

# Clover Field Marketplace

Chaska, Minnesota (opened October 2008)



**Developer/Sponsor** Aeon

**Architect** UrbanWorks Architecture

**General Contractor** Weis Builders

**Units** 117

**Project Description** Clover Field Marketplace is a vital component of Chaska's goal to establish an economically diverse neighborhood at Clover Field. Clover Field offers a compact, mixed-use, pedestrian- and transit-oriented, residential neighborhood. The overall design aims to strengthen and enhance the sense of community, include affordable housing, promote walking and reduce traffic congestion, limit infrastructure costs, minimize environmental degradation, and provide multi-modal transit linkages to Chaska and the Twin Cities metropolitan region.

Located at the corners of Hundertmark Road and Hemingway Drive, Clover Field Marketplace is situated across from the new elementary school, community center, and Park & Ride lot. With 117 rental units, including one-, two-, and three-bedroom apartments, it is the only multi-family rental housing available in the Clover Field neighborhood. Approximately half of the apartments are affordable to families making 50 to 60 percent of the area median income. The building also incorporates an estimated 7,600 square feet of commercial space on the first floor.

**A Green Advantage** Clover Field Marketplace features an array of green and sustainable improvements for the benefit of residents and the community, including:

- Compact development of approximately 50 units per acre in a carefully designed neighborhood.
- Pedestrian-friendly neighborhood and site design located close to public transportation linked to job centers.
- 98 percent efficient public heating HVAC, with 13 ½ SEER cooling.
- Energy efficient lighting and occupancy sensor controls.
- Energy Star appliances.
- Native landscaping not requiring irrigation.
- Light-colored materials used on the building, shading from trees and shrubs, and removing asphalt parking reduce heat island effect.
- Water conserving appliances and fixtures.
- Continuous bathroom ventilation for moisture control.
- Low-VOC paints, sealants, and adhesives.
- 98 percent of all steel used was recycled content.
- 10 to 15 percent of all concrete, carpet, Hardi-products, and brick is recycled content.



## Project Financing

<b>Minnesota Green Communities</b>	<b>\$50,000</b>
Greystone/HUD 221d	\$9,682,700
LIHTC/Tax Credits	\$6,413,431
EDHC	\$1,787,000
TIF Mortgage	\$1,572,519
Deferred Developer Fee (Aeon)	\$1,802,221
Livable Communities Development Act	\$825,000
General Partner Equity	\$500,000
DEED Small Cities	\$600,000
MHFA-Homeless	\$600,000
Family Housing Fund	\$200,000
Local Employers/Foundations	\$10,000
<b>Total Project Financing</b>	<b>\$24,042,871</b>

**A Green Advantage**  
(Continued)

**Rents**

Clover Field Marketplace offers 29 apartments affordable to families earning 50 percent of the area median income, another 30 affordable to families making between 50 and 60 percent of the area median income, and one affordable for families making between 60 and 80 percent of area median income. Clover Field Marketplace includes 57 apartments available at market rate and 14 apartments with Metro HRA Section 8 Housing Choice Vouchers.

**Amenities**

With 7,600 square feet of commercial space, Clover Field Marketplace offers residents convenient access to retail establishments such as a restaurant, coffee shop, gym, or day care center. The development is located adjacent to a new elementary school, community center, and Park & Ride lot. In addition, Clover Field Marketplace provides a community room with kitchen and patio, and a central courtyard with a tot-lot playground.

**Social Services**

Aeon’s Resident Connections Services (RCS) staff and the Carver County Housing and Redevelopment Authority staff coordinate resident activities such as National Night Out events and property barbeques intended to cultivate and foster neighbor relationships and build a strong community. RCS also provides programs such as financial management workshops for adult residents, homework assistance for school-age children, and functions as a liaison to connect residents to supportive services when appropriate. Through their eviction prevention program, Aeon provides loans to help residents pay their rent should a crisis arise.

**Developer**

Aeon is a nonprofit developer, owner, and manager of high-quality affordable homes in the Minneapolis/Saint Paul metropolitan area. Established in 1986, the award-winning nonprofit has built or renovated 1,705 apartments and townhomes that provide stability to more than 2,800 people each year—including individuals and families with low to moderate incomes and formerly homeless individuals. The organization’s inspiration to create community assets that last for generations stems from its name “Aeon,” which is Greek for “eon” or “forever.” Its vision is that every person has a home and is interconnected within community.

**Contact Information**

Property Management by Aeon. Please contact (952) 361-3179 or visit [www.aeonmn.org/clover\\_field\\_marketplace.aspx](http://www.aeonmn.org/clover_field_marketplace.aspx).

**Lessons Learned**

“In general, the complex was Aeon’s first suburban development and we were able to adapt our years of expertise to create a green development that meets the needs of a suburban community. We learned the value of conducting preconstruction briefings on the green standards for subcontractors to better educate them about the green, sustainable goals and what was necessary to create the desired development.”

—Amy Pfarr Walker, Communications Manager, Aeon



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. The initiative will support the production of affordable housing with markedly reduced energy costs, use of materials beneficial to the environment, conservation-minded land use planning, and attention to the creation of healthy environments and lifestyles for individuals, children, families, and communities. For more information, please visit [www.mngreencommunities.org](http://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