



# SMART GROWTH EDUCATION FOUNDATION COMMUNITY ASSISTANCE GRANT PROGRAM

Growth is inevitable and it needs to be planned for while there is still time to make rational decisions concerning land use. In its broadest sense, that is what is meant by SMART GROWTH...meeting the housing demand in “smarter ways” by planning for and building to appropriate densities, preserving meaningful open spaces, and protecting environmentally sensitive areas.

The Smart Growth Education Foundation (SGEF), which was formed in 1999 by home builders and related industries in Northeast Ohio, is taking the lead in helping local communities to update their planning and zoning to help manage their future growth.

## **Available Funding**

To aid communities to begin the planning process, the Smart Growth Education Foundation has established a grant program to provide “seed” money to help pay for professional planning help.

SGEF will fund up to 40% of an eligible project with the maximum amount not to exceed \$4,000 for any single project. However, each project will be reviewed on a case by case basis and, if a project demonstrates “extraordinary compliance” with multiple Smart Growth principles, a higher level of funding could be considered.

One-half of the grant amount will be paid at the outset of the project; the second half will be paid when the project is completed. SGEF generally expects that the project will be completed within twelve (12) months.

## **Selection Criteria for Community Assistance**

There are several criteria that need to be met in order for a community to receive a grant for land planning or re-zoning from the SGEF. **PLEASE CHECK one or more** of the following that you feel the new planning or zoning project will accomplish:

**Preserves Natural Resources.** The proposal will preserve natural resources or provide open space through the flexible arrangement of the dwelling units that are permitted on the property. Flexible techniques could include clustering, conservation development principles, the use of density incentives, transfer of development rights, etc.

**Supports Infill Development.** The proposal is for new residential development or redevelopment opportunities within existing “development rings.” In larger metropolitan areas these development rings include the central city and both its older and newer surrounding suburbs. In smaller areas, the existing development ring may only include the core city or village. Toward this end the proposal must demonstrate that *economically feasible densities* will be permitted; *realistic development regulations* are or will be in place; and a *streamlined review* will be utilized to process infill applications.

**Is Contiguous to Existing Developed Areas.** The proposal is contiguous to the “development rings” that surround the major metropolitan areas or smaller, free-standing settlements. These may include smaller cities, villages, or unincorporated concentrations of development. Reinforcing existing developed areas means that future growth or development will *be at densities that are at least equal to or even higher* than the densities prevailing in the existing developed area; *be consistent with the prevailing uses and characteristics* of the contiguous developed area; *utilize existing infrastructure*, such as roads and utilities, while recognizing that the existing infrastructure may need to be upgraded and/or expanded; and *be realistically sensitive to market requirements and buyer expectations* in order for the proposed development to have reasonable expectations for success.

**Creates Independent Mixed-Use Centers.** The proposal has a *size, density and mix of residential and commercial uses* to offer a variety of housing and supporting services in a single location. Specifically, it will provide a *variety of residential housing* to help meet the housing needs of all demographic segments of the population; provide *supporting services* and/or *employment opportunities*; preserve *natural resources and open space*, both within the proposed new development and between the existing developed areas and the newly proposed development; and utilize the *existing road network* to the maximum extent possible.

(Please be advised that the SGEF may want to publicize this agreement and/or the results of the study for its own educational programs or public relations materials.)

**Application**

This application will be reviewed, and the community officials will be notified within two weeks of receipt.

On a separate paper, please give a brief description of the assistance needed and please explain how the contemplated project will either (1) preserve natural resources; (2) support infill development; (3) be contiguous to existing developed areas; or (4) create independent mixed-use centers. Also, when would you expect to begin the project? What is the extent to which it is supported by community officials?

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Name of Community County

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Print Name Title

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Signature Date Phone

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Address Fax

Please send this completed application and a supplemental sheet of explanation to:

Smart Growth Education Foundation  
 Community Assistance Program  
 c/o 6140 West Creek  
 Cleveland, OH 44131

Or fax to: (216) 524-0758