  
 00:48:14 --> 00:48:17: can apply so we can see how we could improve  
 00:48:17 --> 00:48:19: the the building itself. You know.  
 00:48:19 --> 00:48:23: Obviously we also we report to grasp every year on  
 00:48:23 --> 00:48:24: our portfolio.  
 00:48:24 --> 00:48:28: You know we have over 50 LEED certified buildings.  
 00:48:28 --> 00:48:31: We have actually rolled out.

00:48:31 --> 00:48:34: I think it was 114 properties in North America on  
 00:48:35 --> 00:48:35: the well,  
 00:48:35 --> 00:48:39: health and safety certification last year and.  
 00:48:39 --> 00:48:42: I think 41 buildings and Asia and and and when  
 00:48:42 --> 00:48:45: you're talking about the measuring,  
 00:48:45 --> 00:48:47: you know a lot of those do have to be  
 00:48:47 --> 00:48:49: measured and they're re certified,  
 00:48:49 --> 00:48:51: so you know once the recertification happens,  
 00:48:51 --> 00:48:54: they're checking to see if the air quality and the  
 00:48:54 --> 00:48:56: water quality has been constantly,  
 00:48:56 --> 00:49:00: you know, retested and or else you don't get your  
 00:49:00 --> 00:49:01: recertification,  
 00:49:01 --> 00:49:05: you know. So the we also work with.  
 00:49:08 --> 00:49:12: A company called measurable the database solution.  
 00:49:12 --> 00:49:17: It's a software solution and Energy Star portfolio manager to  
 00:49:17 --> 00:49:18: help track.  
 00:49:18 --> 00:49:21: Asset level, sustainability and social initiatives.  
 00:49:21 --> 00:49:24: And then we work with a third party consultant to  
 00:49:24 --> 00:49:28: review and make sure that you know our information is  
 00:49:28 --> 00:49:29: is accurate as possible.  
 00:49:29 --> 00:49:32: So there's a lot of challenges you know.  
 00:49:32 --> 00:49:34: Obviously with that because it's garbage in garbage out,  
 00:49:34 --> 00:49:36: you have to make sure you have the personnel on  
 00:49:37 --> 00:49:39: site that is going to give you correct information.  
 00:49:39 --> 00:49:41: Do they even know they have this certification?  
 00:49:41 --> 00:49:43: You know, if it's not being,  
 00:49:43 --> 00:49:46: you know, marketed, you know very clearly,  
 00:49:46 --> 00:49:49: so it's something again, we're we've initiated a lot of  
 00:49:49 --> 00:49:52: new communication with our third party managers at the  
 00:49:52 --> 00:49:53: property  
 00:49:52 --> 00:49:53: level.  
 00:49:53 --> 00:49:56: A lot of new communication to get people more involved  
 00:49:56 --> 00:50:00: in order to keep that information clean and accurate and.  
 00:50:00 --> 00:50:01: Hopefully it will be able to,  
 00:50:01 --> 00:50:03: you know, hit our production goals.  
 00:50:04 --> 00:50:05: You know I wanna add to that.  
 00:50:05 --> 00:50:07: I think you had a very good point.  
 00:50:07 --> 00:50:10: Kelly about communication is such a become a key aspect  
 00:50:10 --> 00:50:10: of it.  
 00:50:10 --> 00:50:13: You know, they as we're tracking more things as we  
 00:50:14 --> 00:50:16: are designing or even building to certain.  
 00:50:16 --> 00:50:20: You know metrics we how it's going to be operated

00:50:20 --> 00:50:24: really depends on the individual's operating it.  
 00:50:24 --> 00:50:29: So communicating and training are two key areas that are,  
 00:50:29 --> 00:50:32: you know, have emerged as really important right from the  
 00:50:32 --> 00:50:32: onset as well,  
 00:50:33 --> 00:50:36: right? And the community teams a lot of times have  
 00:50:36 --> 00:50:36: the best ideas.  
 00:50:36 --> 00:50:39: So if it's not something we were already doing,  
 00:50:39 --> 00:50:41: we are not on site all the time,  
 00:50:41 --> 00:50:43: so we don't even know that there's that opportunity,  
 00:50:43 --> 00:50:48: so you know, we've had people on site they realize  
 00:50:48 --> 00:50:53: their community is really active in the food drive.  
 00:50:53 --> 00:50:56: You know aspect, they? You know they're they're residents  
 really  
 00:50:56 --> 00:50:58: are interested in doing food drives for a local charity,  
 00:50:58 --> 00:51:00: you know, and and they will now bring it to  
 00:51:00 --> 00:51:01: us and say look,  
 00:51:01 --> 00:51:02: we want to host this.  
 00:51:02 --> 00:51:04: We want to make this happen,  
 00:51:04 --> 00:51:06: and we're able to kind of help facilitate that.  
 00:51:06 --> 00:51:09: Or like we were talking about the honey bees,  
 00:51:09 --> 00:51:12: the the bees on the on the office buildings.  
 00:51:12 --> 00:51:15: They actually distribute that honey to the community,  
 00:51:15 --> 00:51:17: you know? So that's even like a social benefit there,  
 00:51:17 --> 00:51:19: you know, for free they're not charging people for it.  
 00:51:19 --> 00:51:23: And the community gardens a lot of times those are  
 00:51:23 --> 00:51:26: run by residents or or tenants in the buildings.  
 00:51:26 --> 00:51:28: And then they distribute it to the community or to  
 00:51:28 --> 00:51:31: homeless shelters like there's so much there.  
 00:51:31 --> 00:51:33: But you have to get people involved because we can't  
 00:51:33 --> 00:51:35: do it at the corporate level.  
 00:51:35 --> 00:51:37: We just. There's just not enough people.  
 00:51:37 --> 00:51:39: Like you have to have people on site that want  
 00:51:39 --> 00:51:41: to actively work on this.  
 00:51:41 --> 00:51:43: But the good news is most of them do.  
 00:51:43 --> 00:51:45: Most of the people on our communities,  
 00:51:45 --> 00:51:47: they get really excited with this.  
 00:51:47 --> 00:51:49: Like they you know at first they're kind of like  
 00:51:49 --> 00:51:50: oh it's more work.  
 00:51:50 --> 00:51:52: And then as they get into it and they see  
 00:51:52 --> 00:51:54: how they're giving back to the community.  
 00:51:54 --> 00:51:57: Or you know, like saving people money,  
 00:51:57 --> 00:52:01: they really get involved and and find that they think

00:52:01 --> 00:52:02: it's more fun.

00:52:02 --> 00:52:05: You know to have that aspect to their job than

00:52:05 --> 00:52:07: just you know leasing and.

00:52:07 --> 00:52:08: The general running of the building,

00:52:08 --> 00:52:10: so we've found that I think we got a lot

00:52:10 --> 00:52:13: of really good feedback from our employees and our residents

00:52:13 --> 00:52:16: and our tenants that you know that LaSalle is not

00:52:16 --> 00:52:18: just a slumlord, but that they care and that they're

00:52:18 --> 00:52:20: active in the community and the environment.

00:52:20 --> 00:52:23: So it really is good for you know all sides.

00:52:25 --> 00:52:30: Yeah, and that's such a great example of integrating questions

00:52:30 --> 00:52:36: of social equity into the real estate management process in

00:52:36 --> 00:52:39: a very natural way that benefits everybody.

00:52:39 --> 00:52:42: To answer the question in the Q&A about how do

00:52:42 --> 00:52:45: you track code benefits and prove them?

00:52:45 --> 00:52:49: The work that I've been doing recently has really been

00:52:49 --> 00:52:54: focusing on Co benefits within the the scope of the

00:52:54 --> 00:52:55: development.

00:52:55 --> 00:52:59: Process itself, so thinking about using measures that we would

00:53:00 --> 00:53:03: already be tracking according to lead or well or fit

00:53:04 --> 00:53:06: well or another similar rating system.

00:53:06 --> 00:53:11: What I've what I've found is that the community many

00:53:11 --> 00:53:15: times is using the same or very similar metrics to

00:53:15 --> 00:53:21: track their progress on their policy priorities around say climate

00:53:21 --> 00:53:24: action or obesity reduction or air pollution,

00:53:24 --> 00:53:27: and so there's actually a very natural.

00:53:27 --> 00:53:31: Opportunity for a conversation to happen that can actually really

00:53:31 --> 00:53:33: benefit in a tangible way.

00:53:33 --> 00:53:36: The development team, because if you can come to a

00:53:36 --> 00:53:39: community to go back to the question of equity and

00:53:40 --> 00:53:40: you can say,

00:53:40 --> 00:53:44: you know we're going to renovate this project or we're

00:53:44 --> 00:53:47: going to build a new project and we're interested in

00:53:47 --> 00:53:51: hearing the community's thoughts about what is the the highest

00:53:51 --> 00:53:55: concern around, environmental health or equity.

00:53:55 --> 00:53:57: And then you can talk to them about,

00:53:57 --> 00:54:00: well, these are what. The evidence is showing on the

00:54:00 --> 00:54:04: at the neighborhood level about environmental exposures

00:54:04 --> 00:54:07: and what the  
00:54:07 --> 00:54:10: population health baseline is right at that time,  
00:54:10 --> 00:54:13: and that there are evidence based strategies that you could  
00:54:13 --> 00:54:17: implement that can have all these multiple benefits.  
00:54:17 --> 00:54:20: They can benefit reducing carbon emissions.  
00:54:20 --> 00:54:24: They can, you know, reduce your urban heat island as  
00:54:24 --> 00:54:26: Kelly keeps mentioning the idea of incorporating what in the  
00:54:26 --> 00:54:29: report they call it resilience hub,  
00:54:29 --> 00:54:32: but in public health we call a cooling center.  
00:54:32 --> 00:54:36: Into the the project and maybe having becoming the hub  
00:54:36 --> 00:54:39: for a community solar installation that has a battery on  
00:54:39 --> 00:54:41: site so that if the power goes out during a  
00:54:41 --> 00:54:44: heat event, there's a place for the community to go  
00:54:44 --> 00:54:47: that is still air conditioned and that in itself is  
00:54:47 --> 00:54:51: actually a big deal because heat is actually the biggest  
00:54:51 --> 00:54:54: killer and in the world actually from natural disasters.  
00:54:54 --> 00:54:57: Hard to believe, but so it's it's quite a big  
00:54:57 --> 00:55:00: problem and so the fact that you can maybe start  
00:55:00 --> 00:55:02: working with communities by saying.  
00:55:02 --> 00:55:05: So we are actually producing metrics at our site that  
00:55:05 --> 00:55:06: are going to have a ripple effect out in a  
00:55:06 --> 00:55:10: positive way to our neighborhood.  
00:55:10 --> 00:55:14: And then you could then use those metrics to help  
00:55:14 --> 00:55:17: demonstrate that you are working in the direction of  
00:55:18 --> 00:55:24: achieving  
00:55:24 --> 00:55:26: your public health goals and your climate goals at the  
00:55:26 --> 00:55:29: Community level. Then you allow for the Community health  
00:55:29 --> 00:55:30: toll  
00:55:30 --> 00:55:34: in a positive sense.  
00:55:34 --> 00:55:36: The benefit to take the time that it actually really  
00:55:36 --> 00:55:41: is going to take.  
00:55:41 --> 00:55:47: Right? Because many of these health issues are not  
00:55:47 --> 00:55:51: immediate  
00:55:51 --> 00:55:53: right.  
00:55:53 --> 00:55:55: Asmas is sort of an immediate thing,  
00:55:55 --> 00:55:56: like if you you know if you install.  
00:55:56 --> 00:55:59: Say if air filtration remove asthma triggers from a house  
00:55:59 --> 00:56:03: where an asthmatic child is living,  
that's going to have an immediate benefit to that child,  
and they're probably not going to end up in the  
emergency department as often,  
and so that can be an immediate return on investment.  
We've seen some social impact bonds that have like gone

00:56:03 --> 00:56:04: in that direction,  
00:56:04 --> 00:56:06: but many of the issues that we're talking about that  
00:56:06 --> 00:56:07: are health issues,  
00:56:07 --> 00:56:10: particularly the ones where related to climate change,  
00:56:10 --> 00:56:13: are. Disaster related and so we don't know when they're  
00:56:13 --> 00:56:17: going to happen or their long term chronic diseases like  
00:56:17 --> 00:56:19: respiratory disease like obesity,  
00:56:19 --> 00:56:22: like diabetes like heart disease.  
00:56:22 --> 00:56:25: And so it really the scale of where that measurement  
00:56:25 --> 00:56:28: should happen really should happen at the population level.  
00:56:28 --> 00:56:32: And I think that we're beginning to see with COVID  
00:56:32 --> 00:56:37: and people understanding what population health is and  
epidemiology that  
00:56:37 --> 00:56:40: it's giving us this opportunity right now too.  
00:56:40 --> 00:56:43: Identify the scope of what the measurement should be,  
00:56:43 --> 00:56:46: which for real estate, which really should be those process  
00:56:46 --> 00:56:48: measurements that we already can control,  
00:56:48 --> 00:56:51: and we already track and then we can partner with  
00:56:51 --> 00:56:54: community in the public health department to demonstrate  
that what  
00:56:54 --> 00:56:57: we're doing is is working in the direction that they  
00:56:57 --> 00:57:01: already have identified and we can give them metrics that  
00:57:01 --> 00:57:04: they don't have right now from the private sector and  
00:57:04 --> 00:57:07: then allow them to show the longer term benefit.  
00:57:07 --> 00:57:09: I just wanted to quickly also point out,  
00:57:09 --> 00:57:11: you know, as a good place.  
00:57:11 --> 00:57:14: Easy place to start. The EPA actually has an environmental  
00:57:14 --> 00:57:17: justice screening and mapping tool that shows in a particular  
00:57:17 --> 00:57:21: location where are the health disparities versus the climate  
change  
00:57:21 --> 00:57:23: versus the pollution and sources.  
00:57:23 --> 00:57:25: So if you have that baseline data,  
00:57:25 --> 00:57:31: that's always important when developing and then then  
tracking how  
00:57:31 --> 00:57:36: much did y'all do better compared to that would also  
00:57:36 --> 00:57:38: be a place to start.  
00:57:38 --> 00:57:38: Yeah,  
00:57:38 --> 00:57:39: that's such a great point.  
00:57:39 --> 00:57:42: Thanks, Kamal. We're running up to the end of the  
00:57:42 --> 00:57:42: hour,  
00:57:42 --> 00:57:44: so I I didn't know if Camille or Kelly.  
00:57:44 --> 00:57:45: If you had any last comments,  
00:57:45 --> 00:57:47: you wanted to make and then and then we'll pass

00:57:47 --> 00:57:48: it over to Diana.

00:57:48 --> 00:57:51: I really appreciate you guys coming and it's been a

00:57:51 --> 00:57:52: really great conversation.

00:57:56 --> 00:57:59: No, I I appreciate you guys having us here and

00:57:59 --> 00:58:02: and I think one of the things this this type

00:58:02 --> 00:58:06: of conversation you know has to it has to become

00:58:06 --> 00:58:09: apparent is that it's a knowledge sharing this is all

00:58:09 --> 00:58:10: new for everybody,

00:58:10 --> 00:58:12: so we all have to.

00:58:12 --> 00:58:15: Kind of, you know, put our two cents in and

00:58:15 --> 00:58:17: and learn and and figure things out.

00:58:17 --> 00:58:19: And we're not going to do it all right the

00:58:19 --> 00:58:20: first time and then that's OK.

00:58:20 --> 00:58:22: Gotta just keep learning and growing.

00:58:22 --> 00:58:25: And you know eventually we'll all get there.

00:58:31 --> 00:58:34: Excellent and Kamal. Could you put into the just the

00:58:34 --> 00:58:37: the chat if you were talking about the yeah EJ

00:58:37 --> 00:58:37: screen?

00:58:37 --> 00:58:43: Great thanks so much. I'm going to hand it over

00:58:43 --> 00:58:45: to Diana to

00:58:45 --> 00:58:46: to take us home.

00:58:52 --> 00:58:53: You are on mute.

00:58:56 --> 00:58:59: Thank you, so thank you so much for the great

00:58:59 --> 00:59:04: discussion and I just feel like this conversation could continue

00:59:04 --> 00:59:05: for much longer.

00:59:05 --> 00:59:09: But I'm impressed with how much all of your covered

00:59:09 --> 00:59:12: within the past hour your remarks have been so insightful

00:59:12 --> 00:59:15: and so let's all of us give the speakers a

00:59:15 --> 00:59:18: virtual round of applause. And thank you,

00:59:18 --> 00:59:21: of course, to to the audience for all of your

00:59:21 --> 00:59:23: thoughtful questions throughout.

00:59:23 --> 00:59:26: As we wrap up, I wanted to again mention that

00:59:26 --> 00:59:31: you can check out the report at [knowledge.uli.org/climate Health](https://knowledge.uli.org/climate-health) to

00:59:31 --> 00:59:35: continue learning about taking this Co benefits lends to

00:59:35 --> 00:59:38: climate

00:59:38 --> 00:59:41: change and health. Also, please let us know what you

00:59:41 --> 00:59:42: think of this webinar by filling out the survey at

00:59:42 --> 00:59:45: the link in the chat,

00:59:45 --> 00:59:48: your feedback directly informs our future webinars,

00:59:48 --> 00:59:48: and it only takes a couple of minutes to fill

00:59:48 --> 00:59:48: out.

00:59:48 --> 00:59:52: This webinar will be posted at [mellage.uli.org](http://mellage.uli.org) and will also  
00:59:52 --> 00:59:55: email link out to you in a couple of weeks.  
00:59:55 --> 00:59:58: So again, thank you to all of us and especially  
00:59:58 --> 01:00:01: our amazing speakers for joining us today.  
01:00:01 --> 01:00:05: And with that it's about 2:00 o'clock so I'm have  
01:00:05 --> 01:00:08: a great afternoon and thank you again.  
01:00:11 --> 01:00:11: Thank you.  
01:00:12 --> 01:00:13: Thanks everyone.  
01:00:14 --> 01:00:15: Thanks.

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