



PARK HAVEN APARTMENTS

Brooklyn Park, Minnesota

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Brooklyn Park, Minnesota

TYPE OF PROJECT
176 Family Units
HUD Section 8

FINANCIAL PARTNERS
Minnesota Housing Finance Agency
Hennepin County, MN
Family Housing Fund
Federal Home Loan Bank
Bremer Bank
Paramount Financial Group, Inc.

TOTAL DEVELOPMENT COST
\$9,600,000

SIZE
10 acres (site)
135,000 sq. ft. (building)

COMPLETION DATE
December 2000

Before Rehab



After Rehab



Park Haven Apartments, originally built in 1972, is a 176-unit HUD subsidized rental community serving families in Brooklyn Park, Minnesota. When Dominium took over ownership and management in 2000, we confronted a property with a reputation for criminal activity, years of deferred maintenance, and over 125 children with no place to go and little to do. We believed these issues were linked and that in order to be successful, a renovation of this property would need to address them all.

Our re-development approach started with the belief that providing community space and positive activities for children would translate into a better, more stable community. As such, we added a community center to our renovation budget and provided for a resident services coordinator in our operating budget. As we assembled our financial package, and worked to develop support in the community for this endeavor, we held fast to our belief that these two items were foundational to our approach. Addressing these issues would lead to a better property for the residents, community and the owner.

The rehabilitation included all new mansard roofs, windows, siding, HVAC, cabinets, appliances, floor coverings, community facility, garages, playgrounds and landscaping. The property's new look has translated into lower incidences of criminal activity and more community involvement. Our resident services coordinator has helped arrange after school programs, recreational activities, job training and counseling services for our residents. And, Park Haven Apartments went from being a neighborhood eye sore to contributing to neighborhood stability.