

New Holland

Danville, Ill.



Developer/Sponsor Crosspoint Human Services

Apartments 47

Description The New Holland Apartment project will significantly revitalize a historic building in downtown Danville, Ill., while providing one of the largest affordable multifamily structures in the area. The project is located in the West Downtown area—identified as a high priority area by the city—and is part of a broader revitalization plan to preserve historic structures, promote single-family housing development, rehabilitate multifamily structures and attract people back into the area. The redevelopment will reconfigure the current 53-unit structure into 47 apartments, 10 of which will be three-bedroom apartments, and two community/laundry rooms. All units will be affordable and are intended to serve people participating in programs provided or referred by Crosspoint Human Services, a nonprofit agency that offers comprehensive services for persons with mental illness and developmental challenges in Vermillion County. Crosspoint works in tandem with other community agencies to link people to services related to other issues such as job training, drug abuse and domestic violence. Twelve of the units in New Holland will be reserved for homeless people with special needs including mental illness, developmental disabilities, drug abuse, and domestic violence, and veteran status.

The Green Advantage The project includes many environmentally-friendly site improvements such as the return of historic features, landscaping with indigenous flowering trees and an adjacent park that has been newly landscaped for picnics and barbecues with an enclosed playground and a gathering place for residents. Some green features include:

- Water conservation in the landscaping plans
- Energy efficiency through the use of Geothermal HVAC, Energy Star appliances and reduced-flow/capacity plumbing fixtures
- Use of materials beneficial to the environment, recycling of demolished building materials and care taken to ensure material preserved as part of the historic renovation did not go into a landfill
- Constant ventilation in common areas and a ban on smoking
- Incorporation of LEED certification standards



Project Financing

Illinois Housing Development Authority: HOME funds	\$1,802,140
Enterprise Community Investment, Tax Credit Equity (9%)	\$2,864,679
Enterprise Community Investment, Historic Tax Credits	\$1,166,063
Federal Home Loan Bank of Chicago: Affordable Housing Program	\$184,000
Enterprise Green Communities Grant	\$46,000
Illinois Clean Energy Community Foundation Grant	\$211,402
Illinois Donation Tax Credits (for donation of building)	\$214,000
City of Danville, Community Development Block Grant	\$135,000
Enterprise Community Investment, Reserves (9%)	\$177,150
Crosspoint Human Services (developer)	\$249,816
Equity out of Escrow (9%)	\$166,500
Deferred Developer Fee	\$43,500
Total	\$7,260,250

Rents All of the units are affordable. Ten are reserved for persons with incomes at 40 percent of (AMI), 14 for those at 50 percent, and 23 for those at 60 percent.

Amenities New Holland is within a short walking distance of a library, museum, theater, restaurants, clothing and grocery stores as well as many private and public services and government offices.

Social Services Crosspoint operates eight residential facilities and provides assessment, therapy, counseling and training. Three full-time Crosspoint employees will maintain and operate New Holland on an ongoing basis. One of these will act as a full-time case manager to provide on-site supportive services to residents, helping to connect them to child care, employment, entitlement programs, medical care and life-skills training. Services will be provided directly by Crosspoint or through referrals to service providers and to institutions such as the YWCA, Prairie Center Health Systems, Inc., and the Department of Veterans Affairs.

Developer Crosspoint Human Services is the sole source provider of community mental health and developmental services in Vermillion County. Incorporation in 1980 through a merger of two Illinois nonprofit corporations enabled Crosspoint to become a provider of residential options for the populations it serves. It now owns eight residential facilities/apartments.

Architect Melotte-Morse-Leonatti, Ltd. (MML) has been providing historic architectural design, planning, building maintenance and conservation services to private, nonprofit, public and institutional organizations for 25 years.

General Contractor Evans Construction Company has been remodeling and building homes since 1913 and can take credit for more public and private office buildings, schools, churches, hospitals, nursing homes and government buildings than any other firm in the Springfield area.

Also assisting in the project are Eta Engineers, Inc., and Pusteri Development LLC, a firm with expertise in affordable housing.



Enterprise is a leading provider of the development capital and expertise it takes to create decent, affordable homes and rebuild communities. For 25 years, Enterprise has pioneered neighborhood solutions through public-private partnerships with financial institutions, governments, community organizations and others that share our vision. Enterprise has raised and invested \$8 billion in equity, grants and loans and is currently investing in communities at a rate of \$1 billion a year. Visit www.enterprisecommunity.org and www.enterprisecommunity.com to learn more about Enterprise's efforts to build communities and opportunity, and to meet some of the half a million people we have helped.

Through innovative new initiatives, Enterprise is providing the vision, the energy, and the resources to effect measurable change in the lives of low-income Americans. Green Communities is one such example of Enterprise's work. Enterprise and the Natural Resources Defense Council have joined together to transform the way communities think about, design, and build affordable housing. Green Communities will provide \$555 million of financing, equity, and grants to developers to build more than 8,500 rental and for-sale homes that promote health, conserve energy and natural resources, and enhance access to jobs, schools, and services.

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