

# Green In-Fill Program

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Planting the roots and providing the branches;  
Enabling sustainable green development and economic  
empowerment for communities across America

Education

Home Ownership

Downtown Revitalization

Training

Community Pride

Jobs

Street Beautification

Reduction of Crime

Facilitating Green America One Community at a Time

# Residential Renewal

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Urban and Rural cities across the United States have been undertaking the task of revitalizing or establishing new Business Districts in their communities to attract new businesses and pedestrian traffic. The creations of historical districts, downtown entertainment complexes, trade zones and open air shopping areas have been instituted in many cities across America. A majority of these projects will succeed with creative marketing, large financial investments, and time.

Cities who embark on these types of economic revitalization targeting “downtown areas” rarely address a factor that has a tremendous impact on the success and time frame for the completion of these projects. Residential areas in distress or lack of residential areas surround **95%** of the areas that these projects target. Current residents of these areas, traditional have low wage employment and the area in general has a high unemployment rate. 25% of the homes in these areas are vacant and abandoned with another ten percent of the area homes three to six months from falling into the same category.

**The Gateways to the “Downtown Renewal Projects” are these deprived residential areas.**

New Business, tourism dollars, and a vibrant downtown atmosphere will be difficult to achieve when the gateways to these areas are littered with distress. The entrance roads to a vibrant downtown district should project the **pride of community and home ownership.**

The roads should project the economical success of the city and the people who choose to live near vibrant downtown areas. The residential communities that surround these areas will directly impact the renewal of downtown areas and the amount of time it will take for the revitalization to be accomplished.

# Proactive Community Building

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The **Residential Greenhouse Program** is a pro-active facilitator to provide solutions, training and funding opportunities for residential community builders, municipalities and organizations to deliver environmentally responsible sustainable green development to the residents who reside in these areas.

The delivering of energy efficient green communities is only half the battle when attempting revitalization. Linking sustainable economic prosperity to the local residents of these communities is the true key for success.

The “Greenhouse” Program enables local residents in targeted areas to access quick response skill training and employment in the communities where they live. This program provides the opportunity for local residents to be physically involved in the revitalization of their community and the opportunity to purchase a newly constructed energy efficient home with low interest rates, no down payment or closing cost.

Municipalities sponsoring the Greenhouse Program, benefit by addressing pro-actively a multitude of issues that face cities undertaking revitalization. Vacant and abandon homes, high unemployment areas, low skill level job availability, communities with higher crime rates, and the revitalization of the entrance areas to downtown America are addressed in the Residential Greenhouse Program.

# Interlocking Circle of Redevelopment



## EDUCATION

Community outreach programs, initiatives and workshops focused on Educating residents of services and opportunities available.

## REDEVELOPMENT

The downtown business districts and tourist attractions flourish when the gateways to the areas are thriving

## COMMUNITY PRIDE

Residents given the opportunity to participate and witness true commitment from people outside their community will take ownership and pride to be part of the revitalization.

## TRAINING

Apprentice based training programs will provide quicker employment opportunities to residents with Contractors building new homes.

## CRIME REDUCTION

A increase in police presence in targeted communities and neighborhoods where new home construction is taking place.

## JOBS

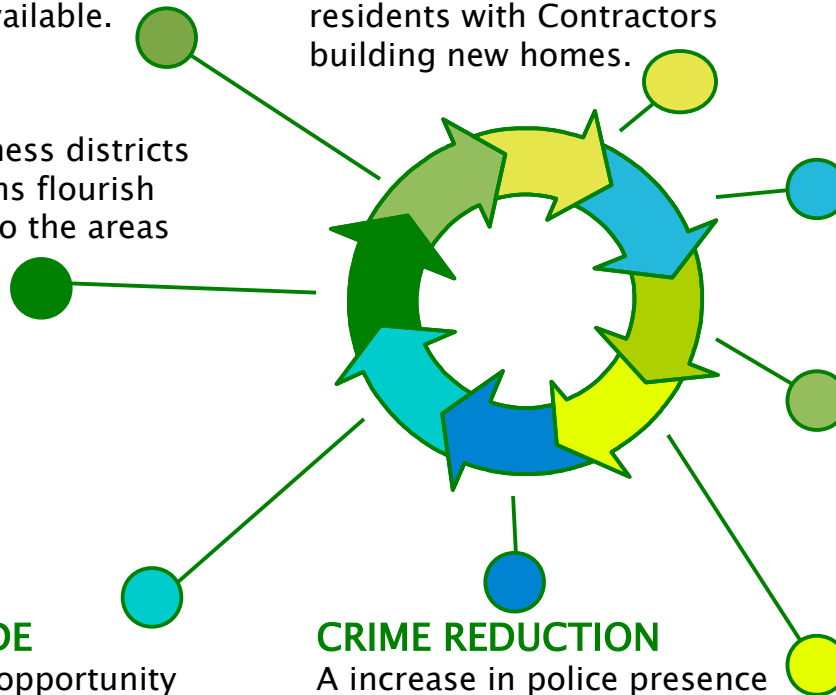
New and Existing Contractors participating and utilizing services through this program will utilize trained residents from the community for residential and commercial construction projects facilitated by CGF fostering community pride and economic prosperity for residents.

## HOME OWNERSHIP

CGF has put together several home ownership programs through HUD and local financial institutions to make the dream of home ownership within all residents reach.

## STREET BEAUTIFICATION

New home construction, increased community awareness and commitments from the private sector, muni and NGOs will provide the resources to transform neighborhoods.



# Providing the Tools

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## Construction Business Training and Job Creation|

Community Greenhouse Foundation, through existing and new Partnerships with Non-Profits, private Industry and funding vehicles has created a one stop resource pool for Minority and small Construction Business's to assist them in being competitive and secure contracts on both County and privately funded projects

Training and educational programs will be available for established contractors along with entry-level construction training programs for residents. Local contractors can find trained employees and request customized training for their current employees for projects that they are bidding or currently working. The program includes technical training and certification programs in sustainable development, energy efficient building practices and renewable energy (Solar Energy) that are top priorities on the National level of HUD, USDA, EPA and the Department of Energy. Partners of the program will provide assistance for contractors in all aspects of the construction industry including payroll services, bonding and insurance as an example.

## Educational workshops

Monthly workshops will be available focusing on Construction related subjects such as: Project bidding, estimating, and maximizing your labor in production building. Utilizing partnership agreements with over 40 Construction companies including both national and local firms representatives for these firms will assist and participate in the workshops and our Builders Mentor program.

## Contractor Business Resources

Through Non-Profit and Private partners, contractors can receive assistance with payroll services, bonding including their bonding capacity, and insurance both general liability and workers compensation.

# Targeting Areas for Impact

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- Target area can be as large or small as needed
- Area should be broken into controllable sections for New Home Construction
- Immediate impact will be most visible bordering main roads to downtown business districts
- Targeted areas can have a mixture of residential and commercial properties
- Areas with the highest impact should be given priority
- Community residents of targeted areas respond quicker when impact and commitment is tangible
- Downtown Business District owners and companies support “Community Greenhouse Program”
- Establishing recreational areas or the upgrading of existing areas enhance community participation and support
- Commitment to make a positive impact on community residents by city and county government fuels change and support