

THIS MONTH IN EAST AND MIDTOWN PHILLIPS...



EXCITING NEW AFFORDABLE HOUSING COMING TO MIDTOWN PHILLIPS: 14TH AVENUE TOWNHOMES

A new affordable housing development is on its way to the neighborhood. The 14th Avenue Townhomes, located at 2833-2839 14th Avenue South, will offer 10 modern, owner-occupied townhomes for sale to buyers earning at or below 60% of the Area Median Income. With a mix of 1, 2, and 4-bedroom units, these homes are designed to meet the Passive House energy efficiency standard, ensuring sustainable living with near-net-zero energy consumption.

Plus, with on-site renewable energy, homeowners will save on energy costs.

Developed by Trio Development Group, LLC and the City of Lakes Community Land Trust, construction is set to begin in June or July 2025, lasting around 8 months. The townhomes will be built across three City-owned parcels, offering easy access to local bus routes and the Midtown Greenway.

What's unique about this project? The homes will be owned by the City of Lakes Community Land Trust (CLT), ensuring they remain perpetually affordable. CLTs remove land from the speculative market and hold it in trust, guaranteeing that future buyers will always find affordable homes.

Designed with an L-shape that faces both 14th Avenue and the Midtown Greenway, these townhomes will promote pedestrian-friendly access, community interaction, and green space. With high-quality materials like fiber cement siding and metal shingle cladding, the design blends seamlessly with the neighborhood's character.

Community support is strong! On February 5th, the Midtown Phillips Neighborhood Association and East Phillips Improvement Coalition hosted a meeting with the developers, and the project received enthusiastic backing. On February 10th, the project was approved at a Planning Commission hearing. The next step is moving forward with Minneapolis Public Works, bringing us one step closer to seeing this exciting project come to life.

To stay tuned on upcoming developments, head to unitedphillips.org/news.



VIEW LOOKING EAST ALONG THE PUBLIC ALLEY, WITH MIDTOWN GREENWAY AT RIGHT



SITE PLAN

MIDTOWN ANNUAL MEETING AND CELEBRATION

**MARCH 19TH
6-7:30PM**

What: With Spring just around the corner, we're kicking off a new year of community organizing at Midtown's Annual Meeting and Celebration. Join us for food, drinks, an interactive presentation, board elections, and exciting activities!

What are board elections? Every neighborhood in Minneapolis is represented by a neighborhood organization. Midtown Phillips Neighborhood Association represents Midtown Phillips and hosts community meetings, connects neighbors with resources, offers microgrants, advocates on behalf of residents to the City, and runs year-long programs that fight for environmental, social, and economic justice. Midtown Phillips is led by a volunteer board. Board members empower residents and serve as a voice for the neighborhood. Being a board member is a great opportunity to make your voice heard and lead the change we want to see. We want you to be on our board! Please join us at the annual meeting or reach out with your questions. Contact: luke@unitedphillips.org

When: March 19th, 6-7:30 PM

Where: St. Paul's Evangelical Lutheran Church, 2742 15th Ave S, Minneapolis, MN



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