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## Cleveland EcoVillage celebrates its first Green Cottage

Residents of the Cleveland EcoVillage recently celebrated the completion of the neighborhood's latest green building, the first Green Cottage.



Linda Chojnacki

Developed by the Cuyahoga Community Land Trust, the Green Cottage project is a one-of-a-kind development, offering homeowners significant energy savings, healthy indoor environments, and accessible features.

The project meets Enterprise Green Communities standards and is the first affordable single-family development in Northeast Ohio to achieve LEED for Homes certification.

Through the Land Trust, homeowners purchase the home at a substantially reduced price. When they sell, they agree to allow a portion of the increase in the value of the home to stay with the home in order to bring the sale price down for the next moderate-income buyer.

Applicants must meet minimum and maximum income eligibility requirements, which are based on family size. For example, the maximum eligible income is \$34,800 for a one person household and \$49,700 for a four person household.

The recently unveiled Green Cottage is a three-bedroom house, located at 5810



EcoVillage's first Green Cottage in the Detroit-Shoreway neighborhood.

Pear Avenue in the Detroit-Shoreway Neighborhood. It is expected to have heating bills of just \$36 per month. It is also expected to achieve a Gold rating, and maybe the highest Platinum rating under the U.S. Green Building Council's LEED for Homes green building standard.

"This house will be a cozy and very energy-efficient home that will save me money through extremely low utility bills, and it will not harm the planet," said the home's new owner Dolores Watson.

According to GreenCityBlueLake, the energy efficiency is achieved with thick insulation in the walls and attic, advanced

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— Dolores Watson

framing techniques, high-performance windows and doors, careful air sealing to prevent leaks, and a 96-percent efficient furnace.

Additional green features include the home's sustainable location. It's an infill development site that's located in a dense, historic neighborhood that's served by public transit. There is onsite capture of stormwater, controlled ventilation, and moisture management. The home features Energy-Star rated lighting fixtures and appliances, water and water-heating efficiency, and materials and finishes that don't off gas and hazardous chemicals.

The home also has "universal design" so it's accessible to people with mobility impairments. It has an open floor plan, and the bathrooms and kitchen accommodate a wheelchair. There is no step at the rear entry. The three-bedroom model has a first-floor bedroom.

The cottage designs grew out of the Cleveland Green Building Coalition's Emerging Designers initiative, which brought together young architects to learn about green design, while applying what they learned to real projects.

Additional project partners include Civic Builders, the Detroit Shoreway Community Development Organization, Environmental Health Watch, Larsen Architects, and The Project Alliance.

The project's funders and supporters include the City of Cleveland Housing Trust Fund, Cleveland Action to Support Housing, Finance Fund, KeyBank, Ohio Housing Finance Agency, Ohio Housing Trust Fund, Village Capital Corporation, Your CFO Resource, Doty and Miller Architects, Enterprise Community Partners, and Home Depot Foundation.

The project seeks to provide green, healthy housing at an affordable price. The Cuyahoga Community Land Trust uses a shared-equity homeownership arrangement in which project subsidies are retained to make homes accessible to first-time and future buyers. This helps to maintain affordability in the neighborhood over the long term.

Linda Chojnacki specializes in real estate, home building, and city economic development. She can be reached at [lchojnacki@live.com](mailto:lchojnacki@live.com).

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## REAL ESTATE [CLASSIFIEDS]

# The Cuyahoga Community Land Trust creates opportunities for homeownership

The Cuyahoga Community Land Trust is a non-profit organization that develops permanently affordable homes in Cleveland. The Land Trust makes homeownership a reality for low- and moderate-income families by lowering the price of quality homes.

Right now, the CCLT has some exciting homeownership programs available:

### Green Cottages

The Green Cottages initiative features newly built, extremely energy-efficient, single-family homes in the Cleveland EcoVillage. Homes are priced for moderate income homebuyers and focus on the following:

### Environment

The homes are designed to preserve the environment through the latest in green building techniques, transit-oriented design, and significant reductions in energy consumption.

### Neighborhood

The goal is to create neighborhoods through infill development of vacant lots and maintaining the healthy mixed-income character of the near West Side.

### Individual Homeowners

Through pre-purchase support and assistance with mortgage qualification, buyers avoid the significant risks of today's real estate market. They also have access to an affordable, quality home with reduced utility costs.

### Community Investment

The project is an investment in creating communities and providing affordable homeownership for first-time and successive buyers.

### The Homebuyer Initiated Program

This program offers up to \$30,000 off many newly-built or substantially-rehabbed homes in the city of

Cleveland. Homes with quality construction and lower-than-market pricing are available to qualified low- and moderate-income homebuyers who meet Land Trust income guidelines. Thanks to generous support from the City of Cleveland Housing Trust Fund, HIP can be used in all city of Cleveland neighborhoods.

The Land Trust reduces the risks associated with homeownership for both homebuyers and their neighborhoods by offering quality homes at substantially-reduced prices. It assists clients in qualifying for healthy mortgages and makes sure that the home remains an affordable asset to the community for future generations.

For more on how the CCLT helps lower-income families become secure homeowners, call (216) 334-1620 or email [info@ccLandTrust.org](mailto:info@ccLandTrust.org).

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