City of Minneapolis

Green Homes North Round 3

Minneapolis City Council
Community Development and Regulatory Services Committee

February 25, 2014

Green Homes North

The City of Minneapolis has identified three goals for Green Homes North:

Build 100 Green Homes in North Minneapolis over 5 years

- Provide innovative, quality, green homes for home buyers to boost confidence in the housing market
- Increase energy efficiency and sustainability utilizing Green Communities Criteria

Create job opportunities for local residents and minority and women-owned businesses

- RENEW ensures a well-trained North Minneapolis workforce to build green homes; provides credentialed training and access to skill-building internships in green residential construction
- Developers must have a plan for recruiting and hiring North Minneapolis contractors, subcontractors, employees, suppliers, etc. to meet Minneapolis Employment Goals: 32% minority and 6% female

Promote Minneapolis businesses providing green housing products

- Twin Cities Green Products and Services Directory

Green Homes North Funding

FUNDERS:

- City of Minneapolis
- Minnesota Housing
- Family Housing Fund
- Twin Cities Community Land Bank

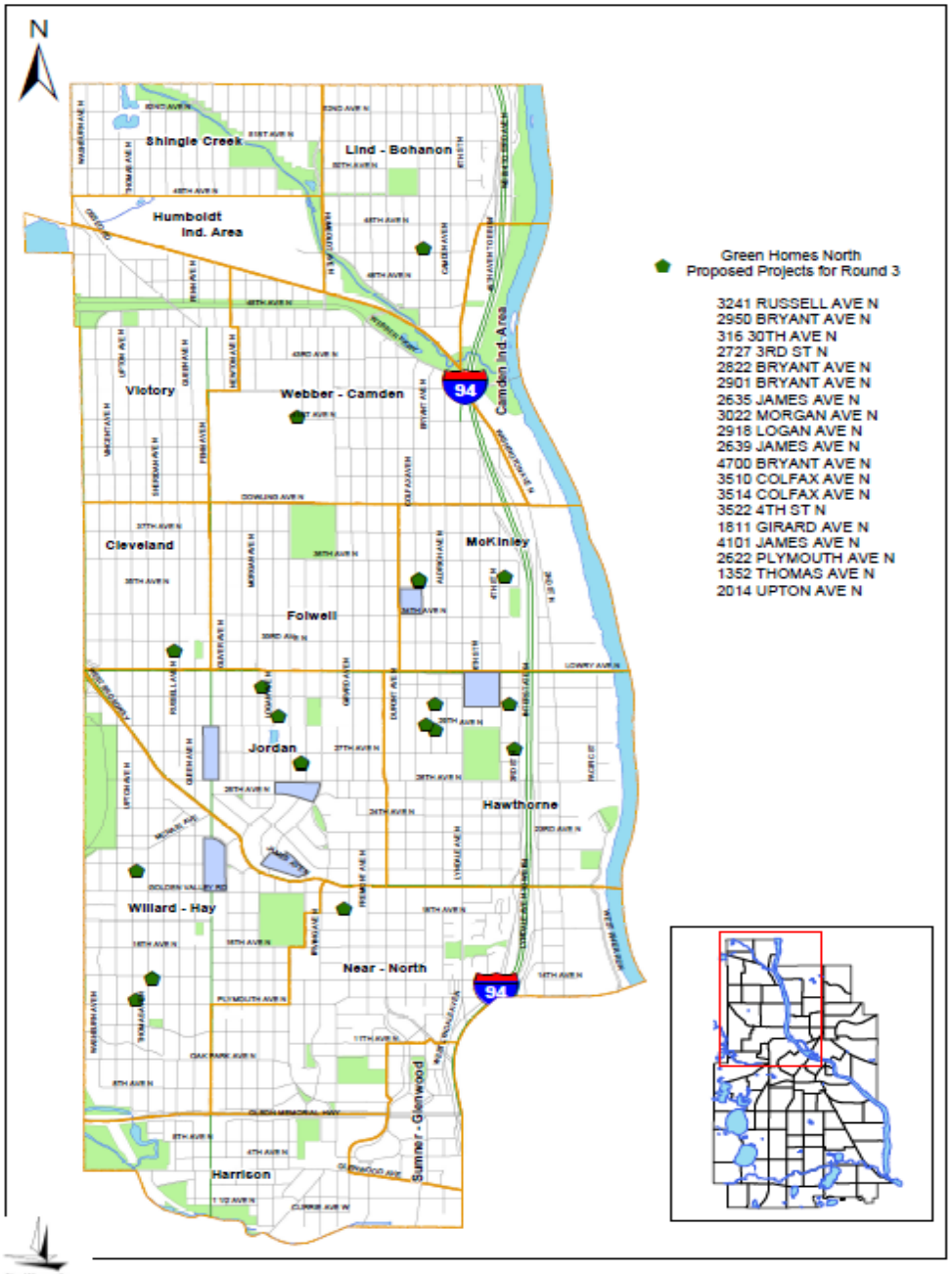
FUNDING:

- Loan and subsidy pool
- Funds will be repaid at sale, minus the subsidy required to bridge the gap between the development cost and the sales price.

AWARDS:

- Rounds 1 and 2 - $1.7 million awarded for 27 homes
- Round 3 - $1.1 million recommended for 20 homes

Green Homes North Proposed Round 3 Locations



Jean Bain | Northside Home Fund | 1.17.2014
Source: CPED

Green Homes North Projects Round 3

ADDRESS	NEIGHBORHOOD	DEVELOPER	PROPOSED GHN AWARD
2014 Upton Ave N	Willard Hay		
2950 Bryant Ave N	Hawthorne		
316 30th Ave N	Hawthorne	PPL	$75,100
4700 Bryant Ave N	Lind Bohanon		
4704 Bryant Ave N	Lind Bohanon	CLCLT	$94,300
3510 Colfax Ave N	McKinley		
3514 Colfax Ave N	McKinley		
2635 James Ave N	Jordan	GMHC	$145,220
3022 Morgan Ave N	Jordan		
2918 Logan Ave N	Jordan		
3522 4th St N	McKinley	Habitat	$105,635
1811 Girard Ave N	Near- North		
2639 James Ave N	Jordan		
2727 3rd Street N	Hawthorne	PRG	$145,321
3241 Russell Ave N	Cleveland		
4101 James Ave N	Webber-Camden	Peyser LLC	$195,750
2822 Bryant Ave N	Hawthorne		
2901 Bryant Ave N	Hawthorne	UHW	$136,766
2622 Plymouth Ave N	Willard-Hay		
1352 Thomas Ave N	Willard-Hay	Artspace	$241,516
		TOTAL	**$1,139,608**

2014 Upton Avenue North

- Beds: 3
- Baths: 2.5
- Square Feet: 1624
- Year Built: 2014
- Garage: Yes
- Stories: 2
- Neighborhood:
  Willard Hay
- Developer: PPL
- Architect: Concentric
  Rosemary Dolata

2950 Bryant Avenue North

- Beds: 3
- Baths: 2.5
- Square Feet: 1644
- Year Built: 2014
- Garage: Yes
- Stories: 2
- Neighborhood:
  Hawthorne
- Developer: PPL
- Architect: Concentric
  Rosemary Dolata

316 30th Avenue North

- Beds: 3
- Baths: 2
- Square Feet: 1400
- Year Built: 2014
- Garage: Yes
- Stories: 2
- Neighborhood:
  Hawthorne
- Developer: PPL
- Architect: Concentric
  Rosemary Dolata

4700 Bryant Avenue North

- Beds: 3 + 1
- Baths: 1.5 + 1
- Square Feet:
  1640 + 540 = 2180
- Year Built: 2014
- Garage: Yes
- Stories: 2
- Neighborhood:
  Lind-Bohanon
- Developer: CLCLT
- Architect: Marnie Peichel

4704 Bryant Avenue North

- Beds: 3 + 1
- Baths: 1.5 + 1
- Square Feet:
  1640 + 540 = 2180
- Year Built: 2014
- Garage: Yes
- Stories: 2
- Neighborhood:
  Lind-Bohanon
- Developer: CLCLT
- Architect: Marnie Peichel

3510 Colfax Avenue North

- Beds: 3
- Baths: 3
- Square Feet: 1650
- Year Built: 2014
- Garage: Yes
- Stories: 2
- Neighborhood:
  McKinley
- Developer: GMHC
- Architect:
  Cermak Rhoades

3514 Colfax Avenue North

- Beds: 3
- Baths: 3
- Square Feet: 1650
- Year Built: 2014
- Garage: Yes
- Stories: 2
- Neighborhood: McKinley
- Developer: GMHC
- Architect: Cermak Rhoades

2635 James Avenue North

- Beds: 3
- Baths: 2.5
- Square Feet: 1650
- Year Built: 2014
- Garage: Yes
- Stories: 2
- Neighborhood:
  Jordan
- Developer: GMHC
- Architect: Chic Hansen

3022 Morgan Avenue North

- Beds: 4
- Baths: 2
- Square Feet: 1797
- Year Built: 2014
- Garage: Yes
- Stories: 2
- Neighborhood:
  Jordan
- Developer: Habitat
- Architect: Staff

2918 Logan Avenue North

- Beds: 4
- Baths: 2
- Square Feet: 1565
- Year Built: 2014
- Garage: Yes
- Stories: 2
- Neighborhood: Jordan
- Developer: Habitat
- Architect: Staff

3522 4th Street North

- Beds: 4
- Baths: 2
- Square Feet: 1493
- Year Built: 2014
- Garage: Yes
- Stories: 2
- Neighborhood:
  McKinley
- Developer: Habitat
- Architect: Staff

1811 Girard Avenue North

- Beds: 3
- Baths: 1.5
- Square Feet: 1856
- Year Built: 2014
- Garage: Yes
- Stories: 2
- Neighborhood:
  Near-North
- Developer: PRG
- Designer:
  St. Amant Design

2639 James Avenue North

- Beds: 3
- Baths: 1.5
- Square Feet: 1856
- Year Built: 2014
- Garage: Yes
- Stories: 2
- Neighborhood:
  Jordan
- Developer: PRG
- Designer:
  St. Amant Design

2727 3rd Street North

- Beds: 3
- Baths: 1.5
- Square Feet: 1856
- Year Built: 2014
- Garage: Yes
- Stories: 2
- Neighborhood:
  Hawthorne
- Developer: PRG
- Designer:
  St. Amant Design

3241 Russell Avenue North

- Beds: 3
- Baths: 2.5
- Square Feet: 1780
- Year Built: 2014
- Garage: Yes
- Stories: 2
- Neighborhood:
  Cleveland
- Developer: Peyser
- Architect/Designer:

Isenberg+Associates
NVizeon Inc.

4101 James Avenue North

- Beds: 3
- Baths: 2.5
- Square Feet: 1780
- Year Built: 2014
- Garage: Yes
- Stories: 2
- Neighborhood: Webber-Camden
- Developer: Peyser
- Architect/Designer: Isenberg+Associates

NVizeon Inc

2822 Bryant Avenue North

- Beds: 3
- Baths: 2
- Square Feet: 1800
- Year Built: 2014
- Garage: Yes
- Stories: 2
- Neighborhood:
  Hawthorne
- Developer:
  Urban Homeworks
- Architect: Locus

2901 Bryant Avenue North

- Beds: 3
- Baths: 2
- Square Feet: 1800
- Year Built: 2014
- Garage: Yes
- Stories: 2
- Neighborhood:
  Hawthorne
- Developer:
  Urban Homeworks
- Architect: Locus

2622 Plymouth Avenue North

- Beds: 3
- Baths: 2
- Square Feet: 1700
- Year Built: 2013
- Garage: Yes
- Stories: 2
- Neighborhood: Willard-Hay
- Developer: Artspace
- Architect: Hive Modular

1352 Thomas Avenue North

- Beds: 3
- Baths: 2
- Square Feet: 1700
- Year Built: 2013
- Garage: Yes
- Stories: 2
- Neighborhood:
  Willard-Hay
- Developer: Artspace
- Architect: Hive Modular

Green Homes North

For more information:
www.minneapolismn.gov/cped/GreenHomesNorth

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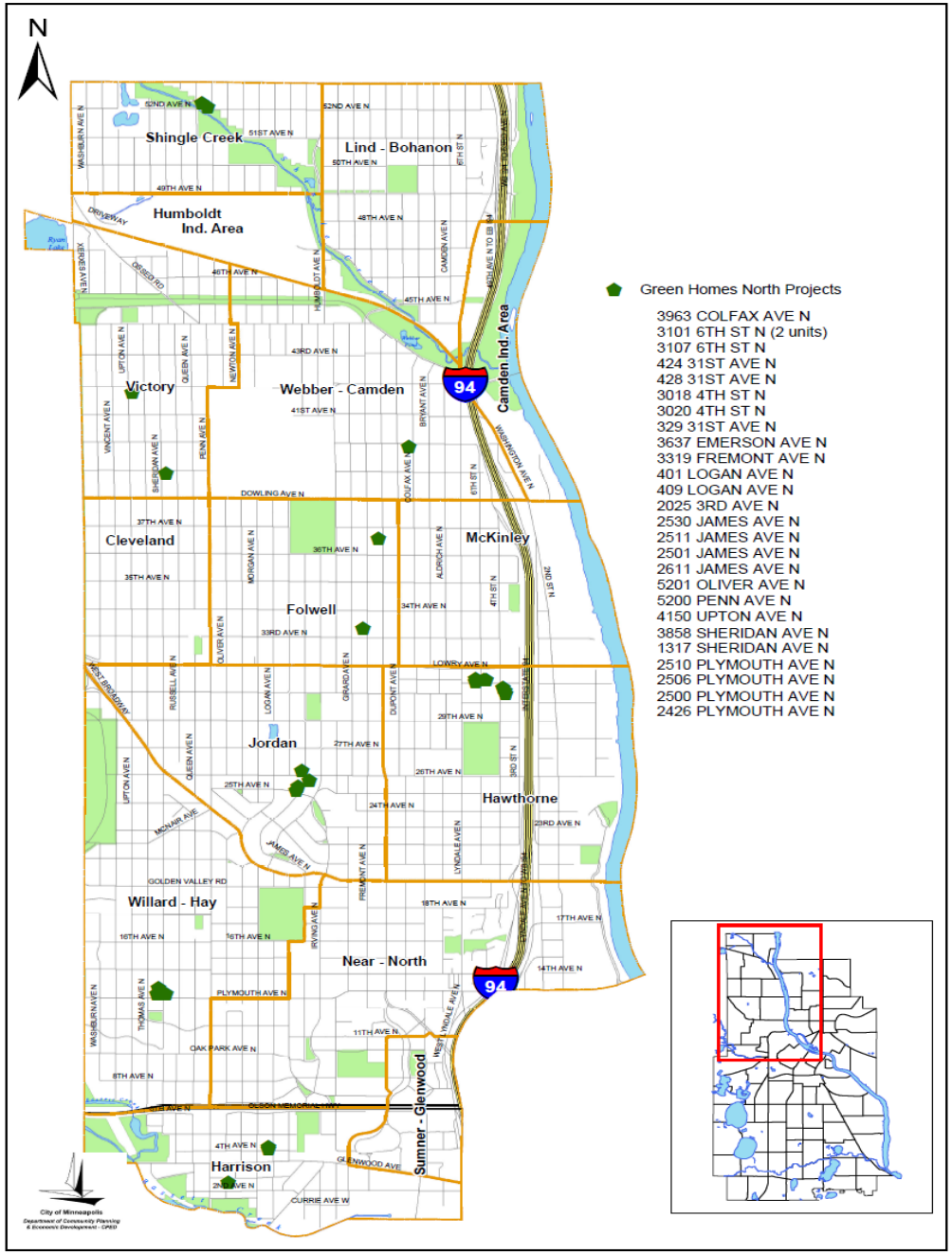
City of Minneapolis

Green Homes North Rounds 1&2

Green Homes North Project Locations



Jean Bain | Northside Home Fund | 7.8.2013
Source: CPED

PEYSER

HABITAT

PRG

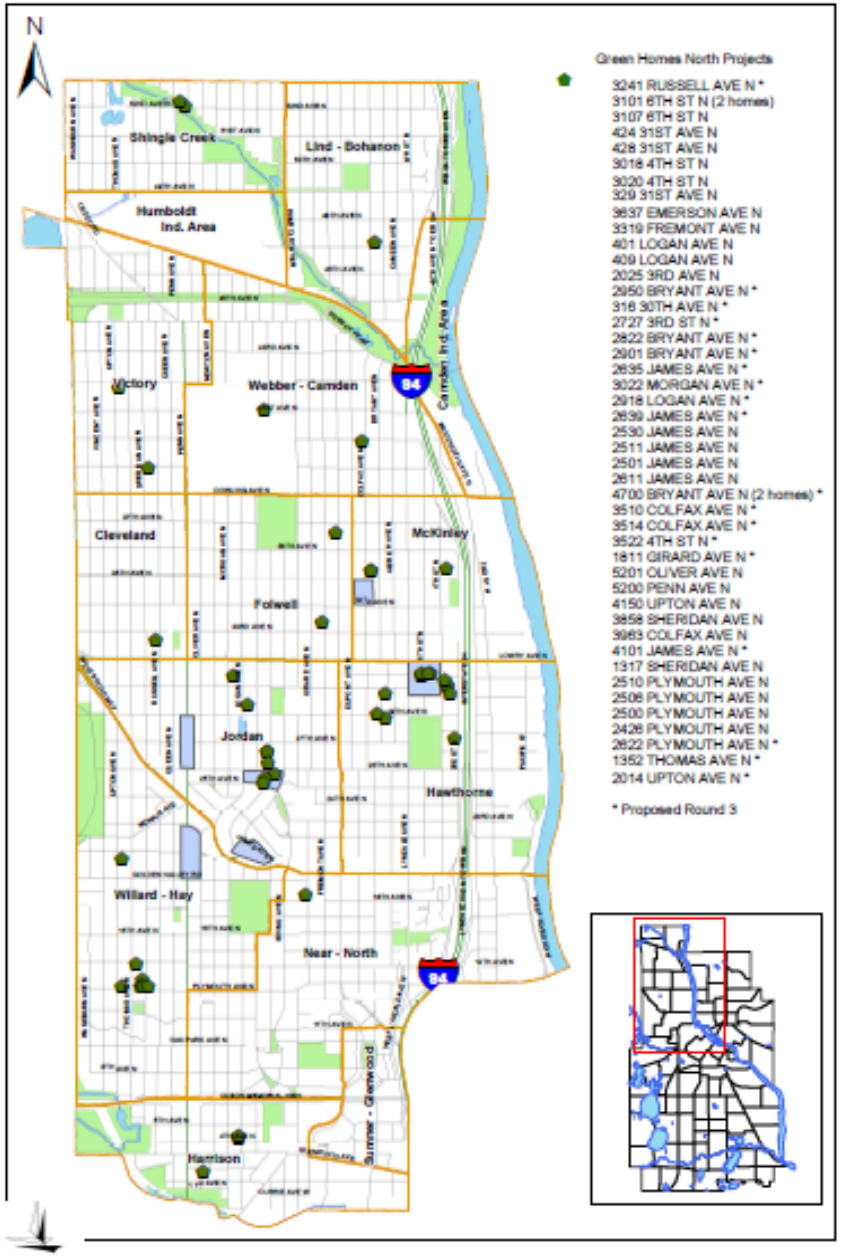
PRG

GMHC

GMHC

PPL

Green Homes North Project Locations



Jean Bain | Northside Home Fund | 1.17.2014
Source: CPED

Green Homes North Projects Round 1

Address	Neighborhood	Developer	Award
3101 6th ST N (2 Units)	Hawthorne Eco Village	PPL	$ 119,900
3107 6th ST N	Hawthorne Eco Village	PPL	$ 59,950
401 Logan AVE N	Harrison	PRG	$ 65,750
409 Logan AVE N	Harrison	PRG	$ 65,750
2530 James AVE N	Jordan James Cluster	PRG	$ 38,500
2511 James AVE N	Jordan James Cluster	PRG	$ 38,500
5201 Oliver AVE N	Shingle Creek	GMHC	$ 33,524
5200 Penn AVE N	Shingle Creek	GMHC	$ 40,000
424 31st AVE N	Hawthorne Eco Village	Habitat	$ 25,000
428 31st AVE N	Hawthorne Eco Village	Habitat	$ 25,000
2501 James AVE N	Jordan James Cluster	TVM	$ 59,063
		TOTAL	**$ 570,937**

Green Homes North Projects Round 2

ADDRESS	NEIGHBORHOOD	DEVELOPER	PROPOSED GHN AWARD
2500 Plymouth AVE N	Willard-Hay	Artspace	$66,935
2506 Plymouth AVE N	Willard-Hay	Artspace	$66,851
2510 Plymouth AVE N	Willard-Hay	Artspace	$66,851
2426 Plymouth AVE N	Willard-Hay	Artspace	$67,109
3963 Colfax AVE N	Camden	GMHC	$75,000
3830 Colfax AVE N	Camden	GMHC	$75,000
3319 Fremont AVE N	Folwell	GMHC	$75,000
1317 Sheridan AVE N	Willard-Hay	GMHC	$75,000
3018 4th ST N	Hawthorne	PPL	$60,000
3020 4th ST N	Hawthorne	PPL	$60,000
329 31st AVE N	Hawthorne	PPL	$60,000
2025 3rd AVE N	Harrison	PRG	$50,000
2611 James AVE N	Jordan	PRG	$66,000
4150 Upton AVE N	Victory	Peyser	$96,664
3858 Sheridan AVE N	Victory	Peyser	$99,065
TOTAL			$1,059,455

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For more information:
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