



**Project Status**

Proposed: 6/26/2014

Approved:

Closed:

Complete:

**Impact**

Non-Impacted

Impacted

**Occupancy**

Rental

Ownership

Project Name: YouthLink

Main Address: 41 12th St N

Project Aliases:

Additional Addresses:

Ward: 3 Neighborhood: North Loop

**Project Activity**

New Construction

Rehabilitation

Stabilization

Preservation

Year Built:

**Development**

Apartment/Condo

Townhome

Coop

Shelter

Transitional

Scattered Site/Other

**Household**

General

Family w/Children

Senior

Single

Special Needs

Homeless

**Housing Production and Affordability**

UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT
	0BR	46		0BR	32	14	0	0	0
1BR	1	1BR	0	0	0	0	0	1	
2BR	0	2BR	0	0	0	0	0	0	
3BR	0	3BR	0	0	0	0	0	0	
4+BR	0	4+BR	0	0	0	0	0	0	
TOT	47	TOT	32	14	0	0	0	1	

Shelter Units:  + Conversion Units:

Section 8:

**GENERAL INFORMATION**

The proposed PPL YouthLink Supportive Housing development will provide 46 units of supportive housing in a new 5-story building attached to the Youth Opportunity Center for homeless youth ages 18-23. The majority of the SRO-style units will be grouped into suites of 4 rooms, with shared kitchens and bathrooms to encourage community building amongst residents and to fight against the isolation that can be a barrier to these youths' success. The ground floor will house community spaces such as lounge, activity room, and a computer lab, in addition to offices for property management and service provider staff.

Partnership: PPL YouthLink Community LP

**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:**  
 Heather Huseby  
 Youth Link  
 41 N 12th St  
 Minneapolis, MN 55403-  
 Phone: (612) 252-1207 ext-  
 Fax: (612) 252-1201  
 Huseby@youthlinkmn.org

**Contractor:**  
 To Be Determined  
 Phone: ext-  
 Fax:

**Architect:**  
 David Haaland  
 Urban Works Architecture, LLC  
 901 North Third St Suite 145  
 Minneapolis, MN 55401-  
 Phone: (612) 455-3106 ext-  
 Fax: (612) 455-3199  
 dhaaland@urban-works.com

**Property Manager:**  
 PPL  
 Phone: (612) 455-5131 ext-  
 Fax: (612) 455-5101

**Support Services:**  
 Youth Link  
 Phone: (612) 252-1207 ext-  
 Fax: (612) 252-1201

**CPED Coordinator:**  
 Carrie Flack  
 CPED  
 105 5th Ave S Suite 200  
 Minneapolis, MN 55415-  
 Phone: (612) 673-5240 ext-  
 Fax:  
 Carrie.Flack@minneapolismn.gov

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

**CPED Support Coordinator**  
 Arlene Robinson  
 Phone: (612) 673-5122 ext-  
 Fax: (612) 673-5036

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

**MPLS Affirmative Action**



**Project Status**  
 Proposed: 6/26/2014  
 Approved:   
 Closed:  
 Complete:

**Impactation**  
 Non-Impacted  
 Impacted

**Occupancy**  
 Rental  
 Ownership

Project Name: YouthLink  
 Main Address: 41 12th St N  
 Project Aliases:  
 Additional Addresses:  
 Ward: 3 Neighborhood: North Loop

**Project Activity**  
 New Construction  
 Rehabilitation  
 Stabilization  
 Preservation  
 Year Built:

**Development**  
 Apartment/Condo  
 Townhome  
 Coop  
 Shelter  
 Transitional  
 Scattered Site/Other

**Household**  
 General  
 Family w/Children  
 Senior  
 Single  
 Special Needs  
 Homeless

**Housing Production and Affordability**

UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT
	0BR	46		0BR	32	14	0	0	0
1BR	1	1BR	0	0	0	0	0	1	
2BR	0	2BR	0	0	0	0	0	0	
3BR	0	3BR	0	0	0	0	0	0	
4+BR	0	4+BR	0	0	0	0	0	0	
TOT	47	TOT	32	14	0	0	0	1	

Shelter Units:  + Conversion Units:   
 Section 8:

**USES AND PERMANENT SOURCES**

**Project Uses:**

Land:	\$245,560.00
Construction:	\$7,311,620.00
Construction Contingency:	\$365,581.00
Construction Interest:	\$0.00
Relocation:	\$0.00
Developer Fee:	\$925,000.00
Legal Fees:	\$212,000.00
Architect Fees:	\$300,000.00
Other Costs:	\$660,575.00
Reserves:	\$975,474.00
Non-Housing:	\$0.00
TDC:	\$10,995,810.00
TDC/Unit:	\$233,953.00

**Project Permanent Sources:**

Source / Program	Amount	%	Term	Committed
	\$7,182,454.00			
Syndication Proceeds				
MHFA Deferred Loan Request	\$1,484,522.00			
CPED AHTF (2014)(TIF)	\$1,150,000.00			10/31/2014
Hennepin County ERF	\$198,000.00			
Hennepin County TBRA	\$14,192.00			Grant
Met Council LCDA	\$304,254.00			
FHLB FHLB	\$500,000.00			
	\$154,888.00			
Sales Tax / Energy Rebates				
LISC Predevelopment Grant	\$7,500.00			Grant

**Financing Notes:**

TDC: