INDIANAPOLIS – (July 31, 2008) Today, Mayor Greg Ballard toured an environmentally friendly and affordable home on the city’s southeast side. The rehabbed home at 1411 S. New Jersey was one of three properties purchased and rehabilitated by Southeast Neighborhood Development (SEND) utilizing green building practices.

This home is part of the City of Indianapolis’s Green HOME Program that awards nonprofit groups funding from the U.S. Department of Housing and Urban Development (HUD) to make their homes healthy, energy efficient and affordable for low – to – moderate – income families. This pilot project for both SEND and the City of Indianapolis is being used to establish funding guidelines for other nonprofit affordable housing developers.

“This pilot project shows that Indianapolis is a compassionate city and an environmentally conscious city,” said Mayor Ballard. “Building strong, sustainable neighborhoods is key to the future success of our city.”

The project focuses on energy efficiency, indoor air quality and the use of recycled and rapidly renewable materials. The homebuyer will save on heating and cooling costs due to the dense-pack insulation, a high efficiency furnace that has been properly sized to fit the home, and duct work that is located within the heated and cooled space of the home. SEND has also furnished the home with ceiling fans to help with air flow and circulation, as well as to provide for an alternative to the air conditioning system. In addition to the furnace, all of the appliances and the water heater will be high-efficiency to further reduce operating costs for the homeowner.

Special consideration was given to the types of adhesives, caulking and paint that were used in order to improve indoor air quality. Only products that contained low or no volatile organic compounds (VOC’s) were used, greatly reducing the amount of offgasing within the home - mitigating potential adverse health effects for the new homeowner.
Per EPA recommendations, SEND has also installed a radon mitigation system. Because the rehabbed home was constructed prior to 1978, all lead paint hazards have been removed and the home will be tested for compliance with HUD standards.

These measures were implemented because studies show that low – to – moderate – income families disproportionately suffer from higher incidents of respiratory illnesses. Furthermore, this demographic is least likely to seek preventative health care stressing the importance of clean indoor air.

In addition, 1411 S. New Jersey is part of a larger SEND event called “Fab for Less.” All three of the new green homes will be available for tour by the public August 23 and 24. This event will showcase the redevelopment efforts of SEND and demonstrate a neighborhood’s ability to attack blight and turn two downtown blocks into an attractive place to live.

**About the Green HOME Program**
The City of Indianapolis’ Green HOME Program will bring healthier, energy-efficient homes to low and moderate income families earning 80 percent or less of the area median income. The goal of the program is to produce high-quality affordable homes that are energy efficient, healthy, and durable. By building local capacity to develop green affordable housing, the City is helping to create both short- and long-term value for low to moderate income homebuyers, affordable housing developers and the community as a whole.