



Renaissance at Rosemary Park

Bonita Springs, Fla.

Developer Bonita Springs Area Housing Development Corporation

Units 39

Description A robust transformation continues in the heart of urban Bonita Springs. An attractive new housing development promises to complement the emerging vibrancy in this Florida coastal community by providing affordable homes for purchase. Renaissance at Rosemary Park will feature 39 single-family homes, each with three-to-four bedrooms and two baths. As the city has seen the economy improve, job opportunities here have grown increasingly plentiful. But affordable housing options remain limited. Renaissance at Rosemary Park is part of a trend to ensure quality affordable housing for the city's service sector and others earning low- and moderate-incomes. The average home price in Bonita Springs is \$450,000. But the development's homes will sell for significantly less. The Bonita Springs Area Housing Development Corporation believes that safe, decent affordable housing for the community's workforce is vital to the city's economic environment. And with its various green elements, this compact new development will help protect the natural environment, while ensuring residents a healthy, cost effective and energy-efficient lifestyle.

A Green Advantage Renaissance at Rosemary Park will feature a number of green design and construction elements, including:

- Solar hot water heaters
- Enhanced insulation
- Energy-efficient lighting
- Compact development, with 8.5 homes per acre: Greater density carries a range of benefits, from reducing erosion and other negative effects on surrounding land to lowering the cost of improving roads, sewer systems and other public infrastructure. It also promotes healthy, walkable neighborhoods.
- Metal roofing: Compared with shingle roofs, metal roofs offer tremendous savings in cooling costs. While the metal roofs will cost \$6,000 to \$8,000 more per home than conventional roofs, they require minimal maintenance and will last for 50 years or more.
- The basic layout of the homes: Modeled according to the way homes were designed before air conditioning, the homes will feature doors at each end and none of its windows will open directly to sunlight.
- Xeriscaping: The new development will bypass traditional landscaping for native tropical plants that require minimal care and yield tremendous savings in water.



Project Financing	
Enterprise Early Predevelopment Loan	\$15,000
Florida Green Community Grants*	\$52,000
Florida Community Loan Fund/ Enterprise Acquisition Loan	\$427,500
Construction Loan (source to be determined)	\$3,900,000
City of Bonita Springs	\$1,066,700
County Community Land Trust	\$650,000
Total Development Costs	\$6,111,200
*Enterprise: \$42,000; Florida Community Loan Fund: \$10,000	

'A Sense of Community'

The word "sustainability" evokes complex systems and infrastructure. But for Larry Warner, the development's architect and green-building expert, its meaning is simple: "Sustainability is a sense of community," says Warner. His definition explains the design of Renaissance at Rosemary Park, which is no ordinary subdivision. The development will not offer any vehicular access to the front of the homes. Instead, residents will use a shared driveway in the rear of their homes. The impact promises to be functional, aesthetically pleasing and conducive to community building. For instance, no garage doors will face the street and no driveways will interrupt the community. That means children will be able to play safely across yards and, residents will walk out of their front door onto the sidewalk, not their parked car. "The average family lives in a house 7.1 years because there's no community," says Warner. "If you create spaces where people can interact with neighbors, it's harder to leave because they're invested."

A Green Campaign

The Green Communities criteria include a provision requiring developers to offer a plan to educate owners about the green building features of their new homes as well as the proper use and maintenance of those features. To meet the requirement, the Bonita Springs Area Housing Development Corporation came up with a clever campaign called, "Keep the Green in Your Pocket." Residents will sign an agreement guaranteeing that they will preserve the xeriscaping and keep up with other green maintenance factors.

Developer

The Bonita Springs Area Housing Development Corporation develops affordable housing for people earning low- to moderate-incomes in south Lee County, Fla. Since 1991, the organization has used government and private development funds to build quality, energy-efficient homes for families who typically don't qualify for the financing needed to purchase a home. To date, the development corporation has helped more than 90 families become homeowners, thanks to partnerships with Lee County, the city of Bonita Springs and other nonprofit organizations and private lenders. Through extensive credit-counseling programs, the development corporation helps people in homeless shelters, transitional housing and affordable rental communities to join the economic mainstream. The development corporation's first greenbuilding project, Renaissance at Rosemary Park has set a vital new, greener course for the organization. Says Executive Director Diane Ledford: "The hardest part is making a commitment to go green, and we've done that."



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.

For more information, please visit www.greencommunitiesonline.org.

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