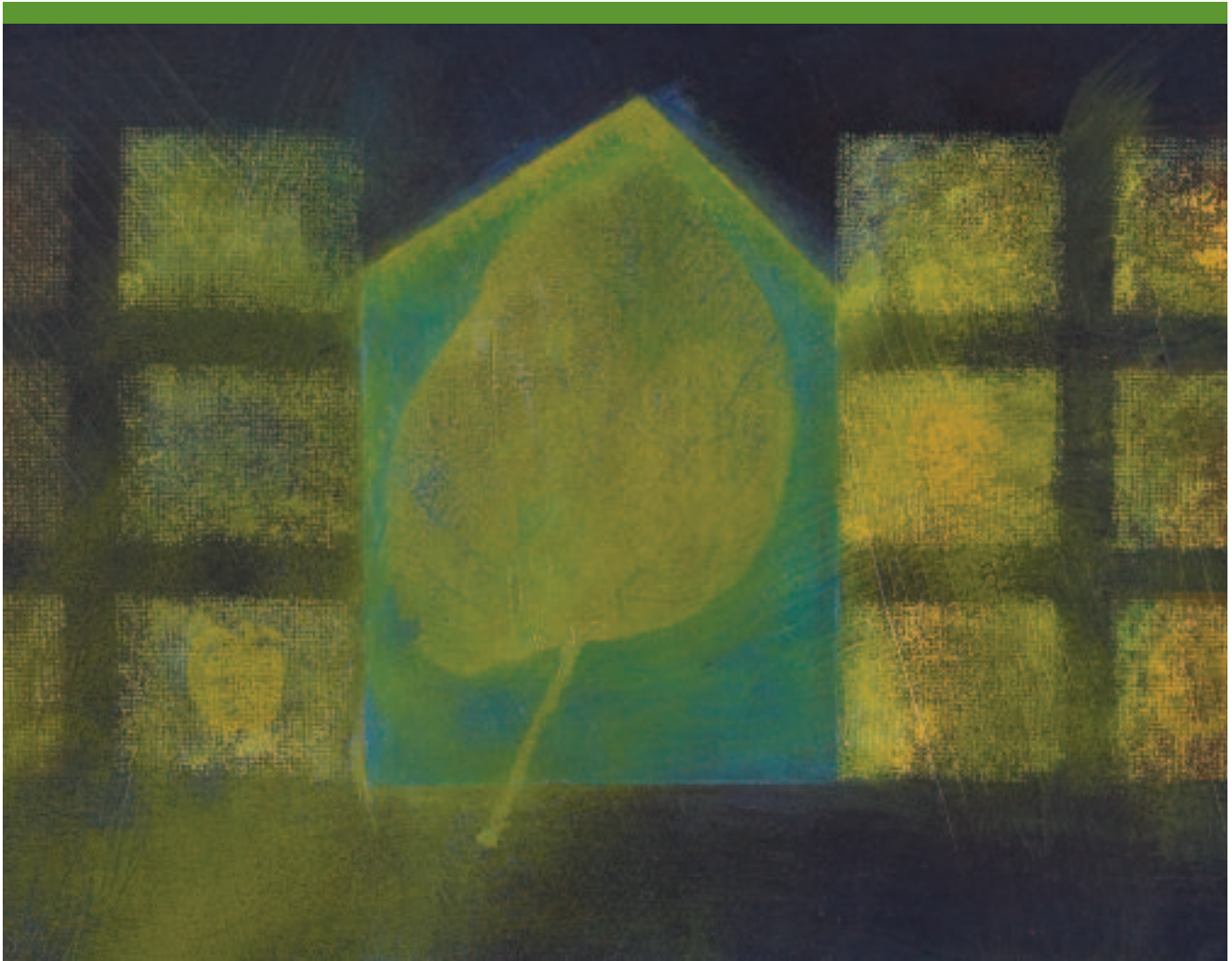




MINNESOTA

green  
communities™



minnesota  
**green**  
communities



**MINNESOTA GREEN COMMUNITIES™** is a collaboration of the Greater Minnesota Housing Fund, the Family Housing Fund, and Enterprise. The initiative is 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.

# working toward healthy families and communities

**MINNESOTA GREEN COMMUNITIES** will promote green building practices through demonstration projects, applied research on selected projects, and collaboration among public, private, and nonprofit entities with similar interests and concerns.

2 Building professionals agree that green building is good for the environment and best for families, yet the initial expenses related to green materials and conservation technologies can increase the cost of construction. When carefully planned through an integrated design process, these expenses can be controlled and easily recovered through lower operating costs and greater durability. The challenges for Minnesota Green Communities are to identify methods that can be implemented on a broad scale in the affordable housing

industry and demonstrate the most cost-effective and replicable techniques to be integrated into the field of affordable housing as standard practice.

The Minnesota-based Greater Minnesota Housing Fund and Family Housing Fund have joined in partnership with nationally-based Enterprise to launch the Minnesota Green Communities initiative. Together, these affordable housing organizations are garnering substantial philanthropic resources and private investments in order to





Opposite page: Scott Streble | 2004, gelatin silver prints This page: Del Bey | details, 2004, inkjet print

bring a higher degree of green building practices to affordable housing in Minnesota. These partners recognize that the success of this initiative depends on the expertise that has been developed within the state's research, design, construction, and environmental fields<sup>1</sup>. Minnesota Green Communities offers a vehicle to apply green building techniques specifically to affordable housing, demonstrate them on a larger scale, collect additional findings, and enrich the knowledge base within Minnesota and throughout the country.

*“ Green building strategies create healthier, energy-efficient housing and offer a positive step in reducing health risks to children from mold allergies, respiratory infections, and other disorders. Healthy children attend school regularly; school absence interferes with learning and ultimately achievement.”*

3

*—Karel Weigel, GMHF Board Member,  
Administrator for Community Relations,  
Mayo Clinic*



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<sup>1</sup> Includes The Green Institute, University of Minnesota's Center for Sustainable Building Research, Minnesota Office of Environmental Assistance, Center for Urban and Regional Affairs, Minnesota Attainable Housing Corporation, Fresh Energy, Dovetail Partners, Urban Land Institute, The McKnight Foundation, Conservation Technologies, The Minnesota Project, Reed Energy, and others.

# minnesota green communities partners

Minnesota Green Communities is a collaboration of the **Greater Minnesota Housing Fund**, the **Family Housing Fund**, and **Enterprise** designed to foster the creation of affordable, healthier, and more energy-efficient housing throughout Minnesota.

4 The Family Housing Fund and the Greater Minnesota Housing Fund provide the affordable housing field throughout the Twin Cities metropolitan area and greater Minnesota respectively with financing, technical assistance, research, and public policy initiatives. As housing intermediaries, they bring together people, money, and expertise to support the delivery of affordable housing.

For twenty-six years, the Family Housing Fund (the Fund) has been working to ensure that low- and moderate-income families in the Twin Cities have a stable, safe, and affordable place to call home. Since 1980, the Fund has helped create or preserve nearly 31,000 affordable homes. One example of Fund support for green housing is the Jackson Street Village supportive housing development that reclaimed a brownfield site in Saint Paul, implemented high standards for energy efficiency, and used innovative wall systems to ensure healthier air quality in the units.

Greater Minnesota Housing Fund (GMHF) works throughout greater Minnesota to promote affordable housing, sustainable land use planning, and open space preservation through its Building Better Neighborhoods program and Growth Corridor Initiative. Founded in 1996, GMHF has helped in the creation of more than 6,000 affordable homes. Greater Minnesota Housing Fund sponsored a Green Home Demonstration house in Saint Peter and a 24-unit energy conserving geo-thermal affordable neighborhood development in Grand Meadow.

For over two decades, Enterprise has worked in underserved communities nationwide to promote construction of affordable homes and the creation of safe, thriving communities. Enterprise has 17 local offices and works with a network of 2,500 community organizations nationwide. Since 1982, Enterprise has raised and invested \$7 billion to build more than 190,000 affordable homes and provide opportunities for low-income families nationwide.



Ta-Coumba Aiken and children from New Foundations | 2000, acrylic on muslin

Enterprise has launched a national five-year Green Communities™ Initiative developed through a partnership with the Natural Resources Defense Council, along with leading corporate, financial, professional and philanthropic organizations. Nationally, the program will provide qualified projects with \$5 million in grants, \$50 million in low-interest loans, and \$500 million in low-income housing tax credit equity to produce 8,500 units of green affordable housing. To learn more, please visit [www.greencommunitiesonline.org](http://www.greencommunitiesonline.org).

*“ Enterprise launched Green Communities to do more for the low-income families we serve. These families have the most to gain from green building through the creation of living environments that are healthy, energy-efficient, and close to jobs, schools, and services. We are proud to partner with the Greater Minnesota Housing Fund and the Family Housing Fund to help further green building throughout Minnesota.”*

*—Bart Harvey, Chairman and CEO,  
The Enterprise Foundation*

# minnesota green communities program overview

Minnesota Green Communities will help provide affordable, healthier, and more energy-efficient homes for low-income families in Minnesota and promote policy change and market transformation in the field of affordable housing through research and demonstration of green building and design techniques.

- 6 Minnesota Green Communities provides access to Greater Minnesota Housing Fund, Family Housing Fund, and Enterprise resources for technical assistance, grant funds, gap financing, and premium equity to jointly selected green building and energy conservation projects throughout Minnesota. The partnership also seeks to engage energy companies and other public and private funders that are interested in the combined goals of green building, conservation, and affordable housing.

*“ Long-term affordability for our housing stock is an important issue and green building strategies can help us keep operating and maintenance costs down and create healthier indoor environments for families.”*

*—Michael Krause  
Kandiyohi Development Partners*

## **Healthy, Sustainable, and Affordable Housing for Families in Minnesota**

The Greater Minnesota Housing Fund and the Family Housing Fund encourage innovation in affordable housing production. Minnesota organizations have promoted green building technologies and products for many years. Minnesota Green Communities brings these groups together to incorporate tested green building practices through the Green Communities Criteria which represent a collaborative effort between Enterprise, the Natural Resources Defense Council, and other national experts in the field of green building. The criteria cover a wide range of building practices, including smart siting, materials and resource conservation, water management, healthy living environment and energy efficiency. The result will be affordable homes that benefit families, communities, and the environment in many different ways, including:



- Providing health benefits through better ventilation, less toxic paints and adhesives, and limited use of carpets in areas prone to mold.
- Saving money by cutting utility costs through energy-efficient and water-conserving heating and cooling systems, appliances, and fixtures.
- Enhancing access to jobs, schools, and services by siting homes near public transportation in walkable neighborhoods.
- Combating sprawl and traffic congestion in growing communities while saving individuals the high costs of car-dependency, especially in developed urban areas.
- Facilitating a healthy lifestyle through the physical activity that comes from living in walkable neighborhoods.
- Promoting efficient land use by using existing infrastructure in proximity to community services.
- Protecting natural resources, agricultural lands, and natural habitats.

### **Beyond Affordable Housing—Policy Change and Market Transformation**

Minnesota Green Communities benefits will extend into all sectors of affordable housing development in Minnesota. Some additional goals include:

- Reducing the cost of incorporating green practices into home construction.
- Broadening the use of green practices throughout the local housing construction industry.
- Identifying cost-effective, climate-specific best practices.
- Researching, testing, and publishing findings on green building techniques that emphasize the use of sustainable resources and environmentally responsive construction methods.

Denise S. Tennen and students from Twin Cities Jewish Middle School  
2004, ceramic wall relief

# minnesota green communities demonstration projects and resources

## 8 Key Programs and Activities

Minnesota Green Communities brings the strengths of the Minnesota-based Greater Minnesota Housing Fund and Family Housing Fund together with Enterprise's national Green Communities initiative. Through pilot funding of the Minnesota Green Communities program, eight demonstration projects will be built in Minnesota (2005–2007) totaling nearly 380 green, affordable homes, both rental and ownership. Selected applicants demonstrate the most innovative yet cost-effective and replicable green building techniques through implementation of the Green Communities Criteria, and support the principles of Minnesota Green Communities, including:

- Affordable Housing
- Healthy Home and Living Environments
- Energy Conservation
- Sustainable Building Methods and Materials
- Sustainable Land Use Planning

Required energy conservation and green building items are anticipated to increase initial costs for the developer, depending on the project. These additional costs are justifiable because they allow reductions in day-to-day energy costs, result in longer lifecycles of some materials and systems, provide a healthier living environment, and offer a living laboratory to study construction techniques and occupancy benefits. Minnesota Green Communities is willing to invest in these first costs to foster the experience and learning required to reduce the cost differential within the field over time.

New resources were made available to demonstration projects in order to implement cost-effective green practices. GMHF, the Family Housing Fund, and Enterprise have jointly committed nearly \$800,000 for green grants and more than \$400,000 for technical assistance, green research, training, and education. Additionally, the Funds are prioritizing their traditional



Jodi Reeb-Myers | detail, 2004, acrylic and collage on canvas

affordable housing financing made available through Minnesota Housing's Super RFP process for green projects. A new energy-efficient mortgage program is also in the pilot phase. Minnesota Green Communities is raising funds from the philanthropic community to support green projects and activities as well.

Visit [www.greencommunitiesonline/minnesota.org](http://www.greencommunitiesonline/minnesota.org) to view detailed information on the initial eight demonstration projects selected for funding through the Minnesota Green Communities initiative.

### **Demonstration Projects**

- Cherry Ridge Apartments, Mankato
- New San Marco, Duluth
- Park Avenue Apartments, Minneapolis
- Ripley Gardens, Minneapolis
- Sawtooth Cottages, Grand Marais and Infill Scattered Site, Duluth
- Van Cleve Court Apartments East, Minneapolis
- Viking Terrace Apartments, Worthington
- Wellstone Apartments, Minneapolis



Sandra Menefee Taylor | detail, 2003, plaster, gauze, paint, paper, gold leaf

*“ We are focusing on healthy air quality in the apartment units we have a financial interest in, and recommending this approach to other owners we deal with. Though costing more initially, proper apartment ventilation greatly reduces long-term operational costs in apartment buildings and provides a healthier indoor environment for residents.”*

*—Harold Teasdale, Co-owner,  
Minnesota Brokerage Group*

### Contact Information

For more information and to inquire about available resources for green development, please contact Janne Flisrand, Minnesota Green Communities Program Coordinator at [janne@mngreencommunities.org](mailto:janne@mngreencommunities.org), 651-221-1997, ext. 119, or visit the Minnesota Green Communities website at [www.greencommunitiesonline.org/minnesota](http://www.greencommunitiesonline.org/minnesota).





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



Camille J. Gage | 2002, mixed media



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Information about Minnesota Green Communities is available at  
[www.greencommunitiesonline.org/minnesota](http://www.greencommunitiesonline.org/minnesota).