

SUCCESS STORIES



Show Us the Green!

BY LYDIA BELTRÁN AND MICHELLE BRAUN

The Florida Housing Coalition will feature a collection of green affordable housing from around Florida, highlighting homeownership and green rental housing as our second success story at the statewide annual conference on September 15. North Point at Ironwood, Operation



New Hope, and Jamestown Apartments and Townhomes are a few from the collection. These success stories will complement the workshops on the green track, the Green Expo, and the Florida Housing Coalition green affordable housing work funded by Wachovia.

OPERATION NEW HOPE

Operation New Hope Community Development Corporation is a 501(c)(3) not-for-profit organization committed to the re-development of struggling communities. Their mission is to provide social and economic assistance through homeownership and jobs. Its new homeownership project: Operation New Hope, a five unit homeownership project is the first Leadership in Energy and Environmental Design (LEED) for Homes certified homeownership project located in Jacksonville's eastside.

The five homes consisting of a one story design (1,870 square feet) and a two story design (2,082 square feet) have been pre-sold. The homes cost approximately \$165,000 to construct with a purchase price of \$135,000. Cost saving alternatives were used to keep the homes affordable including the installation light-reflecting windows to cool the rooms.

Fiberglass insulation blown into the wall cavities helps cut down on heating and cooling costs over standard insulation.



The Green Features also include fiberglass insulation blown into the wall cavities which helps cut down on heating and cooling costs over standard insulation; drought-tolerant landscaping, so owners don't have to constantly water them, low-odor paint reducing toxins, toilet flushing options to conserve water use, Energy Star appliances, equating to a 30 to 50 percent decrease in energy needed to power the home. The home's foundational slab was made partially from recycled concrete and the job site's waste was separated, categorized, and recycled during the five-month construction period.

The project financing does not include any specific Green funding, rather it is subsidized through a variety of sources including U.S. HUD, SHIP, HOP, and the Head Start to Home Ownership (H2H) programs.

Operation New Hope is responsible for doing numerous walkthroughs with the homeowner to educate them on the "Green" features of their home. "The homeowners are all very excited about their new homes because I think they know they are getting a superior house" reports Robert Ownby, Property Specialist.

David Reed, Conservation Coordinator for the Jacksonville Electric Authority states, "While LEED-certified commer-



The foundational slab was made partially from recycled concrete.



One story home.

cial projects have picked up speed in the Jacksonville area in the past two years, notably at the University of North Florida, residential development is just beginning to bloom and LEED for homes is growing extremely rapidly. Building green is only half the battle. Policy only goes so far. It has to be a community-wide effort."

JAMESTOWN APARTMENTS AND TOWNHOMES

The Jamestown Apartments and Townhomes, is owned and managed by the City of St. Petersburg. A combination of rehabilitation and new construction activity is resulting in 76 units including 21 units which are newly constructed. The \$4.8 million project expansion is being funded with federal, state, and local funding. The funding consists of \$2,860,000 in HOME, \$1,260,000 in SHIP, \$450,151 in CDBG, and \$250,000 in local funds. Rents for the one, two, and three bedroom units range from \$450 to \$975 for families of 60 percent of the area median income.

The project's history is profound in that it was a product of organized efforts by the Black Brothers and Sisters Association lobbying the City Commission to provide new and affordable housing in the neighborhood. The efforts



Mayor Goliath Davis III, at the Ribbon Cutting for Jamestown Apartments and Townhomes.

were strengthened through the involvement of James Chester Sr., a community activist, resulting in the project being dedicated and named in his honor in 1976. The Jamestown Apartments and Townhomes project was part of the 1974 Redevelopment Plan and is considered to be the cornerstone of the earliest established African American neighborhoods in St. Petersburg. Mayor Goliath Davis III, and former member of the Black Brothers and Sisters Association, takes pride in the new project and overall contributions in further stabilizing the neighborhood.

The project is unique in that it is constructed with metal roofing, large covered roof overhangs that reduce solar gain, energy efficient inate glass operable windows and provides a reduction of environmental impacts by specifying the use of highly durable building materials manufactured



Over 30 percent of surfaces are shaded. Large covered roof overhangs that reduce solar gain. Energy efficient inate glass operable windows.

regionally, formaldehyde-free insulation and Energy Star appliances. The project is designed with a green space including pedestrian walkways, lighting, and bicycle paths. Its sustainable site features include access to public transportation (within 1/2 mile), over 30 percent of impervious shaded surfaces, and utilization of reclaimed water for irrigation.

NORTH POINT AT IRONWOOD

North Point at Ironwood is a new project developed by Neighborhood Housing and Development Corporation (NHDC) combining affordable and market rate homeownership opportunities in Gainesville. The project is Florida Green Building Coalition designated featuring Energy Star, Water Efficiency, Lot Choice, Health Materials, and provides Homebuyer Education.

The units are single family detached homes consisting of two, three and four bedrooms. The project includes approximately \$423,000 in HOME funds and also received \$57,949 in Pre Development Loan funds through the Florida Housing Finance Corporation. The project consists of 63 units, 15 of which have been sold to low income persons with the assistance of HOME, SHIP, and Bond funds. Homes are sold for approximately \$160,000 - \$180,000. The project development is near completion with approximately 8 - 10 homes to be completed.

Homeowners report that they are surprised with the low energy bills of \$80 - 90 per month compared to bills of \$120 or more in their previous homes. Additionally, they find that the landscaping requires low maintenance due to the incorporation of native plants in the overall landscaping design.



Single family affordable home in North Point at Ironwood, a Florida Green Building Coalition designated development.



The Campbell family at home in North Point.

NHDC strives to build healthy homes and safe environments using sustainable, efficient low maintenance materials minimizing pollution to the air, water, soil and preserving natural resources that are not easily renewable. 

LYDIA BELTRÁN is a Technical Advisor with the Florida Housing Coalition, with 17 years in community development. Lydia has a master's in urban planning from the University of California, Los Angeles. Lydia provides technical assistance for the Demonstration Loan Program, Predevelopment Loan Program, overall SHIP technical assistance, and she has particular expertise in green housing.

MICHELLE BRAUN is Wachovia's Community Relations Executive for Florida and the Carolinas. In this position, Michelle directs Wachovia's philanthropic and employee volunteerism programs, community development, Community Reinvestment Act compliance and statewide and local community partnerships. Michelle received a bachelor's degree in business administration/philosophy from Notre Dame and a master's degree in nonprofit management from The Weatherhead School of Management, Case Western Reserve University.