

A Whole New Outlook

Socially Responsible,
Sustainable
Real Estate Investment





Imagine A More Prosperous World

Demonstrating social value—the positive impact that real estate investment and development can have on communities *beyond* financial returns—is increasingly becoming a priority for city leadership, real estate owners, investors, and developers.

— Urban Land Institute ⁽¹⁾



Social Value Goals

- Deliberately Tackle Poverty and Inequality
- Develop Affordable and Workforce Housing
- Promote Access to Public Transportation
- Provide Universal Access to Green and Public Spaces
- Focus on Community Safety, Affordability, and Available Basic Services




Deliberately Tackle Poverty and Inequality

Social value creation is about place-based impact that benefits local people and communities.

The focus must shift from measuring things that are tangible now, to looking towards more *longer-term outcomes*, such as how we can build more inclusive places that really benefit everyone.

—The United Nations Sustainable Development Goals⁽²⁾





“The thesis that affordable and workforce housing would be more resilient in a downturn has definitely proven to be true.”

—Scott Everett, Founder and CEO of S2 Capital,
a Dallas-based private equity firm

Develop Affordable and Workforce Housing

Affordable Housing is geared toward households that spend less than 30 percent of their annual income on housing.

Workforce Housing refers to housing designed for people earning anywhere from 60 percent to 120 percent of their area’s median income.

—National Real Estate Investor⁽³⁾



Promote Access to Public Transportation

45% of Americans have no access to public transportation.

Public transportation builds thriving communities, creates jobs, eases traffic congestion, and promotes a cleaner environment.

—American Public Transportation Association⁽⁴⁾



Provide Universal Access to Green and Public Spaces

The United Nations Sustainable Development Goal 11 aims to provide universal access to safe, inclusive and accessible, green and public spaces, in particular for women and children, older persons and persons with disabilities.

—The United Nations Sustainable Development Goals⁽²⁾



UNITED NATIONS

Focus on Community Safety, Affordability, and Available Basic Services

Residential density, safety from traffic, recreation facilities, street connectivity, walkable environments, and the location and type of stores are all important factors.

Being able to afford your home is a key factor influencing health and well-being.

—International Journal of Environmental Research and Public Health ⁽⁵⁾



Imagine A Place to Live

Scaled down affordability – scaled up utility.

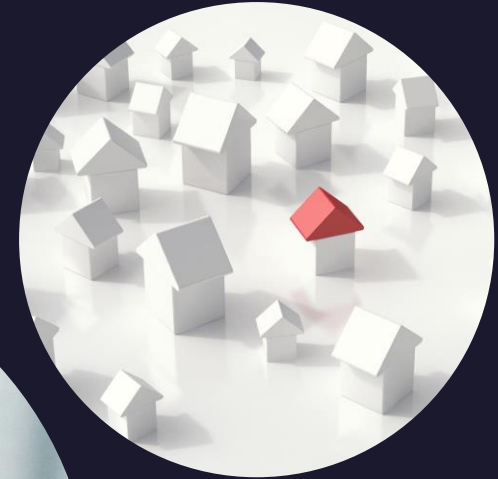
Living units with practical kitchens and bathrooms, accommodations for disabilities and aging, and space for hobbies and work from home.

Engineered for safety and sustainability.

Surfaces utilize pathogen resistant materials, an air-handling system purifies the air, solar and wind energy and green design are used throughout.

Everything is within close distance.

Food, medical, social services, and entertainment accessible by walking, biking or motorized cart.





Imagine A Creative Collaboration

Working beside community visionaries, insightful architects and developers, conservationists, and aware social service experts.

Creating life changing opportunities for struggling workers, families, and people with challenges.





Butler Place Apartments
Public Housing



Standard at Boswell Marketplace
Mixed Income Apartments

Imagine A Transformation

Residents living in Butler Place, 1940's public housing, are moving to new apartment homes with better access to schools, job opportunities, healthy foods, parks, and other amenities across the city of Fort Worth.

Rental Assistance Demonstration is a new initiative under HUD converting public housing subsidies into rental assistance contracts. RAD utilizes public and private funding for new construction and renovation, keeping rentals affordable.



What Can You Do

Focus development efforts on the long-term benefits of social responsibility and sustainability.

Support public transportation initiatives that benefit clean air and public health.

Include all stakeholders at the planning table.

Invest in North Texas

The economic climate is ripe for investing in affordable and workforce residential options.

Socially responsible housing, supported by investments from public-private partnerships, can meet societal and business goals, providing ROI.

Let's take another look at North Texas and build social value into real estate investments so they are equitable for citizens including those below 50% of the AMI, so they can reach their highest abilities, and in return prosperity and peace will be abundant.

—Robin LeoGrande, President
Community For Permanent Supported Housing, 2021



We Invite You to Expand Your Outlook and Imagination In Partnership With CPSH

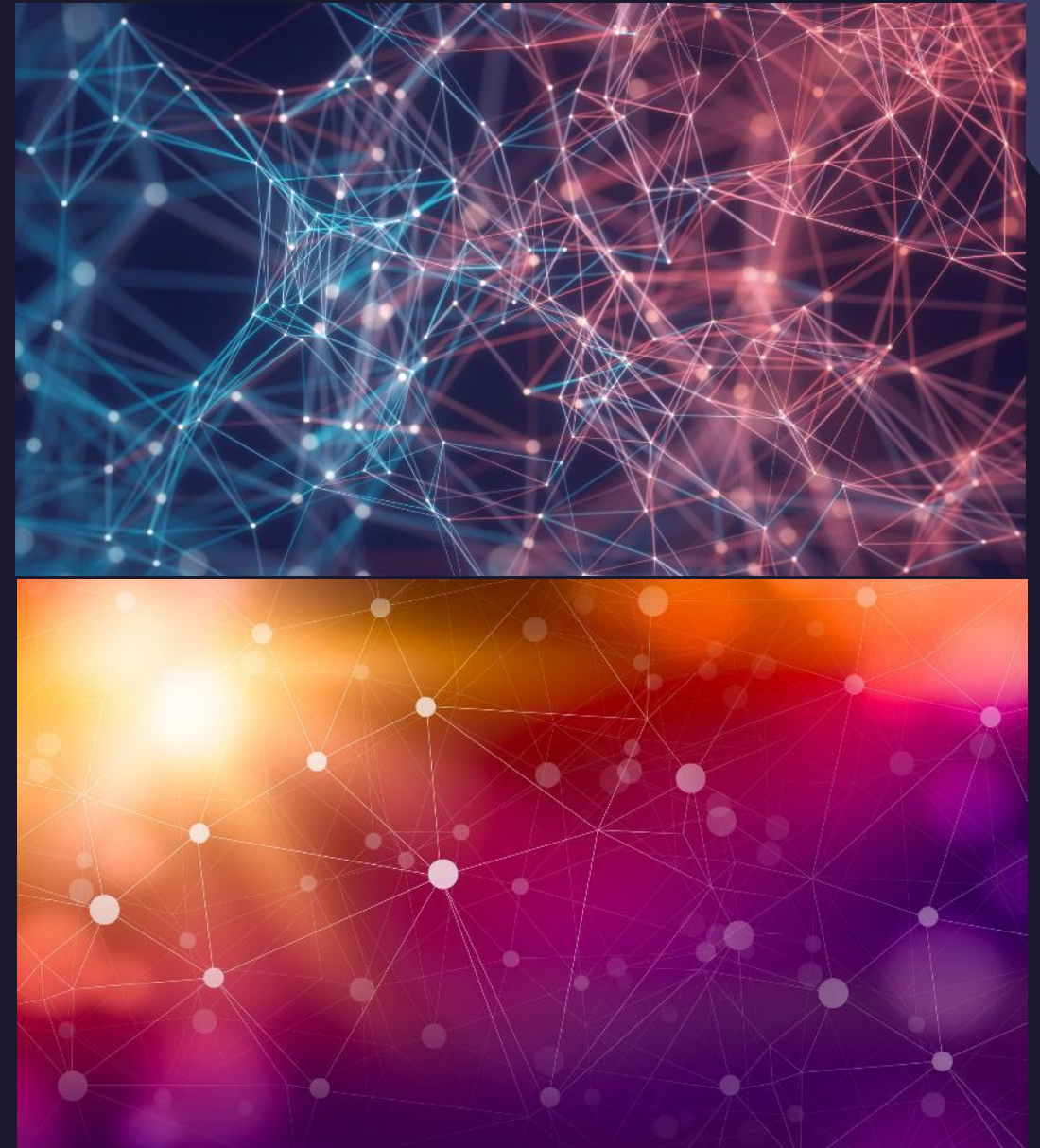
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Credits



1. Urban Land > Sustainability > While ESG Funds Boom, Creating a Roadmap to Social-Value Measurement
2. United Nations Department of Economic and Social Affairs Sustainable Development
3. National Real Estate Investor, John Egan | Nov 05, 2020
4. American Public Transportation Association
5. International Journal of Environmental Research and Public Health, 2018, 15, 2345