

# BUILDING BETTER NEIGHBORHOODS



## THE BUILDING BETTER NEIGHBORHOODS PROGRAM

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Through its Building Better Neighborhoods program, Greater Minnesota Housing Fund and local community partners across the state are developing affordable housing in a refreshingly different way. The program advocates both strategies to reduce costs and strategies to add value. The result is new affordable neighborhoods that build on the qualities that have always added to the livability of traditional neighborhoods.

The Building Better Neighborhoods program aims to:

- create vital, well-planned neighborhoods;
- increase production of affordable starter homes;
- minimize subsidies needed to create affordable homes;
- help working families build equity;
- reduce development costs through the most efficient use of land;
- reduce home construction costs;
- encourage mixed-income developments by providing a range of housing types;
- work with local public officials to reduce regulatory barriers to affordable housing; and
- work cooperatively with communities to meet their housing needs.

Nonprofit developers, for-profit developers, employers and local government agencies are eligible to apply for funds and/or technical assistance from Greater Minnesota Housing Fund. To find out more, visit [GMHF's website \(www.gmhf.com\)](http://www.gmhf.com) or call **1-800-277-2258**.

### TO ORDER A BOOK

Greater Minnesota Housing Fund has published a book called *Building Better Neighborhoods* that illustrates and details the principles of the affordable housing program. Readers find themselves encouraged not only to address the crisis of too few homes for families who cannot afford to pay market prices, but to seize upon strategies that strengthen the character of the whole community.

Housing organizations in Greater Minnesota are eligible to receive one free copy of the book. Additional copies can be purchased for \$24 each. To get more information about the book or to order a copy, visit [GMHF's website \(www.gmhf.com\)](http://www.gmhf.com) or call **1-800-277-2258**.

## THE HOME PLANS

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The home plans found in this brochure have been developed to complement the strategies in the Building Better Neighborhoods program. They provide an alternative to the typical starter home where the garage is the predominant feature facing the street. In contrast, these homes accommodate rear or side-attached garages and incorporate other design elements that improve their "curb appeal." In addition, the floor plans have been carefully designed to provide direct connections to the front and back yards. To reduce the initial purchase price of the homes, each one can be constructed to include unfinished expansion space.

These home plans fit comfortably on modest-sized lots as narrow as 40 to 50 feet wide for the homes with garages on an alley to 64 feet wide for the homes with side-attached garages. Building on modest-sized lots will significantly lower the final home price by reducing the cost of land and infrastructure. All these home plans provide prospective homebuyers with a variety of options that ultimately will help to create a more interesting streetscape.

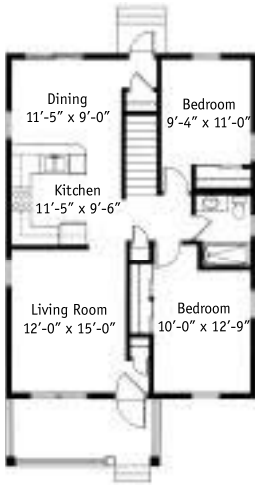
The home plans in this brochure primarily represent new options for homes in the price range of a typical starter home. However, GMHF also advocates mixed-income neighborhoods and can provide options for market-rate home plans that complement the home plans in this brochure.

For information on how to obtain the plans for the homes illustrated in this brochure or for more information about Greater Minnesota Housing Fund and its Building Better Neighborhoods program, contact:

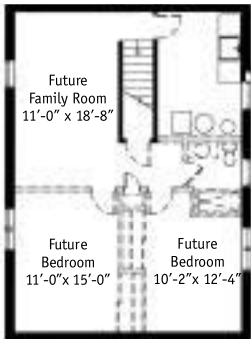
Greater Minnesota Housing Fund  
332 Minnesota St., Suite 1310E  
St. Paul, MN 55101  
**651-221-1997** or **1-800-277-2258**  
fax: **651-221-1904**  
e-mail: [gmhf@gmhf.com](mailto:gmhf@gmhf.com)  
online: [www.gmhf.com](http://www.gmhf.com)



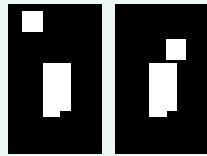
First Floor



Basement



garage location options



OS.1a

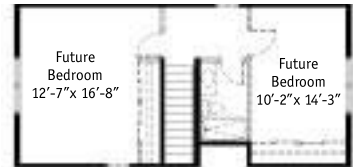
OS.1b

Plan Type  
**OS.1**

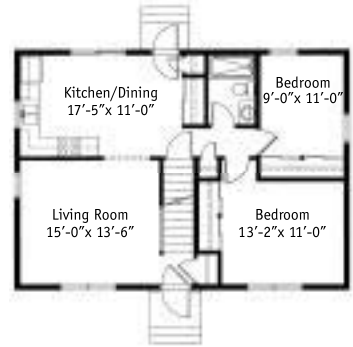
Main Level 936 sq. ft.  
Lower Level 936 sq. ft. (unfinished)



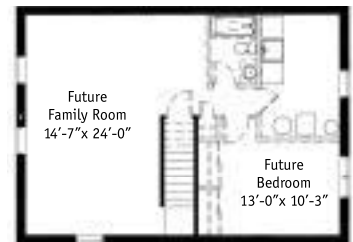
Second Floor



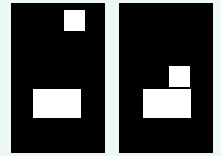
First Floor



Basement



garage location options



OH.1a

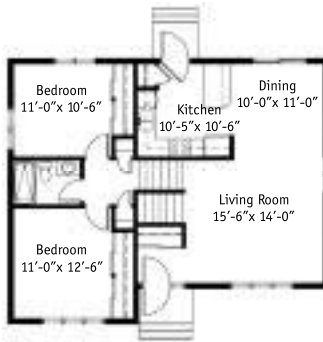
OH.1b

Plan Type  
**OH.1**

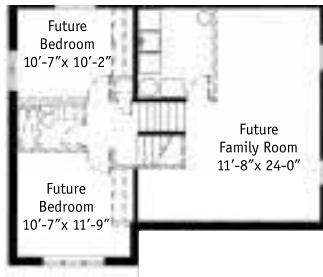
Second Floor 575 sq. ft. (unfinished)  
First Floor 936 sq. ft.  
Basement 936 sq. ft. (unfinished)



Upper Level/  
Main Floor



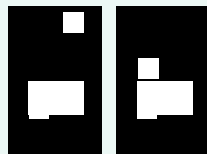
Lower Level/  
Basement



Plan Type  
**SL.1**

Upper Level/Main Level 995 sq. ft.  
Lower Level/Basement 995 sq. ft. (unfinished)

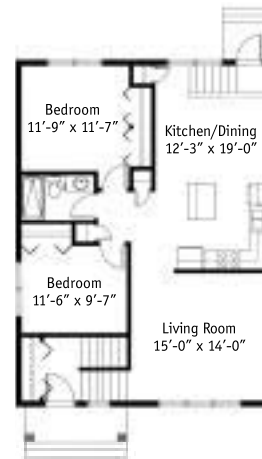
garage location options



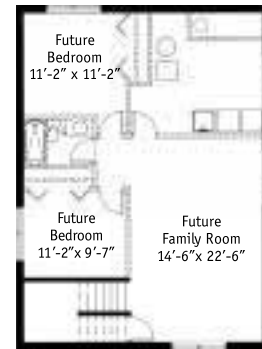
SL.1a SL.1b



Main Level



Lower Level



Plan Type  
**SE.1**

Main Level 1,064 sq. ft.  
Lower Level 1,064 sq. ft. (unfinished)

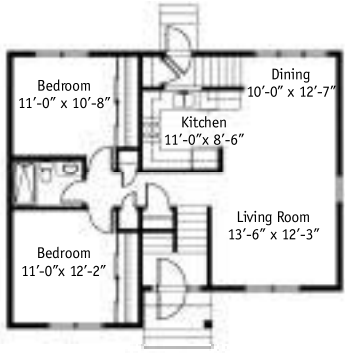
garage location options



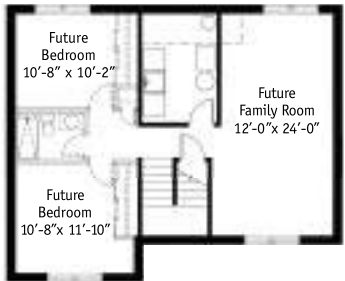
SE.1a SE.1b SE.1c



Main Level

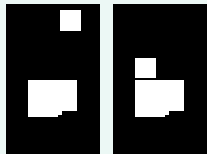


Lower Level



Plan Type  
**SE.2**

garage location options

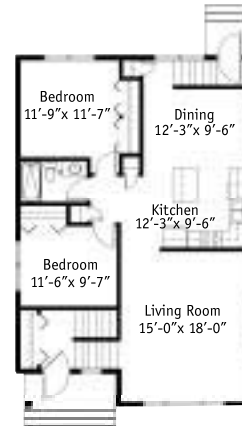


SE.2a SE.2b

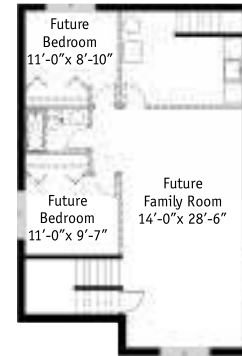
Main Level 995 sq. ft.  
Lower Level 995 sq. ft. (unfinished)



Main Level



Lower Level



Plan Type  
**SE.3**

garage location options

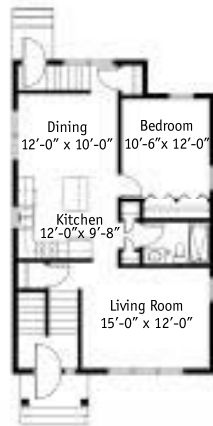


SE.3a SE.3b SE.3c

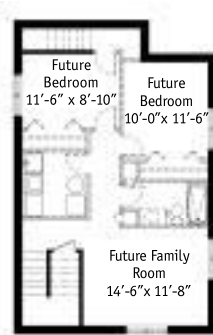
Main Level 1,128 sq. ft.  
Lower Level 1,128 sq. ft. (unfinished)



Main Level

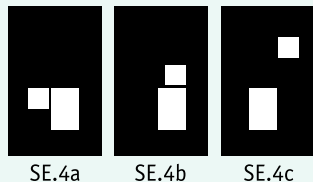


Lower Level

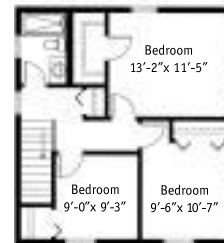


Plan Type  
**SE.4**

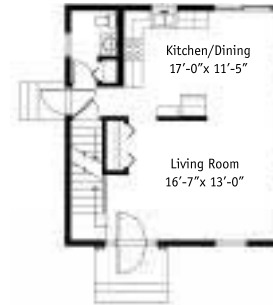
Main Level 848 sq. ft.  
Lower Level 848 sq. ft. (unfinished)



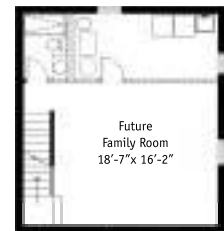
Second Floor



First Floor



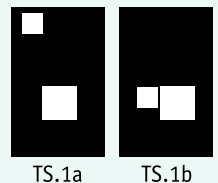
Basement



Plan Type  
**TS.1**

Second Floor 624 sq. ft.  
Basement 624 sq. ft. (unfinished)  
First Floor 624 sq. ft.

garage location options



The mission of **GREATER MINNESOTA HOUSING FUND** is to support the creation of affordable housing for working families in areas of economic vitality throughout Greater Minnesota.



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Home plans by Cermak Rhoades Architects  
Perspective rendering by Keith Schmidt

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Greater Minnesota Housing Fund is a special project of  
The McKnight Foundation and Blandin Foundation.