

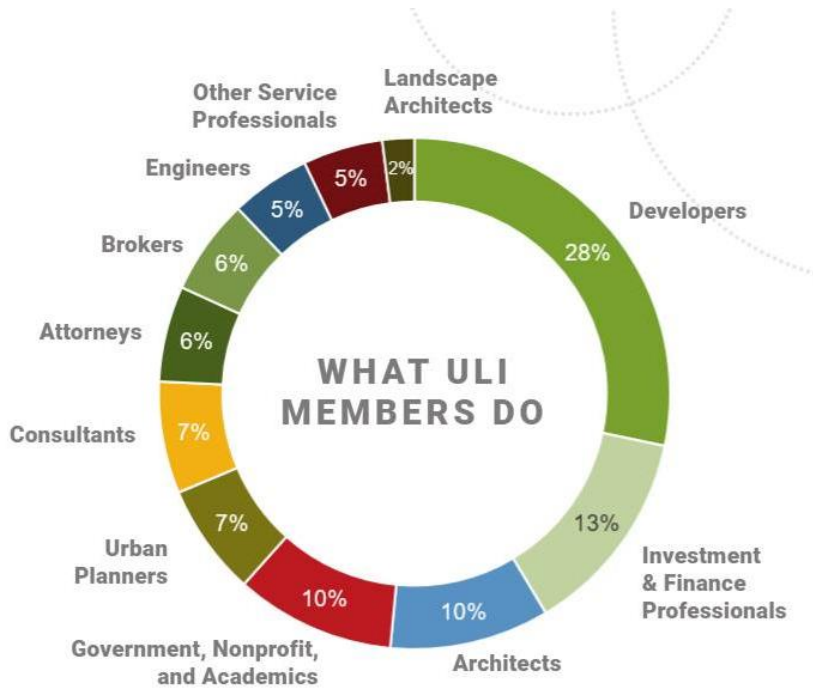


Water-Wise Cities: Valuing Water in the Built Environment

CLIMATE MAYORS' WESTERN WATER SECURITY MEETING

SEPTEMBER 13, 2024

ABOUT ULI



70+ District and National Councils worldwide

ULI AMERICAS

58 District Councils

ULI EUROPE

13 National Councils

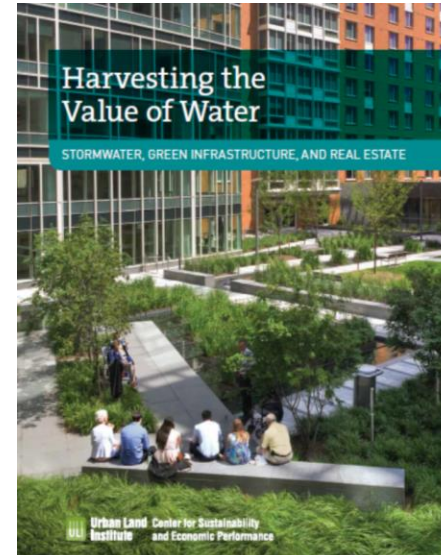
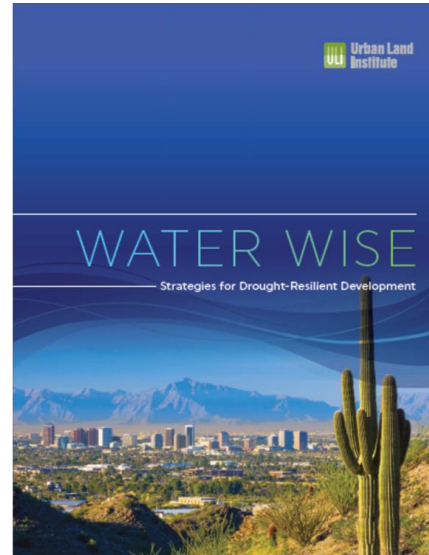
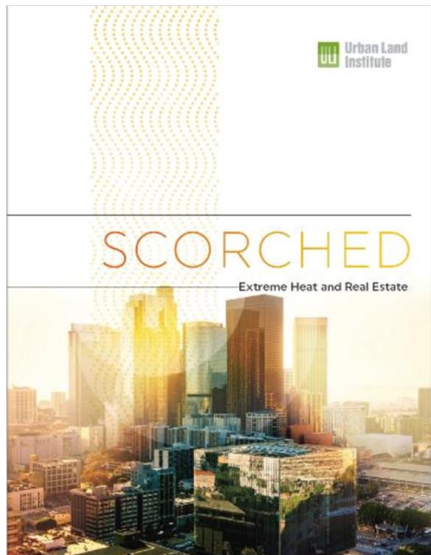
ULI ASIA PACIFIC

7 National Councils



ULI's Urban Resilience Program

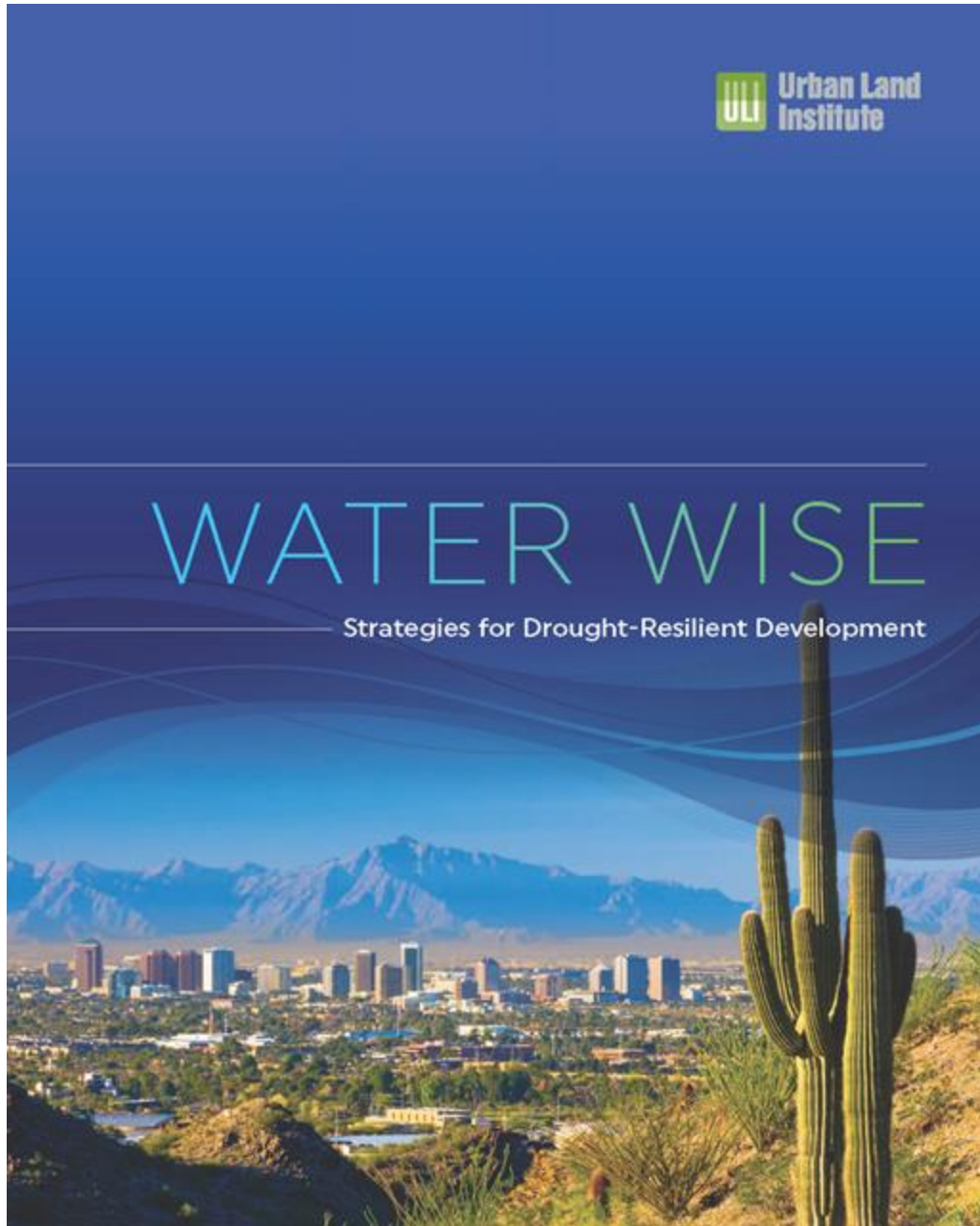
- **Advancing industry understanding of resilience**
- **Cultivating champions for resilience and catalyzing resilience partnerships**
- **Supporting communities in becoming more climate resilient**



WaterWise at ULI

- ULI has worked on water issues since 2017
- **Need for guidance for private sector land use and real estate professionals**
- Focus groups across the western U.S. convened
- Sessions resulted in ULI's **Water Wise: Strategies for Drought-Resilient Development** report





Water Wise Report

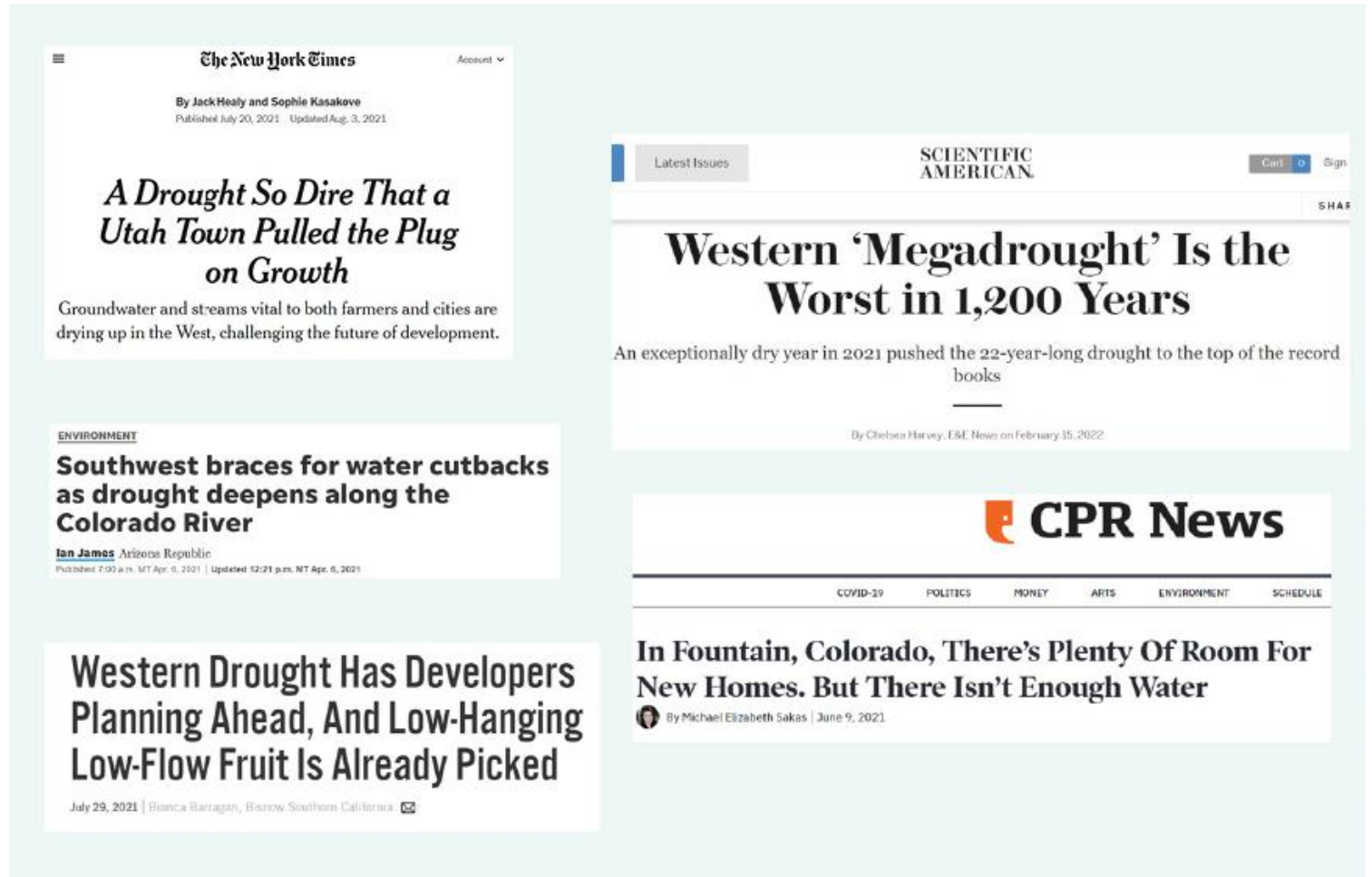
From ULI's Urban Resilience Program

Download the full report here:



The Policy Landscape

Responses to Water Scarcity,
Population Growth, and
Water Quality Issues



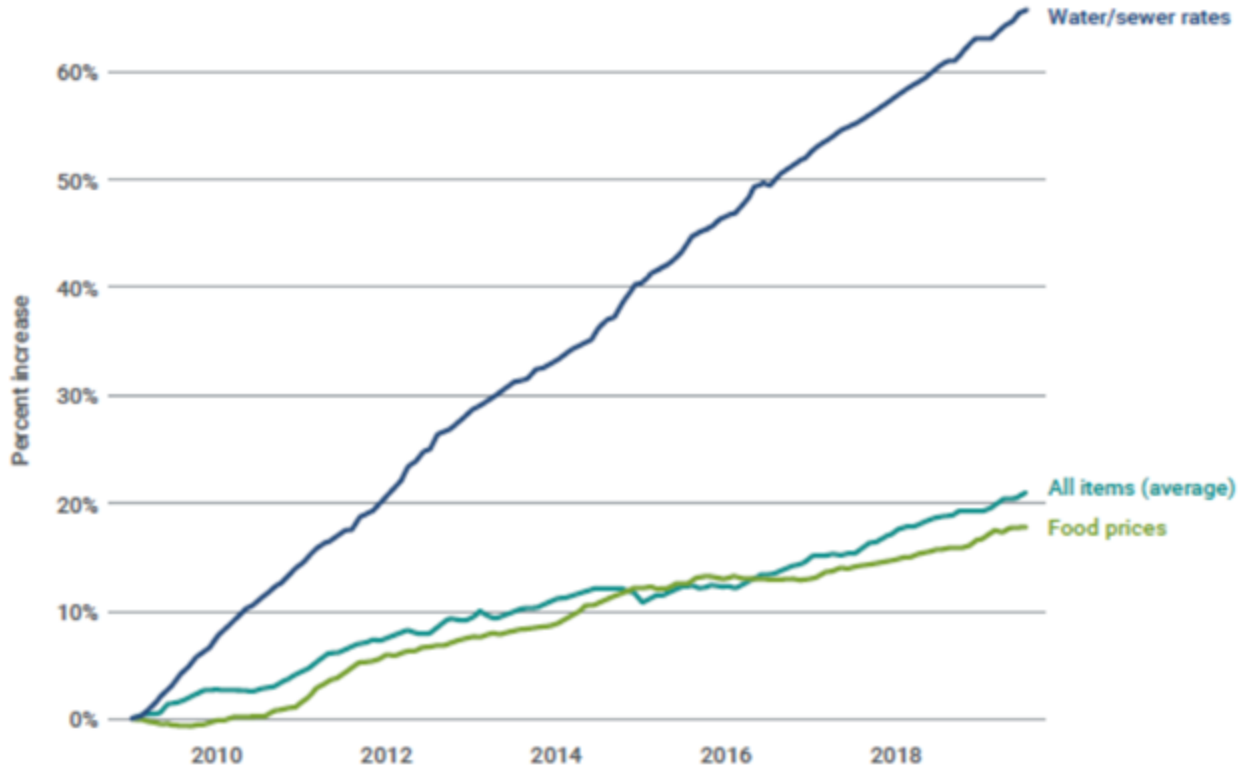
The Nexus of Housing and Drought

How do we expand housing supply in places running out of both water and affordable housing?



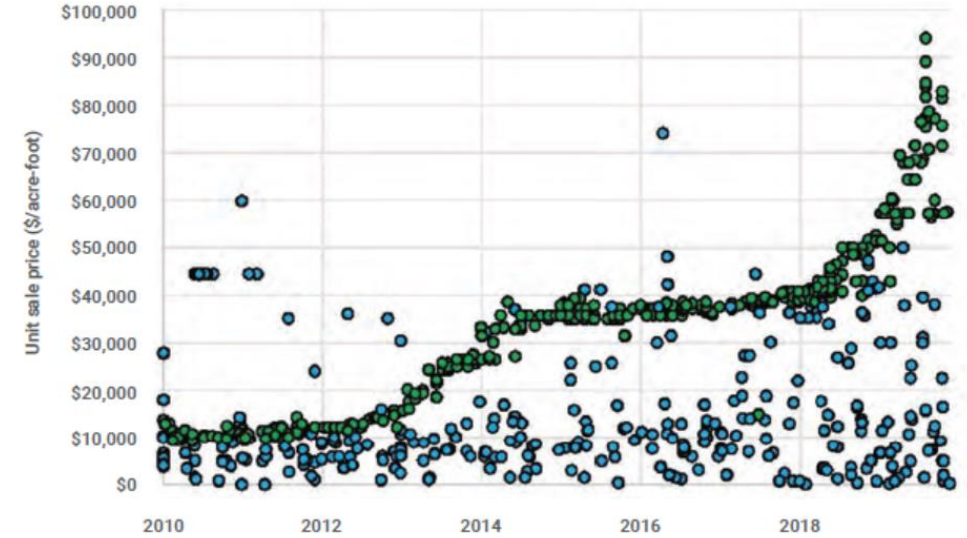
The Business Case for Water Wise Development

RISING WATER AND SEWER RATES IN THE UNITED STATES



Source: U.S. Bureau of Labor Statistics.

WATER RIGHT SALE PRICES IN COLORADO'S NORTHERN FRONT RANGE



Source: WestWater Research LLC.

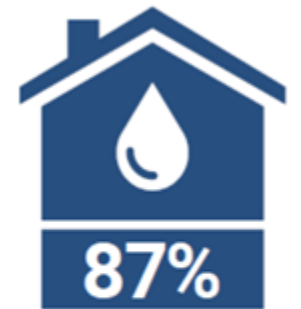
BUYERS ARE MOTIVATED TO LOOK FOR GREENER OPTIONS



of consumers are looking for **greener products**.




of Americans feel **personally responsible** to change their daily habits and purchasing to positively impact the environment.



view water as the **most important** natural resource in their daily lives.

Source: U.S. Environmental Protection Agency.

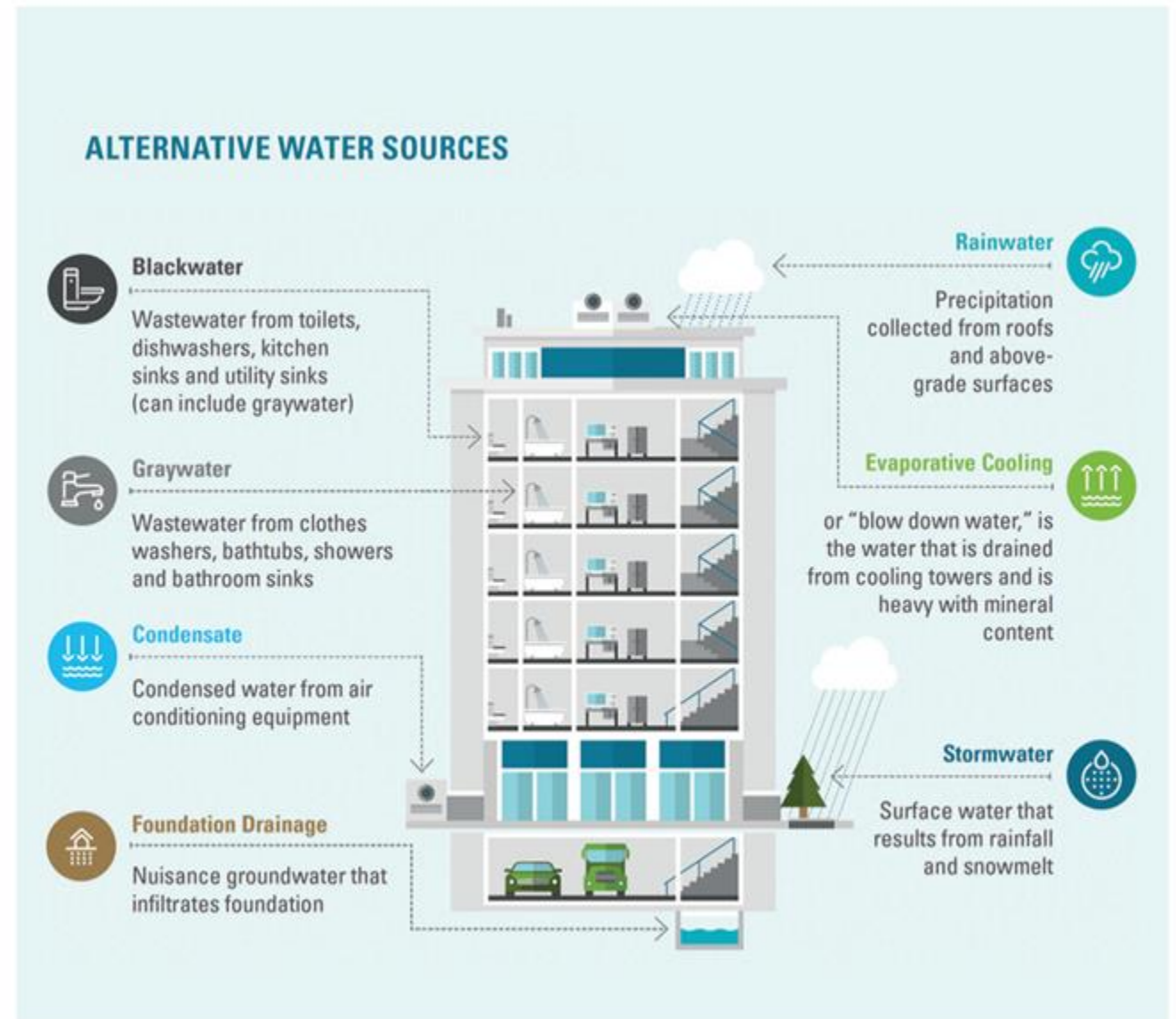
A group of four professionals in an office setting. In the foreground, a woman with short brown hair, wearing a light-colored sweater, holds a red folder and looks down at it. To her left, an older man with white hair, wearing a light blue button-down shirt, looks towards her. Behind him, a younger man with brown hair, wearing a checkered shirt, also looks towards the woman. In the background, another woman with curly hair and glasses is seated at a desk, looking towards the right. The office environment includes desks, computer monitors, and office chairs. The overall scene is dimly lit, with a dark overlay.

Best practices
in water-smart development
and landscaping

Indoor Strategies

Water Wise Buildings

- Smart metering and submetering
- Leak detection and repair
- Water reuse
- Water-efficient fixtures and appliances



Source: William J Worthen Foundation.

This diagram shows the main alternative water sources available in a typical urban building.

Outdoor Strategies

Water Wise Landscaping

- Native and drought-tolerant plants
- Water-efficient irrigation systems
- Green infrastructure and rain gardens
- Permeable hardscapes
- Rain barrels and/or cisterns for use in irrigation



KB Homes Double ZeroHouse



KB Homes Double ZeroHouse in Lancaster, CA.
(Applied Photography)

- Designed to use zero fresh water for irrigation + zero energy
- Graywater recycling reuses 40,000-70,000 gallons of water per year
- WaterSense®-labeled home with advanced plumbing, drought-tolerant landscaping, and smart irrigation
- Landscaping uses 70 percent less water than similar home to the resale home
- Real-time meter allows homeowners to track water use
- Solar panels produce 100% of energy

Civita, San Diego *(Sudberry Properties)*



Sterling Ranch, CO *(Sterling Ranch)*




Residences at La Cantera, TX

(USAA Real Estate, Mark Humphrey's Studio, LRK)



Summerlin, NV *(Howard Hughes Corporation)*





Public sector policies and practices
that can support responsible water
use

Communities shifting the focus

Supply-Side



Acquisition



Treatment



Storage/
Distribution

Gray Infrastructure



Infrastructure

Demand-Side



Conservation



Efficiency



Reuse

Green Infrastructure



Low-Impact
Development

Albuquerque, New Mexico

In 1992, Albuquerque learned that its aquifer was rapidly running out of water.

“Back then, we were considered one of the biggest water-wasters in the West.”

—John Stomp, chief operating officer, Albuquerque Bernalillo County Water Utility Authority



Albuquerque, New Mexico

The Albuquerque Bernalillo County Water Utility Authority focused on **demand**:

- Fixed leaks in distribution system
- Offered rebates to customers to update older fixtures and appliances
- Educated residents about outdoor irrigation
- Paid residents to convert lawns to drought-tolerant landscaping
- Adopted new water rate structure - cost of water rises as water use rises



Albuquerque, New Mexico

These efforts halted depletion of the city's aquifer in 5 years, despite population growth.

Albuquerque's total water demand per capita has dropped 50 percent.

“We don't need **any new water for 100 years**. We don't plan to buy any more water rights or import any more water.”

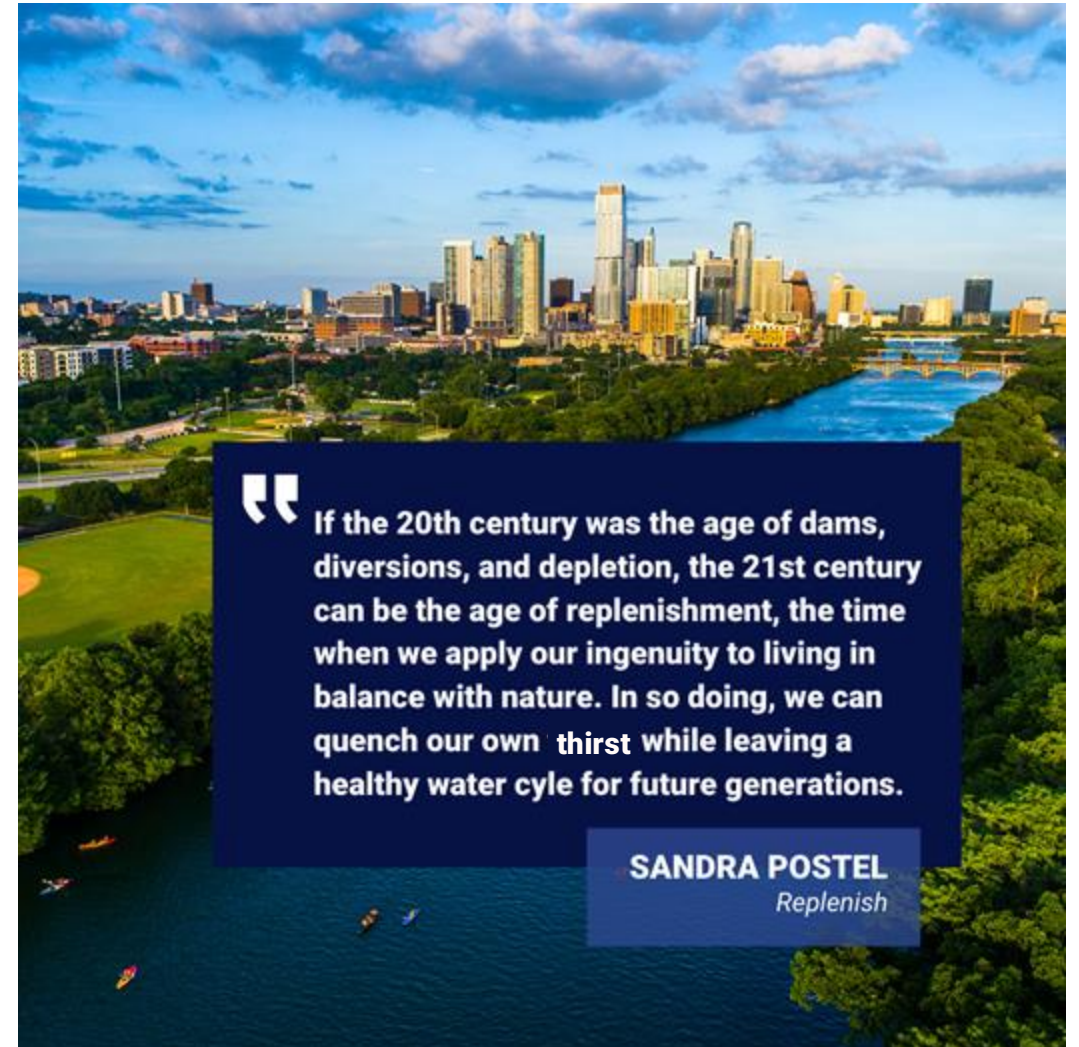
—Katherine Yuhas, water conservation officer, Albuquerque Bernalillo County Water Utility Authority



Water Wise Cities and Policy

Key Takeaways

- Saving water saves money and generates long-term value for real estate assets, communities, and the environment.
- New housing and water are compatible.
- The market for water-wise real estate strategies is getting stronger, lowering barriers for new policy.
- By working across sectors on water conservation, efficiency, and reuse, we can protect our water future despite projected water shortages, population increases, and climate change.



If the 20th century was the age of dams, diversions, and depletion, the 21st century can be the age of replenishment, the time when we apply our ingenuity to living in balance with nature. In so doing, we can quench our own thirst while leaving a healthy water cycle for future generations.

SANDRA POSTEL

Replenish



How to Get Involved

Water Wise Development Coalition

- **Who:** ULI, in partnership with the Alliance for Water Efficiency, the Sonoran Institute, and the WaterNow Alliance, is convening land use and real estate professionals with policymakers and decision-makers.
- **What:** Advancing water-smart real estate development and supportive policies.
- **When & Where:** Quarterly virtual meetings.
- **How:** Participants will have a say in meeting topics, speakers, and efforts.

Contact Lindsay.brugger@uli.org to learn more & get involved.



New ULI Report: Building the Future: Innovations in State and Local Policies to Boost Housing Supply

An in-depth exploration of the innovative policies that governments across the U.S. are adopting to tackle the country's pressing housing shortages

The state and local policies profiled in this report— representing just some of the many efforts to expand housing supply that are taking shape in the United States today— center around three themes:

- **Reform** zoning and other regulations to unleash housing production;
- **Connect** resources that maximize the impact of housing investments; and
- **Leverage** land, finance, and the adaptive reuse of outmoded buildings to create new opportunities for residential development.



Q&A

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