

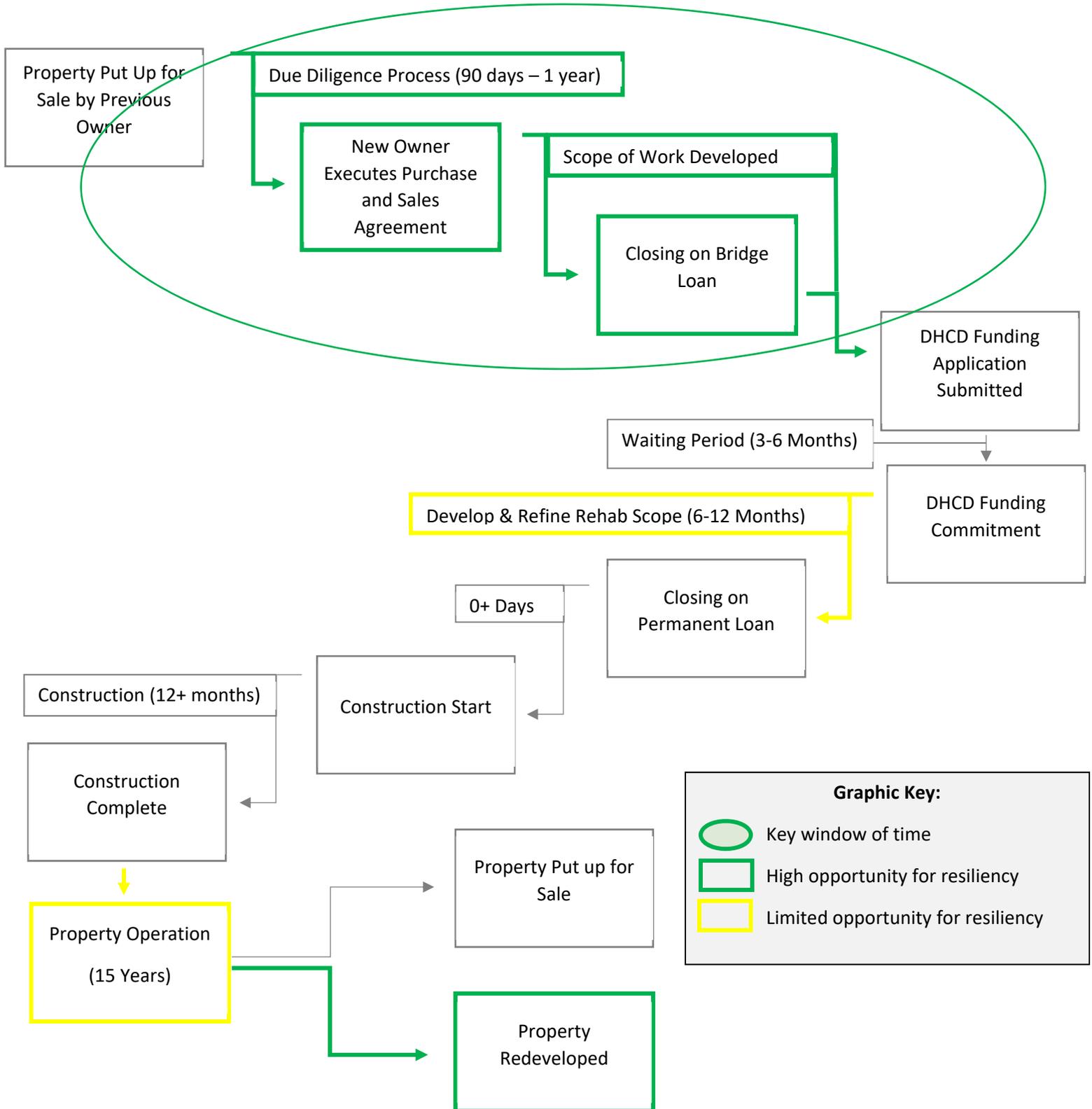
2019

Incorporating Resiliency into D.C. Affordable Housing: A Strategy Map



Introduction:

As an affordable housing stakeholder, use this map to increase the likelihood that your redevelopment projects consider resilience. With the key below, identify stages of a typical redevelopment process when resiliency assessments, and resiliency related retrofits, are recommended, so that you can plan these into your own project cycles. The map focuses heavily on preservation and redevelopment but can also be applied to new construction.



Key Window of Time:

Timing is a critical component of incorporating resiliency into affordable housing. Starting early and allowing ample time to identify resiliency needs at a property is key to incorporating these needs into a redevelopment scope of work. The strategy map recommends that owners perform resiliency assessments during the due diligence process and prior to submission for project funding. Suggested steps follow:

1. Download the Resiliency Opportunity Assessment Tool and User Manual from DOEE’s website at <https://doee.dc.gov/climateready>
2. Review the tool’s tabs and inputs to determine who is best suited to perform each portion of the assessment. The tool is designed to be user friendly, and able to be used by a wide variety of professionals. The “yes/no” format of the tool allows the user to quickly assess the existing conditions of a property and auto populates a list of suggested resilience measures. Suggestions of who is best suited to perform each portion of the assessment follows:

Assessment Tool Section	Responsible Party
Tab 1: Project Information	Owner or property manager
Pre-Assessment Questionnaire	Owner or property manager
Tab 2: Property Staff Interview	On-site Property Manager or Staff
Tab 3: Resilience Assessment	Owner, Property Manager, or Building Professional
Tab 4: Energy and Water	Energy Auditor or Building Professional
Tab 5: Solar PV Feasibility	Energy Auditor or Building Professional
Tab 6: Solar Storage – REopt	Energy Auditor or Building Professional
Tab 7: Recommended Strategies	Owner, Property Manager, or Building Professional

**Note that in house sustainability staff can act as a building professional*

3. Perform the resiliency assessment. The assessment can be performed in conjunction with other critical pieces of the due diligence process. For example, dedicating someone to perform the assessment during the initial property walk, appraisal, survey or capital needs assessment are all viable options.
4. Review results with project team. It is important that all members of the project team, including architects, engineers, consultants and in-house staff understand the results of the resiliency assessment. If possible, provide the results to the capital needed assessor ahead of time. The project team should review the capital needs assessment and resiliency assessments to identify overlaps.
5. Develop scope of work and apply for funding. Clearly defining the scope of work and budget prior to funding application submission offers the best chance to incorporate resiliency into redevelopments.

Additional Opportunities for Resiliency:

While the due diligence process remains the most advantageous time to incorporate resiliency into affordable housing, there are other stages of development/operation that offer additional, but limited opportunities.

1. Post-Funding Award: The time between a funding award and construction start offers owners the opportunity to tweak the scope of work and define the “means and methods” that will result in maximum resilience. However, with a clear budget defined it is difficult to introduce new measures.
2. Operation: Low cost resilience measures can be performed during building operation. It is not the ideal time to attempt to change out larger building systems or make major electrical changes, but it can serve as a unique window of time to make minor and incremental improvements to overall building resiliency, for example improving emergency preparedness.

<https://www.enterprisecommunity.org/solutions-and-innovation/green-communities/tools-and-services/ready-to-respond>