

# Building & Preserving Green Affordable Housing

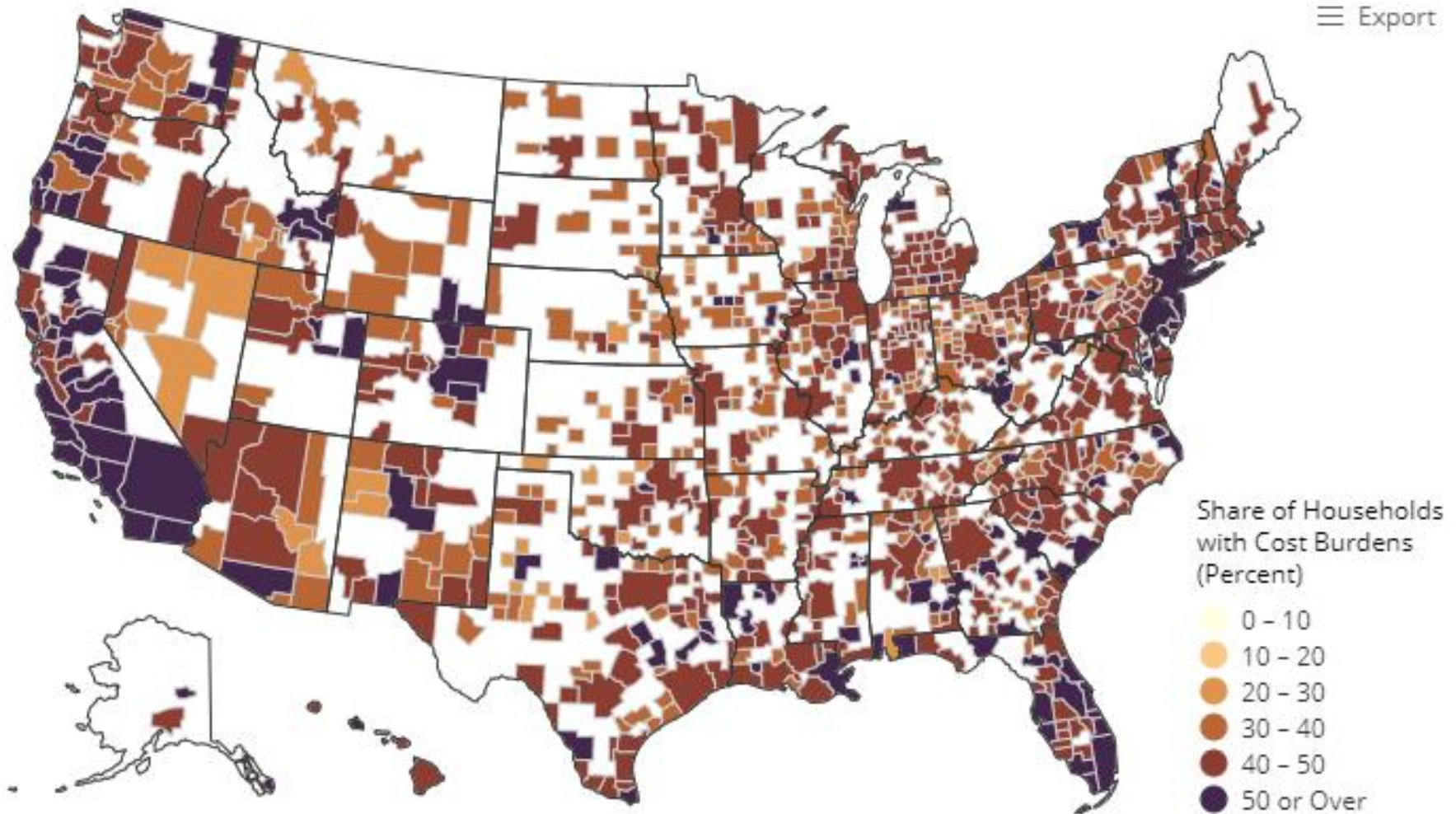


**Lauren Zullo**, TEED AP  
**Director of Environmental Impact**  
**Jonathan Rose Companies**  
**Urban Thinkers Campus**  
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≡ Export



Share of Households  
with Cost Burdens  
(Percent)

- 0 - 10
- 10 - 20
- 20 - 30
- 30 - 40
- 40 - 50
- 50 or Over

## **New York-Newark-Jersey City, NY-NJ-PA**

Share of Renter Households with Cost Burdens: **51.0%**

Share of Renter Households with Severe Cost Burdens: **28.0%**

Median Renter Household Income: **\$47,800**

Median Renter Monthly Housing Costs: **\$1,370**



The share of  
**Low Cost Units**  
has shrunk from **46%**  
of rental stock in 1990  
to just **25%** by 2017





We build and buy  
**healthy,  
sustainable,  
affordable**

housing and renovate  
acquired properties to the  
same green standards





**New Development**

**Acquisitions & Investment**

**Asset Management**

**Property Management**

**Investor Relations**



# Social Impact: Communities of Opportunity

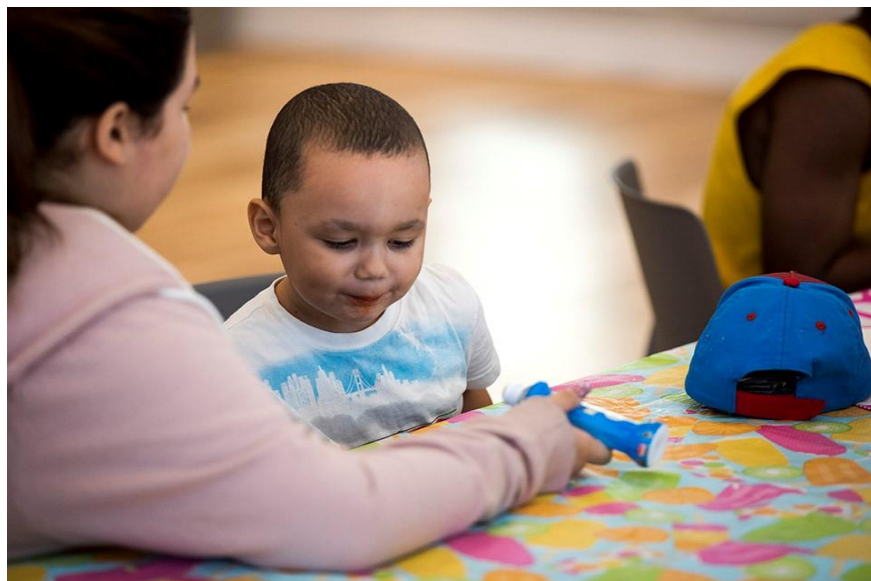
- Safety
- Food Security
- Health
- Education
- Arts and Music





Poor quality housing is  
associated with  
**negative  
health  
outcomes**









# Sendero Verde: A Model Community of Opportunity







# Environmental Impact

- Certification (EGC, Passive House, LEED)
- Climate Mitigation
- Ecological Design
- Decarbonization
- Resiliency
- Innovation





Low-income households  
face disproportionate  
**energy burden**  
spending avg of **7.2%**  
of monthly income on  
utilities (vs 2.3%)





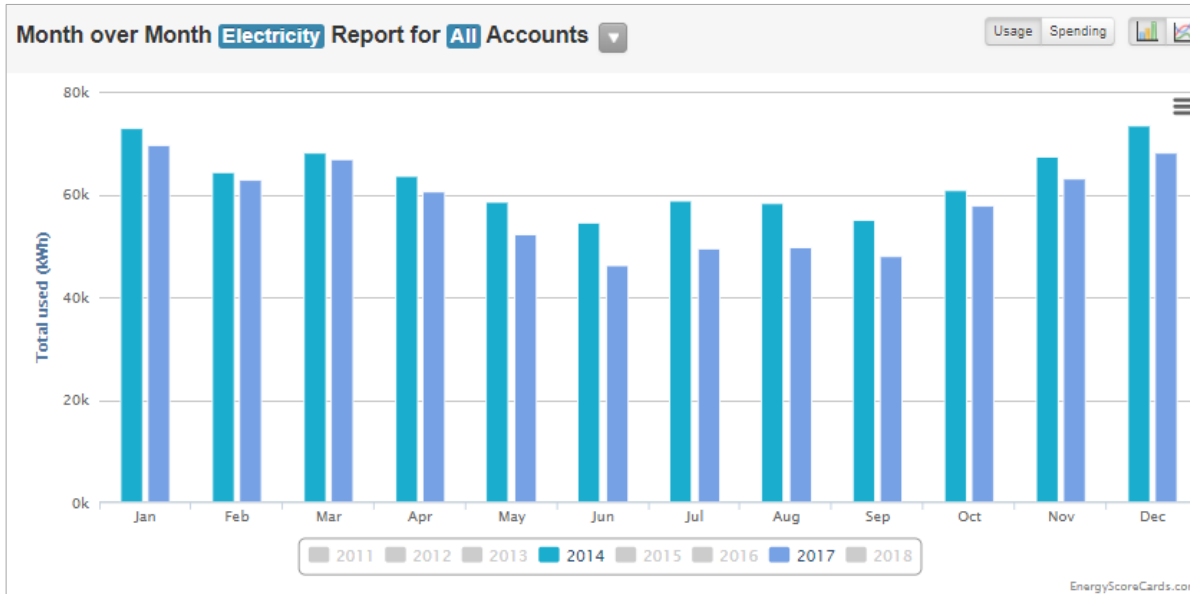




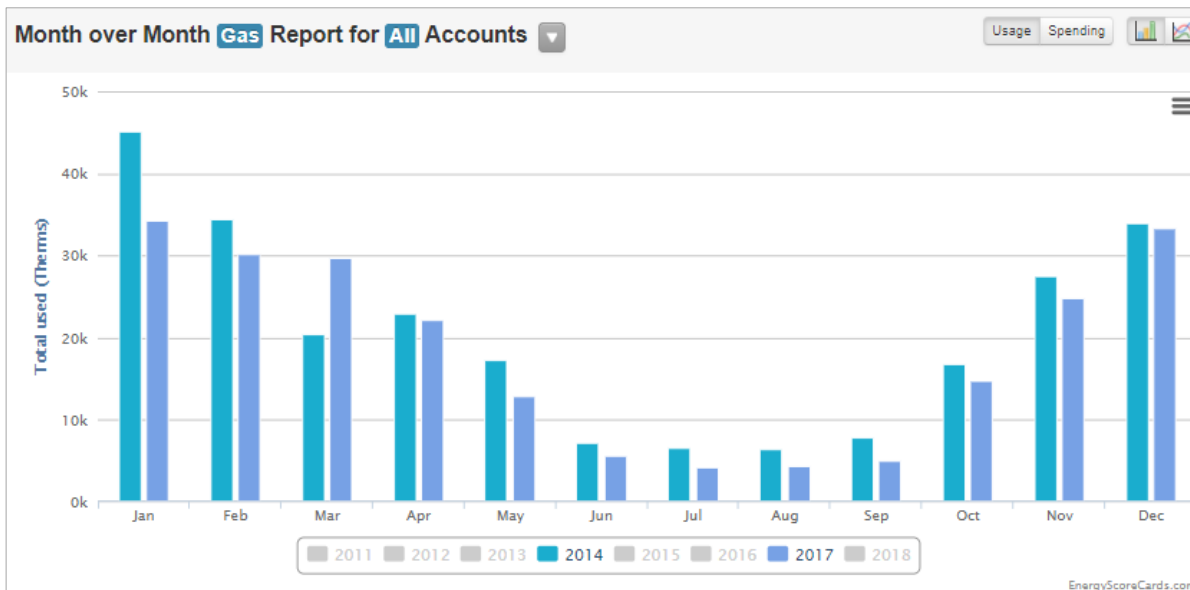
- High-efficiency condensing DHW boilers
- RCx heating plant in Tower
- DHW recirculation controls
- Air seal and insulate attics
- Air-conditioner covers
- Common area LED lighting
- LED lighting in-unit
- Low-flow faucet aerators and showerheads
- Weatherize Doors
- Exhaust fans



# Grace West Manor: Measurement and Verification 2014-2017



**8%**  
Electricity  
Reduction



**10.3%**  
Natural Gas  
Reduction







## Solar Development



## Green Power



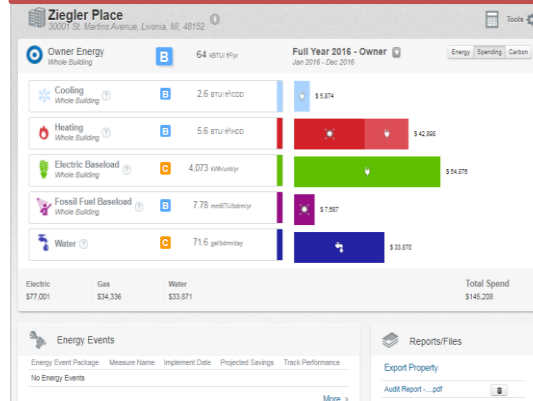
## Healthy Materials



## Company Specs



## Metrics & Reporting



## Pilot Projects





# Thank You!

[izullo@rosecompanies.com](mailto:izullo@rosecompanies.com)

