

# Park Avenue Apartments, Minneapolis, MN

## LEED Certified Affordable & Supportive Housing



**Park Avenue Apartments** contain 48 units of affordable housing, with 38 units targeted for households earning up to 50% area media income. The remaining 10 units are supportive housing for families and are designated for households experiencing long-term homelessness or at significant risk of long-term homelessness.

**Owner/ Sponsor:** Lutheran Social Service of Minnesota

**Developer:** Lutheran Social Service of Minnesota

**Property Management:** Hayes Gibson Management

**Service Provider:** Lutheran Social Service - Housing Services

**Tenant Profile:** Thirty-eight (38) units are for households earning up to 50-60% of area median income. Ten units are designated for families experiencing long-term homelessness; they do not pay more than 30% of their income for rent.

**Service Approach:** Lutheran Social Service of Minnesota - Housing Services provides case management services for the ten supportive housing units within the building. This includes intake, assessment, goal setting, and managing progress with the support of a housing services case manager.

### Key Features and Innovations:

Park Avenue Apartments have been constructed using various sustainable methods and includes a variety of green features that benefit both the residents and surrounding community. Park Avenue Apartments holds a Silver LEED certification.

- Urban site helps residents utilize public transportation.
- Secure bicycle storage encourages healthier transportation methods.
- Underground parking create a more walkable site and reduces heat island effect.
- Preferred parking for fuel efficient vehicles.
- Approximately 65% of all construction and demolition materials were recycled.
- Water and energy conserving fixtures and appliances.
- Low-impact native and adaptive landscape.
- Management of storm water and rain gardens and drywells.
- Low or no VOC paints, sealants, adhesives and finishes.

## Financing

### Capital

Low Income Housing Tax Credits	\$7,003,700
State of Minnesota General Operating Bonds	\$2,052,656
Affordable Housing Incentive Fund, Hennepin County	\$1,000,000
Affordable Housing Trust Fund, City of Minneapolis	\$500,000
State of Minnesota Planning Grant	\$350,000
General Partner Contribution	\$153,000
Minneosta Housing, Ending Longterm Homelessness Initiative Fund	\$140,077
Family Housing Fund	\$85,000
Minnesota Green Communities, Enterprise Fund	<u>\$29,000</u>
<b>Total</b>	<b>\$11,313,433</b>

### Operating (Annually)

Minnesota Housing, Ending Longterm Homelessness Initiative Fund	<b>\$50,000</b>
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### Services (Annually)

Hennepin County Supportive Housing Incentive Fund	\$30,000
Frye Foundation	<u>\$30,000</u>
<b>Total</b>	<b>\$60,000</b>

## About Lutheran Social Service of Minnesota

**Lutheran Social Service of Minnesota** (LSS) is the largest statewide, private, non-profit social service agency in Minnesota. LSS came into being January 1, 1963 through a merger of several organizations. They trace their roots to 1865 when a small congregation took in orphaned children who needed care and protection. LSS now operates from over 300 locations across the state with over 2,200 employees.

**LSS Housing Services** offers a continuum of programs for low-income families in the metropolitan area. Each year they serve approximately 400 metropolitan households through Transitional Housing with Case Management (est. 1991), It's All About the Kids (est. 2001), Journey Homes (est. 2004), Rental Subsidy (est. 2005) and Family Roots Alliance (est. 2006). LSS Housing Services provides intake and assessment, case management for families, and property owner recruitment services to ensure that quality housing is available for families to live. Their geographic service area is the Minneapolis-St. Paul metro area, including Hennepin, Anoka, Carver, and Scott Counties.

## About CSH

The Corporation for Supportive Housing (CSH) is a national non-profit organization and community development financial institution that helps communities create permanent housing with services to prevent and end homelessness. Founded in 1991, CSH advances its mission by providing advocacy, expertise, leadership, and financial resources to make it easier to create and operate supportive housing. CSH seeks to help create an expanded supply of supportive housing for people, including single adults, families with children, and young adults, who have extremely low-incomes, who have disabling conditions, and/or face other significant challenges that place them at on-going risk of homelessness. For more information about CSH, please visit [www.csh.org](http://www.csh.org).



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