

Access and Equity in the Transition to a Green Economy

A Discussion on Environmental
Justice in Multifamily Housing

WELCOME



Community
Preservation
Corporation

TODAY'S AGENDA

Opening Remarks

Rafael E. Cestero, CEO, Community Preservation Corporation

Intro to CPC ACCESS

Wilhelmena Norman-Hernandez, AVP and Manager of Community Impact for ACCESS, CPC

Setting the Stage

Jenia Browne, Sustainability Department Intern, Community Preservation Corporation

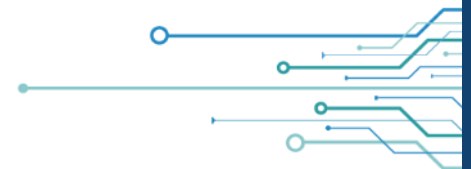
Panel Discussion

Sonal Jessel, Director of Policy, WE ACT for Environmental Justice

Jamal Lewis, Director of Policy Partnerships & Equitable Electrification, Rewiring America

Daphany Sanchez, Executive Director, Kinetic Communities Consulting

Open Q&A



OPENING REMARKS



RAFAEL E. CESTERO

Chief Executive Officer
**Community Preservation
Corporation**

A recognized leader in the community development finance industry, Rafael E. Cestero brings more than 30 years of experience in tackling the most pressing housing challenges cities across the nation are facing.

Upon joining The Community Preservation Corporation (CPC) in January of 2012, Mr. Cestero put his extensive background in the public and private sectors to work leading the organization through a significant restructure and capitalization process following the great recession. His work with senior leadership and board of directors led to the company's return to financial strength and renewed focus on its mission and the expansion of its social impact..

From February 2009 to April 2011, Cestero served as Commissioner of the New York City Department of Housing Preservation and Development (HPD), the largest municipal affordable housing development and housing code enforcement agency in the country. As HPD commissioner, he simultaneously served as chairman of the board for the New York City Housing Development Corporation, the nation's largest municipal Housing Finance Agency.

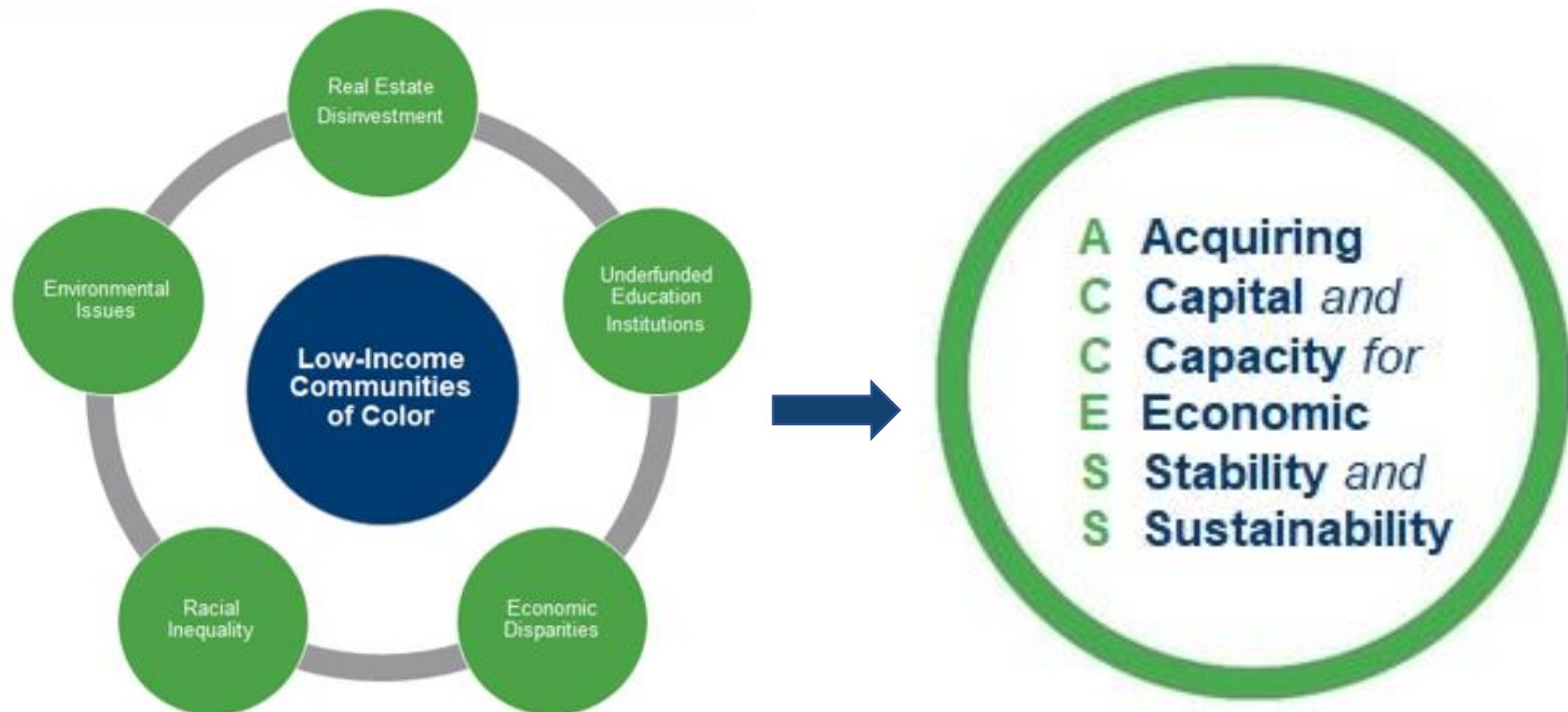
Cestero has also held leadership positions at L+M Development Partners as Managing Director, at Enterprise Community Partners as Senior Vice President and Chief Program Officer, and at the Enterprise Foundation as Director of New York Programs.

CPC ACCESS Initiative

THE IMPETUS FOR CHANGE LEADS TO THE INCEPTION OF CPC ACCESS

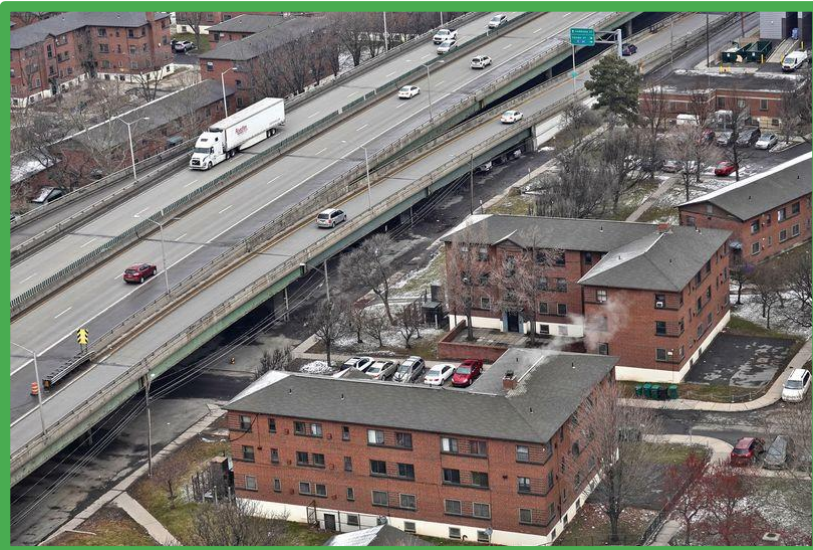
In the spring of 2020, incidents highlighting racial inequities denoting people of color were disproportionately affected by the COVID-19 crisis and racial disparities that exist on a systemic level, brought upon a renewed focus at CPC. It meant acknowledging the factors that impact low-income communities of color.

In July 2020, CPC set aside **\$20 million** from its own balance sheet to fund a new initiative, **ACCESS**, to specifically bring mission-driven capital to **communities of color**, that have experienced decades of disinvestment and have disproportionately been impacted by the COVID-19 crisis and systemic inequities, by empowering BIPOC entrepreneurs within the development industry. In February 2022, CPC increased its allocation to this initiative, bringing the total amount to **\$40 million**.



SOUTH BRONX, MOTT HAVEN

- South Bronx Mott Haven neighborhood is dubbed “**Asthma Alley**,” Bronx, NY
- 97% of its residents are Black or Hispanic, median income as of 2017, was \$21K
- Asthma hospitalizations in this neighborhood are five times the national average and at rates 21 times higher than other NYC neighborhoods
- Emissions from traffic on four nearby highways, a local newspaper printing press, daily truck deliveries from a grocery warehouse, a parcel depot and nearby sewage works all contribute to respiratory issues of neighborhood residents



PIONEER HOMES, 15th WARD, SYRACUSE NY

- 70% of its residents are BIPOC
- In 2013, neighborhood lead the nation representing the highest rate of “**concentrated minority poverty**”
- Original construction of I-81 Viaduct more than 50 years ago, displaced a largely African American population living in the area at the time
- Emissions from Interstate, has greatly affected and contributed to poor health outcomes of neighborhood residents

Environmental Justice

“Whether by conscious design or institutional neglect, communities of color in urban ghettos, in rural 'poverty pockets', or on economically impoverished Native-American reservations face some of the worst environmental devastation in the nation.”

- Dr. Robert Bullard

SHORT TIMELINE

1960s

The **Environmental Justice (EJ)** movement was started in the 1960s by people (primarily people of color) looking to address “the inequity of environmental protection in their communities.” The movement continued throughout the Civil Rights movement, with organizations like We Act in West Harlem (1988) advocating for EJ. ([source](#))

1991

Attendees of the **First National People of Color Environmental Leadership Summit** adopted the **17 Principles of Environmental Justice**, which remains a guide for the grassroots EJ movement. ([source](#))

1994

Executive Order 12898 is signed, requiring Federal agencies to integrate environmental justice strategies into their everyday work. ([source](#))

2011

The Memorandum of Understanding on Environmental Justice is signed, expanding EO 12898 to consider climate change and strengthening EJ under other federal legislation. ([source](#))

WHAT DOES EJ LOOK LIKE IN NEW YORK STATE?

NYS CLCPA	Climate Justice Working Group (CJWG)	Disadvantaged Communities Map	DEC Office of Environmental Justice	Grassroots Organizations
<p>Most aggressive clean energy and climate agenda in the country</p> <ul style="list-style-type: none"> – Establishes Climate Justice Working Group – Requires at least 35%, with a goal of 40%, of investment and direct resources go to disadvantaged communities <p>(source)</p>	<p>Representatives from rural areas, urban upstate areas, and NYC</p> <ul style="list-style-type: none"> – Gives advice for addressing needs of disadvantaged communities – Consults with Environmental Justice Advisory Group (NYS DEC) <p>(source)</p>	<p>Criteria to be established by the CJWG (currently set by NYS)</p> <ul style="list-style-type: none"> – Identifies communities that must receive at least 35% of investment and direct resources – Helps to prioritize groups experiencing environmental and climate inequities <p>(source)</p>	<p>“Works to address environmental issues and concerns that primarily affect low income and minority communities”</p> <ul style="list-style-type: none"> – Consults with Indigenous nations – Op. ECO-Quality Grant Programs – Focused on community outreach and engagement <p>(source)</p>	<p>CLCPA is only possible due to dozens of grassroots organizations, like NY Renews (coalition of over 180 orgs)</p> <ul style="list-style-type: none"> – Collaborating with local, state, and federal organizations to connect with communities – Facilitators of community engagement with government orgs. <p>(source)</p>

HOW DOES EJ RELATE TO AFFORDABLE HOUSING?

Lack of healthy affordable housing creates environmental inequity through:

HEALTH	COSTS	HOUSING QUALITY
<p>Low indoor air quality (IAQ) creating issues with eyesight and affecting mortality</p> <p>–</p> <p>Low IAQ increasing likelihood of asthma risks (#1 cause of school absences in NYC)</p> <p>–</p> <p>Lack of access to green space, affecting mental and physical health</p> <p>–</p> <p>Increased exposure to outdoor environmental influences, like superfund sites</p> <p>–</p> <p>Light and noise pollution</p>	<p>Increased living costs due to low energy efficiency</p> <p>–</p> <p>Increased health care costs that are not factored into the costs of housing and environmental injustice</p> <p>–</p> <p>Lack of access to sufficient and affordable transport systems</p> <p>–</p> <p>Increased tenant costs (direct or indirect) for the repair of unhealthy housing</p>	<p>Lack of landlord oversight leading to deteriorating quality and increased cost to tenants</p> <p>–</p> <p>Increased exposure to outdoor environmental influences, like superfund sites</p> <p>–</p> <p>Substandard housing conditions</p> <p>–</p> <p>Low resilience buildings with decreased natural disaster preparedness, creating a high threat as effects of climate change magnify</p>

HOW IS EJ REFLECTED IN CPC'S GOALS AND INITIATIVES?

<i>Closing the Racial Wealth Gap</i>	<i>The Green Economy</i>	<i>Affordability</i>
<p>ACCESS Initiative, Legacy City, Investment in affordable housing, working with BIPOC developers and community leaders in disadvantaged communities</p>	<p>Sustainability Initiative, Investments in sustainable projects to create long-lasting, healthy units, knowledge sharing, reducing emissions, lowering living costs through energy efficiency</p>	<p>Integrating sustainable building technology for affordable housing projects, policy suggestions at local, state, and federal level to advocate for healthy affordable housing</p>
<ul style="list-style-type: none"> • Providing access and resources to BIPOC developers • Creating programs directly aimed at uplifting small developers of color • Creating training programs that include energy efficiency and resiliency 	<ul style="list-style-type: none"> • Creating financing tools that support decarbonization • Conducting research and producing materials that support EE as a pathway to healthy and equitable housing • Focusing on resiliency 	<ul style="list-style-type: none"> • Affordability extends beyond housing costs to include health outcomes • Innovate products to support projects focused on healthy, resilient design • Working with City and State partners to elevate EE

PANEL DISCUSSION



**WILHELMENA
NORMAN-
HERNANDEZ**
*Assistant Vice President
and Manager of Impact for
ACCESS*
**Community Preservation
Corporation**



SONAL JESSEL
Director of Policy
**WE ACT for
Environmental Justice**



JAMAL LEWIS
Director of Policy
*Partnerships &
Equitable Electrification*
Rewiring America



**DAPHANY
SANCHEZ**
Executive Director
**Kinetic Communities
Consulting**

THANK YOU, SPEAKERS

MODERATOR



WILHELMENA NORMAN- HERNANDEZ

*Assistant Vice President
and Manager of Impact for
ACCESS*
Community Preservation
Corporation



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Director of Policy
**WE ACT for
Environmental Justice**



JAMAL LEWIS

Director of Policy
*Partnerships &
Equitable Electrification*
Rewiring America



DAPHANY SANCHEZ

Executive Director
**Kinetic Communities
Consulting**



JENIA BROWNE

Sustainability Intern
Northeastern University
**Co-Op Program -
Community
Preservation
Corporation**

THANK YOU FOR TUNING IN

Contact Today's Speakers

Wilhelmena Norman-Hernandez, Community Preservation Corporation: wnorman@communitytp.com

Jamal Lewis, Rewiring America: jamal@rewiringamerica.org

Sonal Jessel, WE ACT for Environmental Justice sonal@weact.org

Daphany Rose Sanchez, Kinetic Communities Consulting: info@kc3.nyc

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