

# 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

00:07:04 --> 00:07:06: Environmental Leadership

00:07:06 --> 00:07:10: Summit was held in DC.

00:07:10 --> 00:07:13: This summit convened hundreds of attendees from Native

00:07:13 --> 00:07:17: American,

00:07:17 --> 00:07:19: African American, Latino, and Asian Pacific descent,

00:07:19 --> 00:07:23: all coming together to develop and adopt 17 principles of

00:07:23 --> 00:07:25: environmental justice.

00:07:25 --> 00:07:27: A comprehensive plan in platform for both national and

00:07:27 --> 00:07:30: international

00:07:30 --> 00:07:34: movement of all people,

00:07:34 --> 00:07:36: and so it's at that Community level.

00:07:36 --> 00:07:39: Community organizations that are dedicated,

00:07:39 --> 00:07:42: like our panelists today dedicated to those those efforts they

00:07:42 --> 00:07:45: have deep experience.

00:07:45 --> 00:07:49: Shaping the future of our neighborhoods and built

00:07:49 --> 00:07:51: environment.

00:07:51 --> 00:07:54: And we're excited to hear the wealth of knowledge and

00:07:54 --> 00:07:58: experience that they're going to share with us today.

00:07:58 --> 00:08:00: We've got three organizations today on the front lines of

00:08:00 --> 00:08:03: the Environmental Justice movement,

00:08:03 --> 00:08:06: and as they share how they work with stakeholders and

00:08:06 --> 00:08:10: how they really ultimately create harmony to create positive

00:08:10 --> 00:08:15: change

00:08:15 --> 00:08:19: in forming a more equitable path forward.

00:08:19 --> 00:08:22: I'm excited to introduce today's speakers first up is the

00:08:22 --> 00:08:23: Alamo Defra's Vice president in policy and advocacy.

00:08:23 --> 00:08:28: At Catalyst Miami, so Allen joined Catalyst Miami in 2016

00:08:28 --> 00:08:29: and currently leads their efforts on policy and Engagement

00:08:29 --> 00:08:33: Department.

00:08:33 --> 00:08:36: She holds a Masters in Global Environmental Health from

00:08:36 --> 00:08:38: Emory

00:08:38 --> 00:08:41: University and a bachelor's degree in Community health from

00:08:41 --> 00:08:44: Brown

00:08:44 --> 00:08:45: University.

00:08:45 --> 00:08:48: Our second speaker is Sunraycer Cooper transformative

00:08:48 --> 00:08:51: communities program manager

00:08:51 --> 00:08:54: at the Green Lining Institute.

00:08:54 --> 00:08:57: Sonrisas, a city planner and advocate for affordable housing,

00:08:57 --> 00:09:00: and she leads Green linings effort on economic,

00:09:00 --> 00:09:03: systemic change and community investment.

00:09:03 --> 00:09:06: A graduate of grain Linings Leadership Academy,

00:09:06 --> 00:09:09: she holds a BA in Environmental studies from Wellesley

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

00:11:57 --> 00:11:58: 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

00:12:30 --> 00:12:35: 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  
00:14:57 --> 00:14:58: California  
00:14:58 --> 00:15:01: 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  
00:15:12 --> 00:15:16: 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 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.  
00:22:55 --> 00:22:57: Throughout the country.  
00:22:57 --> 00:22:59: Alright, but climate I'll get back to this,  
00:22:59 --> 00:23:01: but every climate change were also known as you know,  
00:23:01 --> 00:23:03: 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  
00:25:15 --> 00:25:15: 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  
00:25:30 --> 00:25:31: 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  
00:26:11 --> 00:26:16: 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  
00:26:23 --> 00:26:23: 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: And 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

pedestrians,

00:36:48 --> 00:36:51: bicyclists, and cars all have equal access.

00:36:51 --> 00:36:56: If you will equal priority on the street going to

00:36:56 --> 00:36:57: the next slide.

00:36:57 --> 00:37:01: And because this neighborhood, because no one is is,

00:37:01 --> 00:37:04: you know, part of a coastal neighborhood,

00:37:04 --> 00:37:06: you know, we put in on a number of things

00:37:06 --> 00:37:07: like like this,

00:37:07 --> 00:37:10: well trail that you see and then moving on to

00:37:10 --> 00:37:11: the next slide.

00:37:14 --> 00:37:17: You know, in terms of our resiliency,

00:37:17 --> 00:37:23: we've set the buildings back outside of the 2100 floodplain.

00:37:23 --> 00:37:25: And you know I will be building,

00:37:25 --> 00:37:30: will have no basements. Will be building too.

00:37:30 --> 00:37:35: Our elevation will exceed what is required for current building

00:37:35 --> 00:37:38: code by more than six feet so that we would

00:37:38 --> 00:37:41: be planning for 2100 flood risk and you know,

00:37:41 --> 00:37:45: that's one of the ways that that 5th Ave Committee,

00:37:45 --> 00:37:50: Ann Arbor one, is. Green development team is ensuring that

00:37:50 --> 00:37:54: our project is an example for equitable development.

00:37:54 --> 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  
00:41:56 --> 00:41:56: 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  
00:42:23 --> 00:42:27: and  
00:42:23 --> 00:42:27: meaningfully do equity and 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: and 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

00:46:23 --> 00:46:28: in Brooklyn that don't that are out there on.

00:46:28 --> 00:46:31: You know boilers that are external because they still haven't

00:46:31 --> 00:46:35: been rebuilt since Superstorm Sandy,

00:46:35 --> 00:46:39: and so it's starting with where people are at it,

00:46:39 --> 00:46:43: starting with peoples who are most directly impacted or who

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

00:46:46 --> 00:46:50: because without without that buy in,

00:46:50 --> 00:46:54: you're going to miss the mark on the advocacy work

00:46:54 --> 00:46:55: you're going to miss the mark on your project.

00:46:55 --> 00:46:58: 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  
 each  
 00:50:10 --> 00:50:12: other. Learn to work together,  
 00:50:12 --> 00:50:16: come up with a plan together and receive technical  
 assistance  
 00:50:16 --> 00:50:17: for this work.  
 00:50:17 --> 00:50:21: So that's the first phase is just planning and it's  
 00:50:21 --> 00:50:24: all focused on coalition development.  
 00:50:24 --> 00:50:28: The second phase space for the actual construction and the  
 00:50:28 --> 00:50:30: cities risky up to \$28 million,  
 00:50:30 --> 00:50:35: so it's a big chunk of change to do.  
 00:50:35 --> 00:50:36: Whatever they want to build,  
 00:50:36 --> 00:50:39: which we'll talk about in just a minute too.  
 00:50:39 --> 00:50:42: But basically this two pronged approach to the funding  
 makes  
 00:50:43 --> 00:50:46: it so that you're not only paying for further construction  
 00:50:46 --> 00:50:47: of these projects,  
 00:50:47 --> 00:50:49: but they're also paying for training,  
 00:50:49 --> 00:50:52: capacity building and relationship development,  
 00:50:52 --> 00:50:57: and critical capacity, really. In neighborhoods that have been  
 under  
 00:50:57 --> 00:51:00: resourced and disinvesting in for a really long time.  
 00:51:00 --> 00:51:03: And then the third thing that I can get through  
 00:51:03 --> 00:51:06: special about TCC is that all of the projects are  
 00:51:06 --> 00:51:07: self determined,  
 00:51:07 --> 00:51:12: so the program kind of funds whatever the collaborative  
 governance  
 00:51:12 --> 00:51:13: structure comes up with.  
 00:51:13 --> 00:51:15: So yes, it is a climate program,  
 00:51:15 --> 00:51:18: but it also finds affordable housing on water,  
 00:51:18 --> 00:51:24: infrastructure, parks, transportation, projects and whatever  
 the neighborhood residents and  
 00:51:24 --> 00:51:29: the local government together whatever they deem as  
 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

00:58:05 --> 00:58:08: facilitation and

00:58:08 --> 00:58:11: making sure that there's an open invitation and await for

00:58:11 --> 00:58:15: a diverse group of stakeholders to participate.

00:58:15 --> 00:58:18: That's what's. Really critical in terms of collaborative

00:58:18 --> 00:58:19: governance.

00:58:19 --> 00:58:21: Fantastic, I mean, that's a great way to end the

00:58:21 --> 00:58:22: discussion today,

00:58:22 --> 00:58:24: 'cause I think it wraps up a lot of the

00:58:24 --> 00:58:27: conversation.

00:58:27 --> 00:58:29: We did get a question in the wrap up and

00:58:29 --> 00:58:33: I'll just ask as a lightning round to the panelists.

00:58:33 --> 00:58:34: The question was around metrics,

00:58:34 --> 00:58:36: right? Measuring progress around the topics that we

00:58:36 --> 00:58:38: discussed today

00:58:38 --> 00:58:41: and really just simply,

00:58:41 --> 00:58:42: if you were to pick one topic that you would

00:58:42 --> 00:58:44: recommend to kind of measure,

00:58:44 --> 00:58:46: what would that one one metric be?

00:58:46 --> 00:58:49: Some reason?

00:58:49 --> 00:58:51: I would implore people to think about how to measure

00:58:51 --> 00:58:55: equity outcomes or equity impacts.

00:58:55 --> 00:58:57: I can share another resource that green lending has about

00:58:57 --> 00:59:00: how we approach that,

00:59:00 --> 00:59:04: but really, looking at the impact on people or less

00:59:04 --> 00:59:08: so,

00:59:08 --> 00:59:09: an impact on the built environment and non profit margins

00:59:09 --> 00:59:14: is is a really critical part of actually making it

00:59:14 --> 00:59:16: equitable.

00:59:16 --> 00:59:21: Wonderful zella I think some Reeses stole mine for sure.

00:59:21 --> 00:59:23: I wanted to say the same,

00:59:23 --> 00:59:26: but one thing we've been pushing is actually a focus

00:59:26 --> 00:59:30: on greenhouse gas emissions.

00:59:30 --> 00:59:33: A lot of talk about adapting to climate change,

00:59:33 --> 00:59:34: but less so about mitigating the actual root causes and

00:59:34 --> 00:59:36: construction and development have a lot have a lot to

00:59:36 --> 00:59:38: do with that,

00:59:38 --> 00:59:40: 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

01:00:11 --> 01:00:17: desperately needs and

01:00:17 --> 01:00:20: wanted to see deeper affordability of mandatory inclusionary

01:00:20 --> 01:00:23: housing units

01:00:23 --> 01:00:25: and wanted to see local hiring commitments.

01:00:25 --> 01:00:26: And we were able to deliver on both of these

01:00:26 --> 01:00:29: with our project partners.

01:00:29 --> 01:00:31: So so yeah, listen, it's about.

01:00:31 --> 01:00:33: It's really attentive listening. Fantastic,

01:00:33 --> 01:00:37: I love it. That's a great way to end.

01:00:37 --> 01:00:38: And I I just want to say thank you to

01:00:38 --> 01:00:42: all of our panelists on behalf of utilized responsible Property

01:00:42 --> 01:00:45: Investment Council,

01:00:45 --> 01:00:47: the Urban Resilience Program in Greenprint Center for

01:00:47 --> 01:00:49: building performance.

01:00:49 --> 01:00:53: It's been a true pleasure and I want to thank

01:00:53 --> 01:00:57: everybody for joining today's discussion.

01:00:57 --> 01:01:02: You know, here's to cultivating harmony,

01:01:02 --> 01:01:06: and we hope that today's discussion will challenge us all.

01:01:06 --> 01:01:10: Right to create positive, transformative impact for all

01:01:10 --> 01:01:14: communities worldwide.

01:01:14 --> 01:01:18: So thank you very much and have a great day.

01:01:18 --> 01:01:22: Happy Friday.

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