Rochester Area Foundation

Dedicated to community vitality since 1944
First Homes
875 Starter Homes for Working Families

• Goal: 875 Homes
  • 379 rental homes
  • 536 owned homes
• Families served: 900+

• Local funding: $14 million
• Leveraged funding: $124.5 million
• Local leverage: 1:9

• Community Land Trust homes: 217
• CLT resales: 61
GREATER MINNESOTA HOUSING FUND

BUILDING BETTER NEIGHBORHOODS
Core Neighborhoods
Refocus in response to market changes
Imagine Kutzky
Neighborhood planning for revitalization
Property Inventory & Evaluation
PIE – neighborhood assessment tool
Property Inventory & Evaluation
PIE – neighborhood assessment tool
# Property Inventory & Evaluation

PIE – neighborhood assessment tool

<table>
<thead>
<tr>
<th>Condition</th>
<th>Preservation</th>
<th></th>
<th></th>
<th></th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>high</td>
<td>average</td>
<td>low</td>
<td>Total</td>
<td></td>
</tr>
<tr>
<td>above</td>
<td>80</td>
<td>10%</td>
<td>14</td>
<td>2%</td>
<td>94</td>
</tr>
<tr>
<td>standard</td>
<td>180</td>
<td>23%</td>
<td>299</td>
<td>38%</td>
<td>604</td>
</tr>
<tr>
<td>below</td>
<td>29</td>
<td>4%</td>
<td>36</td>
<td>5%</td>
<td>26</td>
</tr>
<tr>
<td>Total</td>
<td>289</td>
<td>37%</td>
<td>349</td>
<td>44%</td>
<td>151</td>
</tr>
</tbody>
</table>
Property Inventory & Evaluation
PIE – neighborhood assessment tool
Rehabilitating Existing Homes

Neighborhood rehab for revitalization
Redevelopment
Targeted blight removal for revitalization
Redevelopment
Targeted blight removal for revitalization
Housing Tax Credits
Building better neighborhoods
NSP Rehab Projects
912 W. Center Street
gREen-HABs
Sustainable, Durable, Affordable Housing Rehabilitations
**gREen-HABs**
Sustainable, Durable, Affordable Housing Rehabilitations

### Comparative Cost

<table>
<thead>
<tr>
<th>CRITERIA</th>
<th>TYPICAL COST</th>
<th>ACTUAL COST</th>
</tr>
</thead>
<tbody>
<tr>
<td>Section 3.2 Erosion and Sedimentation Control</td>
<td>$ 0</td>
<td>$ 0</td>
</tr>
<tr>
<td></td>
<td>City of Rochester requires these erosion control measures and are accepted as best practice.</td>
<td>Projects of this scale require relatively little disturbance of soil and are mainly controlled on site.</td>
</tr>
<tr>
<td>Section 4.1b Water-Conserving Appliances and R</td>
<td>$ 995</td>
<td>$ 1,290</td>
</tr>
<tr>
<td></td>
<td>Code requirements would be</td>
<td>Include additional cost associated.</td>
</tr>
</tbody>
</table>

![Image showing before and after rehabilitation of a house](image-url)
## gREen-HABs
Sustainable, Durable, Affordable Housing Rehabilitations

<table>
<thead>
<tr>
<th>Section 7.2</th>
<th>Low / No VOC Adhesives and Sealants</th>
</tr>
</thead>
<tbody>
<tr>
<td>$400</td>
<td>Cost to furnish standard caulks and sealants.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Section 7.3</th>
<th>Urea Formaldehyde-free Composite Wood</th>
</tr>
</thead>
<tbody>
<tr>
<td>$4,510</td>
<td>Typical residential cabinets constructed of particleboard, MDF and/or composite wood products.</td>
</tr>
</tbody>
</table>

| $4,864      | Plywood box cabinets were utilized in lieu of urea, formaldehyde-free materials. |

|$400         |

Low VOC caulks and sealants have become accepted as standard without increased cost.

Based on cost data collected from the general contractor, subcontractors, product vendors, and First Homes, the total additional cost to achieve Green Communities Certification for this project is $20,994.

Total contract construction costs for substantial rehabilitation $131,047

Percentage increase to construction contract to obtain Green Communities Certification %19.08
Redevelopment Projects
Kutzky Flats
Redevelopment Projects
Cascade Creek