

Renewing MPHA's *Elliot Twins*

An unprecedented renovation to preserve, improve, and expand one of the oldest public housing properties in Minneapolis.



The Plan

- Complete apartment renovations
- Building systems upgrades (heat, water, electrical, fire-safety)
- Central air conditioning
- 30% increase in energy-efficiency (via roof, windows, systems, envelope)
- 6,200 sq. ft. community-link addition, with new common area and single, secure entrance with guard desk
- Larger laundry and exercise rooms
- 10 new, fully disability accessible apartments

\$26M



**Estimated
Renovation Cost**

30%



**Increase in Energy
Efficiency**

184



**Deeply Affordable
Units**

The Partners

MPHA

LHB Architects

City of Minneapolis

Frerichs Construction

Minnesota Housing

Bremer Bank

Hennepin County

RBC Capital Markets

Hunt Real Estate Capital



ContactMPHA@mplspha.org



More About the Elliot Twins

Initially constructed in 1961, the Elliot Twin Apartments consist of 174 studio and one-bed units. 100 percent of units are affordable to households that are below 30 percent of the area median income (AMI).

Originally Constructed: 1961
 Estimated Renovation Cost: \$26M
 Construction Begins: Mid-2020
 Construction Complete: Late 2021
 Units: 174 (Current) 184 (After)
 Sq-Ft: 113K (Current) 119K (After)

The People
 Seniors: 56%
 Disabled: 68%
 African American: 82%
 Born in Somalia: 46%
 Median Household Income: \$10,200 per year

All residents have a right to return to the finished property, and can remain on-site throughout construction if they wish.

100%



**Units Affordable to
households below 30% AMI**

159



**People who live at
the Elliot Twin Apartments**