The Wellstone

Minneapolis, Minnesota

Developer/Sponsor  A partnership between Hope Community and Aeon

Units  49

Description  The Wellstone includes 49 new apartments in the third of a four-phased development known as Gateway. Each phase occupies its own corner of a major intersection in a revitalizing neighborhood just south of downtown Minneapolis. The building is named for Paul Wellstone, the late U.S. senator from Minnesota. It is four stories of wood-framed residences over a below-grade concrete parking structure. This mixed-use, mixed-income development includes nearly 5,000 square feet of commercial space, which Hope Community would like to lease to a coffee shop or restaurant. The building also includes a 2,100-square-foot community center. Just shy of an acre, the site was last home to a gas station and convenience store.

A Green Advantage  Green features include:

• Solar domestic hot water system
• Energy Star light fixtures and appliances, including front-loading washing machines
• Increased efficiency of unit heating and cooling systems
• High-efficiency garage heat system and carbon monoxide monitors
• High-efficiency ramp snowmelt system
• Continuous ventilating bathroom fans for moisture control
• Low-E window glazing
• Green label carpets
• Low-flow toilets and showerheads
• Low-VOC paints, sealants and adhesives
• Rain gardens for storm water retention
• Native landscaping and a high-efficiency bubbler-type irrigation system

Rents  Thirty-seven of the units are reserved for households earning up to 50 percent of area median income (AMI). The remaining 12 units are available at market rate rents. The AMI in the Twin Cities metropolitan area was $83,900, and a single person at 50 percent of AMI earns $29,350.

Amenities  Amenities available to residents include a below-grade parking, an outdoor play space, access to four major transit stops and proximity to the Minneapolis central business district. The two community centers in Gateway provide social events and educational programs as well as leadership and community organizing opportunities. Art, music and recreational opportunities are available to children, youth and families.
Social Services  Hope Community emphasizes resident engagement throughout its portfolio and neighborhoods. Specific programs include:

• Community listening. More than 1400 adults and youth have participated in dialogues about their community through Hope.
• Organizing and leadership training
• Programs that serve more than 200 children and teens each year
• The Hope Learning Center where more than 150 adults move closer to educational and job goals each year.
• Community and cultural activities, events and celebrations

Developers  Hope Community has worked in one of the most diverse and economically challenged areas of Minneapolis, Minn., since 1977. Hope owns and operates 126 low-income rental units, helping to sustain a thriving multicultural community. Hope’s residents and neighbors from the surrounding community participate in learning and leadership opportunities, activities for children, youth and families, and community and cultural events.

Aeon is an award-winning nonprofit developer of apartments and townhomes in the Minneapolis/St. Paul metropolitan area, and serves more than 2,700 people annually. Aeon’s mission is to create and sustain quality affordable homes that strengthen lives and communities. The organization currently owns and manages 1,669 homes. Established in 1986 as Central Community Housing Trust (CCHT), its name was changed to Aeon in 2007.

Architect  UrbanWorks Architecture
Cunningham Group (early master planning of the Gateway development)

Enterprise  is a leading provider of the development capital and expertise it takes to create decent, affordable homes and rebuild communities. For more than 25 years, Enterprise has introduced neighborhood solutions through public-private partnerships with financial institutions, governments, community organizations and others that share our vision. Enterprise has raised and invested more than $10 billion in equity, grants and loans to help build or preserve more than 250,000 affordable rental and for-sale homes to create vital communities. Enterprise 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.

Through Green Communities, Enterprise is working to transform the way communities think about, design, build and rehabilitate affordable housing. Since 2004, Enterprise has provided $655 million in financing, equity and grants to developers to build 14,600 Green Communities homes that promote health, conserve natural resources, increase energy efficiency and enhance access to jobs, schools and services.

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