

Park Avenue Apartments

Minneapolis, Minnesota



Developer/Sponsor Lutheran Social Service of Minnesota (LSSMN)

Architect BKV Group

General Contractor Weis Builders

Units 48

Project Description Park Avenue Apartments will be built adjacent to Lutheran Social Service's new service center, Center for Changing Lives, opening in the winter of 2008. The new center will house mental health counseling services, after school services for kids, wellness services, housing, and financial services. All 48 units are affordable, with 38 units targeted for households earning up to 45% area median income and the remaining ten units targeted for households earning up to 15% area median income. Thirteen apartments are specifically designated for households experiencing long-term homelessness or near homelessness. These households will pay no more than 30% of their income towards rent.

A Green Advantage Park Avenue Apartments will be constructed using various sustainable methods and will include a variety of green features that will benefit both the residents and the surrounding community, including:

- Use of previously developed urban sites; close to transit and with secure parking. Encourages residents and staff to bicycle, walk, and/or use public transportation to access nearby amenities.
- Approximately 65% of all construction and demolition waste to be diverted from the waste stream through recycling and reuse.
- Rehabilitation of a brownfield site.
- Recycle/reuse of existing building materials.
- Low-impact native and adaptive landscaping.
- Management of storm water on site through collection of water in rain gardens and drywells.
- Participation in the Energy Design Assistance Process (energy modeling) in partnership with the Weidt Group and Xcel Energy to surpass current energy code by at least 30%.
- Energy Star appliances, lighting, and daylight sensors for outdoor fixtures.
- Low- or no-VOC paints, sealants, adhesives and finishes to improve comfort and health.
- Water conserving appliances and fixtures will reduce consumption by approximately 40%.
- Underground parking (with reduced number of spaces) creates a more walkable site, reduces need for impervious surfaces, and reduces heat island effect.
- Limited or no carpeting usage.



Project Financing

Minnesota Green Communities	\$27,000
Low Income Housing Tax Credits	\$7,003,700
State of Minnesota General Obligation Bonds	\$2,052,656
Hennepin County Affordable Housing Incentive Fund	\$1,000,000
City of Minneapolis Affordable Housing Trust Fund	\$500,000
State of Minnesota Planning Grant	\$350,000
General Partner Equity	\$153,000
Minnesota Housing Ending Longterm Homelessness Initiative Fund	\$140,077
Family Housing Fund	\$27,000
Total Project Financing	\$11,313,433

Rents Park Avenue Apartments consists of nine one bedroom units (\$400 for three near-homeless units and \$600 for six units), 15 two-bedroom units (approximately \$200 for five units for long term homeless and \$750 for remaining ten units), 20 three-bedroom units (approximately \$250 for five long-term homeless units and \$860 for remaining fifteen units) and 4 four bedroom units (\$960 for four units).

Amenities Park Avenue Apartments are located next to the Lutheran Social Service's Center for Changing Lives with access to a variety of social services and community support. The development is well-located on a bus line and within walking distance to commercial and retail establishments. For residents with automobiles, underground parking is included in the rent. Park Avenue Apartments offer a variety of unit sizes and layouts to appeal to both individuals and families with children, and provides convenient on-site laundry facilities and a playground.

Social Services Services will be provided by Lutheran Social Service's Housing Services, a leading provider for the past twenty years. With compassion and fairness, LSS helps individuals and families identify their needs and develop a plan to achieve their goals using the Strength Based Model.

Developer Lutheran Social Service, founded in 1864, is the largest private, non-profit organization in the state of Minnesota, providing social services to over 100,000 Minnesotans every year. LSS has acquired, owned and managed properties for decades and became involved in housing development in the early 1990's. Through their involvement with the Phillips Park Initiative, and previous ownership experience, LSS embarked on this journey to rebuild its service center and develop 48 units of affordable housing.



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Minnesota Green Communities, a collaboration of the Greater Minnesota Housing Fund, the Family Housing Fund, and Enterprise, is an initiative designed to foster the creation of affordable, healthier, and more energy-efficient housing throughout Minnesota. The initiative will support the production of affordable housing with markedly reduced energy costs, use of materials beneficial to the environment, conservation-minded land use planning, and attention to the creation of healthy environments and lifestyles for individuals, children, families, and communities. For more information, please visit www.mngreencommunities.org.

Minnesota Green Communities c/o Greater Minnesota Housing Fund
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