



Hawthorne EcoVillage Five-Year Progress Report 2007-2012



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(left) The Hawthorne EcoVillage, four city blocks centered in this aerial photograph, are bounded by Lowry Avenue N. to the north, 4th St N. to the east, 30th Ave N. to the south, and Lyndale Avenue N. to the west.
Photo by Google Earth

Overview

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“Rather than just rebuilding our neighborhood, our commitment to sustainability has attracted partners, funding, and, most importantly, new residents to the EcoVillage. It’s a huge paradigm shift.”

—Bev Scherrer, Hawthorne Neighborhood Housing Committee Chair



(right) Melo Lawson and her family moved to the EcoVillage in 2011. See page 19 for the Lawsons' story.
Photo by Twin Cities Habitat for Humanity, 2010

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Introduction: What is the EcoVillage?

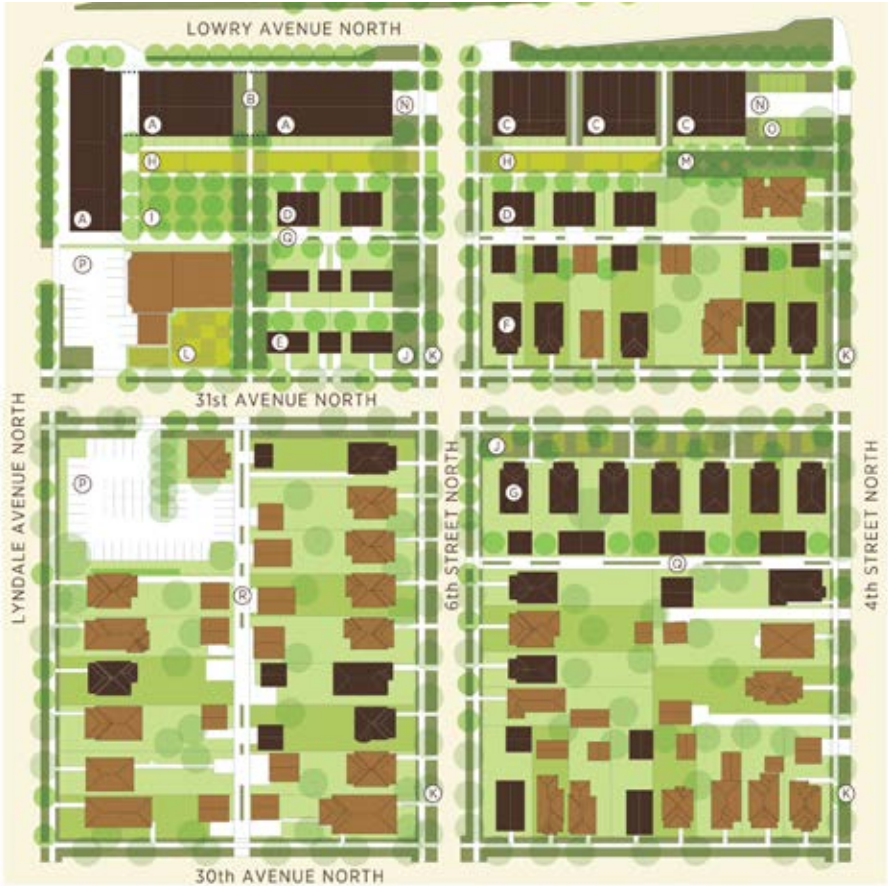
The Hawthorne EcoVillage is working to become an innovative, sustainable neighborhood that focuses on restoring balance to natural systems, supporting health amongst residents, and cultivating neighborliness and a strong sense of community. The EcoVillage consists of four city blocks in the Hawthorne Neighborhood of Minneapolis, and involves a comprehensive range of activities to achieve its ambitious goals.

The coordinated efforts of many agencies have dramatically reduced foreclosures, problem properties, and crime, and will continue to keep these low. Gardens and other small-scale innovations create a visible presence and provide a sense of momentum while the behind-the-scenes work of housing development occurs. Housing development, including both new construction and rehabilitation, single-family and multifamily, brings new families and vitality to the area, while improving the sustainability profile of the

existing housing stock. Dedicated partners and new financial resources, most notably an early \$500,000 grant from the Home Depot Foundation, also helped the project move forward.

The success of the EcoVillage to date demonstrates the power of ambitious goals (with step-by-step incremental successes) to help shift current thinking about North Minneapolis. Addressing crime, foreclosure, and property abandonment, but moving beyond them to create a green neighborhood with wide appeal, has already attracted eight new owner-occupant households to the EcoVillage in the past two years. Bev Scherrer, the chair of the Hawthorne Neighborhood Housing Committee, notes: “Rather than just rebuilding our neighborhood, our commitment to sustainability has attracted partners, funding, and, most importantly, new residents to the EcoVillage. It’s a huge paradigm shift.”

Hawthorne EcoVillage Master Plan



- Plan Key
- A Potential mixed-use (3–4 story) + underground parking
 - B Elevator from parking garage
 - C Multifamily housing (3–4 story) + underground parking
 - D Attached town home + ground floor garage
 - E Single family passive housing
 - F Single family infill
 - G Single family green belt housing
 - H Central community green with multi-use spaces
 - I Flexible play area
 - J Community green belts
 - K Extended curblane/bioswales
 - L Potential demonstration, water, or edible gardens
 - M Screening tree bosque
 - N Garage entry
 - O Visitor parking
 - P Potential parking sharing lot
 - Q Alley additions/extensions
 - R Retrofit green alley “ribbons”
-
- Existing structure
 - New/proposed/rehabbed structure

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(right) Hawthorne neighborhood residents use a scale model of the neighborhood to tackle urban design issues such as density, building placement, and outdoor green space during a design workshop. *Photo by Project for Pride in Living, 2009*



(far right) The southern two blocks of the EcoVillage consist primarily of single-family homes and small rental properties. Mature trees in a diversity of species are an asset to the EcoVillage. *Photo by Coen+Partners, 2011*



Snapshot of the First Five Years

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Life in the EcoVillage has changed dramatically over the first five years of the project. In 2007, by virtually any measure, the neighborhood was suffering: Of nearly 60 residential properties, ten were boarded and vacant. One stood as a memorial to a man who was shot within. Between 2006 and 2008, over half of the properties in the EcoVillage went through foreclosure, some cycling through the foreclosure process more than once. Vacant buildings were being used for drug dealing and prostitution, and many occupied buildings were so poorly managed that they, too, were havens for criminal activity. The main intersection at 31st Avenue and 6th Street North was such a blatant drug market that any driver passing through was figured to be a customer. In fact, actually stopping at a stop sign was an invitation to drug dealers to step inside the car for a transaction. Residents lived in

fear of burglaries and violence. Only eight properties within the four blocks of the EcoVillage were owner-occupied, and crime was so rampant that longtime neighborhood residents were determined to leave, even if it meant taking a loss on their homes. Pam Patrek, a 27-year resident, described the neighborhood as lawless. “It wasn’t a matter of if we were going to get shot, it was when,” she said.

Today, EcoVillage residents describe the neighborhood as simply “quiet.” The violent crime rate decreased 73 percent between 2007 and 2009. Many garden projects have changed the landscape of the EcoVillage for the better: a tree nursery incubated more than 150 trees until they were planted throughout Minneapolis’ Northside; a demonstration garden provides ideas and perennial plants for residents interested in landscaping their homes with

“It wasn’t a matter of if we were going to get shot, it was when.”

—Pam Patrek, Hawthorne EcoVillage resident



“...the nicest [neighborhood] in which I’ve ever worked.”

—President Jimmy Carter

native plants; and a community garden brings EcoVillage residents together to grow fruit and vegetables. Residents worked with local youth to plant boulevard gardens with water retention features and distinctive blooms that help to give the neighborhood a new visual identity. The homeownership rate has almost doubled in the past five years: although two families have moved away, eight new owner-occupant families have moved to the four blocks of the EcoVillage, and at least that many moved to adjacent blocks within that same timespan. In 2010, President Jimmy Carter worked in the EcoVillage to help build Habitat for Humanity homes. He declared the neighborhood “the nicest in which I’ve ever worked” during the 27 years of Carter projects in the United States and abroad.

EcoVillage Comparative Statistics 2007 to 2012

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| 2007 | | 2012 |
|------|---------------------------------|------|
| 10 | FORECLOSURES (-) | 0 |
| 10 | BOARDED & VACANT PROPERTIES (-) | 2 |
| 34 | NARCOTICS ARRESTS (-) | 4 |
| 8 | OWNER-OCCUPANTS (+) | 14 |
| 0 | NEW TREES PLANTED* (+) | 105 |

*Cumulative number of trees distributed through the Tree Nursery



(far left) The many vacant and boarded buildings in the EcoVillage at the start of the project served as magnets for criminal activity, including arson. Photo by Project for Pride in Living, 2007

(middle left) A make-shift memorial to a man who was shot within one vacant and boarded property crowds the front steps of the building. Photo by Northside Home Fund, 2007

(left) Habitat for Humanity’s October 2010 Jimmy and Rosalynn Carter Work Project brought hundreds of volunteers, including President Carter and Vice President Walter Mondale, to the EcoVillage to help rehab and construct eight homes. Photo by Dennis Chick, 2010

The Cluster Strategy

8 The Hawthorne EcoVillage partnership formed in response to the very high (and growing) rate of foreclosures and boarded buildings throughout North Minneapolis. In 2005 and 2006, the City of Minneapolis was experiencing a rapid increase in foreclosures that, coupled with a declining housing market, lead to high concentrations of vacant and boarded properties. Properties needing attention far outnumbered the public resources available for redevelopment. In response, the City created an initiative called the Northside Home Fund, which adopted a new strategy to maximize the impact of available resources by concentrating redevelopment in targeted geographic areas, or “clusters.”

A four-block area within the Hawthorne neighborhood in North Minneapolis, now named the EcoVillage, was identified by the Hawthorne Neighborhood Council as a priority area for cluster redevelopment. The Hawthorne neighborhood is one of the lowest-income neighborhoods in Minneapolis and has a below-average home ownership rate. In 2007, 15.5% of all residential properties were foreclosed on in Hawthorne—the highest foreclosure rate in the entire city.

The three factors critical to the EcoVillage’s dramatic transformation that continue to guide and shape the project are described on the facing page.

Three Key Factors for Success

1. **A Network of Committed Partners.** Private and public partners came together to tackle different aspects of shared goals in an effective and coordinated manner. Multiple city departments, housing developers, residents, and funders committed to focusing time, creativity, and resources in the same area. Key partners include the Hawthorne Neighborhood Council, Family Housing Fund, City of Minneapolis, Northside Home Fund, Hennepin County, Project for Pride in Living, and Twin Cities Habitat for Humanity.
2. **Deeply Committed Residents.** The commitment of the residents that live in the EcoVillage was perhaps the key factor in the area’s quick improvement over the past five years. Residents refused to accept crime

as “normal”; they held the police department and the City accountable for coming up with solutions; and they made it personal for everyone involved.

3. **Think Big, Start Small.** The EcoVillage created a long-term, ambitious vision—combined with immediate successes and visible signs of progress. The EcoVillage is more than about stabilizing a challenged part of a neighborhood and making it as good as the blocks around it—it is about creating a cutting edge development that has sustainable features that do not exist in other neighborhoods. Partners started small, showed consistent progress, and continue to work toward a completed EcoVillage in the same way—plant to plant, door to door, and building by building.

Northside Home Fund (NHF) Cluster Map



(map) The Hawthorne EcoVillage is one of six cluster areas selected for focused redevelopment through the Northside Home Fund, with the goal of making a noticeably positive impact on the housing stock and strengthening the homeownership market in North Minneapolis.

(right) Long-time resident Valeria Goblieski’s beautiful garden is visual proof of her strong ties to her neighborhood. The commitment of EcoVillage residents is one of three key factors in the success of the project. *Photo by Harry Connelly, 2010*

(far right) A diverse network of committed partners, including the Minneapolis Police Department, came together in 2007 to tackle different aspects of the complex problem presented by conditions in the EcoVillage. Partners have maintained their commitment to the Northside clusters to keep problem properties and crime to a minimum. *Photo by Project for Pride in Living, 2010*

“It was one of those rare situations when everyone did what they were supposed to do—even the bad guys. They were supposed to leave, and they left.”

—Inspector Mike Martin, 4th Precinct



Neighborhood Strategies

The commitment of the residents that live in the EcoVillage has been, and continues to be, one of the most important factors in dramatic turnaround of the area. Project partners have used various strategies to build on the existing social ties amongst neighbors in the EcoVillage, including design workshops, harvest dinners, street parties, and community-build events.



(right) Volunteers from the City of Lakes Rotary, Rotaract, and Dunwoody College dig in alongside neighborhood residents to prepare and plant a rain garden that is part of the Hawthorne EcoVillage Community Garden. Photo by David B. Wheeler, 2011

Building Community

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Rebuilding Together

The EcoVillage project has done more than bring in new homeowners. Partners have also reached out to existing residents to help with home repairs they may not have been able to make otherwise. In September of 2008, over 30 volunteers came together in the EcoVillage through the Rebuilding Together project. Three long-term residents of the community received help building fences, stairs, walkways, and other exterior maintenance. Two of the three had been victims of crime in the EcoVillage, and the assistance with home repairs helped solidify their ability to stay in the community. The fences especially helped residents enjoy their yard and keep their children and animals safe. Most of the volunteers that day were City of Minneapolis and other EcoVillage partner staff members. Their presence sent a strong message to the community about the depth of partners’ commitment, and the neighbors who participated still talk about how much this day meant for them.

(left) EcoVillage partner staff and EcoVillage residents got together in 2008 to help residents with home repairs and exterior maintenance as part of a Rebuilding Together event. *Photo by Project for Pride in Living, 2008*

(top right) Colorful greens, beets, and zucchini from the Hawthorne EcoVillage Community Garden are the highlights of the table at a recent garden harvest party. *Photo by the Hawthorne Neighborhood Council, 2012*

National Night Out

Conceived as a way to welcome eight new families to the EcoVillage, project partners organized a National Night Out party in the EcoVillage in 2011. Like National Night Out parties across the country, attendees had hot dogs, watermelon, and other treats. Unlike many other National Night Out parties, the EcoVillage had a record turnout (over 50 Hawthorne residents attended) and a few unique and community-focused activities: the community started a photographic directory to pass out to new residents so that they would recognize neighbors, both new and old; and a raffle included green prizes, such as vegetable seeds and reusable water bottles. The block party led to lots of sharing and cooperation: neighbors recruited new gardeners to participate in the Hawthorne EcoVillage Community Garden, four trees from the Tree Nursery were given away, and the evening resulted in other exchanges and ideas.

2009 Design Workshops

During the summer of 2009, Project for Pride in Living partnered with students from the University of Minnesota’s College of Design and local volunteer architects to host a series of four public design workshops. The workshops encouraged participation and input from Hawthorne residents, friends, and neighbors in shaping the future of the EcoVillage. By examining and discussing photos from other developments, working with a large-scale site model, and investigating the neighborhood’s strengths, designers and residents created a new site plan and identified goals for the development that have guided the

(lower left) A National Night Out barbeque in the EcoVillage brought new and longtime residents together. *Photo by the Northside Home Fund, 2011*

(lower middle) Design workshops in 2009 engaged many Hawthorne residents to examine and discuss examples of sustainable development from around the country. *Photo by Project for Pride in Living, 2009*

(lower right) Gardeners of all ages got together to design the Community Garden. *Photo by Environmental Justice Advocates of Minnesota, 2011*



project ever since. Workshop participants identified three main priorities for the future of the EcoVillage: addressing energy concerns, both in terms of maximizing efficiencies and integrating renewable sources; designing and advocating for a variety of housing and transportation options; and using plants and trees in many ways—to filter storm water, to provide shade, and to create gathering spaces such as community gardens. Other priorities related to sustainability include using durable, eco-friendly materials in construction and renovation, undertaking water conservation, and ensuring that healthy food choices are available in the neighborhood. Engaging residents in a design process has led to broader support for new ideas and a deeper commitment to the project overall. The built outcomes are themselves better, too, since local residents are able to share their experiences of daily life to inform the design.

Community Garden—Garden Harvest Parties

In a diverse neighborhood such as Hawthorne, residents’ skills, interests, and availability vary considerably. Gardens offer a great venue to engage community members who might never turn out for meetings. This has proven especially true for the EcoVillage Community Garden, where residents speaking a great diversity of languages have come out to garden alongside one another. The garden’s inaugural season was 2011.

The garden is designed to provide individual plots, a cooperative plot that is worked by regular gardeners as well as volunteers, a ‘giving garden’ full of free, easy to harvest produce for passersby on the sidewalk, and various fruit plants such as grapes, kiwi, and raspberries. In addition to gardening activities, the EcoVillage community garden is regularly host to summertime harvest parties, in which gardeners and other neighbors turned out to prep, cook, and eat garden produce together. The Harvest Parties offer neighbors a chance to relax together and celebrate the work happening in the garden and in the EcoVillage.

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Gardens and Innovations

14 Planting projects, in addition to small projects on owner-occupied sites, have helped to establish another positive presence within the EcoVillage while the behind-the-scenes work of housing development continues to take place.

Tree Nursery

In the summer of 2008, project partners worked together to acquire and demolish a vacant structure next door to two of the EcoVillage’s most stalwart homeowners. To utilize the available land in a productive and sustainable way, and to keep the momentum of positive change happening within the development, partners created a unique program that has proven to be a great success: saplings are donated through the City Trees program, pass through the EcoVillage Tree Nursery, and eventually are planted on private lots by Northside residents. By the end of 2011, more than 150 trees were incubated in the Tree Nursery and then planted throughout North Minneapolis, including 81 trees that went to households that had lost a tree in the May 2011 tornado that struck the Northside. A

new home is set to be built on the site of the current Tree Nursery, and EcoVillage residents and partners plan to either move the nursery to a new lot within the area, or create a tree-distribution event focused on attracting Northside property owners. What was originally planned as a temporary effort has become a permanent part of the EcoVillage redevelopment thanks to the success of this unique program.

Demonstration Garden

One of the practices that led to success in the EcoVillage has been to find alternate uses for land while long-term development is brought to fruition. The five contiguous parcels at the southeast corner of 31st Avenue North and 6th Street North were slated to be among the first new construction projects in the EcoVillage. Changing market conditions and lengthy acquisition processes caused the community to look for an interim use for these lots. The EcoVillage Demonstration Garden utilizes native plantings to show how homeowners can landscape their homes in a sustainable manner. In addition to serving as an



educational opportunity for the neighborhood, the garden also contains a nursery area, and provides starts of native plants for Hawthorne residents to plant in their own yards. An added bonus is that while they are at the garden site, native perennials serve to detoxify the soil and help filter rainwater before it reaches the Mississippi River.

Boulevard Garden

Six boulevards along 6th Street North—in the center of the EcoVillage—received facelifts in 2011 thanks to the efforts of the Mississippi Watershed Management Organization’s Green Team. This group of local high-school students dug up the existing turf and soil, filled the boulevards with compost, good soil and mulch, and planted them with hardy perennials, many of them natives. The boulevards add beauty and plant diversity to the streetscape, and benefit water quality as well: they also absorb and filter rainwater before it enters the storm sewer and the Mississippi River.

Solar Installation

15 In 2011, an array of photovoltaic panels was installed on the roof of the project’s sole business, the Bangkok Market. The renewable energy produced by the panels will benefit the Market’s bottom line, and project partners are studying the array’s effectiveness to assess whether future EcoVillage buildings could benefit from a similar installation. The panels were manufactured by local company 10K Solar and feature a unique reflector system that is designed to boost panel productivity.

(top left) Volunteers turn out to plant native species in the Demonstration Garden. *Photo by Project for Pride in Living, 2010*
(top right) Members of Mississippi Watershed Management Organization’s Green Team mulch around native perennials in new boulevard gardens along 6th Street N. *Photo by MWMO, 2011*
(bottom, far left two) The Tree Nursery was one of the first visible positive changes made in the EcoVillage. The groundbreaking ceremony brought Mayor R.T. Rybak and other city staff together with residents. *Photos by Project for Pride in Living, 2008*
(bottom, middle three) Deep-rooted native plants help filter rainwater and recharge underground aquifers, improving water quality in the nearby Mississippi River. *Photos by Project for Pride in Living and MWMO, 2011*
(bottom, right) An installation of photovoltaic solar panels featuring a reflector system installed on the roof of the EcoVillage’s one commercial property, the Bangkok Market. *Photo by Project for Pride in Living, 2011*



Housing Development

“We have great times with family and friends. Somehow this home seems to bring us closer together.”

—Symphonie Lawson, whose family lives in EcoVillage

“We love living in our eco-house and even look forward to receiving utility bills in the mail because they are so amazingly low. We also enjoy spending time in our beautifully landscaped yard and getting to know the neighbors as they walk past.”

—Luke Hartzell, Hawthorne EcoVillage resident



(right) Carpenters from contractor Big City Builders work on the first new construction home in the EcoVillage, a LEED-certified house built using structural insulated panels, or SIPs.
Photo by Project for Pride in Living, 2010

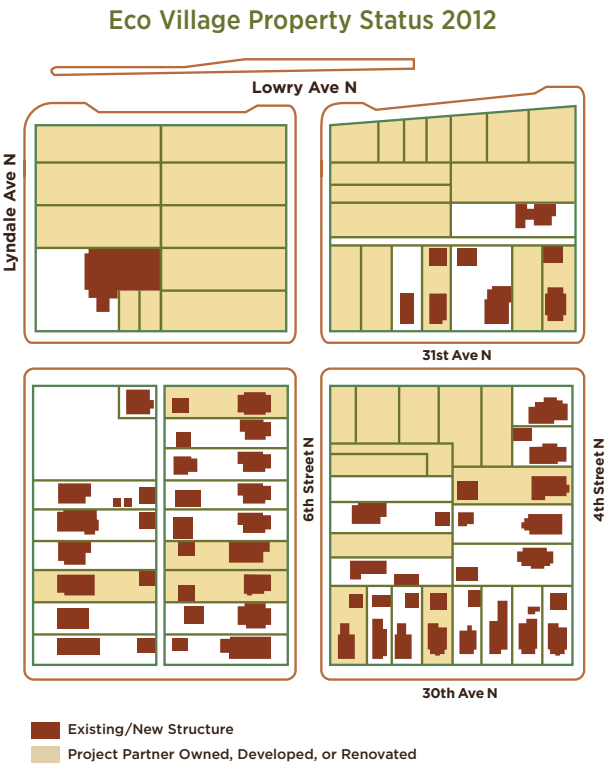
Property Acquisition and Demolition



Acquisition and demolition of the most dilapidated and poorly-managed properties in the EcoVillage have made two major contributions to the project’s progress. First, by eliminating the vacant buildings that attracted criminal activity, and second, by setting the stage for future housing development.

It has not been easy, however. Acquisition within this project area has proved extremely challenging due to property foreclosures, layers of title issues, and mortgage fraud. The project’s unique partnership proved critical to untangling these issues: working closely with residents, the Hawthorne Neighborhood Council was able to offer specific and ongoing observations on the everyday activities at problem properties. This, in turn, helped law enforcement focus their efforts and assisted regulatory services in citing housing code violations, which often helped identify properties that were behind on tax payments or should be condemned. As properties moved into foreclosure or tax forfeiture, the Housing Division of Minneapolis’ Community Planning and Economic Development (CPED) department, along with affordable housing developers PPL and Twin Cities Habitat

for Humanity, tracked properties and undertook the often-lengthy acquisition process. CPED’s Housing Division provided the capital to purchase and demolish foreclosed properties and substandard housing throughout the project area. The readiness of project partners to work together in an effective and coordinated manner to identify, purchase, and demolish undesirable structures created an immediate impact on the ground in the EcoVillage: selective demolition made the EcoVillage’s ambitions visible, and also provided a tangible sense of progress for the EcoVillage’s remaining homeowners. To date, project partners have acquired more than 30 properties in and around the EcoVillage, greatly contributing to the neighborhood’s growing stability.



Single Family Rehab

Preserving and improving existing houses in the EcoVillage has been an important part of the project’s strategy. Not all houses are candidates for rehab—some are far too run down or close to falling down. Whenever it is possible, however, rehabilitation preserves the irreplaceable character of old homes and the texture of existing neighborhoods. It is also a great move from a sustainability standpoint: rehab keeps tons of material out of landfills and extends the useful life of older structures.

30th Avenue North

“Be joyful in hope, patient in affliction, and faithful in prayer.” Melo Lawson and her family are incredible reminders of these powerful words.

Since coming to the United States from Togo in 2003, Melo and her four young children have waited patiently to settle into a home of their own. With encouragement from Twin Cities Habitat for Humanity staff, Melo continued to apply until she became eligible to purchase a Twin Cities Habitat home in

2010. In the years that passed, Melo kept praying and kept busy, taking care of her children, working as a literacy tutor, and attending school to obtain her teaching certificate.

After years of waiting, Melo’s patience and prayers were finally answered—her application for homeownership was accepted. Upon hearing the news, Melo and her children, ages three through 11, “jumped for joy,” she remembers, laughing. In 2010, the family moved into a home in the Hawthorne EcoVillage, built as part of the Jimmy and Rosalynn Carter Work Project in the Twin Cities.

Homeownership suits the Lawson family. Melo and her children are often seen in the EcoVillage community garden, tending their vegetable patch or helping chop vegetables for a garden lunch. Notes daughter Vera about their new home: “I have a peace corner where I read and do my homework. My grades are getting better at school.” Vera and her sister, Symphonie, were finalists in the *What My Home Means to Me* Habitat for Humanity Essay Contest.



(upper left) A boarded and vacant foreclosure property awaits purchase for rehab or demolition in 2007. *Photo by Northside Home Fund, 2007*

(bottom, far left) Members of the Lawson family on the back porch of their newly remodeled home. *Photo by Twin Cities Habitat for Humanity, 2011*

(bottom, left) President Carter, along with hundreds of other volunteers, transformed this once-dilapidated structure into a sustainable home for Melo Lawson and her family. *Photo by Twin Cities Habitat for Humanity, 2010*

Single Family Rehab

4th Street North

This 112-year-old house has seen quite a few additions and renovations over the course of its long life. It was divided into a duplex for a time, but through a PPL-led rehab, has been restored to a single-family home, now owned and occupied by a large family.

This sturdy, 2,400 square-foot structure sat vacant for four years before renovation. Good thing it was solidly built, as it suffered repeated vandalism and weather damage during that time. Many of the existing finishes were beyond repair, so the rehab began with selective demolition: everything came out except for studs, joists and other structure, and the hardwood floors. The gut-rehab was expensive, but it had its blessings: it allowed the project team to remove 99% of the lead paint from the interior and exterior, and to thoroughly insulate the exterior walls and attic. New windows, siding, high-efficiency hot water heater and furnace, along with new finishes throughout, completed the renovation. A few volunteer projects helped offset the cost of the project.



The EcoVillage vision includes affordable housing as a critically important tool for building the local housing market and as an essential long-term component of the project. The State of Minnesota’s MURL program (along with other capital funding) allowed PPL to rehab this property and sell it on an affordable basis to a lower-income family; through the program, affordability will be guaranteed at this property for a minimum of 15 years.



Multifamily Rehab

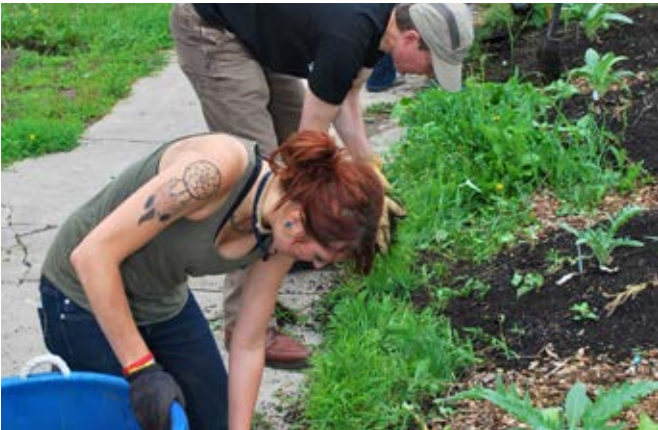
6th Street North

The cluster strategy behind the EcoVillage was developed largely in response to the foreclosure crisis. The first rental development, a duplex at 3015 6th Street North, has been funded by the national foreclosure-response legislation: Neighborhood Stabilization Project (NSP). This project demonstrates one often hidden truth of the foreclosure crisis: that renters have suffered as a result of the crisis as well, facing eviction after their landlords experience foreclosure. PPL’s larger Northside-wide foreclosure efforts focus exclusively on rental properties, rehabbing them to a nationally-recognized sustainability standard (Enterprise’s Green Communities), and managing them as stable, affordable rental properties.

As is typical with rehabs, 3015 6th Street North stood vacant for a number of years before partners could acquire it, and the property needed substantial repair. The property suffered damage in the May 2011 tornado that tore through the Northside—leaving huge holes in the roof, and many feathered



residents! The rehab has included many new elements to make it weather-tight, and bring it up to the Green Communities standard: a new roof, high-efficiency mechanicals, new windows, new kitchens and bathrooms, and refinished hardwood floors. Don Steele, the contractor who undertook the renovation, loves old buildings, and went above and beyond the project specifications to bring some of the historic character of the duplex back. Much of the original trim was missing (having been replaced with ranch casing, likely in the 50s), and Don milled up new trim to match some of the original existing casework. Over the years, he also had saved decorative door handles and lock sets (intended to be discarded) from other projects, and installed these on the interior doors of the property as much of the original hardware had been stolen while the property sat vacant.



(upper left) Members of the McLaurin family stand in front of their newly remodeled home. *Photo by Project for Pride in Living, 2012*

(bottom left) Lead abatement included removal and replacement of all of the exterior siding and windows. *Photo by Project for Pride in Living, 2011*

(bottom middle) Volunteers take a break from re-sheathing the garage for the house along 4th Street N. *Photo by Project for Pride in Living, 2011*

(bottom right) A garden bed gets a thorough weeding by volunteers. *Photo by David B. Wheeler, 2011*

(top right) PPL rehabbed this EcoVillage duplex to Green Communities standards and is managing it as an affordable rental property. *Photo by Project for Pride in Living, 2012*

Housing Development: New Construction

New construction provides the opportunity to make significant advances in energy-efficiency and other aspects of sustainable design. The EcoVillage’s infill homes have also demonstrated that new homes can be designed and detailed to support the Hawthorne neighborhood’s visual character and to attract new residents to the area.

PPL Infill House on 31st Avenue North

The home located at 400 31st Avenue North features highly insulated SIPs construction with a heat recovery ventilator for fresh air, 100 percent FSC-certified lumber, and an 80 percent diversion of construction waste from landfills. Low-VOC materials, moisture-resistant materials, and advanced pest control measures protect indoor air quality. A drought tolerant native garden surrounds the home. The project is LEED for Homes certified with a Platinum designation and qualified for the Green Communities Criteria with Minnesota Overlay, the American Lung Association’s Health House guidelines, and Energy Star for Homes.

This new construction infill home in the EcoVillage was completed in the fall of 2010 and sold less than a month after construction was complete. The house was sold with affordability restrictions to a household earning less than 80% of the area median income. The buyers, former residents of a nearby suburb, found the house when biking through the neighborhood, and have come to enjoy the strong social ties within the EcoVillage. They note: “Living in the Hawthorne EcoVillage is a great experience when you’re at home. We love living in our eco-house



and even look forward to receiving utility bills in the mail because they are so amazingly low. We also enjoy spending time in our beautifully landscaped yard and getting to know the neighbors as they walk past. Days filled with friendly folks. Peaceful nights (quieter than it was in the suburbs!). Clean, green living. It’s great!

The really amazing part about living in the EcoVillage, though, is that it’s a great experience when you’re not at home, too! When we’re away, we love showing off our pictures and talking to others about the new ideas that the EcoVillage is pushing forward: sustainable practices in construction, building materials, runoff control, pest control, and so much else. We also rest secure while we are away from home knowing that our wonderful neighbors will keep a close watch on our place and take care of our yard.

We look forward to the future of the EcoVillage, too! It will be a lot of fun to see some of the beautiful old homes renovated and to see new ones spring up like flowers after a good rain. We look forward to all of the great people that we know the EcoVillage will bring to our doorstep and to the future of the great community whose seeds have been sown in the fertile and diverse soils of North Minneapolis.”

Habitat Infill House on 31st Avenue North

The Jimmy and Rosalynn Carter work project, coordinated by Twin Cities Habitat for Humanity, brought hundreds of volunteers to the EcoVillage in the fall of 2010. The project also brought Twin Cities Habitat for Humanity into the EcoVillage partnership, and Habitat continues to build houses in this area through their unique volunteer-based construction methods. One house, on 31st Avenue North, next door to longtime residents Andy and Valeria Goblieski, is nearly complete. People involved in the project have noted a distinct change in the neighborhood in the past few years.

Dave Madzo, a Habitat Site Supervisor who has worked in North Minneapolis neighborhoods for a decade, said working in the EcoVillage has been a



positive experience. “We’ve been more than welcomed in the community. We’re making quite an impact with the amount of housing we’re doing.” Madzo knows the area has a “troublesome” reputation, but said the community has changed. “The neighborhood’s been very supportive. People drive by and say “Thanks.”

Andy and Valeria have noticed changes in the neighborhood, too. They are awaiting the arrival of their new next door neighbors, Abul Khayre, Maymu Mohamed, and their five children. “They are building real nice houses,” Valeria said of Habitat. “I can’t complain: It looks nicer and we have nicer people.”



(upper left) The grand opening celebration for the first new-construction home completed in the EcoVillage drew a large crowd of supporters. The home also earned LEED for Homes platinum-level certification. Photo by Project for Pride in Living, 2010

(upper right) A new alley in the northeast block of the EcoVillage serves this new home built by Twin Cities Habitat for Humanity. Photo by Project for Pride in Living, 2012

(bottom right) Project partners pose at the winter groundbreaking ceremony for the new PPL home along 31st Ave N. Photo by Project for Pride in Living, 2010

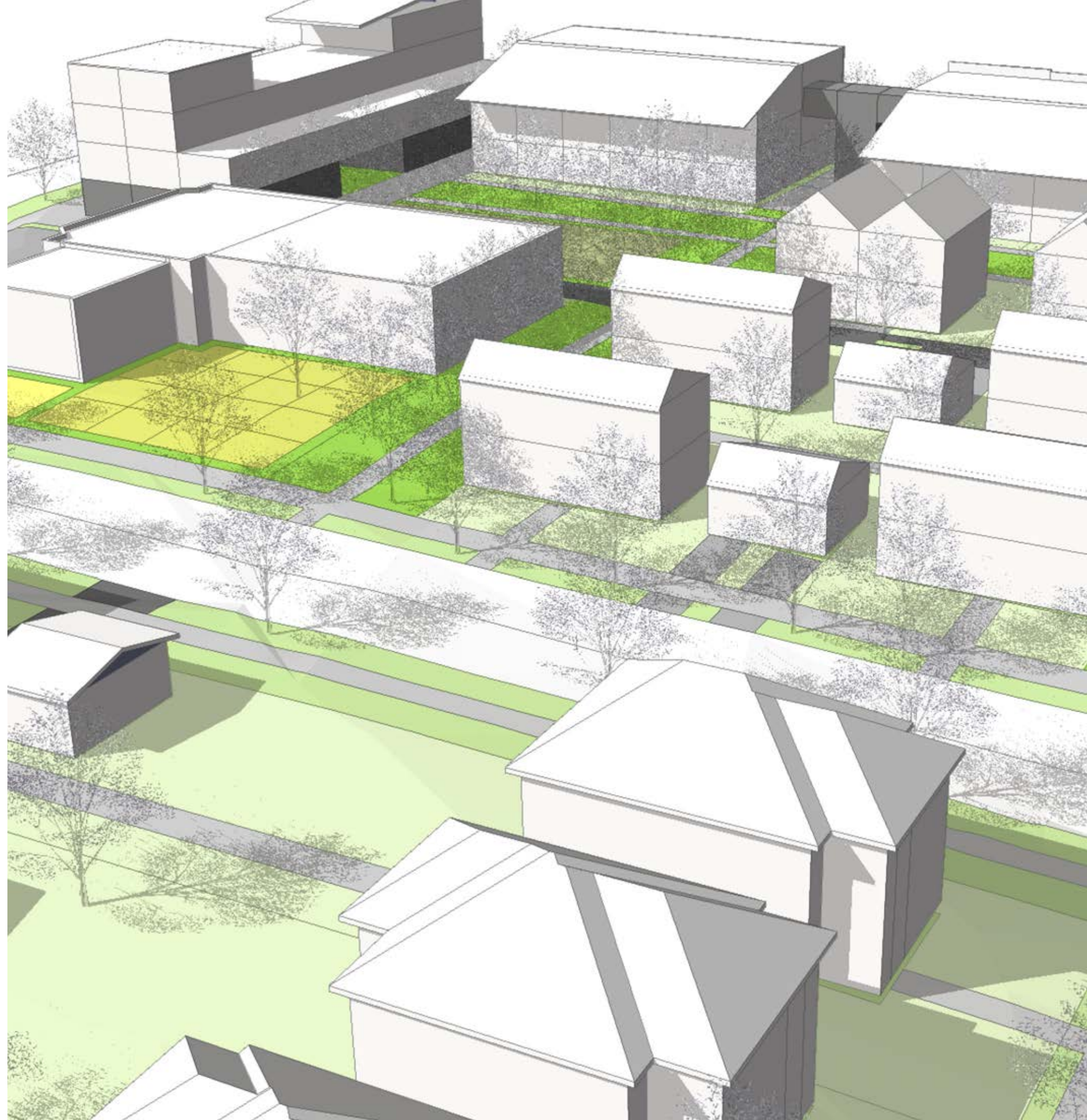
Future Vision

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“The Hawthorne EcoVillage’s collaborative and visionary approach provides a model for sustainable and affordable redevelopment across Minneapolis and our entire state. The work taking place in the EcoVillage, and the vision that project partners have established for the future, demonstrates that sustainability and affordability is relevant for everyone, everywhere.”

—Diane Hofstede, City of Minneapolis Councilmember

(right) The master plan for the Hawthorne EcoVillage weaves new structures with excellent solar orientation into the existing urban pattern, and locates active green spaces, such as the EcoVillage Community Garden, throughout the four-block area. *Drawing by Coen+Partners, 2012*



Where We are Headed

The mission of the Hawthorne EcoVillage is to grow strong natural systems, healthy people, and a vibrant Northside community through the power of collaboration, cooperation, and partnership. By the time the project is complete, we will have added about 120 new homes—from single-family structures to multifamily apartment buildings—to the four blocks of the EcoVillage, adding to the vitality of new residents and increasing density to better support nearby businesses and transit. We will have overlaid a system of native plantings and rain gardens on a typical urban grid of streets and sidewalks, which will create a visible presence for the EcoVillage and improve water quality in the Mississippi River, just six blocks away. We will have supported new residents’ integration

into the close-knit social fabric of the EcoVillage. And we will have provided a model for sustainable urban transformation that can be reinterpreted in neighborhoods across the country.

Guiding our path forward is a master plan and set of specific sustainability goals created through a series of workshops during the winter of 2011–2012. Project for Pride in Living, Hawthorne Neighborhood staff and residents, landscape architecture firm Coen+Partners, and the University of Minnesota’s Center for Sustainable Building Research worked together to establish a clear project mission, set specific sustainability goals, further develop the master plan, and created an implementation plan to ensure that the project’s ambitious goals are met.



(left) A community green serves as a “backyard” and unites the apartment buildings proposed along Lowry Avenue N. The community green offers the possibility of many active uses along this spine, including the produce gardens pictured here. *Rendering by Coen+Partners, 2012*

(middle) The EcoVillage master plan proposes to provide linear rain gardens along 6th Street N., both to slow and filter rainwater and to provide a unique public image for the EcoVillage. *Rendering by Coen+Partners, 2012*

(right) A community greenbelt in front of proposed new homes provides community gathering space as well as another opportunity for rainwater gardens. *Rendering by Coen+Partners, 2012*

Hawthorne EcoVillage Sustainability Goals

1. Support greater energy independence. Reduce operating energy in all buildings and maximize the use of renewable energy. Reduce transportation energy use and greenhouse gas emissions by designing to support walking, biking, and transit.

2. Protect, celebrate, and appropriately utilize water. Reduce potable water consumption. Capture rainwater close to where it falls, improving water quality, groundwater recharge, and visible connections to water.

3. Maximize biodiversity to support healthy urban ecosystems. Increase vegetation and plant diversity to promote ecology and habitat. Mitigate urban heat

island effect. Create a night sky that does not inhibit nocturnal/migratory species.

4. Support the health and well-being of residents. Increase housing stability in the neighborhood. Provide for a wide range of housing types and income levels (affordable and market-rate). Design for great indoor air quality. Provide access to fresh, local food. Improve personal health through increased physical activity. Keep crime levels low by increasing safety infrastructure and community organizing. Facilitate neighborly relationships and community engagement amongst EcoVillage neighbors.

A large, detailed illustration of a community greenbelt. In the foreground, an elderly couple is sitting on a bench, looking towards the camera. Next to them, a young boy is playing with a ball. Further back, a woman is walking a dog, and another person is walking. The greenbelt is filled with various plants, flowers, and trees, creating a lush and inviting space. In the background, modern apartment buildings and a street with cars are visible, showing the integration of nature and urban development.

Partners and Friends

Special thanks to the hundreds of individuals and organizations who have devoted their time and resources to the success of the Hawthorne EcoVillage, including those listed below.* Thank you!

Hawthorne EcoVillage Partners

City of Minneapolis
Family Housing Fund
Hawthorne Neighborhood Council
Hennepin County
Northside Home Fund
Twin Cities Habitat for Humanity
Project for Pride in Living

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* Note: We greatly apologize if we missed anyone on this list of supporters. For edits or additions, please contact info@fhfund.org.



The Vision of the Hawthorne EcoVillage is to become a thriving neighborhood providing a wide diversity of quality housing in support of healthy residents and a robust neighborhood social life.

The EcoVillage will achieve greater energy independence, maximize biodiversity and protect our watershed, fostering a strong connection to the Mississippi River and the region.

The Hawthorne EcoVillage will act as a catalyst for future sustainable urban redevelopment both nearby and across the country.

(right) A summertime street party, imagined by designers Coen+Partners, is enhanced by lush native vegetation and a complete tree canopy. *Rendering by Coen+Partners, 2012*

For additional copies, please contact the Family Housing Fund at **612-375-9644** or info@fhfund.org.



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