



Chicago Community Loan Fund

Helping create communities where people thrive



**Developing a Green Project:
The Early Steps**

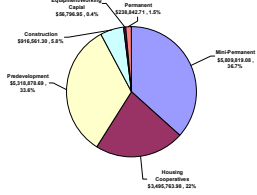
Housing Action Illinois
November 5, 2010




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Chicago Community Loan Fund

- Affordable housing pre-development
- Cooperative minipermanent financing
- Construction
- Social Enterprise
- Commercial Retail
- NSP



TA and Information
Aggregate Funds
Lend to community projects



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About CCLF

- Founded 20 years ago
- Currently capitalized at \$26M
- Have provided 200 loans since 1991, totaling over \$40 million in community financing
- Leveraged \$900 million of additional financing
- Over 5,000 housing units created or retained
- Over 1,000 jobs created or retained
- 1,700,000 square feet of nonprofit facility and commercial/retail space financed



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CCLF Sustainable Building Program

- www.greenaffordable.org
- Referrals and general guidance
- 2-day "Building for Sustainability" workshop
- Guide to Building for Sustainability
- Other Topical Workshops & Presentations
- Sustainable Builders Working Group



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Thinking about "Green" Development?



No




Maybe



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Issues / Considerations

- Not "If" but "How"
- Approach it like program development
- Industry is fast paced, new research and resources every day
- There is no magic bullet, but plenty of resources and tools to help



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Issues / Considerations

1) Are you rehabbing or constructing new? Are you managing?

- Rehab
 - Retrofit and Energy Efficiency Resources
 - Scope of work, contractors/vendors
- New Construction: Integrated Design Process, project team, project goals



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Issues / Considerations

2) What is your organizational capacity?

- Time consuming: developing capacity, management level administrative skills, staff roles, training of front line staff
- Knowledgeable Contractors
- Understand 1) Development, 2) Integrated Design
- Consultants
- Green Maintenance and Management
- Risk management



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Issues / Considerations

3) Financial considerations?



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Issues / Considerations

4) What are your goals?

- Reduce Pollution
- Lower Operating / Utility Costs
- Create Healthy Homes
- Manage Environmental Impact



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Issues / Considerations

5) What are the approaches/practices to reach your goals?



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Different approaches for different goals

■ Reduce Pollution & Waste



De-Construction



Recycling



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Different approaches for different goals

■ Operating Costs / Utility Costs



Solar Thermal



Insulation



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Different approaches for different goals

■ Healthier Homes



Low VOC Materials



Bamboo Floors



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Different approaches for different goals

■ Environmental Impact



Photovoltaic Panels





Bioswales



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Resources: Ratings/Criteria/Road Maps

- USGBC LEED, www.usgbc.org 
- Enterprise Green Communities www.greencommunitiesonline.org
- Energy Star, www.energystar.gov 
- AIA Carbon Reduction Strategy Matrix www.aiachicago.org/cote.asp
- Case Studies www.greenaffordable.org
- Financing requirements: IHDA, Chicago Green Permit



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Resources: Ratings / Criteria

LEED Considerations

Leadership in Energy and Environmental Design

- Project priority drift
- Added cost
- Standards
- A road map or guide, information and resources
- Marketing advantages



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Resources: Financing, Grants

- Loans are still loans
 - Some lenders do have triple bottom line approach; most don't
- Aff. Hsg. finance recognizes, some require greening
- Some targeted grants or incentives
 - IL Dept of Commerce and Economic Opportunity
 - City of Chicago Dept of Environment/Illinois Attorney General
 - Enterprise Community Partners Green Communities
 - Illinois Clean Energy Community Foundation
 - The Home Depot Foundation



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Resources: Info.

erichards@cclfcchicago.org, jlafleur@alliancees.org
www.alliancees.org
www.usgbc-chicago.org
www.energystar.gov
www.greenaffordable.org
www.cntenergy.org/buildings/energysavers
www.delta-institute.org
www.dsireusa.org



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Case Study: Rosa Parks Apartments

- ❖ Developer:
Bickerdike Redevelopment Corporation
- ❖ Architect:
Landon Bone Baker Architects
- ❖ Engineer/Green Consultant:
J.T. Katrakis & Assoc.
- ❖ General Contractor:
Humboldt Construction Company

Rosa Parks Apartments

- ❖ 94 Units of Family-Sized Housing
 - ❖ 1, 2, 3 & 4 bedroom units
 - ❖ 21 Accessible and Adaptable units
- ❖ 8 New Construction Buildings
 - ❖ Originally proposed as 20 buildings
 - ❖ Restructured for green efficiencies
 - ❖ Precast Concrete
- ❖ Urban Infill
 - ❖ Transit Friendly
 - ❖ Connectivity
 - ❖ Less than 1 for 1 Off-street Parking



Rosa Parks Apartments

- ❖ TDC = \$27 million
- ❖ 16 sources of financing
- ❖ Affordability a high priority, additional rent subsidies to serve below 15% & 30% AMI
- ❖ 26 units with Section 8 Project Based Vouchers



Rosa Parks Apartments

- ❖ Sources of Financing:
 - ❖ City of Chicago Dept of Community Development
 - ❖ Chicago Low-Income Housing Trust Fund
 - ❖ Illinois Housing Development Authority
 - ❖ HUD – TCAP/1602 Exchange
 - ❖ National Equity Fund
 - ❖ Harris NA
 - ❖ US Bank
 - ❖ JPMorgan Chase Bank (formerly Washington Mutual)
 - ❖ Chicago Housing Authority

Rosa Parks Apartments

- ❖ Sources of Financing con't:
 - ❖ Illinois Dept of Commerce and Economic Opportunity
 - ❖ City of Chicago Dept of Environment/Illinois Attorney General
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 - ❖ Illinois Clean Energy Community Foundation
 - ❖ The Home Depot Foundation

Rosa Parks Apartments

- ❖ "Green" Programs
 - ❖ DCEO Energy Efficient Construction Program
 - ❖ Chicago DOE/IL Attorney General Energy Grant
 - ❖ Chicago Green Homes – 2 Stars
 - ❖ Chicago Green Permit Program
 - ❖ LEED Silver Gold – 541 N. Homan
 - ❖ Enterprise Green Communities
 - ❖ Home Depot Foundation

Rosa Parks Apartments

- ❖ Green Feature Highlights:
 - Bamboo Flooring
 - Low VOC Paints, Sealants, Carpets
 - Increased Insulation
 - High Efficiency Furnaces
 - Energy Star Appliances
 - Permeable Pavers
 - Water Efficient Plumbing Fixtures
 - FSC Wood Products
 - 75% Construction Waste Diversion



Rosa Parks Apartments

- ❖ Green Feature Highlights can't
 - Highly Insulated
 - Low E windows
 - Energy Efficient Lighting
- ❖ 541 N. Homan Highlights
 - Geothermal Heating & Cooling
 - Solar Hot Water Heating
 - Green Roof





Rosa Parks Apartments

❖ Sustainable Operations:

- Green Resident Manual
- Green Building Maintenance Manual
- Green Tenant Organizer
- Green Janitorial Training



Rosa Parks Apartments

❖ Resident Education

- Laminated Reference Summary with information on special care of green items
- Green Welcome Bag
- Recycling Bins
- Individual Thermostat Training
- On-Going Educational Workshops & Events

Rosa Parks Apartments

❖ Lessons Learned

- ❖ Choose Your Team Wisely
 - ❖ More is not necessarily better
- ❖ Clearly Define Your Goals
 - ❖ Understand the Goals of Others
- ❖ Make Decisions Based on Your Goals
 - ❖ More is not necessarily better
- ❖ Document The Decision Making Process
 - ❖ Always include the "why"

Rosa Parks Apartments

❖ Lessons Learned con't.

- ❖ Be Your Own Quarterback
 - ❖ Build your own expertise
- ❖ Keep a Master List
 - ❖ Standardize decisions
- ❖ Communication in Writing
 - ❖ Eliminate assumptions
 - ❖ Always document the "why"
- ❖ Curriculum Development
 - ❖ Start yesterday!



Rosa Parks Apartments



Rosa Parks Apartments Questions?



www.greenaffordable.org



Helping create communities where people thrive.

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