



MPDC HIGHLIGHTS OF GREEN ACTIVITIES AND ACHIEVEMENTS

Statement to NeighborWorks America May 2015.

Staff and Board Commitment.

I am pleased to announce that all aspects of MPDC's work now utilize green and sustainable practices. Having voted unanimously to pursue green designation, our Board of Directors is receiving bi-monthly progress reports from our Green Team and in 2015 engaged in a green practices discussion/round table where they recommended some operations changes (including banning plastic water bottles and converting water fountains in order to fill receptacles).

Staff has attended Green Leadership Summits (Louisville and Los Angeles). In Louisville 2014 I was a panelist at the green leadership meeting and in December 2014 I was a health and wellness speaker at the Executive Directors' symposium. At the Green Leadership Summit in Los Angeles 2015 Angela Kelly led a round table discussion about our resident engagement activities and Kay Mathew gave a slide presentation about a resident-led outcome of a local complete streets process. Real Estate associate Katrina Conrad-Gwyn has LEED certification and is on the planning committee for the city's Greenovate Program, which works to respond to climate change and to reduce greenhouse gas. The manager of our Health Equity and Community Wellness initiative is a member of our Green Team, leading policy, systems and environmental change efforts. Our Finance Department is taking the lead on going paper free and our Communications Manager is working on multiple strategies for increasing external communications that promote MPDC's sustainability work.

Tropical Foods: In addition to energy efficiency, water and resources conservation, reduction of waste and carbon footprint, "Going Green" means achievement of health equity and wellness for low income families, including activation of our parks and open space for optimal use by all and, affordable access to healthy fresh food. We are thereby happy to announce that Lower Roxbury residents now have the dignity of access to healthy food in their own neighborhood. On May 12, 2015 MPDC joined with Tropical Foods International, the mayor, the governor and other elected officials for a ribbon cutting ceremony marking the opening of the first full-service supermarket in Dudley Square/Lower Roxbury, located a short walking distance from the busiest transit hub in the city, Dudley Station, where 35,000 people pass through daily. Until February 2015, residents were obligated to travel outside the neighborhood to access fresh produce and healthy food, an additional expenditure of time and money and thus a burden for low income families with little expendable income. In partnership with Tropical Foods, MPDC has turned Dudley Square from a food desert into a food oasis with a project that will improve health outcomes.

Green Capital Improvement: Seven years ago MPDC made a commitment to reduce energy consumption and employ green management and maintenance practices at each of its properties through green retrofit projects and new construction of LEED certifiable homes. To date we have completed the following at our properties: i. Smith House: Installation of a *Co-Gen*³ system that uses natural gas to generate electricity. Domestic hot water is pre-heated to save energy by cooling the generator. ii. Madison Park Village Replacement of all heating and domestic hot water systems with 96% efficient systems and 16" of added insulation in the attics plus addition of a fixed thermostat system. iii. Madison Park Village IV: Replacement of all heating and domestic hot water systems with 96% efficient systems. The installation of high performance rigid insulation on the exterior of the building for added resident comfort. Replacement of all exterior doors and windows. iv. Interfaith Housing: Installation of new heating and domestic hot water systems at 68 West Concord Street. v. Ruggles-Shawmut: Installation of *solar thermals* system to pre-heat the domestic hot water to save energy. vi. 20 at Luma (new construction home ownership): Installation of photovoltaic panels in this successful home-ownership program offset much of the electricity for the residents. High efficiency heating and domestic hot water systems; and vii. Dudley Greenville (new construction/affordable rental property): Energy efficient, LEED Gold certifiable and ENERGY STAR (ENERGY STAR) rating, and solar ready. Green capital improvements scheduled for 2015 and 2016 include St. Botolph Terrace, MPVIII (a completely new energy efficient envelope) and Smith House (replacement of a 20 year old inefficient boiler and distribution system).

A particular success story is the Haynes House Renovation. Built in 1974, Haynes House consists of 131 one and two bedroom apartments. By targeting specific energy efficiency needs and putting together various sources of financing, we were able to make a tremendous green improvement on an old building. The scope of green/sustainable renovation work was developed after a series of site visits and energy analyses performed by our Design Team which determined the most cost-effective approaches to meeting the rehab objectives. SOW included: 1. Installation of combined photo-voltaic/solar thermal system; 2. Replacement of an old oil furnace with a new gas boiler and improved heating controls; 3. Repair of building ventilation system; 4. Replacement of nonfunctioning elevator; 5. Replacement of common area windows with new windows; and 6. Re-pointing of exterior masonry facade.

BU Energy Efficiency Research Project. With the goal of improving energy efficiency and reducing energy costs in our low-income housing communities, MPDC and Boston University's Sustainable Neighborhoods Lab collaborated on a research project to explore how economic, environmental, engineering and sociological concerns affect energy use. The BU thesis is that energy

efficiency can be improved through appropriately designed programs, incentives, and technology but one must consider the needs, behavior, and budget of both residents and property managers. Supported by a grant from Wells Fargo, the goal of the research is to identify factors that drive energy use and to determine effective programs that can achieve greater energy efficiency, while considering residents' comfort levels and desired energy-use needs. The study was conducted in four buildings at MPDC covering 426 apartments, where nearly 20% of MDPC operating costs are energy expenses. While MPDC pays for fuel-use in all buildings, in two buildings, tenants are responsible for their electric bills, thus providing interesting insight into economic factors. The project actively involved over 100 residents while providing summer jobs for five local high school students through the MPDC Summer Jobs Program.

Advocacy on behalf of Massachusetts Food Trust Program. MPDC advocates for funding for the Massachusetts Food Trust. Our Health Equity and Community Wellness initiative has become a major part of MPDC programming and a priority of its work is advocacy for this important policy initiative. The program was established by law in 2014, and would provide loans, grants, and technical assistance to support new and expanded healthy food retailers and local food enterprises in low income communities. This could include supermarkets, corner stores, farmer's markets, mobile markets, community kitchens, food truck commissaries, indoor and outdoor greenhouses, and food distribution hubs.

Growth of Green Sustainability Efforts through Community Action Department: Several years of partnerships with Dana Farber Cancer Institute and Boston Public Health Commission helped strengthen our resident engagement work and generated our "Health Equity and Community Wellness" initiative. We started with neighborhood assessments of food access, infrastructure and alternative transportation, and then — in response — developed highly regarded programs for residents. Current activities include a neighborhood Farmers Market entering its 2nd year, support for 3 community gardens at our housing properties, biking clubs, walking clubs, physical fitness classes, and a successful outcome to the neighborhood's efforts to stop the widening of a key roadway, an outgrowth of a complete streets process. In addition 2016 is the fourth summer where young people from our youth program will work to activate two neighborhood parks, providing family activities twice a week.

Partnership with Property Management Companies. Last summer we met with all property management companies each of whom stated their commitment to build on existing green management and maintenance policies and practices at their properties and in communication with residents. They focus on ensuring environmentally safe materials, eco-friendly cleaning products, energy efficient appliance replacements, and promotion of green practices among residents especially energy and water conservation and re-cycling.

Resident Education. We assist our property management companies in promoting the value and benefits of recycling and energy conservation to all residents and we maintain recycling services at all properties, save one. Residents are supported in their efforts to re-cycle, conserve water, and become more energy efficient. We have produced a proto-type green homes handbook for residents to be tailored for each building and disseminated by

resident services coordinators. We worked with 2rw Consultants on an engineered utility allowance at a property that has made significant efficiency updates and will launch a resident engagement and education program this summer. Our 6-year old property recycling program is a result of the efforts of the youth in our youth leadership program who proposed recycling at each building, secured bins for each building and produced educational materials encouraging resident participation.

Smoke Free. Since our decision to ensure all properties are smoke-free, MPDC has commenced resident communications in partnership with Resident Services Coordinators to enable a reasonably smooth transition for all. Trainings for RSC's and residents have been held, community conversations have occurred. We are working with Mattapan Health Center to schedule additional trainings. We are also utilizing a one on one approach, offering cessation counseling to certain residents. Additional trainings at additional properties have yet to be scheduled. The policy is now implemented at two properties as of this writing (Dudley Greenville, and Interfaith); with a third scheduled for Spring 2016 (Ruggles Shawmut) and a goal of going completely smoke free at all properties by Fall 2016.

We are proud of our achievements and look forward to joining all our partners in our efforts towards reduction of energy consumption, minimizing our carbon footprint, putting into place holistic environmentally sound practices and improving the health of ail our communities.

Jeanne Pinado
CEO