

# Green Homes North

The Green Homes North Program will provide home buyers with newly constructed green homes on City-owned vacant lots in North Minneapolis to strengthen the sustainability of our communities. Green Homes North incorporates: quality green design standards; green, energy efficiency, and sustainability standards; job creation and workforce development; sourcing of local green products; and marketing to meet homebuyer expectations.

**Funding:** In 2012, the Green Homes North Program is funded by \$1 million in grants, consisting of: \$500,000 from the Minnesota Housing Community Revitalization Grant; \$300,000 from Minneapolis Tornado Tax Increment Financing; and \$200,000 from Family Housing Fund.

**Developer Selections:** A request for proposals was issued for the Green Homes North Program on July 20, 2012, with proposals due on August 15, 2012. Proposals were received from five developers, PPL, PRG, GMHC, Habitat, and TVM. TVM is a private for profit-developer. The developers proposed to construct 17 new homes in accordance with the Green Homes North program guidelines. The Minneapolis City Council approved 13 of the 17 projects to be funded with Green Homes North funds in 2012. Additional funds are expected for 2013.

Address	Neighborhood	Developer	Proposed Green Homes North Award
3101 6th ST. N. (2 Units)	Hawthorne Eco Village	PPL	\$119,990
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	\$48,500
2511 James AVE. N	Jordan James Cluster	PRG	\$48,500
5201 Oliver AVE. N	Shingle Creek	GMHC	\$40,000
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
2534 James AVE. N	Jordan James Cluster	TVM	\$59,063
<b>TOTAL</b>			<b>\$661,475</b>

**Design Review:** Each of the proposals was reviewed by the design review committee to encourage the highest quality and most innovative green energy efficient homes. The committee consists of the CPED Housing Director, CPED Planning staff, an architect and a North Minneapolis neighborhood representative. The following recommendations were made:

- Enterprise Green Communities Certification will be required of all Green Homes North homes. This will increase the ability to market the homes as green and will add to the future potential resale value of the green homes. Certification will also provide a common method tracking data for program evaluation.
- Homes must be developed with a non-vinyl siding product.
- Homes will be made solar ready by running a conduit to the roof and considering south facing orientation of the roof.
- Revised design plans must be resubmitted to the design committee review.

The design review committee will continue to provide feedback on specific designs and will continue to encourage innovative green design.