

THE CITY OF SOUTH EUCLID



The City of South Euclid announces unveiling of first grant funded green home makeover and community gardens

The South Euclid Green Neighborhoods Initiative announces a public open house of their first rehabilitated bungalow at 4182 Wilmington Road on Saturday, June 5th from 2-5 p.m. Two new community gardens will also be featured as part of a tour of the City's revitalization initiative.

Using almost \$800,000 in combined competitive grant funds from the HUD Neighborhood Stabilization Program (NSP), and the Vacant Residential Property Fund from the First Suburbs Development Council, the City of South Euclid has launched an innovative counter-attack to the foreclosure crisis. The City is acquiring vacant, bank owned houses and rehabilitating them using green building methods and universal design features. The concept, which was created by the City in collaboration with City Architecture, Zaremba Home Again Restoration Company, and students from the Cleveland Institute of Art, seeks to reposition the post-war bungalow as a first choice housing option for modern buyers in all life stages.

In cases where the vacant homes are too damaged to be saved, the City is using additional grant funds through Cuyahoga County's NSP funds to raze the structures. The City is then utilizing the expedited tax foreclosure process facilitated by the creation of the new Cuyahoga County Land Reutilization Corporation, to reclaim the vacant lots for the City's land bank. Where dilapidated homes used to stand, two new community gardens have been created at 3915 Warrendale Road and 4069 Colony Road, with possibly more to come. Whole Foods Market has teamed up with the City of South Euclid by providing supplemental funding, in-kind donations, volunteer assistance and programming to support the gardens. Truly a public-private partnership, the gardens are expected to breathe new life into neighborhoods hard hit by high numbers of foreclosed homes.

As an inner ring suburb of Cleveland, South Euclid has seen an increase in the number of foreclosures and vacant homes in the past few years. There are currently over 600 vacant homes in the City which has a population of approximately 24,000 and 9,100 housing units. Northeast Ohio has seen a population migration toward exurban locations over the past decade. By launching the Green Neighborhoods Initiative, the City intends to market itself as the first choice suburb for green living.

The goal is to show the potential of the mid-century bungalow, and the advantages of living in an inner ring suburb with walkable neighborhoods and affordable, well made homes. The home at 4182 Wilmington Road, a former HUD property acquired for \$35,000, was reconfigured to create an open floor plan with a master suite, laundry and

mud room on the first floor. The property was designed to accommodate owners in any life phase and allow for aging in place. Landscaping was redesigned to incorporate native plantings, a pervious paver seating area and walkway, low-mow grass, rain barrels and a rain garden—features designed to lower environmental impact and maintenance. LEED for Homes certification is pending for the project.

The city plans to acquire and remodel up to six additional homes. The Cuyahoga County Land Reutilization Corporation is also working in the area with funding from the second round of the HUD Neighborhood Stabilization Program, and plans to launch similar green remodels. The city's remodeled property at 4182 Wilmington is currently being offered for sale to HUD NSP qualified buyers through Remax with a list price of \$149,500.

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