

A Southwest Minnesota Housing Partnership project profile

# Orness Plaza

Mankato, MN

*Because Housing Matters.*



## SWMHP Role:

Developer/construction manager

## Orness Plaza Features:

### Smart Investments for Efficiency & Health

Quality construction choices help Orness Plaza control energy costs, support resident health, and remain the property as a community asset over the long term.

- Geothermal heating & cooling system
- Energy Star appliances
- Enhanced exterior insulation
- Updated electrical system
- Water conserving appliances & fixtures
- Updated fire & sprinkler system
- Low VOC paints, sealants, and adhesives

### Research for Results

Researchers are working with residents to measure physical and mental health impacts of indoor air quality, mold reduction, injury prevention, and integrating exercise amenities into the building design.

### Tenant & Owner Affordability

Orness Plaza provides affordable housing even for households with very low incomes. Energy and water saving features help owners save money and maintain low operating costs.

## Healthy Public Housing for Mankato

Low income households often encounter poor housing conditions that affect their safety and health. At the same time, properties designed to serve low income households have difficulty maintaining the property with low rents. Mankato EDA and SWMHP worked together to implement green and healthy housing improvements at Orness Plaza, addressing health threats for residents and long-term operating concerns for management at the 101 unit building. The complete renovation, valued at \$9.9 million, was completed in 2012.

Beyond renovation, the green and healthy improvements at Orness Plaza are part of a complete planning and research program used to improve other projects at SWMHP, the Mankato EDA, and agencies nationwide. Planning and Research analysis includes energy and water use analyses, a comprehensive charrette process, HVAC/ventilation commissioning, and a three-year resident Health Impact study.

Project partners include: The Mankato EDA, the U.S. Department of Housing and Urban Development, Minnesota Housing Finance Agency, Greater Minnesota Housing Fund, University of Minnesota-Center for Sustainable Building Research, National Center for Healthy Housing, and the Blue Cross/Blue Shield Foundation.

## Southwest Minnesota Housing Partnership

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