

THE FREDERICK P. ROSE architectural fellowship

A PROGRAM OF ENTERPRISE COMMUNITY PARTNERS

PROJECT FOR PRIDE IN LIVING

FELLOWSHIP HOST: [Contact Information](#)

Project for Pride in Living
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ORGANIZATION BACKGROUND: [Agency Mission, Description and Service Area](#)

Now celebrating 35 years of service, Project for Pride in Living, Inc. (PPL) is a nonprofit organization dedicated to helping lower-income families develop the tools they need to achieve self-sufficiency. PPL's earliest activities were devoted to increasing the supply of affordable, quality housing as a stabilizing force in the inner city neighborhoods of Minneapolis; today PPL is widely recognized as a local pioneer in providing a range of integrated services for low-income individuals and families. We have expanded our geographic scope as well as the services we provide, broadening our reach to include Saint Paul and the first-tier suburbs. Our activities have evolved to meet the changing needs of our community, and we remain agile in responding to emerging issues.

Guiding the organization's growth and current programs is the phrase, "Helping people help themselves," expressing our commitment to the values of a strong work ethic, personal accountability and responsibility, and the participation of the disenfranchised in their own growth toward self-sufficiency. These values reinforce our mission: to work with lower-income individuals and families to achieve greater self-sufficiency through housing, employment training, and support services.

Description of the Need for a Fellow and his / her role within the organization

Our interest in the Rose Fellowship stems from our recent and past efforts to increase the quality of our portfolio, both in terms of its aesthetic appeal and its functionality for our tenants and buyers. In addition, we have had on going interest in the benefits of "green" building and have been working to deepen our understanding of the issues and potentialities, so that we are able to incorporate those features into our buildings and our management of them. A Rose Fellow would allow us to reach the next level in all three of those aspects of our work.

In PPL's first 25 years, we grew from an organization based in a single Minneapolis inner city neighborhood, doing single family rehabs, to managing a rental portfolio of just about 300 units in buildings that ranged in size from single family homes to our largest development of 25 units. Some of these buildings had been purchased when there were no other buyers or, in some cases, had been contributed buildings. None were selected for their design quality, and much of the rehab work done was by volunteers. During this time, PPL earned a reputation for being able to do a lot with a little. While we are very proud of our roots, none of this activity provided a top-notch rental portfolio nor did it provide consistently handsome buildings.

In the 10 years since, we have worked on a long-range plan to dispose of the smaller, non-performing rental buildings and upgrade the remaining portfolio. The second part of this plan has been to add only those properties that truly enhance our portfolio, whether rehabilitated or new. This is more than a time-specific strategy; it is a basic philosophy of how we see ourselves in the affordable housing industry. While we are deeply committed to serving populations most in need, we are also deeply committed to serving them in dignified, attractive buildings that are well-maintained and well-managed.

One of the recent challenges and topics of interest for our development team is incorporating the practices of sustainable building into our project portfolio. We have adopted the philosophy that Green should be a standard; that proven efficiencies should be incorporated into our Design Standards (a living document, the first draft of which we have recently finalized, and will continue to review regularly). We see ourselves as in the learning phase, with several eager and capable learners on staff.

As we see it, the Fellow's role would be to foster a sensitivity to the aesthetic, functional, and environmental aspects of our projects by working with the project teams during all phases of the development process from concept generation to construction. Ideally, the Fellow would inspire our staff to achieve a higher level of design quality in all facets of our projects. For our part, we can convey to the Fellow the tangible experience of development and an appreciation of the "non-design" aspects of building such as the financial, political, and social constraints which influence our work.

Upcoming Activities

PPL's housing activities are driven by the desire to increase the self sufficiency of low income families and individuals through the provision of affordable ownership and rental housing with a particular emphasis on ending homelessness. The Fellow's activities on a variety of projects will all be woven together with this common thread.

The Delancey Apartments will consist of the rehabilitation of 14 one-bedroom apartments on Selby Avenue in St. Paul for use as long term housing for chronically homeless, mentally ill persons. The Fellow will be providing construction administration and lease up assistance on this project.

The Van Cleve Apartments West project entails the new construction of 50 units of affordable rental housing. It is a tax credit family rental project, with 12 supportive housing units for single adults who have experienced homelessness. The Fellow will also be providing construction administration and lease up assistance on this project. A companion project on the same site will consist of the development of 131 for-sale condominium units and 7 townhouses in an existing grain elevator. This project will be done in conjunction with a local for-profit developer. The Fellow will work on all stages of this project from conception to construction.

The Hawthorne Eco-Village project is a large scale neighborhood revitalization project which will result in 130 units of housing built new or rehabilitated within a four block area in north Minneapolis. It is a multi-phase, intentionally "green," neighborhood redevelopment. The first phase consists of 7 ownership units in partnership with Tree Trust and Home Depot. Phase 2 will entail the rehabilitation of 5 to 15 existing housing units and the improvement of the adjacent public infrastructure. Phase 3 will be 30-50 new units of affordable rental housing on cleared land and the final Phase will build a like number of for-sale units. This project is in the very early stages so the Fellow will be working on all aspects of it from conception to construction.

The Partnership Academy project consists of the creation of a "Center for Living and Learning." As such the project would incorporate an expansion of PPL's charter school, the Partnership Academy, with a family resource center and rental housing in a campus-type development. The Fellow would participate in the design, financing, bidding and building of the project.

Lastly, the Fellow would be working on the Touchstone Apartments, the rehabilitation of 40 to 50 one-bedroom units to house a population with serious and persistent mental illness. This project is in its early stages so the Fellow will participate in all phases from design to construction and lease up.

SPECIFIC WORK PLAN ITEMS

(See Attached Spreadsheet)