

Greening America's Communities



OHIO

green
communitiesSM

Ohio Green CommunitiesSM

The Ohio Capital Corporation for Housing (OCCH), Ohio Housing Finance Agency (OHFA) and the Ohio Department of Development's Office of Energy Efficiency have joined forces with Enterprise to finance 200 affordable housing units in Ohio in 2007 that promote health, conserve energy and natural resources and provide easy access to jobs, schools and services.

Ohio Green Communities, as the collaborative is called, will bring up to \$25 million in equity from the federal Low-Income Housing Tax Credit (LIHTC) program, grants, technical assistance and additional flexible financing to developers building affordable rental housing across the state.

Making Green Work in Ohio

Resources

Each of the four 2007 Ohio Green Communities developments will be eligible for up to \$100,000 in grant funding (no more than \$2,000 per affordable unit to be built) from Enterprise and OCCH for planning and construction work to meet the Green Communities Criteria.

OHFA will award five extra points in the state's LIHTC award process to developers who agree to build to the Green Communities Criteria. For projects that receive housing tax credits, OHFA will also make available up to \$4,000 per apartment for a maximum of \$750,000 total per development in gap financing to cover the additional construction costs.

The Ohio Department of Development's Office of Energy Efficiency will provide a maximum of \$200,000 for up to four grants for the installation of renewable energy technologies and building commissioning to assure high performance of the building shell and mechanical systems.

Developers may also apply for Green Communities Charrette grants of up to \$5,000 to cover the cost of facilitating an intense working session with community stakeholders that share a vested interest in promoting health and livability throughout the life cycle of the new housing development. For more information visit <http://www.greencommunitiesonline.org/Charrettes.asp>

Green Communities Criteria

Ohio Green Communities will consider applications for grants and/or financing from developers who agree to meet the Green Communities Criteria. The Green Communities Criteria were developed collaboratively by Enterprise and the National Resources Defense Council in consultation with other experts, such as the National Center for Healthy Housing, a leading environmental health research organization. Drawing heavily on the LEED (Leader-

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A collaboration of the Ohio Capital Corporation for Housing, Ohio Housing Finance Agency, the Ohio Department of Development's Office of Energy Efficiency and Enterprise with support from National City Community Development Corporation.



Previous Green Communities Awards

Green Communities Construction and Planning Grants:

McCormack, Baron & Cuyahoga Metro Housing Authority applied its award in Cleveland towards the development of Valleyview HOPE VI which will consist of 102 new construction units for mixed-income tenants.

Famicos Foundation applied its award to their Emeritus House project in Cleveland. Emeritus House is a rehabilitation of 56 units of multifamily housing in a historic building.

Daybreak received an award to transform an abandoned building in downtown Dayton into Opportunity House, a supportive housing and emergency shelter for up to 34 youth between the ages of 10 and 21. Opportunity House will offer an array of programs to provide support to the youth, including mental health counseling, life-skills training and educational support.

The Community Builders, in partnership with the **Akron Metro Housing Authority**, received its award for Cascade Village South, 75 new apartments in 14 row house buildings on the site of the former Elizabeth Park public housing development near the edge of the downtown Akron business district.

All these developments meet the Green Communities Criteria. The green features include (but are not limited to): healthy building materials; Energy Star appliances; water conserving toilets and faucets; and locations with access to existing utilities, infrastructure and neighborhood amenities (such as retail, public transportation and social services).

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ship in Energy and Environmental Design) Green Building Rating System®, the Green Communities Criteria are practices that are achievable today and cover a wide range of building practices that can deliver significant benefits for families, communities and the environment, including smart siting, materials and resource conservation, water management, clean room finishes and energy efficiency.

Green Communities

Ohio Green Communities is part of a national effort to transform the way we think about, locate and design affordable housing. Green Communities, led by Enterprise, is a five-year, \$555 million initiative to build more than 8,500 homes that provide significant health, economic and environmental benefits to low-income families and communities across the country.

Green Communities is a partnership of Enterprise, a premier national affordable housing provider, and NRDC, a leading national environmental group, the American Institute of Architects, the National Center for Healthy Housing, the American Planning Association, Southface Energy Institute, Global Green USA, and top corporate, financial and philanthropic organizations. Ohio funders of Green Communities include the George Gund Foundation and National City Community Development Corporation.

Apply Today

Ohio affordable housing developers interested in Ohio Green Communities can visit www.greencommunitiesonline.org/ohio for more information and to initiate the RFP process. Applications for grant funding by Ohio Green Communities for tax credit projects are due on April 1, 2007 and funding awards are expected to be announced by May 2007.

Green Communities Planning Grant Awards:

Detroit Shoreway Community Development Organization in Cleveland received a green planning grant for a four-building rehabilitation project in the Detroit Shoreway neighborhood along Detroit Avenue, which will result in 37 renovated apartments and nine new apartments.

Cogswell Hall received a green planning grant to plan the rehabilitation and expansion of a residential building in the Detroit Shoreway neighborhood of Cleveland, originally built in 1913 as a residence for girls. Upon completion, Cogswell Hall will house 42 adult women who might otherwise be homeless due to mental illness, physical impairment or other life challenges, 12 more than before the expansion.

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Ohio Capital Corporation for Housing (OCCH) is an independent, non profit corporation originally created by the Ohio Housing Finance Agency in 1989. The mission of Ohio Capital Corporation for housing is to cause the construction, rehabilitation and preservation of affordable housing in Ohio. Through its affiliates, OCCH has raised over \$800 million of equity and invested in 300 projects, which have produced more than 15,000 affordable homes in 70 of Ohio's 88 counties. For more information, please visit www.occh.org.

Working with communities and businesses, the **Ohio Department of Development** promotes economic opportunities to improve the profits and prosperity of Ohio's citizens. The Department acting in a support role provides financial, informational and technical assistance to those making an investment in Ohio's future.

The Ohio Housing Finance Agency is a state agency that offers affordable housing opportunities for Ohioans from rental living to homeownership. Created in 1983, OHFA has issued over \$5 billion in bonds for first-time homebuyer mortgages and has funded through tax credits and loans over 1,300 affordable rental housing communities. For more information, visit www.ohiohome.org.

Enterprise is a leading provider of development capital and expertise for creating decent, affordable homes in thriving communities. For more than two decades, Enterprise has pioneered neighborhood solutions through public-private partnerships with financial institutions, governments, community organizations and others that share our vision. Enterprise has raised and invested \$7 billion in equity, grants and below-market loans and is currently investing in communities at a rate of close to \$1 billion a year. Visit www.enterprisecommunity.org to learn more about Enterprise's efforts to build communities and opportunity, and to meet some of the half a million people we have helped.