

LISC's Guide to Green + Healthy Multi-Family Affordable Housing

Resources for Policymakers and Advocates

Pursuing Policy Opportunities

LISC's work in NYC and Boston surfaced several policy opportunities to more fully incorporate health into capital needs assessments, renovation projects, and ongoing property management.

- NYC Integrated Physical Needs Assessment (IPNA). In 2017, NYC's Housing and Preservation Department (HPD) released a new physical needs assessment template that adds requirements to assess energy and health opportunities. Energy related enhancements were led by NRDC. The health related additions were advanced by a coalition led by LISC NYC, Enterprise Community Partners, and the NYC Department of Health and Mental Hygiene. Owners have always been required to conduct physical needs assessments to get financing from HPD. However, these assessments have not included questions related to health. The process that LISC and other organizations led resulted in a new approach to a physical needs assessment. Incorporating a health lens into the IPNA makes it easier for building owners to make health-promoting improvements in broader rehabilitation projects, such as measures to improve ventilation; the use of low- or no-VOC materials; and the adoption of Integrated Pest Management practices and "green cleaning" regimes. Learn more about [the IPNA](#); [download a copy](#).
- NYC Housing Preservation Department Health Related Training.
 - Renovation Project Teams: HPD requires affordable housing property development teams (architects, developers and general contractors) to attend a training provided by NYC Department of Health to review strategies to incorporate health protections into city-funded new construction and rehab projects, with an emphasis on pest proofing, active design and smoke free housing.
 - Integrated Physical Needs Assessment (IPNA) Providers: HPD requires IPNA contractors to attend a training to learn how to assess opportunities for pest control and green cleaning during building assessments.
- LISC Boston has advocated for changes in the 2018 MA Qualified Allocation Plan (QAP) to more strongly promote two no/low cost strategies to reduce asthma risks and make homes healthier: smoke free housing rules and integrated pest management (IPM) pest proofing during construction and rehab. All states prepare QAPs which outline specific criteria and establish a scoring system to evaluate projects seeking federal affordable housing tax credits and related housing priorities. QAPs are an opportunity to encourage the development of green and healthy housing. See a [related resource](#) from Change Lab Solutions for opportunities to promote health in state QAPs, which help to direct affordable housing priorities and investments.