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Lorain County

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full bsmt. \$179,900.
2100 sq. ft. Call for
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Lot. \$279,900.
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Sunday, April 24, 2011

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WITH THE RENTALS GUIDE INSIDE

South Euclid addresses foreclosures through the Green Initiative

South Euclid is taking a different approach to addressing foreclosures within the city. South Euclid is going Green!



Linda Chojnacki

"We received an \$800,000 grant from Cuyahoga County's Neighborhood Stabilization Program. It was a competitive grant, so we had to compete with other smaller cities to get a share of the total dollars that were available. We also got \$300,000 from the First Suburbs Development Corporation. So we have just over \$1 million to do our projects," said Sally Martin, housing manager for the city of South Euclid.

According to Martin, South Euclid's plan for those dollars was a little different than the plans of other communities.

Rethinking the bungalow

"We wanted to build on the green initiatives that were already in place in our city. So we decided to do an entirely green project. Along with the money already in place, we developed public/private partnerships to make our plan even more innovative. We partnered with various colleges, including Notre Dame College and the Cleveland Institute of Art, to implement our initiative.

"Our focus was on 'rethinking the bungalow,' which is the predominant style

of home in the inner-ring suburbs. It's the ubiquitous, post-war bungalow that everyone thinks is obsolete at this point. We wanted to show that it's very relevant for today, it can be modernized, and it can accommodate first-floor living.

"First-floor living is a concern that everyone has in South Euclid. People are aging out of their bungalows, and they want to have some options. We wanted to take an out-of-the-box approach to reinventing the bungalow. By doing this and giving people an example of how a bungalow can be green and functional for various life ages, we hope to bring people back to the inner ring. Since the initiative can be reproduced by other inner-ring suburbs, it has the potential to improve neighborhoods throughout Northeast Ohio," she said.

Rehabbing and making homes green

According to Martin, South Euclid is also rehabbing and reselling houses and creating green space as a part of the initiative.

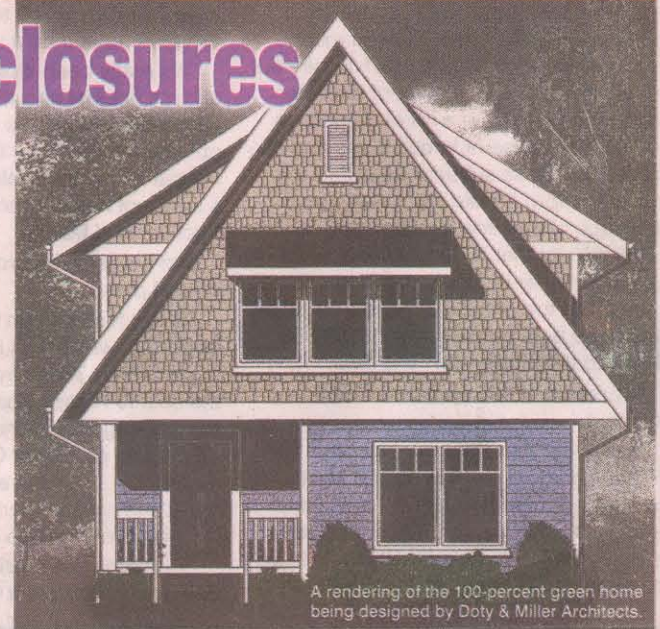
"We call our rehabbed green homes Demonstration Homes. Essentially, they showcase all of the green features that we have been able to blend into these bungalows. We have three completed homes and one that is near completion. Each of the homes was completely gutted down to the studs and basically rebuilt.

"We've essentially used two standards for these homes. The first home was done to meet LEED for home standards, and it is pending LEED Gold certification. The other three were done to Enterprise Green Community standards because HUD is moving in that direction. It was developed by Enterprise Community Partners as a way for affordable housing advocates and people who develop affordable housing to do a green product.

"We blended in a lot of the newest insulation, low-e windows, low VOC paints, green-labeled carpeting, and more. All of the construction waste was recycled, wherever possible, through Habitat for Humanity and Kurtz Brothers. Our goal was to go to almost-zero waste."

The homes have been designed to accommodate aging in place.

"All homes have a first-floor bedroom, bathroom, and laundry. That was a huge requirement for us because it enables first-floor living," she said.



A rendering of the 100-percent green home being designed by Doty & Miller Architects.

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continued on page 2