

## **Sienna Green: Preserving a Valuable Community Asset in Roseville**



*Current site*



*Proposed transformation*

### **What**

Sienna Green (formerly Har Mar Apartments) is the preservation and substantial renovation of 120 rental homes (Phase I) and construction of an additional 50 apartments (Phase II) to help meet the need for quality, affordable homes in Roseville.

### **Where**

Corner of Snelling Avenue North and Highway 36, in the heart of the Roseville's shopping and entertainment area

### **A model for preserving aged housing**

The transformation of Sienna Green will impact the Roseville community by:

- Creating a vibrant apartment community that connects Roseville's workforce to local employment opportunities and other amenities
- Incorporating sustainable features to increase energy efficiency, conserve resources and create an overall healthy living environment
- Aligning with the Roseville Housing and Redevelopment Authority's efforts to preserve and create housing for all income levels
- Establishing a sustainable model for revitalizing aged housing stock
- Enhancing the variety of unit size options by creating new two- and three-bedroom apartment homes in Phase II to meet the demand for family housing

<b>Units/rent</b>	Phase I: 120 one-bedroom apartments renting at \$625 (including 30 units with project-based assistance and six units for individuals who experienced homelessness)  Phase II: 40 two-bedrooms renting at \$825 and 10 three-bedrooms at \$940
<b>A focus on sustainability</b>	Aeon formed a partnership with the University of Minnesota's Center for Sustainable Building Research (CSBR) and the Center for Energy & the Environment to gain knowledge and experience on rehabilitating a property in a sustainable and feasible way. The partnership focuses on pre- and post-construction analysis of energy efficiency, sustainable building materials and installation techniques.  In addition to creating operating efficiencies and healthy homes, the initiative will provide valuable lessons for future Aeon redevelopments, as well as for others in the affordable multi-family housing industry.
<b>Architect</b>	Collaborative Design Group
<b>Contractor</b>	Watson Forsberg
<b>Property Management</b>	Aeon Management LLC
<b>Costs</b>	The development cost for preservation (Phase I) and new construction (Phase II) is estimated at \$28 million. Ongoing building operating costs will be provided by resident rents.
<b>Timeline</b>	Phase I is slated to begin in 2009. Phase II (construction of new units) will follow once funding is secured.
<b>Funders/Partners</b>	Andersen Corporation Foundation • Center for Energy and Environment • Hugh J. Andersen Foundation • Enterprise • Granite Foundation • Greater Minneapolis Housing Corporation • Home Depot Foundation • Housing Partnership Network • The John D. & Catherine T. MacArthur Foundation • Metropolitan Council • M&I Bank • Minnesota Housing • National Housing Trust • Ramsey County HRA • Roseville Housing and Redevelopment Authority • University of Minnesota Center for Sustainable Building Research • Xcel Energy
<b>Contact</b>	For questions about the development of Sienna Green, please contact Gina Ciganik at 612-341-3148 ext 204 or <a href="mailto:gciganik@aeonmn.org">gciganik@aeonmn.org</a> . For questions about property management or leasing, please call 651-631-1400.

Aeon is a nonprofit developer, owner and manager of high-quality affordable homes in the Minneapolis/St. Paul area. Established in 1986, the award-winning nonprofit has built or renovated 1,705 apartments and townhomes, which provide stability to more than 3,000 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 means "forever." Its vision is that every person has a home and is interconnected within community.