



Project Status	
Proposed:	7/1/2013
Approved:	<input checked="" type="checkbox"/>
Closed:	
Complete:	

Impaction	
<input type="radio"/> Non-Impacted	
<input checked="" type="radio"/> Impacted	

Occupancy	
<input checked="" type="radio"/> Rental	
<input type="radio"/> Ownership	

Project Name:	Anishinabe Bii Gii Wiin
Main Address:	1600 19th St E
Project Aliases:	
Additional Addresses:	
Ward:	6
Neighborhood:	Ventura Village

Project Activity	
<input checked="" type="checkbox"/> New Construction	
<input checked="" type="checkbox"/> Rehabilitation	
<input type="checkbox"/> Stabilization	
<input type="checkbox"/> Preservation	
Year Built:	

Development	
<input checked="" type="radio"/> Apartment/Condo	
<input type="radio"/> Townhome	
<input type="radio"/> Coop	
<input type="radio"/> Shelter	
<input type="radio"/> Transitional	
<input type="radio"/> Scattered Site/Other	

Household	
<input type="checkbox"/> General	
<input type="checkbox"/> Family w/Children	
<input type="checkbox"/> Senior	
<input checked="" type="checkbox"/> Single	
<input checked="" type="checkbox"/> Special Needs	
<input checked="" type="checkbox"/> Homeless	

Housing Production and Affordability							
UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY				
			<30%	<50%	<60%	<80%	MKT
0BR	77	0	24	53	0	0	0
1BR	0	0	0	0	0	0	0
2BR	0	0	0	0	0	0	0
3BR	0	0	0	0	0	0	0
4+BR	0	0	0	0	0	0	0
TOT	77	TOT	24	53	0	0	0
Shelter Units:			+ Conversion Units:				
Section 8:							

GENERAL INFORMATION

American Indian Community Development Corporation (AICDC) and Project for Pride in Living (PPL) are partnering on this project, which includes the rehabilitation of Anishinabe Wakiagun and the new construction of Anishinabe Bii Gii Wiin. Wakiagun is located at 1600 19th St S near the Franklin Avenue LRT station, and includes 45 units of single-room occupancy (SRO) housing for homeless and near-homeless persons living with disabilities. Wakiagun was developed in 1996, and was funded with 9% Low-Income Housing Tax Credits provided by the MCDA, along with deferred funds provided by the State, MCDA, HUD, and others. Bii Gii Wiin would be constructed south of Wakiagun along Franklin Avenue, and will contain 32 units of supportive housing for the same population. Unlike Wakiagun, Bii Gii Wiin will be a sober housing facility. The site plan is preserving space for a possible 3rd phase, at the intersection of Franklin and Hiawatha. AICDC currently provides services at Wakiagun, and would provide services at the new Bii Gii Wiin facility as well.

The proposed rehabilitation work at Wakiagun includes the following: window replacement, mechanical systems repair and upgrades, lighting and electrical upgrades, site drainage/landscaping improvements, and commercial kitchen appliance replacement.

Wakiagun currently includes an additional 15 temporary beds, which will transfer to the new Bii Gii Wiin facility once it is constructed. AICDC has been working with Hennepin County to accommodate the temporary beds after a similar housing facility closed at 2200 Park Ave S. There are 60 Group Residential Housing (GRH) subsidies currently in place for Wakiagun.

Partnership: Anishinabe Bii Gii Wiin Housing LP

Contact Information:

Developer Contact:

Barbara McCormick
 PPL
 1035 E Franklin Ave
 Minneapolis, MN 55404-2920
 Phone: (612) 455-5206 ext-
 Fax: (612) 455-5101
 barbara.mccormick@ppl-inc.org

Owner Contact:

Barbara McCormick
 PPL
 1035 E Franklin Ave
 Minneapolis, MN 55404-2920
 Phone: (612) 455-5206 ext-
 Fax: (612) 455-5101
 barbara.mccormick@ppl-inc.org

Consultant:

Contractor:

To Be Determined
 ,
 Phone: ext-
 Fax:

Architect:

Scott Nelson
 DJR Architecture, Inc.
 333 Washington Ave N Suite 210
 Minneapolis, MN 55401-
 Phone: ext-
 Fax:

Property Manager:

American Indian Community Development Cor
 Phone: (612) 813-1610 ext-
 Fax: (612) 813-1612

Support Services:

American Indian Community Development Cor
 Phone: (612) 813-1610 ext-
 Fax: (612) 813-1612

CPED Coordinator:

Shalaunda Holmes
 CPED
 105 5th Ave S Suite 200
 Minneapolis, MN 55401-
 Phone: (612) 673-5266 ext-
 Fax:
 shalaunda.holmes@minneapolismn.gov

CPED Legal:

Ruben Acosta
 Phone: (612) 673-5052 ext-
 Fax: (612) 673-5112

CPED Support Coordinator

Susie Shepherd
 Phone: (612) 673-5244 ext-
 Fax: (612) 673-5259

CPED Rehab:

Duane Nygren
 Phone: (612) 673-5249 ext-
 Fax: (612) 673-5207

MPLS Affirmative Action



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 Section 8:

USES AND PERMANENT SOURCES

Project Uses:	
Land:	\$1,836,698.00
Construction:	\$5,375,508.00
Construction Contingency:	\$275,000.00
Construction Interest:	\$90,000.00
Relocation:	\$25,000.00
Developer Fee:	\$825,000.00
Legal Fees:	\$72,500.00
Architect Fees:	\$195,000.00
Other Costs:	\$1,022,425.00
Reserves:	\$795,000.00
Non-Housing:	\$0.00
TDC:	\$10,512,131.00
TDC/Unit:	\$136,521.00

Project Permanent Sources:				
Source / Program	Amount	%	Term	Committed
	\$1,968.00			7/18/2014
<i>Deferred Dev Fee</i>				
	\$125,000.00			
<i>Sales Tax Exemption</i>				
	\$540,000.00			
<i>Existing Debt Write Off</i>				
	\$415,000.00			
<i>ERF / TBRA / DEED</i>				
CPED				
<i>LIHTC - \$692,572 (2015)</i>				
CPED	\$1,170,000.00		30 yrs	10/8/2013
<i>AHTF (2013)</i>			Deferred	
	\$5,950,163.00			
<i>Syndication Proceeds</i>				
Met Council	\$1,045,000.00			7/18/2014
<i>LCDA / TOD</i>				
	\$1,200,000.00	2.44%		6/28/2013
<i>Purchase Price Contribution</i>				
	\$65,000.00			6/28/2013
<i>Replacement Reserve Contribution</i>				
TDC:	\$10,512,131.00			

Financing Notes:
 This project proposes to utilize a 9% LIHTC structure; LIHTC applications are pending with the City and the State.

The Bii Gii Wiin building will be constructed on excess ROW, acquired by AICDC by Hennepin County

The estimated TDC per square foot is \$167.35.

The structure of this deal anticipates some debt restructure and possible forgiveness, though an application for such has not yet been submitted to the City.