An urban forest issue brief

Neighborhood Stabilization and Revitalization

Tree Benefit Facts

Serving Size 1 Million City Trees (2″ caliper)
Recommended Servings Per City about 40%

Costs	
Volunteer Service $0	Trees $250 million
	Annual Value*
Energy Conservation 30% less usage	
Cost Savings	$10 million
Stormwater 350 million gallons captured	
Cost Savings	$3.5 million
Clean Air 1,000 tons less air pollutants	
Cost Savings	$5 million
Public Revenue 11% more for goods	
Cost Savings	varies by city
Property Value 1-10% higher	
Cost Savings	varies by city
Lower Crime 50% less violent crime	
Cost Savings	priceless
Total Cost Savings	**$18.5 million**

ROI within 14 years not including public revenue, property, and crime benefits.

* Annual Values are based on studies from the Center for Urban Forest Research, Center for Urban Horticulture, Lawrence Berkeley Lab, and the Univ. of Washington, and vary by city. Approximate values are indicated where the differences vary less significantly by city.

ACT
Tree by Tree
Street by Street
Alliance for Community Trees

Green Affordable Housing

By helping families and individuals secure dependable, healthy, affordable housing, we increase their chances of success in all areas of their lives. Part of that equation calls on developers and city planners to go beyond just addressing the affordability issue to include a focus on health and environmental impacts. Housing and retail should be built in a sustainable manner that also allows for immediate operating efficiencies to keep the buildings affordable over the long-term.

Smart Growth communities...

- Create a range of green housing choices.
- Mix land uses and are walkable.
- Encourage community and stakeholder collaboration.
- Foster a strong sense of place.
- Are cost effective.

Green neighborhoods are healthy neighborhoods.

Healthy urban forests are key safe and healthy communities:

More Trees = Less Crime. Greenery creates a sense of community. Residents who live near trees have significantly better relations with and stronger ties to their neighbors. They socialize more with their neighbors and have a stronger sense of community than people who live in places without trees. They also like where they are living more.[1]

Neighborhood Stabilization. Property values of homes with trees in the landscape are 5-20% higher than equivalent properties without trees, and even newly landscaped trees in the front yard can increase home sales prices by 1%. If you are renting, you might like to know that properties along tree-lined streets rent for higher prices and with less turnover.[2]

Affordable Housing. Sustainable affordable homes are accessible to employment and educational opportunities, and ones that people of limited means can afford to own, operate, and maintain over the long-term. They create stable, strong communities and are efficiently designed and built to minimize impact, reduce utility costs, and create healthy environments that improve air quality, have access to recreational opportunities, and are safe.[3]

Recommendations:

- Support smart development credits that leverage public and private equity investments for green affordable housing and conservation, train economic development and housing development practitioners, and provide technical assistance.
- Support H.R. 3734, the Urban Revitalization and Livable Communities Act, which among other things encourage city planners to consider public health by installing parks nearby to where people live and work and converting underutilized properties & common spaces into green assets like a park, community garden, or attractive stormwater management feature.
- Support H.R. 2222 and S. 3055, the Green Communities Act, to authorize $120 million in funding for community-based greening in cities.
- Support Sec. 295 of H.R. 2454, Making it Green, to encourage the use of shade to improve energy efficiency when building and remodeling homes and businesses.

References:
1. Kuo and Sullivan. "Environment & Crime in the Inner City: Does Vegetation Reduce Crime?" Environment and Behavior 33(3), May 2001.
2. Anderson & Cordell 1988.
3. Ross, Jamie. "Forging Alliances between Environmental and Affordable Housing Interests." May 1, 2002.

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