

Viking Terrace Apartments

Worthington, Minnesota (completed May 2007)



Developer/Sponsor Southwest Minnesota Housing Partnership (SWMHP)

Architect I & S Architects and Engineers

General Contractor Wilcon Construction

Units 60

Project Description The Viking Terrace Apartments is an existing, affordable 60 unit HUD Section 236 apartment building located in the rural community of Worthington. Constructed in 1978, the project involved the extensive redevelopment of three buildings of one-, two-, and three-bedroom apartments. The development included substantial rehabilitation on the inside and outside of the building, installation of a geothermal heating and cooling system, and financial restructuring. SWMHP is working with the National Center for Healthy Housing and the Center for Sustainable Building Research at the University of Minnesota to evaluate the benefits gained by residents as a result of incorporating healthy housing improvements. As an affordable housing preservation project, Viking Terrace will provide an excellent opportunity to evaluate those strategies that prove to be most cost-effective and will identify tools for long-term sustainability and green preservation throughout Minnesota. All three buildings were completed and occupied in May 2007.

A Green Advantage The Viking Terrace Apartments feature a wide range of improvements that focus on a reduction in energy consumption producing tangible and long-term benefits for the owners and tenants, including:

- Rehabilitation of an existing affordable apartment building close to downtown amenities.
- High efficiency geothermal heating and cooling system.
- Enhanced insulation of the building envelope.
- Energy Star appliances.
- Water conserving appliances and fixtures.
- Whole-unit ventilation system, including continuous ventilation of bathrooms.
- Low-VOC paints, sealants, and adhesives.
- Metal roofing.
- Cement fiber siding.
- Interior finish materials using recycled content.
- On-site recycling of demolition and construction materials.
- Radon testing, monitoring, and remediation.



Project Financing

Minnesota Green Communities	\$150,000
LIHTC Equity— Enterprise Social Investment Corporation	\$2,430,540
HOME Funds	\$764,949
HUD Section 236 Loan Assumption	\$613,835
Greater Minnesota Housing Fund	\$367,500
NeighborWorks America	\$206,564
Greater Minnesota Housing Fund Energy Efficient Mortgage	\$100,000
Deferred Developer Fee	\$29,418
Enterprise Grant	\$25,000
City of Worthington and Worthington Regional Economic Development Corp.	\$21,000
Total Project Financing	\$4,708,806

Rents Four apartments are affordable to families earning 30% of area median income, 47 apartments will be affordable to families earning 50% of area median income, and the remaining nine homes will be rented at market rates. The project will work with the Worthington HRA to utilize existing Section 8 Vouchers for non-project based assisted units.

Amenities The Viking Terrace Apartments are located within an existing single-family residential neighborhood and have excellent access to services, retail employment, transportation, and recreation. Amenities include an on-site playground and open green space on the grounds.

Social Services Case management will be provided to residents who meet the State of Minnesota's definition of chronically homeless. The Southwestern Mental Health Center will manage the mental health program and offer self-sufficiency and other social service programs through a referral system.

Developer The Southwest Minnesota Housing Partnership (SWMHP) is a private, nonprofit Community Development Corporation that serves over 30 rural counties in southwestern Minnesota. In May of 1992, four area community agencies joined forces to form SWMHP in response to a growing need for the development of affordable housing in the region. Based on that observed need, the mission of the Southwest Minnesota Housing Partnership is "to provide a sufficient supply of adequate, safe, sanitary, and affordable dwellings to ensure the health, safety, and welfare of the citizens of Southwestern Minnesota." Since its inception in 1992, the SWMHP has created, preserved, or financed over 5,800 housing units, bringing a substantial investment of public and private sources to the region.

Lessons Learned "Experience, experience, experience. Make sure the architects, engineers, general contractor and other consultants have green experience."

"Careful evaluation of the building is key. It identifies problems and helps set priorities like radon mitigation and energy efficiency goals. If you don't test prior to the rehab, what is your benchmark and how do you meet your goal?"

—Jorge Lopez, Senior Project Manager, Southwest Minnesota Housing Partnership



Viking Terrace



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.

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