

Brook Commons (aka Van Cleve West)

Minneapolis, Minnesota (opened September 2009)



Developer/Sponsor Project for Pride in Living (PPL)/Cabrini Partnership

Architect UrbanWorks Architecture

General Contractor Flannery Construction

Units 50

Project Description Project for Pride in Living and Cabrini Partnership jointly proposed to build 50 units of affordable rental housing on a vacant, blighted, four-acre industrial site in the Como neighborhood of Minneapolis. The site, formerly occupied by the Bunge Corporation, houses a grain elevator, grain storage towers, and office space and has been vacant for three years. The proposed redevelopment of the entire site, known as Van Cleve Development, will preserve the head house and a portion of the grain storage towers, as it is a significant neighborhood landmark.

Brook Commons is the second of two rental buildings constructed on the site. It houses the new corporate office for Cabrini Partnership and an onsite PPL property management office located on the first floor of the four story building. The building offers 12 one-bedroom units, 26 two-bedroom units, and 12 three-bedroom units.

A Green Advantage Brook Commons features an array of sustainable features for the benefit of residents and the community. The building consists of the following:

- Passive solar heating/cooling techniques include planting of mature trees and utilization of a shade overhang above the third and fourth floor windows on the south-facing side of the building.
- Two-stage Energy Star bath fans connected to a timer and a fresh air intake on the HVAC system to ensure proper ventilation.
- Centralized water heaters for greater efficiency.
- Energy Star appliances (washers, dryers, stoves, dishwashers, refrigerators, and range hoods).
- Energy Star light fixtures.
- Daylight sensors on building.
- Use of VCT tiles as dust reducing flooring material in the interior units.
- Low-flow toilets and showerheads.
- Irrigation system with an efficient bubbler system.
- Solar panel ready roof and structural design to accommodate future installation of a green roof.
- Low-VOC paints, primers, sealants, and adhesives.
- Low-E window glazing (Microscopically thin, metal or metallic oxide layers deposited on a window or skylight glazing surface primarily to reduce the U-factor by suppressing radiative heat flow).
- Used closed-cell foam in rim joists; this strategy improves the air tightness in exterior walls, and minimizes air infiltration.



Project Financing

Minnesota Green Communities	\$21,000
LIHTC Equity-NEF	\$8,425,485
HOME Loan	\$1,178,065
Minnesota Housing	\$600,000
Metropolitan Council Livable Communities Grant	\$485,722
GP Equity (repaid through pooled TIF)	\$280,000
Hennepin County AHIF	\$120,000
Family Housing Fund	\$100,000
Home Depot Foundation	\$94,000
Hennepin County ERF	\$67,205
PPL Loan (pooled TIF)	\$24,650
ESIC	\$25,000
Total Project Financing	\$11,421,227

www.mngreencommunities.org

A collaboration of the Greater Minnesota Housing Fund, the Family Housing Fund, and Enterprise

Rents Brook Commons has 50 rental units. Thirty-eight units will be available to families with incomes at or below 50% of the area median income and twelve units are reserved as permanent supportive housing units for chronically homeless single adults with incomes at or below 30% of the area median income.

Amenities Design features are planned to attract and sustain the targeted families, including: units adjacent to and looking out on the playground area; astounding views of downtown Minneapolis; underground parking; multiple bedrooms and ample living space for families; in-unit washer and dryer; community room for children’s programs and community building activities; and location adjacent to Municipal Park, Van Cleve Park.

Social Services Brook Commons combines affordable housing with community building and relational programming to promote stability and encourage independent living. Case managers from Cabrini Partnership are responsible for outreach and engagement activities. Outreach efforts include identifying the 12 supportive households, leasing the supportive housing units, and meeting with the residents to ensure that the immediate needs for clothing, transportation, home furnishings, personal care products, and other basic living items are met. Residents will be strongly encouraged to receive supportive services and case management with a series of weekly (at minimum) meetings. In addition, PPL’s Self Sufficiency Program (SSP) will be available to the households in the additional 38 units of family housing. SSP staff supports those tenants and works directly with them to facilitate the transition from poverty and instability to economic independence and healthy integrated living.

Developers PPL is experienced in developing and managing affordable, service enriched, supportive housing throughout the Twin Cities metro area. Over its 35 plus year history, PPL has had extensive experience implementing major development activities in partnership with businesses, government agencies, financial institutions, public service agencies, and the community. Since its inception, PPL has developed over 1,300 units of affordable housing in Minneapolis, Saint Paul, and several of the inner ring suburbs. PPL now owns and/or manages nearly 700 housing units in the metro area.

Set in a quiet residential neighborhood near the University of Minnesota, Cabrini Partnership has provided transitional housing and support services to over 1,000 homeless individuals with mental illness and chemical dependency since 1985. Cabrini’s transitional housing facility serves 23 people.

Contact Information Property Management by Project for Pride in Living. Please contact (612) 455-5100 or visit www.ppl-inc.org/van-cleve-commons.



Lessons Learned “In new construction, it’s important as the owner, along with the architect, to reaffirm the sustainable attributes of the building during construction to make sure the correct materials arrive at the site. It helps to get the sustainable materials the first time, especially on a tight construction schedule.”
—Project team, Brook Commons

“From Van Cleve East to Van Cleve West, we decided to spray foam the rim joists with closed-cell foam; this strategy improves the air tightness in the exterior walls, and minimizes air infiltration.”
—UrbanWorks Architecture



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

Minnesota Green Communities c/o Greater Minnesota Housing Fund
332 Minnesota Street, Suite 1201 East • St. Paul, MN 55101 • Tel: 651-221-1997 or 1-800-277-2258 • Fax: 651-221-1904