

Call for Early Stage Real Estate Development Projects

Pilot Effort to Align Development Processes with Community Values and Local Climate, Health, and Equity Priorities

funded by the American Institute of Architects Upjohn Research Initiative



Background

This pilot will bring together key stakeholders to align the financial and programmatic needs of developers with local needs and priorities regarding climate change, health, and equity. The results of the pilot will be compiled into a framework for implementing this approach in local jurisdictions across the country.

Buildings Are a Key Component of Neighborhood Health

Climate change and chronic disease are global public health challenges; but, they are experienced hyper-locally – in our homes, our schools, and our workplaces. Buildings both function as places of refuge and contribute to the root causes of disease. For example, they are responsible for close to 40% of global greenhouse gas emissions and up to 20% of all chronic disease.

Currently, building codes and best practice guides take a one-size-fits-all approach to green and healthy building, leaving it to project teams to decide which climate, health, and equity strategies to prioritize in any given location. The result has been a patchwork of strategies that may make sense inside the property line but may not improve conditions for the neighborhood or the community as a whole.



How Will the Pilot Work?

The goal of this pilot is to identify new approaches to streamlining the real estate development process by centering community goals for climate, health, and equity.

- The 3 early stage real estate development projects selected to participate in this pilot will each participate in a day-long workshop bringing together the development team, local officials, and engaged community groups to identify opportunities for maximizing the proposed development's value to all three stakeholder groups.
- Each pilot project will receive exclusive access to an analysis of site-specific climate and public health priorities and related metrics linking evidence-based design strategies with local initiatives around climate, health, and equity. Pilot organizers will also use the workshop as the basis for documenting the Integrative Process for Health Promotion LEED Pilot credit on the project's behalf.
- Summary results from the three pilot workshops will be distilled into recommendations for replicating this approach in other jurisdictions across the country.



Who will benefit?



Community Groups

Opportunity to communicate community needs, prioritize and track interventions, and improve quality of life.



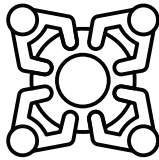
Private Real Estate

Opportunity to pioneer best practices in community engagement to facilitate the permitting process and identify new value streams beyond the base pro forma.



Local Government

Opportunity to engage with the private sector around mutually beneficial solutions to local environmental and health challenges.



Who should apply?

Any stakeholder involved in an early stage real estate development project.

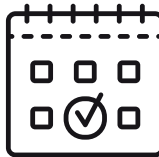
Pilot Timeline

March 21, 2022	Deadline to submit an initial statement of interest via this Google Form .
March 28, 2022	Finalists selected.
April 15, 2022	Deadline for finalists to submit a full application, including statements of support from representatives from all three stakeholder groups.
April 18-29, 2022	Interviews with finalists.
May 1, 2022	Notification of the 3 selected pilot projects.
June 2022	Conduct Pilot Workshops.
December 2022	Pilot organizers issue project-specific documentation and framework report.



How much effort will be involved for project participants?

- Share information about the proposed real estate development with the pilot organizer.
- Each stakeholder group will participate in two, one-hour preparation Zoom meetings with the pilot organizer.
- Participate in one, in-person day-long workshop.
- Comment on the draft workshop report.
- Participate in ongoing implementation of the workshop outcomes, as agreed upon during the workshop.



Pilot Sequence

- 1** Pilot organizers will gather information about the pilot project and context and conduct introductory interviews with stakeholders.
- 2** Pilot organizers will analyze environmental exposure and population health data specific to the pilot project's environs.
- 3** Pilot project teams will each participate in a one-day workshop to identify opportunities for stakeholder value creation and a path for sustained engagement.
- 4** Pilot organizers will develop LEED pilot credit documentation and project-specific recommendations, including facilitated implementation of workshop outcomes.
- 5** Results of the three pilot workshops will be compiled into a framework report with nationwide relevance.



Pilot Funding and Team

This pilot is funded through the American Institute of Architects Upjohn Research Initiative, which “supports applied research projects that enhance the value of design and professional practice knowledge.”

The principal investigator, Adele Houghton, AIA, MPH, LEED AP, is a Doctor of Public Health (DrPH) candidate at the Harvard T.H. Chan School of Public Health. She will share a preview of the method outlined in her upcoming book *Architectural Epidemiology* with pilot participants. For more information, please visit www.architecturalepidemiology.org

For questions and to learn more, contact Adele Houghton: ahoughton@hsph.harvard.edu, 713-201-7592