

Green Coast Enterprises: Supporting Neighborhood Recovery and Resilience



Presentation Outline

I. Our philosophy

II. Project Home Again

- a. Project Home Again

III. Broadmoor

- a. Energy Efficiency Retrofits
- b. New construction
- c. Community Greens
- d. Project Sprout



Our Philosophy

We are a different kind of real estate development company:

- Triple-bottom line - economy, ecology, and equity
- Focus on urban areas in need of community renewal
- Focus on Southeastern U.S., especially coastal areas threatened by climate change
- Work in partnership with neighborhoods and community-based organizations
- Value long-term relationships based on quality and commitment rather than price competition

The Federal Flood



Project Home Again



- Philanthropic effort of the Riggio Family Foundation
- Largest Building America Project ever in Louisiana
- Helps displaced homeowners return to New Orleans

Project Home Again

- Phase IV under construction
- Removing concentrated blight through targeted investment
- Piloting a land swap mechanism that focuses development in key areas



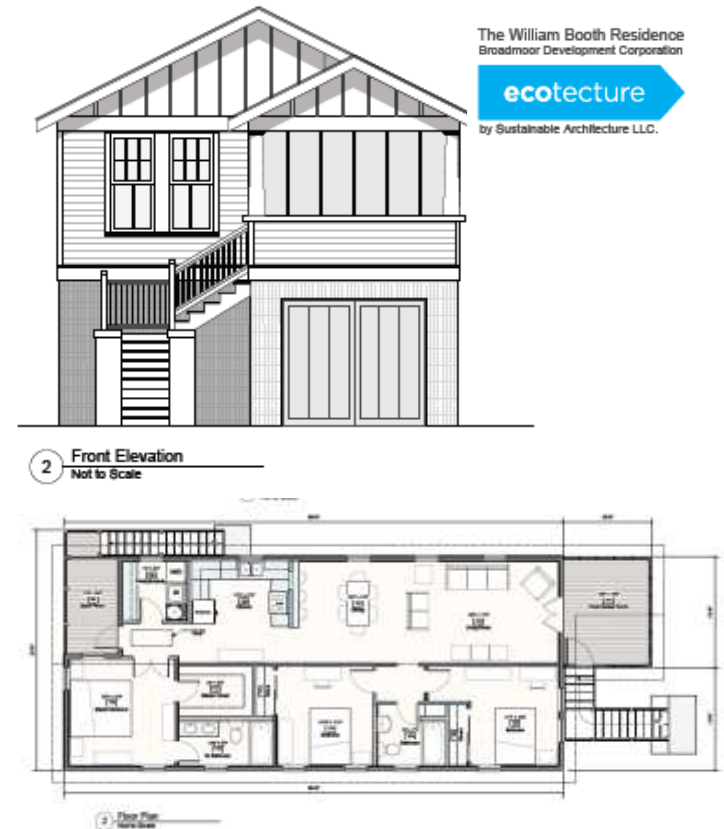
Green Home Sustainability



- Funded by the Salvation Army
- Energy retrofits for existing homeowners
- Team of local sub-contractors coordinated by Green Coast
- Focuses on air sealing, CFL replacement, roof and underfloor insulation, and tree planting
- Includes a hiring agreement for graduates of energy retrofit training

New Construction

- We are helping the Broadmoor neighborhood develop on 32+ blighted lots.
- Broadmoor Development Corporation is identifying homeowners who build community capacity
- GCE provides construction management services to Broadmoor
- Homes to meet LEED-H, Green Communities, Builder's Challenge, and other criteria



Community Greens



4035 Washington Ave:
Building: 9,152 SF
Lot: 18,866 SF

Apex Building:
Building: 8,903 SF
Lot: 15,000 SF

3300 South Broad:
Building: 4,319 SF
Lot: 3,346 SF

Rhodes Business Center:
Building: 28,838 SF
Lot: 19,116 SF

Rhodes Business Center:
Building: 0 SF
Lot: 11,455 SF

Community Greens



- Re-invest in blighted commercial corridors
- Delivery of neighborhood-focused services
- Development that responds to crisis in community health
- Create spaces that can be the rallying point for future neighborhood recovery
- Finance buildings to become permanent community-based grantmakers.

Community Greens – Financing Strategy



- Responsibility to do more with public and philanthropic funds
- Transformative projects require transformative approach
- Utilize leverage to pass benefits through to partners

Project Sprout

Before



After



- Following a model piloted in Pittsburgh by GTECH Strategies
- Grow biofuels on blighted property
- Generate hope on lots that have been dumping grounds
- Employ out of school youth
- Serve as an entry point for green economy, not the destination

Contact



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Thank you

