

Project Status	
Proposed:	9/2/2015
Approved:	<input type="checkbox"/>
Closed:	
Complete:	

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

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

Project Name:	Ebenezer Park Apts
Main Address:	2700 Park Ave S
Project Aliases:	
Additional Addresses:	
Ward:	6
Neighborhood:	Phillips West

Housing Production and Affordability										
UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT	
	0BR	0		0	0BR	0	0	0	0	0
1BR	190	190	1BR	0	190	0	0	0	0	
2BR	10	10	2BR	0	10	0	0	0	0	
3BR	0	0	3BR	0	0	0	0	0	0	
4+BR	0	0	4+BR	0	0	0	0	0	0	
TOT	200	200	TOT	0	200	0	0	0	0	

Shelter Units:  + Conversion Units:

Section 8:

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

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 checked="" type="checkbox"/> Senior	
<input type="checkbox"/> Single	
<input type="checkbox"/> Special Needs	
<input type="checkbox"/> Homeless	

## GENERAL INFORMATION

Ebenezer Park Apartments is an aging 200 unit HUD 202, 100% section 8 senior building in south Minneapolis built in 1980 by Ebenezer. The property has been consistently managed by Ebenezer to provide very affordable housing for seniors over the age of 62. The property also houses persons with disabilities. Under the HUD funding the building rents pay for a social worker and assistant and ASL interpreter to support building residents. Each unit has at least three pull cords and building staff respond 24 hours a day to trouble shoot minor situations or to call for emergency help in the case of a fall or other health incident. The social worker and assistant work with building residents to apply for and manage social security, Medicare, Medicaid, and other related health benefits. Ebenezer support staff helps arrange for transportation and Ebenezer operates a bus for weekly shopping trips for residents. The Ebenezer social worker and assistant also work closely with bridging to secure furniture and household goods for new residents in need. Ebenezer maintains and operates a small emergency food shelf on site which coordinates with two senior nutrition programs to provide emergency food once a month. Ebenezer seeks to introduce residents to the Life Long Learning program while explaining other benefits that Ebenezer offers. An on-site Fairview pharmacy is open 15 hours a week and Volunteers of America provide hot midday meals for very affordable purchase in the first floor dining room. Approximately 60% of residents have income at or below 30% of the area median income and the property has been operating under a HAP contract with HUD administered by MHFA.

**Partnership:**

Developer Contact:

Stephan Grygar Ebenezer Society 2722 Park Avenue S Minneapolis, MN 55407- Phone: (612) 874-3477 ext- Fax: (612) 874-3465 sgrygar1@fairview.org
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Owner Contact:

Stephan Grygar Ebenezer Society 2722 Park Avenue S Minneapolis, MN 55407- Phone: (612) 874-3477 ext- Fax: (612) 874-3465 sgrygar1@fairview.org
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Contact Information:

Consultant:

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Contractor:

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Architect:

Andy Swartz Blumentals Architecture Inc. 201 6th St SE Suite 2 Minneapolis, MN 55414- Phone: (612) 331-2222 ext- Fax: (612) 331-2224 andrews@blumentals.com
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Property Manager:

Ebenezer Mgmt Svcs Phone: ext- Fax:
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Support Services:

Ebenezer Mgmt Svcs Phone: ext- Fax:
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CPED Coordinator:

Jimmy Loyd CPED 105 5th Ave S Suite 200 Minneapolis, MN 55401- Phone: (612) 673-5075 ext- Fax: (612) 673-5036 Jimmy.Loyd@minneapolismn.gov
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CPED Legal:

CPED Support Coordinator

CPED Rehab:

MPLS Affirmative Action

**Project Status**  
 Proposed: 9/2/2015  
 Approved:   
 Closed:  
 Complete:

**Impactation**  
 Non-Impacted  
 Impacted

**Occupancy**  
 Rental  
 Ownership

Project Name: Ebenezer Park Apts  
 Main Address: 2700 Park Ave S  
 Project Aliases:  
 Additional Addresses:  
 Ward: 6 Neighborhood: Phillips West

**Housing Production and Affordability**

UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT
	0BR	0		0BR	0	0	0	0	0
1BR	190	1BR	0	190	0	0	0	0	
2BR	10	2BR	0	10	0	0	0	0	
3BR	0	3BR	0	0	0	0	0	0	
4+BR	0	4+BR	0	0	0	0	0	0	
<b>TOT</b>	<b>200</b>	<b>TOT</b>	<b>0</b>	<b>200</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

Shelter Units:  + Conversion Units:   
 Section 8: 200

**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

**USES AND PERMANENT SOURCES**

**Project Uses:**

Land:	\$2,300,611.00
Construction:	\$6,797,523.00
Construction Contingency:	\$530,658.00
Construction Interest:	\$785,400.00
Relocation:	\$155,000.00
Developer Fee:	\$633,229.00
Legal Fees:	\$20,000.00
Architect Fees:	\$285,618.00
Other Costs:	\$224,660.00
Reserves:	\$1,268,000.00
Non-Housing:	\$783,301.00
TDC:	\$13,784,000.00
TDC/Unit:	\$68,920.00

**Project Permanent Sources:**

Source / Program	Amount	%	Term	Committed
CPED AHTF (2015)	\$1,861,000.00			
HUD MAP Mortgage	\$6,700,000.00			
MHFA PINES	\$4,800,000.00			
Interim Income	\$423,000.00			
<b>TDC:</b>	<b>\$13,784,000.00</b>			

**Financing Notes:**



**Project Status**

Proposed: 7/1/2013

Approved:

Closed:

Complete:

**Impact**

Non-Impacted

Impacted

**Occupancy**

Rental

Ownership

Project Name: Anishinabe Bii Gii Wiin

Main Address: 1600 19th St E

Project Aliases:

Additional Addresses:

Ward:  Neighborhood:

**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	77	0BR	24	53	0	0	0
1BR	0	1BR	0	0	0	0	0
2BR	0	2BR	0	0	0	0	0
3BR	0	3BR	0	0	0	0	0
4+BR	0	4+BR	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 again partnering on this second phase of the Anishinabe 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 single-room occupancy (SRO) housing units for homeless and near-homeless persons living with disability challenges.

The Wakiagun building 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. The new Bii Gii Wiin building will 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.

AICDC currently provides services at Wakiagun, and will continue to provide services at the new Bii Gii Wiin facility. The proposed rehabilitation work at Wakiagun includes 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. There are 60 Group Residential Housing (GRH) subsidized units currently in place for Wakiagun.

Partnership: Anishinabe Bii Gii Wiin Housing LP **Contact Information:**

**Developer Contact:**

Mary Novak  
 PPL  
 1035 E Franklin Ave  
 Minneapolis, MN 55404-2920  
 Phone: (612) 455-5199 ext-  
 Fax: (612) 455-5101  
 mary.novak@ppl-inc.org

**Owner Contact:**

Thomas McElveen  
 American Indian Community Development Corp  
 1508 E Franklin Ave  
 Minneapolis, MN 55404-  
 Phone: (612) 813-1610 ext-  
 Fax: (612) 813-1612  
 tmcelveen@aicdc-mn.org

**Consultant:**

**Contractor:**

Doug Loeffler  
 Loeffler Construction & Consulting  
 20520 Keokuk Ave Suite LL10  
 Lakeville, MN 55044-  
 Phone: (952) 955-9118 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 Corp  
 Phone: (612) 813-1610 ext-  
 Fax: (612) 813-1612

**Support Services:**

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

**CPED Coordinator:**

Theresa Cunningham  
 CPED  
 105 5th Ave S Suite 200  
 Minneapolis, MN 55401-  
 Phone: (612) 673-5237 ext-  
 Fax: (612) 673-5248  
 theresa.cunningham@ci.minneapolis.mn.us

**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:**

David Hoban  
 Phone: (612) 673-5249 ext-  
 Fax: (612) 673-5207

**MPLS Affirmative Action**

Nekaal Phoenix  
 Phone: (612) 673-5502 ext-  
 Fax: (612) 673-2599



**Project Status**  
 Proposed: 7/1/2013  
 Approved:   
 Closed:  
 Complete:

**Impactation**  
 Non-Impacted  
 Impacted

**Occupancy**  
 Rental  
 Ownership

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

**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	77		0BR	24	53	0	0	0
1BR	0	1BR	0	0	0	0	0	0	
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	77	TOT	24	53	0	0	0	0	

Shelter Units:  + Conversion Units:   
 Section 8:

**USES AND PERMANENT SOURCES**

**Project Uses:**

Land:	\$1,886,698.00
Construction:	\$6,062,272.00
Construction Contingency:	\$335,000.00
Construction Interest:	\$90,000.00
Relocation:	\$25,000.00
Developer Fee:	\$855,000.00
Legal Fees:	\$72,500.00
Architect Fees:	\$280,000.00
Other Costs:	\$613,549.00
Reserves:	\$1,047,257.00
Non-Housing:	\$0.00
TDC:	\$11,267,276.00
TDC/Unit:	\$146,328.00

**Project Permanent Sources:**

Source / Program	Amount	%	Term	Committed
CPED LIHTC - \$ 692,572 (2015)				10/31/2014
CPED Non Profit Admin	\$30,000.00		Grant	
FHF Debt Assumption	\$100,000.00			
CPED Debt Assumption (NRP)	\$300,000.00		Deferred	AA950049
CPED Debt Assumption (HOME)	\$65,000.00		Deferred	AA950049
CPED Debt Assumption (HOME)	\$200,000.00		Deferred	AA950049
CPED AHTF (2015)	\$363,003.00		30 yrs Deferred	
Sales Tax Rebate	\$125,000.00			
MHFA Debt Assumption	\$875,000.00			
Hennepin County AHIF/TOD	\$300,000.00			
CPED AHTF (2013)(CDBG)	\$1,170,000.00		30 yrs Deferred	10/18/2013
Syndication Proceeds	\$6,440,273.00			10/31/2014
Met Council LCA / TOD	\$1,045,000.00			3/28/2014
General Partner Cash	\$30,000.00			7/8/2015

**Financing Notes:**  
 This project proposes to utilize a 9% LIHTC structure; LIHTC with the City have been committed.  
 The Bii Gii Wiin building will be constructed on excess ROW, acquired by AICDC from Hennepin County  
 The estimated TDC per square foot is \$167.35.  
 TDC w/out Debt Assumption = \$9,727,276.  
 TDC/Unit w/out Debt Assumption = \$126,328.

**CPED MULTIFAMILY HOUSING DEPARTMENT**  
**Affordable Housing Inventory Project Data Worksheet**



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	UNIT	<30%	<50%	<60%	<80%	MKT
	0BR	24		77	0BR	24	53	0	0
1BR	0	0	1BR	0	0	0	0	0	
2BR	0	0	2BR	0	0	0	0	0	
3BR	0	0	3BR	0	0	0	0	0	
4+BR	0	0	4+BR	0	0	0	0	0	
TOT	24	77	TOT	24	53	0	0	0	

Shelter Units:		+ Conversion Units:	
Section 8:			

Wakiagun \$224,000.00 7/8/2015  
 Operating & Replacement Reserve C

<b>TDC:</b>	\$11,267,276.00
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Project Status	
Proposed:	8/10/2015
Approved:	<input type="checkbox"/>
Closed:	
Complete:	

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

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

Project Name:	PRG Portfolio II
Main Address:	2730 Portland Ave S
Project Aliases:	
Additional Addresses:	Scattered Site
Ward:	<input type="checkbox"/>
Neighborhood:	Powderhorn Park

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

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

Housing Production and Affordability									
UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT
	0BR	0		0	0BR	0	0	0	0
1BR	2	2	1BR	0	2	0	0	0	
2BR	18	18	2BR	0	11	7	0	0	
3BR	22	22	3BR	0	11	11	0	0	
4+BR	7	7	4+BR	0	1	6	0	0	
TOT	49	49	TOT	0	25	24	0	0	

Shelter Units:  + Conversion Units:

Section 8:

## GENERAL INFORMATION

This is a preservation and substantial rehabilitation of large family affordable housing. CommonBond intends to repair aging mechanical systems. At present there is a lack of energy efficiency and deteriorating interior and exterior finishes due to the age of the buildings and the unit finishes and includes roof replacement, mechanicals, windows, kitchens and baths. All the units are walk-ups. The average household income is 31% of applicable AMI.

Many of the scattered site units are located in the Ventura Village neighborhood and Ward 6.

Partnership: CB PRG II Portfolio LP

**Contact Information:**

Developer Contact:

Deidre Schmidt CommonBond Communities 1080 Montreal Ave Saint Paul, MN 55116- Phone: <input type="text"/> ext- Fax: (651) 291-1003 schmidt@commonbond.org
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Owner Contact:

Deidre Schmidt CommonBond Communities 1080 Montreal Ave Saint Paul, MN 55116- Phone: <input type="text"/> ext- Fax: (651) 291-1003 schmidt@commonbond.org
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Consultant:

Contractor:

Gerry Flannery Flannery Construction 1375 St Anthony Ave Saint Paul, MN 55104- Phone: (651) 259-4293 ext- Fax: (651) 225-1100 gflannery@flanneryconstruction.com
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Architect:

LHB Engineers & Architects 250 3rd Ave N Suite 450 Minneapolis, MN 55401- Phone: (612) 752-6928 ext- Fax:
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Property Manager:

CommonBond Housing Phone: (651) 290-1750 ext- Fax: (651) 291-1003
---

Support Services:

Advantage Services Phone: <input type="text"/> ext- Fax:
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CPED Coordinator:

Dollie Crowther CPED 105 5th Ave S Suite 200 Minneapolis, MN 55401 Phone: (612) 673-5263 ext- Fax: (612) 673-5259 dollie.crowther@ci.minneapolis.mn.us
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CPED Legal:

Shelley Roe Phone: (612) 673-5086 ext- Fax: (612) 673-5112
--

CPED Support Coordinator

CPED Rehab:

Jim Edin Phone: (612) 673-5275 ext- Fax: (612) 673-5207
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MPLS Affirmative Action



Project Status	
Proposed:	8/10/2015
Approved:	<input type="checkbox"/>
Closed:	
Complete:	

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

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

Project Name:	PRG Portfolio II
Main Address:	2730 Portland Ave S
Project Aliases:	
Additional Addresses:	Scattered Site
Ward:	<input type="checkbox"/>
Neighborhood:	Powderhorn Park

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

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

Housing Production and Affordability										
UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT	
	0BR	0		0	0BR	0	0	0	0	0
1BR	2	2	1BR	0	2	0	0	0	0	
2BR	18	11	2BR	0	11	7	0	0	0	
3BR	22	11	3BR	0	11	11	0	0	0	
4+BR	7	1	4+BR	0	1	6	0	0	0	
TOT	49	25	TOT	0	25	24	0	0	0	

Shelter Units:  + Conversion Units:

Section 8:

## USES AND PERMANENT SOURCES

Project Uses:	
Land:	\$5,821,158.00
Construction:	\$4,500,000.00
Construction Contingency:	\$450,000.00
Construction Interest:	\$155,000.00
Relocation:	\$518,000.00
Developer Fee:	\$736,000.00
Legal Fees:	\$75,000.00
Architect Fees:	\$222,751.00
Other Costs:	\$792,250.00
Reserves:	\$322,243.00
Non-Housing:	\$0.00
TDC:	\$13,592,402.00
TDC/Unit:	\$277,396.00

Project Permanent Sources:				
Source / Program	Amount	%	Term	Committed
	\$6,778,216.00			
<i>Syndication Proceeds</i>				
CPED	\$728,210.00			
<i>Seller Contribution</i>	\$735,000.00			8/10/2015
MHFA <i>Debt Assumption</i>	\$391,331.00			6/1/2015
FHF <i>Debt Assumption</i>	\$853,247.00			6/1/2015
CPED <i>Debt Assumption</i>	\$3,791,398.00			
Met Council <i>TBRA</i>	\$25,000.00			
<i>Energy Rebates</i>	\$15,000.00			7/20/2015
<i>Deferred Dev Fee</i>	\$175,000.00			7/20/2015
<i>Sales Tax Rebate</i>	\$100,000.00			7/20/2015
<b>TDC:</b>	<b>\$13,592,402.00</b>			

**Financing Notes:**  
The properties existing lenders have agreed to a combination of principal assumption and forgiveness and accrued interest forgiveness.

TDC w/out Debt Assumption = \$8,556,426.  
TDC/Unit w/out Debt Assumption = \$174,621.



Project Status	
Proposed:	6/26/2014
Approved:	<input checked="" type="checkbox"/>
Closed:	
Complete:	

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

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

Project Name:	Plymouth Stevens House
Main Address:	1500 Plymouth Ave N
Project Aliases:	see also Stevens House Coop
Additional Addresses:	2625 Stevens Ave S; 1405, 1414, 1501, 1516, 1611, 1701, 1815 Plymouth Ave
Ward:	5
Neighborhood:	Near North

Project Activity	
<input type="checkbox"/> New Construction	
<input checked="" type="checkbox"/> Rehabilitation	
<input type="checkbox"/> Stabilization	
<input checked="" type="checkbox"/> Preservation	
Year Built:	1971/1974

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

Housing Production and Affordability									
UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT
	0BR	9		0	0	9	0	0	0
1BR	60	5	24	31	0	0	0	0	
2BR	109	0	49	60	0	0	0	0	
3BR	29	6	8	15	0	0	0	0	
4+BR	0	0	0	0	0	0	0	0	
TOT	207	11	81	115	0	0	0	0	

Shelter Units: 21 + Conversion Units:

Section 8: 192

## GENERAL INFORMATION

The Plymouth Stevens House project includes the acquisition and substantial rehabilitation of two affordable housing developments at the Plymouth Avenue Townhomes (PAT) and the Stevens House (SH) developments which include 12 buildings with 207 units of Section 8 and Section 236 housing.

The majority of the buildings are situated in the PAT development, which were built in 1974 in the Near North neighborhood of Minneapolis. This component of the development is a scattered site development of 11 buildings that provide 140 units of affordable housing subsidized under an existing Section 8 contract that will be preserved and extended by the new ownership.

The SH development was constructed in 1971 in the Whittier neighborhood of South Minneapolis. This component of the development provides 67 units of affordable housing in a single, 3-story apartment building.

Both the PAT and SH property renovations will address exterior renovations to the building's envelope with site and roof drainage and parking lot improvements. The interior renovations will include updating the existing plumbing, sanitation, mechanical and engineering systems and individual unit repairs to the walls, flooring, windows, electrical, and replacement of kitchen appliances, countertop and cabinet. Last rehab occurred in 1997.

Partnership: Plymouth Stevens House LP

### Contact Information:

#### Developer Contact:

Joseph Holmberg  
 Affordable Homes for All  
 2507 Lake PI  
 Minneapolis, MN 55405-2476  
 Phone: (612) 377-0549 ext-  
 Fax:  
 holmberg@usiwireless.com

#### Owner Contact:

Joseph Holmberg  
 Affordable Homes for All  
 2507 Lake PI  
 Minneapolis, MN 55405-2476  
 Phone: (612) 377-0549 ext-  
 Fax:  
 holmberg@usiwireless.com

#### Consultant:

Becky Landon  
 Landon Group, LLC  
 475 Cleveland Ave N 325  
 Saint Paul, MN 55104-  
 Phone: (651) 238-6890 ext-  
 Fax: (651) 447-2330  
 becky@landon-group.com

#### Contractor:

Barry Vulcan  
 Frerichs Construction Company  
 3600 Labore Rd Suite 8  
 Saint Paul, MN 55110-  
 Phone: (651) 717-4023 ext-  
 Fax: (651) 787-0407  
 barry@frerichsconstruction.com

#### Architect:

Terri Cermak  
 Cermak Rhoades Architects  
 275 E 4 St Suite 800  
 Saint Paul, MN 55101-1696  
 Phone: (651) 225-8623 ext-  
 Fax:  
 tcermak@cermakrhoades.com

#### Property Manager:

Premier Mgmt  
 Phone: (651) 815-0665 ext-  
 Fax: (651) 815-0735

#### Support Services:

Lutheran Social Services  
 Phone: (651) 969-2328 ext-  
 Fax:

#### CPED Coordinator:

Shalaunda Holmes  
 CPED  
 105 5th Ave S Suite 200  
 Minneapolis, MN 55401-  
 Phone: (612) 673-5266 ext-  
 Fax: (612) 673-5036  
 shalaunda.holmes@minneapolismn.gov

#### CPED Legal:

Shelley Roe  
 Phone: (612) 673-5086 ext-  
 Fax: (612) 673-5112

#### CPED Support Coordinator

Arlene Robinson  
 Phone: (612) 673-5122 ext-  
 Fax: (612) 673-5036

#### CPED Rehab:

Dustin Brandt  
 Phone: (612) 673-5254 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: Plymouth Stevens House  
 Main Address: 1500 Plymouth Ave N  
 Project Aliases: see also Stevens House Coop  
 Additional Addresses: 2625 Stevens Ave S; 1405, 1414, 1501, 1516, 1611, 1701, 1815 Plymouth Ave  
 Ward: 5 Neighborhood: Near North

**Project Activity**  
 New Construction  
 Rehabilitation  
 Stabilization  
 Preservation  
 Year Built: 1971/1974

**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	9		0BR	0	0	9	0	0
1BR	60	1BR	5	24	31	0	0	0	
2BR	109	2BR	0	49	60	0	0	0	
3BR	29	3BR	6	8	15	0	0	0	
4+BR	0	4+BR	0	0	0	0	0	0	
TOT	207	TOT	11	81	115	0	0	0	

Shelter Units: 21 + Conversion Units:   
 Section 8: 192

**USES AND PERMANENT SOURCES**

**Project Uses:**

Land:	\$11,260,000.00
Construction:	\$10,350,000.00
Construction Contingency:	\$1,035,000.00
Construction Interest:	\$924,258.00
Relocation:	\$300,000.00
Developer Fee:	\$2,680,000.00
Legal Fees:	\$125,000.00
Architect Fees:	\$290,000.00
Other Costs:	\$1,938,152.00
Reserves:	\$1,937,433.00
Non-Housing:	\$0.00
TDC:	\$30,549,843.00
TDC/Unit:	\$147,554.00

**Project Permanent Sources:**

Source / Program	Amount	%	Term	Committed
MHFA Debt Assumption (SH)	\$250,000.00	0.00%	Deferred	
MCDA AHTF (2015)	\$1,050,000.00			
MCDA Debt Assumption (PAT)	\$228,000.00	1.00%	Deferred	AA940104
Energy Rebates	\$30,010.00			
Cash Flow from Operating	\$252,819.00			6/26/2014
CPED AHTF (2014)(CDBG)	\$1,250,000.00			10/31/2014
Deferred Dev Fee	\$38,115.00			6/26/2014
Existing Reserves	\$158,120.00			6/26/2014
Oak Grove 1st Mortgage (HUD 221(d)(4))	\$10,163,000.00			
MHFA FFCC	\$1,300,000.00		Deferred	
Seller's Note	\$6,320,467.00			6/26/2014
Syndication Proceeds	\$9,509,312.00			
<b>TDC:</b>	<b>\$30,549,843.00</b>			

**Financing Notes:**  
 Tax exempt bonds \$16M (4% LIHTC)  
 Paying back \$616,000 in City loans.

Project Status	
Proposed:	7/9/2015
Approved:	<input type="checkbox"/>
Closed:	
Complete:	

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

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

Project Name:	Nicollet @ 36th
Main Address:	3601 Nicollet Ave S
Project Aliases:	
Additional Addresses:	
Ward:	8
Neighborhood:	King Field

Housing Production and Affordability									
UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT
	0BR	45		0BR	7	15	0	0	23
	1BR	12		1BR	0	0	0	0	12
	2BR	0		2BR	0	0	0	0	0
	3BR	0		3BR	0	0	0	0	0
4+BR	0	4+BR	0	0	0	0	0		
TOT	57	TOT	7	15	0	0	35		

Shelter Units:  + Conversion Units:

Section 8:

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

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

## GENERAL INFORMATION

Nicollet @ 36th, LLC is proposing new construction of a 4-story, mixed-use, mixed-income development project containing 57 units of rental housing and 4,000 square feet of first floor commercial/retail/office space along with a rooftop garden/courtyard. Specifically, the project will contain units at 30% AMI, 50% AMI and units at market. The project would take a currently vacant and contaminated site and put it back on the tax rolls. The site is a former BP gas station. The commercial/retail portion of the project is proposed to house a coffee shop or other food related establishment along with leasing offices, community room and at grade parking.

<b>Partnership:</b>		<b>Contact Information:</b>	
<b>Developer Contact:</b>		<b>Owner Contact:</b>	
Alan Hupp Nicollet @ 36th LLC 10431 Homeward Hills Rd Eden Prairie, MN 55347- Phone: (952) 334-2250 ext- Fax: awhupp@huppholdings.com		Alan Hupp Nicollet @ 36th LLC 10431 Homeward Hills Rd Eden Prairie, MN 55347- Phone: (952) 334-2250 ext- Fax: awhupp@huppholdings.com	
<b>Contractor:</b>		<b>Consultant:</b>	
		Stephanie Hawkinson Landon Group, LLC 2152 Eleanor Ave Saint Paul, MN 55116- Phone: (651) 214-8036 ext- Fax: stephanie@landon-group.com	
<b>Architect:</b>		<b>Property Manager:</b>	
Jeff Gears Underground Architecture and Design 14 E 49th St Minneapolis, MN 55419- Phone: (952) 270-2482 ext- Fax: jgears@undergroundarch.com		Alliance Housing Incorporated Phone: (612) 872-2310 ext- Fax: (612) 874-0313	
<b>CPED Coordinator:</b>		<b>Support Services:</b>	
Tiffany Glasper CPED 105 5th Ave S Suite 200 Minneapolis, MN 55401- Phone: (612) 673-5221 ext- Fax: (612) 673-5259 Tiffany.Glasper@ci.minneapolis.mn.us		Twin Cities RISE Phone: (612) 279-5833 ext- Fax:	
<b>CPED Legal:</b>		<b>CPED Rehab:</b>	
CPED Support Coordinator		MPLS Affirmative Action	

**Project Status**  
 Proposed: 7/9/2015  
 Approved:   
 Closed:  
 Complete:

**Impaction**  
 Non-Impacted  
 Impacted

**Occupancy**  
 Rental  
 Ownership

Project Name: Nicollet @ 36th  
 Main Address: 3601 Nicollet Ave S  
 Project Aliases:  
 Additional Addresses:  
 Ward: 8 Neighborhood: King Field

**Housing Production and Affordability**

UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT
	0BR	45		0BR	7	15	0	0	23
1BR	12	1BR	0	0	0	0	12		
2BR	0	2BR	0	0	0	0	0		
3BR	0	3BR	0	0	0	0	0		
4+BR	0	4+BR	0	0	0	0	0		
TOT	57	TOT	7	15	0	0	35		

Shelter Units:  + Conversion Units:   
 Section 8:

**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

**USES AND PERMANENT SOURCES**

**Project Uses:**

Land: \$460,000.00  
 Construction: \$4,761,000.00  
 Construction Contingency: \$200,000.00  
 Construction Interest: \$43,000.00  
 Relocation: \$0.00  
 Developer Fee: \$345,000.00  
 Legal Fees: \$11,500.00  
 Architect Fees: \$161,000.00  
 Other Costs: \$602,500.00  
 Reserves: \$0.00  
 Non-Housing: \$0.00  
 TDC: \$6,584,000.00  
 TDC/Unit: \$115,509.00

**Project Permanent Sources:**

Source / Program	Amount	%	Term	Committed
1st Mortgage	\$4,600,000.00			
Deferred Dev Fee	\$84,000.00			
Environmental Grants	\$75,000.00			
CPED AHTF (2015)	\$550,000.00			
Investor Equity	\$1,275,000.00			
<b>TDC:</b>	<b>\$6,584,000.00</b>			

**Financing Notes:**



**Project Status**

Proposed: 7/9/2015

Approved:

Closed:

Complete:

**Impaction**

Non-Impacted

Impacted

**Occupancy**

Rental

Ownership

Project Name: Great River Landing

Main Address: 813 5th St N

Project Aliases:

Additional Addresses:

Ward: 5 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	72		0BR	72	0	0	0	0
	1BR	0		1BR	0	0	0	0	0
	2BR	0		2BR	0	0	0	0	0
	3BR	0		3BR	0	0	0	0	0
	4+BR	0		4+BR	0	0	0	0	0
	TOT	72		TOT	72	0	0	0	0

Shelter Units:  + Conversion Units:

Section 8:

**GENERAL INFORMATION**

Beacon Interfaith Housing Collaborative has partnered with Plymouth Congregational Church and Westminster Church to create Great River Landing, a multifamily housing development that will offer 72 apartments in a six-story, 45,000 sf building for single adults who are locked out of opportunities because of their histories of homelessness, unemployment and previous incarceration. Great River Landing will target four units for long-term homeless youth, and create another 68 units of affordable housing. Beacon is partnering with Better Futures Minnesota, who primarily serves high-risk African American men.

Partnership: Great River Landing Housing LP

**Contact Information:**

**Developer Contact:**

Matt Crellin  
 Beacon Interfaith Housing Collaborative  
 2610 University Ave W Suite 100  
 Saint Paul, MN 55114-  
 Phone: (651) 789-6260 ext-  
 Fax: (612) 871-0843  
 mcrellin@beaconinterfaith.org

**Owner Contact:**

Matt Crellin  
 Beacon Interfaith Housing Collaborative  
 2610 University Ave W Suite 100  
 Saint Paul, MN 55114-  
 Phone: (651) 789-6260 ext-  
 Fax: (612) 871-0843  
 mcrellin@beaconinterfaith.org

**Consultant:**

**Contractor:**

To Be Determined

Phone: ext-

Fax:

**Architect:**

James Garrett  
 4RM+ULA Architecture  
 275 E 4th St Suite 400  
 Saint Paul, MN 55101-  
 Phone: (651) 789-6260 ext-  
 Fax: (651) 292-0106  
 james@4rmula.com

**Property Manager:**

CommonBond Housing  
 Phone: (651) 290-1750 ext-  
 Fax: (651) 291-1003

**Support Services:**

Better Futures MN  
 Phone: (612) 455-6133 ext-  
 Fax: (612) 455-6138

**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:**

CPED Support Coordinator

**CPED Rehab:**

MPLS Affirmative Action



**Project Status**

Proposed: 7/9/2015

Approved:

Closed:

Complete:

**Impactation**

Non-Impacted

Impacted

**Occupancy**

Rental

Ownership

Project Name: Great River Landing

Main Address: 813 5th St N

Project Aliases:

Additional Addresses:

Ward: 5 Neighborhood: North Loop

**Housing Production and Affordability**

UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT
	0BR	72		0BR	72	0	0	0	0
1BR	0	1BR	0	0	0	0	0	0	
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	72	TOT	72	0	0	0	0	0	

**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

Shelter Units:

Section 8: 40

+ Conversion Units:

**USES AND PERMANENT SOURCES**

**Project Uses:**

Land: \$1,286,500.00

Construction: \$10,395,000.00

Construction Contingency: \$472,000.00

Construction Interest: \$250,000.00

Relocation: \$0.00

Developer Fee: \$1,566,600.00

Legal Fees: \$100,000.00

Architect Fees: \$300,000.00

Other Costs: \$2,400,800.00

Reserves: \$360,000.00

Non-Housing: \$0.00

TDC: \$17,130,900.00

TDC/Unit: \$237,929.00

**Project Permanent Sources:**

Source / Program	Amount	%	Term	Committed
Sales Tax Refund	\$200,000.00			
CPED AHTF (2015)	\$1,800,000.00			
Met Council LCDA	\$500,000.00			
Met Council TBRA	\$250,000.00			
Hennepin County AHIF	\$600,000.00			
Deferred Loan	\$1,200,280.00			
Syndication Proceeds	\$12,230,620.00			
Equity	\$350,000.00			8/4/2015

**Financing Notes:**

TDC: \$17,130,900.00

Project Status	
Proposed:	9/2/2015
Approved:	<input type="checkbox"/>
Closed:	
Complete:	

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

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

Project Name:	Longfellow Field Senior Apts
Main Address:	2800 27th Ave S
Project Aliases:	
Additional Addresses:	
Ward:	2
Neighborhood:	Longfellow

Housing Production and Affordability									
UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT
		0BR		0		0BR	0	0	0
	1BR	38		1BR	0	38	0	0	0
	2BR	24		2BR	0	24	0	0	0
	3BR	0		3BR	0	0	0	0	0
	4+BR	0		4+BR	0	0	0	0	0
	TOT	62		TOT	0	62	0	0	0

Shelter Units:  + Conversion Units:

Section 8:

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

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 checked="" type="checkbox"/> Senior	
<input type="checkbox"/> Single	
<input type="checkbox"/> Special Needs	
<input type="checkbox"/> Homeless	

## GENERAL INFORMATION

Longfellow Fields Apartments is a new senior development community consisting of 62 units of one and two bedroom apartments in a five story building which includes an elevator and underground parking. Longfellow Fields is adjacent to high frequency bus line 21 and nearby Lake Street Midtown Transit Station for the Blue Line. Longfellow Fields is looking to introduce high density, compact, affordable senior living with a focus on connections to the surrounding community. For more active seniors the Midtown Greenway is a block away for walking and biking along with a seasonal nice ride nearby. Grocery stores, pharmacies, a post office, restaurants, library and a health club are all within walking distance of this development. Schuett Companies is looking to create a new model for independent, affordable senior rental housing that emphasizes aging in place with dignity. They propose to do this by providing amenities of a contemporary age restricted apartment community with targeted in-home health services with a competitive price point. This development is not an institutional group home, nursing home or traditional assisted living. There are no nursing stations, no separate wings that segregate residents by medical needs, commercial kitchen or congregate dining. All the units will be accessible to seniors at 50% AMI.

Partnership: Longfellow Field Senior Apartments LP

**Developer Contact:**

Matt Goldstein  
 Schuett Companies  
 620 Mendelssohn Ave Suite 107  
 Golden Valley, MN 55427-  
 Phone: (763) 541-9199 ext-  
 Fax: (763) 541-4711  
 mgoldstein@schuettcares.com

**Owner Contact:**

Tom Schuett  
 Schuett Companies  
 620 Mendelssohn Ave Suite 107  
 Golden Valley, MN 55427-  
 Phone: (763) 541-9199 ext-  
 Fax: (763) 541-4711  
 tschuett@schuettcares.com

**Contact Information:**

**Consultant:**

Melodie Bridgeman  
 HM Collaborative  
 4922 Aldrich Ave S  
 Minneapolis, MN 55419-  
 Phone: (612) 823-1122 ext-  
 Fax: (612) 823-4916  
 mbridgeman@hmcollaborative.com

**Contractor:**

Link Wilson  
 Kaas Wilson Architects  
 2104 4th Ave S Suite 310  
 Minneapolis, MN 55404-  
 Phone: (612) 879-6000 ext-  
 Fax: (612) 879-6666  
 linkw@kaaswilson.com

**Architect:**

Link Wilson  
 Kaas Wilson Architects  
 2104 4th Ave S Suite 310  
 Minneapolis, MN 55404-  
 Phone: (612) 879-6000 ext-  
 Fax: (612) 879-6666  
 linkw@kaaswilson.com

**Property Manager:**

Schuett Companies  
 Phone: (763) 541-9199 ext-  
 Fax: (763) 541-4711

**Support Services:**

**CPED Coordinator:**

Jimmy Loyd  
 CPED  
 105 5th Ave S Suite 200  
 Minneapolis, MN 55401-  
 Phone: (612) 673-5075 ext-  
 Fax: (612) 673-5036  
 Jimmy.Loyd@minneapolismn.gov

**CPED Legal:**

**CPED Support Coordinator**

**CPED Rehab:**

**MPLS Affirmative Action**

Project Status	
Proposed:	9/2/2015
Approved:	<input type="checkbox"/>
Closed:	
Complete:	

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

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

Project Name:	Longfellow Field Senior Apts
Main Address:	2800 27th Ave S
Project Aliases:	
Additional Addresses:	
Ward:	2
Neighborhood:	Longfellow

Housing Production and Affordability										
UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT	
	0BR	0		0BR	0	0	0	0	0	0
	1BR	38		1BR	0	38	0	0	0	0
	2BR	24		2BR	0	24	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	62	TOT	0	62	0	0	0	0		

Shelter Units:  + Conversion Units:

Section 8:

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

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 checked="" type="checkbox"/> Senior	
<input type="checkbox"/> Single	
<input type="checkbox"/> Special Needs	
<input type="checkbox"/> Homeless	

## USES AND PERMANENT SOURCES

Project Uses:	
Land:	\$1,025,000.00
Construction:	\$8,680,000.00
Construction Contingency:	\$347,200.00
Construction Interest:	\$0.00
Relocation:	\$350,000.00
Developer Fee:	\$1,250,000.00
Legal Fees:	\$0.00
Architect Fees:	\$837,056.00
Other Costs:	\$0.00
Reserves:	\$264,825.00
Non-Housing:	\$694,367.00
TDC:	\$13,448,448.00
TDC/Unit:	\$216,910.00

Project Permanent Sources:				
Source / Program	Amount	%	Term	Committed
	\$2,400,000.00			
1st Mortgage				
CPED AHTF (2015)	\$1,550,000.00			
	\$4,660,982.00			
Syndication Proceeds				
MHFA FFCC	\$1,297,466.00			
City of Minneapolis TIF Mortgage	\$775,000.00			
	\$525,000.00			
Deferred Dev Fee				
Hennepin County TOD	\$575,000.00			
Met Council LCDA	\$1,325,000.00			
FHLB FHLB	\$400,000.00			

Financing Notes:	

<b>TDC:</b>	<b>\$13,508,448.00</b>

Project Status	
Proposed:	7/19/2015
Approved:	<input type="checkbox"/>
Closed:	
Complete:	

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

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

Project Name:	House of Charity - CHDO
Main Address:	714 Park Ave
Project Aliases:	
Additional Addresses:	
Ward:	7
Neighborhood:	Elliot Park

Housing Production and Affordability									
UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT
	0BR	65		0BR	33	32	0	0	0
1BR	0	1BR	0	0	0	0	0	0	
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	65	TOT	33	32	0	0	0	0	

Project Activity	Development	Household
<input checked="" type="checkbox"/> New Construction	<input checked="" type="radio"/> Apartment/Condo	<input type="checkbox"/> General
<input type="checkbox"/> Rehabilitation	<input type="radio"/> Townhome	<input type="checkbox"/> Family w/Children
<input type="checkbox"/> Stabilization	<input type="radio"/> Coop	<input type="checkbox"/> Senior
<input type="checkbox"/> Preservation	<input type="radio"/> Shelter	<input checked="" type="checkbox"/> Single
Year Built: <input type="text"/>	<input type="radio"/> Transitional	<input type="checkbox"/> Special Needs
	<input type="radio"/> Scattered Site/Other	<input checked="" type="checkbox"/> Homeless

Shelter Units:  + Conversion Units:

Section 8:

### GENERAL INFORMATION

House of Charity (HOC) is located in the heart of downtown east. HOC provides 3 meals a day out of their Food Center located on Park Ave and provides transitional housing as well as permanent supportive housing for those experiencing long term homelessness. This project will combine two properties and become one facility which will be made up of 65 new construction SRO units with supportive services, community space and a new Food Center. The Food Center will be financed separately from the new housing. A variety of community services will be provided, emphasizing treatment programs for those with chemical dependency, for both residents and those in the community. The building will be concrete on the first 2 floors and wood frame above that, with greater setbacks from the street to allow pedestrian activity. The top three floors will be housing units served by an elevator. Resident parking is not required by zoning regulations in this part of downtown because of the access to transit, both the Hiawatha Light Rail and Chicago Ave transit corridor bus routes. 18 surface parking spaces will be provided for staff. Special features include a bike storage room and a bed bug room with sanitation heating devices to assure personal belongings of those moving in are not bringing bedbugs to the facility.

**Partnership:**

**Developer Contact:**  
 Richard Brustad  
 CHDC  
 614 N 1st St Suite 100  
 Minneapolis, MN 55401-  
 Phone: (612) 332-6264 ext-  
 Fax: (612) 332-2627  
 rbchdc@comcast.net

**Owner Contact:**  
 Ed Eide  
 House of Charity  
 510 S 8th St  
 Minneapolis, MN 55404-1079  
 Phone: (612) 594-2000 ext-  
 Fax:  
 e.eide@houseofcharity.org

**Contact Information:**

**Consultant:**  
 Kim Vohs  
 Vohs Consulting Inc.  
 101 11th Ave N  
 Hopkins, MN 55343-  
 Phone: (952) 975-9316 ext-  
 Fax:  
 vohsconsult@outlook.com

**Contractor:**

Watson-Forsberg Co.  
 6465 Wayzata Blvd Suite 110  
 Minneapolis, MN 55426-  
 Phone: ext-  
 Fax:

**Architect:**

Sam Olbekson  
 MS&R Architects  
 710 S 2nd St 7th Floor  
 Minneapolis,  
 Phone: (612) 375-8709 ext-  
 Fax:  
 sam@msrtd.com

**Property Manager:**

Premier Mgmt  
 Phone: (651) 815-0665 ext-  
 Fax: (651) 815-0735

**Support Services:**

House of Charity  
 Phone: (612) 594-2000 ext-  
 Fax:

**CPED Coordinator:**

Shalaunda Holmes  
 CPED  
 105 5th Ave S Suite 200  
 Minneapolis, MN 55401-  
 Phone: (612) 673-5266 ext-  
 Fax: (612) 673-5036  
 shalaunda.holmes@minneapolismn.gov

**CPED Legal:**

CPED Support Coordinator

**CPED Rehab:**

MPLS Affirmative Action

**Project Status**  
Proposed: 7/19/2015  
Approved:   
Closed:   
Complete:

**Impactation**  
 Non-Impacted  
 Impacted

**Occupancy**  
 Rental  
 Ownership

Project Name: House of Charity - CHDO  
Main Address: 714 Park Ave  
Project Aliases:  
Additional Addresses:  
Ward: 7 Neighborhood: Elliot Park

**Housing Production and Affordability**

UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT
	0BR	65		0BR	33	32	0	0	0
1BR	0	1BR	0	0	0	0	0	0	
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	65	TOT	33	32	0	0	0	0	

Shelter Units:  + Conversion Units:   
Section 8:

**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

**USES AND PERMANENT SOURCES**

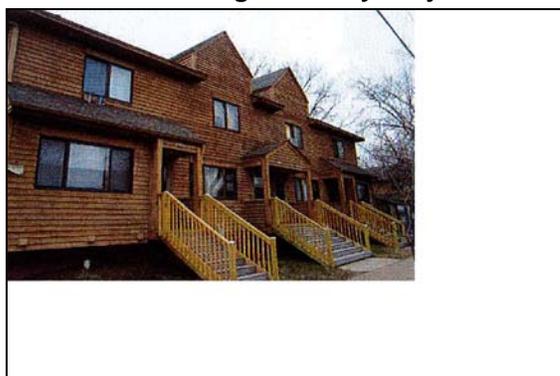
**Project Uses:**

Land:	\$645,000.00
Construction:	\$9,943,460.00
Construction Contingency:	\$0.00
Construction Interest:	\$0.00
Relocation:	\$0.00
Developer Fee:	\$1,755,420.00
Legal Fees:	\$76,500.00
Architect Fees:	\$306,000.00
Other Costs:	\$1,554,424.00
Reserves:	\$497,503.00
Non-Housing:	\$3,604,150.00
TDC:	\$18,382,457.00
TDC/Unit:	\$282,807.00

**Project Permanent Sources:**

Source / Program	Amount	%	Term	Committed
CPED AHTF (2015)	\$1,625,000.00			
House of Charity Capital Campaign	\$500,000.00			7/19/2015
House of Charity Capital Campaign	\$500,000.00			
Deferred Dev Fee	\$400,000.00			7/19/2015
MHFA Deferred Loan	\$1,323,597.00			
Syndication Proceeds	\$11,398,860.00			
Met Council LCDA	\$1,000,000.00			
Hennepin County AHIF	\$750,000.00			
Hennepin County ERF	\$385,000.00			
FHLB FHLB	\$500,000.00			
<b>TDC:</b>	<b>\$18,382,457.00</b>			

**Financing Notes:**  
The food center will be financed separately from the housing.  
Project also applied for 9% tax credits from the City.  
HOC's goal is to contribute 1M of equity from their capital campaign.  
TDC/unit is \$227,358 w/o food center and community service space costs (\$3,604,150).



**Project Status**

Proposed: 8/4/2015

Approved:

Closed:

Complete:

**Impaction**

Non-Impacted

Impacted

**Occupancy**

Rental

Ownership

Project Name: PRG Portfolio I

Main Address: 3708 Eliot Ave S

Project Aliases:

Additional Addresses: Scattered Site

Ward: 9 Neighborhood: Powderhorn Park

**Project Activity**

New Construction

Rehabilitation

Stabilization

Preservation

Year Built: 1916

**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	0		0BR	0	0	0	0	0
1BR	0	1BR	0	0	0	0	0	0	
2BR	20	2BR	9	6	5	0	0	0	
3BR	22	3BR	0	6	16	0	0	0	
4+BR	0	4+BR	0	0	0	0	0	0	
TOT	42	TOT	9	12	21	0	0	0	

Shelter Units:  + Conversion Units:

Section 8:

**GENERAL INFORMATION**

PRG I Portfolio is a well-located, large family affordable scattered project. This 42 unit project has 5 units set aside for homeless households and will have a part time service coordinator at the sites. The financing will provide much needed capital improvements for long-term preservation and stabilization. The rehab will provide energy efficient exteriors and interiors, unit finishes, and building elements needing updates. The project will have new roofs, mechanicals, windows, kitchens, and baths. The project includes 6 properties which are duplexes, triplexes, and fourplexes. All are walk-ups. The properties serve large families and include Dovetail, Success Family Housing, Mulberry Flats, Greenwood, and the Maples. Some of the units are located in Seward neighborhood also.

The properties existing lenders have agreed to a combination of principal assumption, principal forgiveness and accrued interest forgiveness to facilitate the recapitalization of the project.

Partnership: CB PRG I Portfolio LP

**Contact Information:**

**Developer Contact:**

Amanda Cline Novak  
 CommonBond Communities  
 1080 Montreal Ave  
 Saint Paul, MN 55116-  
 Phone: (651) 290-6213 ext-  
 Fax: (651) 291-1003  
 novak@commonbond.org

**Owner Contact:**

Amanda Cline Novak  
 CommonBond Communities  
 1080 Montreal Ave  
 Saint Paul, MN 55116-  
 Phone: (651) 290-6213 ext-  
 Fax: (651) 291-1003  
 novak@commonbond.org

**Consultant:**

**Contractor:**

Gerry Flannery  
 Flannery Construction  
 1375 St Anthony Ave  
 Saint Paul, MN 55104-  
 Phone: (651) 259-4293 ext-  
 Fax: (651) 225-1100  
 gflannery@flanneryconstruction.com

**Architect:**

LHB Engineers & Architects  
 250 3rd Ave N Suite 450  
 Minneapolis, MN 55401-  
 Phone: (612) 752-6928 ext-  
 Fax:

**Property Manager:**

CommonBond Housing  
 Phone: (651) 290-1750 ext-  
 Fax: (651) 291-1003

**Support Services:**

Advantage Services  
 Phone: ext-  
 Fax:

**CPED Coordinator:**

Dollie Crowther  
 CPED  
 105 5th Ave S Suite 200  
 Minneapolis, MN 55401  
 Phone: (612) 673-5263 ext-  
 Fax: (612) 673-5259  
 dollie.crowther@ci.minneapolis.mn.us

**CPED Legal:**

**CPED Support Coordinator**

**CPED Rehab:**

Jim Edin  
 Phone: (612) 673-5275 ext-  
 Fax: (612) 673-5207

**MPLS Affirmative Action**



**Project Status**  
 Proposed: 8/4/2015  
 Approved:   
 Closed:   
 Complete:

**Impactation**  
 Non-Impacted  
 Impacted

**Occupancy**  
 Rental  
 Ownership

Project Name: PRG Portfolio I  
 Main Address: 3708 Eliot Ave S  
 Project Aliases:  
 Additional Addresses: Scattered Site  
 Ward: 9 Neighborhood: Powderhorn Park

**Project Activity**  
 New Construction  
 Rehabilitation  
 Stabilization  
 Preservation  
 Year Built: 1916

**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	0		0BR	0	0	0	0	0
1BR	0	1BR	0	0	0	0	0	0	
2BR	20	2BR	9	6	5	0	0	0	
3BR	22	3BR	0	6	16	0	0	0	
4+BR	0	4+BR	0	0	0	0	0	0	
TOT	42	TOT	9	12	21	0	0	0	

Shelter Units:  + Conversion Units:   
 Section 8:

**USES AND PERMANENT SOURCES**

**Project Uses:**

Land:	\$5,320,882.00
Construction:	\$5,075,000.00
Construction Contingency:	\$495,000.00
Construction Interest:	\$175,000.00
Relocation:	\$463,500.00
Developer Fee:	\$711,000.00
Legal Fees:	\$75,000.00
Architect Fees:	\$252,525.00
Other Costs:	\$739,339.00
Reserves:	\$696,874.00
Non-Housing:	\$0.00
TDC:	\$14,004,120.00
TDC/Unit:	\$333,431.00

**Project Permanent Sources:**

Source / Program	Amount	%	Term	Committed
	\$150,000.00			8/4/2015
Sales Tax Rebate				
MHFA	\$870,373.00			
	\$15,000.00			8/4/2015
Energy Rebates				
Met Council TBRA	\$25,000.00			
CPED Debt Assumption	\$3,260,807.00			
FHF Debt Assumption	\$739,258.00			6/18/2015
MHFA Debt Assumption	\$484,352.00			7/28/2014
	\$756,000.00			8/4/2015
Seller Note				
CPED AHTF (2015)	\$525,000.00			
	\$7,178,330.00			
Syndication Proceeds				
<b>TDC:</b>	\$14,004,120.00			

**Financing Notes:**  
 TDC w/out Debt Assumption = \$9,519,703.  
 TDC/Unit w/out Debt Assumption = \$226,659.



**Project Status**

Proposed: 7/8/2014

Approved:

Closed:

Complete:

**Impact**

Non-Impacted

Impacted

**Occupancy**

Rental

Ownership

Project Name: Indian Neighborhood Club Expansion

Main Address: 2101 S 5th St

Project Aliases:

Additional Addresses:

Ward: 6 Neighborhood: Ventura Village

**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	20		0BR	10	10	0	0	0
1BR	0	1BR	0	0	0	0	0	0	
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	20	TOT	10	10	0	0	0	0	

Shelter Units:  + Conversion Units:

Section 8:

**GENERAL INFORMATION**

The Indian Neighborhood Club Expansion provides sober housing and support for homeless and near homeless chemically dependent men. There will be 20 SRO units in four (4) pods. Each pod will have shared kitchens, bathrooms, and common areas and will provide residents with a supportive community. 10 of the units will be supported with GRH funding. 9 units will serve graduates who have stabilized their lives and are working and paying rent and need a sober community. 1 unit is for an on site staffperson. There will be surface parking for 4 cars.

**Partnership:**

**Developer Contact:**

Gregory LaFontaine  
 Indian Neighborhood Club  
 1805 Portland Ave S  
 Minneapolis, MN 55404  
 Phone: (612) 871-7412 ext-  
 Fax: (612) 874-8798  
 INDIANNCLUB@comcast.net

**Owner Contact:**

Gregory LaFontaine  
 Indian Neighborhood Club  
 1805 Portland Ave S  
 Minneapolis, MN 55404  
 Phone: (612) 871-7412 ext-  
 Fax: (612) 874-8798  
 INDIANNCLUB@comcast.net

**Contact Information:**

**Consultant:**

Barbara Broen  
 Broen Housing Consultants  
 1437 Marshall Ave Suite 202  
 Saint Paul, MN 55104-  
 Phone: (651) 645-8474 ext-  
 Fax: (651) 645-8497  
 housing@broen.net

**Contractor:**

To Be Determined

Phone: ext-  
 Fax:

**Architect:**

Cermak Rhoades Architects  
 275 E 4 St Suite 800  
 Saint Paul, MN 55101-1696  
 Phone: (651) 225-8623 ext-  
 Fax:  
 info@cermakrhoades.com

**Property Manager:**

Indian Neighborhood Club  
 Phone: (612) 871-7412 ext-  
 Fax: (612) 874-8798

**Support Services:**

Indian Neighborhood Club  
 Phone: (612) 871-7412 ext-  
 Fax: (612) 874-8798

**CPED Coordinator:**

Dollie Crowther  
 CPED  
 105 5th Ave S Suite 200  
 Minneapolis, MN 55401  
 Phone: (612) 673-5263 ext-  
 Fax: (612) 673-5259  
 dollie.crowther@ci.minneapolis.mn.us

**CPED Legal:**

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

**CPED Support Coordinator**

Nancy Pray  
 Phone: (612) 673-5228 ext-  
 Fax: (612) 673-5259

**CPED Rehab:**

David Hoban  
 Phone: (612) 673-5249 ext-  
 Fax: (612) 673-5207

**MPLS Affirmative Action**



**Project Status**  
 Proposed: 7/8/2014  
 Approved:   
 Closed:  
 Complete:

**Impaction**  
 Non-Impacted  
 Impacted

**Occupancy**  
 Rental  
 Ownership

Project Name: Indian Neighborhood Club Expansion  
 Main Address: 2101 S 5th St  
 Project Aliases:  
 Additional Addresses:  
 Ward: 6 Neighborhood: Ventura Village

**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	20		0BR	10	10	0	0	0
1BR	0	1BR	0	0	0	0	0	0	
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	20	TOT	10	10	0	0	0	0	

Shelter Units:  + Conversion Units:   
 Section 8:

**USES AND PERMANENT SOURCES**

**Project Uses:**

Land:	\$57,388.00
Construction:	\$1,074,223.00
Construction Contingency:	\$73,334.00
Construction Interest:	\$0.00
Relocation:	\$0.00
Developer Fee:	\$110,000.00
Legal Fees:	\$30,000.00
Architect Fees:	\$98,000.00
Other Costs:	\$282,955.00
Reserves:	\$66,000.00
Non-Housing:	\$0.00
TDC:	\$1,791,900.00
TDC/Unit:	\$89,595.00

**Project Permanent Sources:**

Source / Program	Amount	%	Term	Committed
	\$95,000.00			
<i>Foundations</i>				
CPED AHTF (2015)	\$81,900.00			
Hennepin County 2015	\$200,000.00			5/13/2015
CPED AHTF (2014)(LOCAL)	\$160,000.00			10/31/2014
FHLB FHLB	\$500,000.00			
Hennepin County 2014	\$200,000.00			5/10/2014
MHFA	\$555,000.00			
<b>TDC:</b>	<b>\$1,791,900.00</b>			

**Financing Notes:**

Project Status	
Proposed:	7/9/2015
Approved:	<input type="checkbox"/>
Closed:	
Complete:	

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

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

Project Name:	West Broadway Curve - West Building
Main Address:	1920 W Broadway
Project Aliases:	West Broadway Curve Phase II
Additional Addresses:	1918, 1914, 1910, 1904, 1900, 1826, 1820, 1818, 1808, 1800, 1726, 1720, 1716, 1714 W
Ward:	5
Neighborhood:	Jordan

Housing Production and Affordability									
UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT
	0BR	0		0	0BR	0	0	0	0
1BR	11	11	1BR	0	0	0	0	0	11
2BR	35	35	2BR	0	33	0	0	0	2
3BR	17	17	3BR	0	7	10	0	0	0
4+BR	0	0	4+BR	0	0	0	0	0	0
TOT	63	63	TOT	0	40	10	0	0	13

Shelter Units:  + Conversion Units:

Section 8:

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

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

**GENERAL INFORMATION**

Sherman Associates Development, LLC is proposing a new construction project consisting of two "phases." The first phase is the subject of the 2015 AHTF funding application for \$1 million and will consist of a single four-story building containing 63 units of rental housing. The units will include 1, 2, and 3 bedroom units at 50%, 60% and market rate and the unit styles will be traditional apartments and row house style walk-up units fronting on West Broadway. The building exterior will be thoughtfully designed with brick and clapboard siding and parking will be enclosed on the site. The project will include a variety of public pedestrian amenities, including a greenway connection from the site through the block northward to Cottage Park and an integrated transit stop. Additional green spaces will be provided toward the eastern edge of the site to both provide a buffer between the residential and commercial uses and also for use as a community garden.

Partnership:

Developer Contact:

Paul Keenan Sherman Associates, Inc. 233 Park Ave Suite 201 Minneapolis, MN 55415- Phone: (612) 332-3000 ext- Fax: (612) 332-8119 pkeenan@sherman-associates.com
--

Owner Contact:

Paul Keenan Sherman Associates, Inc. 233 Park Ave Suite 201 Minneapolis, MN 55415- Phone: (612) 332-3000 ext- Fax: (612) 332-8119 pkeenan@sherman-associates.com
--

Contact Information:

Consultant:

--

Contractor:

--

Architect:

David Witt Mobilize Architecture & Design LLC 1108 W Broadway Ave Minneapolis, MN 55411- Phone: (612) 208-0504 ext- Fax: dwitt@mobilizedesign.net
---

Property Manager:

Sherman Associates, Inc. Phone: (612) 604-0856 ext- Fax: (612) 332-8119
---

Support Services:

--

CPED Coordinator:

Tiffany Glasper CPED 105 5th Ave S Suite 200 Minneapolis, MN 55401- Phone: (612) 673-5221 ext- Fax: (612) 673-5259 Tiffany.Glasper@ci.minneapolis.mn.us
---

CPED Legal:

--

CPED Support Coordinator

--

CPED Rehab:

--

MPLS Affirmative Action

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**Project Status**  
 Proposed: 7/9/2015  
 Approved:   
 Closed:   
 Complete:

**Impaction**  
 Non-Impacted  
 Impacted

**Occupancy**  
 Rental  
 Ownership

Project Name: West Broadway Curve - West Building  
 Main Address: 1920 W Broadway  
 Project Aliases: West Broadway Curve Phase II  
 Additional Addresses: 1918, 1914, 1910, 1904, 1900, 1826, 1820, 1818, 1808, 1800, 1726, 1720, 1716, 1714 W  
 Ward: 5 Neighborhood: Jordan

**Housing Production and Affordability**

UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT
	0BR	0		0BR	0	0	0	0	0
1BR	11	1BR	0	0	0	0	0	11	
2BR	35	2BR	0	33	0	0	0	2	
3BR	17	3BR	0	7	10	0	0	0	
4+BR	0	4+BR	0	0	0	0	0	0	
TOT	63	TOT	0	40	10	0	0	13	

Shelter Units:  + Conversion Units:   
 Section 8:

**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

**USES AND PERMANENT SOURCES**

**Project Uses:**

Land:	\$375,000.00
Construction:	\$9,308,300.00
Construction Contingency:	\$372,332.00
Construction Interest:	\$315,000.00
Relocation:	\$0.00
Developer Fee:	\$1,225,000.00
Legal Fees:	\$165,000.00
Architect Fees:	\$232,708.00
Other Costs:	\$718,482.00
Reserves:	\$240,779.00
Non-Housing:	\$0.00
TDC:	\$12,952,601.00
TDC/Unit:	\$205,597.00

**Project Permanent Sources:**

Source / Program	Amount	%	Term	Committed
1st Mortgage	\$4,988,230.00			
CPED AHTF (2015)	\$1,000,000.00			
Syndication Proceeds	\$3,749,605.00			
MHFA EDHC	\$1,500,000.00			
Met Council LCDA	\$1,500,000.00			
Deferred Dev Fee	\$214,766.00			
<b>TDC:</b>	<b>\$12,952,601.00</b>			

**Financing Notes:**



**Project Status**

Proposed: 8/4/2015

Approved:

Closed:

Complete:

**Impact**

Non-Impacted

Impacted

**Occupancy**

Rental

Ownership

Project Name: Aeon Prospect Park

Main Address: 3001 4th St SE

Project Aliases:

Additional Addresses:

Ward:  Neighborhood:

**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	0		0	0BR	0	0	0	0
1BR	14	14	1BR	10	1	0	0	3	
2BR	42	42	2BR	20	18	0	0	4	
3BR	17	17	3BR	0	0	17	0	0	
4+BR	0	0	4+BR	0	0	0	0	0	
<b>TOT</b>	<b>73</b>	<b>73</b>	<b>TOT</b>	<b>30</b>	<b>19</b>	<b>17</b>	<b>0</b>	<b>7</b>	

Shelter Units:  + Conversion Units:

Section 8:

**GENERAL INFORMATION**

Aeon proposes to construct 73 new apartment homes on a 0.69 acre parcel one block from the Green Line's Prospect Park Station at 3001 4th Street SE, Minneapolis. With 73 new apartment homes and five stories, this development will transform an underutilized site ripe for development. Prospect Park will provide permanent supportive housing to 30 youth-headed households with dependent children who have been homeless or are at risk of homelessness. The elevator, building design, and unit layout will implement Universal Design strategies throughout to produce a property well-positioned for immediate and long-term success. The first floor includes; community rooms for youth programming and general resident use; a fitness room and bike storage so residents can take part in healthy activities and conveniently utilize non-vehicular transportation and nearby trails; and active connection to the street with porches along 4th street; and a leasing office.

The exterior design will be reviewed with the neighborhood design committee. Materials used will be durable and meet local design requirements. New, wider sidewalks, improved lighting, tot lot, pedestrian benches, and bike racks reposition this site from vacant office/warehouse to a warm, inviting, and pedestrian-oriented experience. The project will comply with Green Communities Criteria

Partnership: Aeon Prospect LP

**Developer Contact:**

Alan Arthur  
 Aeon  
 901 N 3rd St Suite 150  
 Minneapolis, MN 55415-  
 Phone: (612) 341-3148 ext-  
 Fax: (612) 341-4208  
 aarthur@aeonmn.org

**Owner Contact:**

Alan Arthur  
 Aeon  
 901 N 3rd St Suite 150  
 Minneapolis, MN 55415-  
 Phone: (612) 341-3148 ext-  
 Fax: (612) 341-4208  
 aarthur@aeonmn.org

**Contact Information:**

**Consultant:**

**Property Manager:**

Aeon Management LLC  
 Phone: (612) 376-7661 ext-  
 Fax: (612) 338-4862

**Support Services:**

**Contractor:**

**Architect:**

Meyer, Scherer & Rockcastle, Ltd.  
 710 S 2nd St  
 Minneapolis, MN 55401-  
 Phone: (612) 375-8706 ext-  
 Fax:

**CPED Coordinator:**

**CPED Legal:**

**CPED Rehab:**

**CPED Support Coordinator**

**MPLS Affirmative Action**



**Project Status**

Proposed: 8/4/2015

Approved:

Closed:

Complete:

**Impactation**

Non-Impacted

Impacted

**Occupancy**

Rental

Ownership

Project Name: Aeon Prospect Park

Main Address: 3001 4th St SE

Project Aliases:

Additional Addresses:

Ward:  Neighborhood:

**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	0		0	0BR	0	0	0	0
1BR	14	14	1BR	10	1	0	0	0	3
2BR	42	42	2BR	20	18	0	0	0	4
3BR	17	17	3BR	0	0	17	0	0	0
4+BR	0	0	4+BR	0	0	0	0	0	0
TOT	73	73	TOT	30	19	17	0	0	7

Shelter Units:  + Conversion Units:

Section 8:

**USES AND PERMANENT SOURCES**

**Project Uses:**

Land:

Construction:

Construction Contingency:

Construction Interest:

Relocation:

Developer Fee:

Legal Fees:

Architect Fees:

Other Costs:

Reserves:

Non-Housing:

TDC:

TDC/Unit:

**Project Permanent Sources:**

Source / Program	Amount	%	Term	Committed
	\$250,223.00			8/4/2015
Deferred Dev Fee				
1st Mortgage	\$4,735,000.00	4.50%	40 yrs Fully Amortized	
GP Cash	\$100.00			
Syndication Proceeds	\$9,390,600.00			
Deferred Loan	\$1,990,000.00			
Met Council LCDA	\$1,445,000.00			8/4/2015
CPED AHTF (2015)	\$1,225,000.00			
Hennepin County AHIF / TOD	\$450,000.00			
Hennepin County ERF	\$109,500.00			
Sales Tax Rebate	\$264,260.00			8/4/2015
<b>TDC:</b>	<input type="text" value="\$19,859,683.00"/>			

**Financing Notes:**



Project Status	
Proposed:	7/1/2012
Approved:	<input type="checkbox"/>
Closed:	
Complete:	

Impactation	
<input type="radio"/> Non-Impacted	
<input type="radio"/> Impacted	

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

Project Name:	Madison Apts (2012)
Main Address:	501 E 15th St
Project Aliases:	
Additional Addresses:	
Ward:	7
Neighborhood:	Elliot Park

Project Activity	
<input type="checkbox"/> New Construction	
<input checked="" type="checkbox"/> Rehabilitation	
<input type="checkbox"/> Stabilization	
<input type="checkbox"/> Preservation	
Year Built:	1887

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 checked="" type="checkbox"/> General	
<input checked="" 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	UNIT	<30%	<50%	<60%	<80%	MKT		
	0BR	0		0BR	0	0	0	0	0	0	
1BR	16	1BR	0	0	16	0	0	0	0		
2BR	40	2BR	30	0	10	0	0	0	0		
3BR	13	3BR	4	0	9	0	0	0	0		
4+BR	4	4+BR	2	0	2	0	0	0	0		
TOT	73	TOT	36	0	37	0	0	0	0		
Shelter Units:				+ Conversion Units:							
Section 8:			73								

**GENERAL INFORMATION**

Madison Apartments is a Section 8 multi-family residential property that includes an apartment building with 29 units and 22 townhome units in three free-standing buildings with a total of 51 units. The apartment building, built in 1887 as Madison School, is on the National Register of Historic Places. In 1983, it was renovated into 29 apartments and an additional 22 townhome units were added in three adjacent buildings. Unfortunately, the condition of the townhomes is dire facing substantial water/flooding problems and structural integrity issues. After extension analysis of the townhomes; the developer/owner has determined that rehabilitating the townhomes is not a viable investment. The townhomes will be razed and replaced with a 44 unit apartment building resulting in a net gain of 22 units to the overall project and a total of 73 units of affordable housing.

The original 51 units will remain Section 8 housing in keeping with an existing HAP contract. Project based Section 8 assistance or vouchers will be sought for the 22 new units, which will be set aside for residents earning 60% or less of the area median income.

The proposed development will include the purchase, demolition of a portion of the property, new construction of added units, and rehabilitation of units located in the historic component of the development. The scope of work defines a major rehabilitation for the historic property and a complete reconstruction of the townhome units. All rehabilitation work on individual units in the historic Madison School building will be "tenant-in-place," meaning that residents will not be displaced from their units during physical renovations beyond daytime working hours on a given day; day use units will be provided for residents whose apartments

Partnership:

Developer Contact

Rich Charlton NFAHS Dev., LLC 11200 Rockville Pike Suite 250 Rockville, MD 20852- Phone: (301) 998-0407 ext- Fax rcharlton@NFAHS.org
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Owner Contact

Rich Charlton Madison Renewal, LLC 11200 Rockville Pike Suite 250 Rockville, MD 20852- Phone: (301) 998-0407 ext- Fax rcharlton@NFAHS.org
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Contact Information:

Consultant:

Becky Landon Landon Group, LLC 475 Cleveland Ave N Suite 375 Saint Paul, MN 55104- Phone: (651) 647-3457 ext- Fax (651) 647-4148 becky@landon-group.com
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Contractor:

Chris Zuspann Frerichs Construction Company 3600 Labore Rd Suite 8 Saint Paul, MN 55110- Phone: (651) 787-0687 ext- Fax (651) 787-0407 chris@frerichsconstruction.com
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Architect:

Link Wilson Kaas Wilson Architects 2104 4th Ave S Suite 310 Minneapolis, MN 55404- Phone: (612) 879-6000 ext- Fax (612) 879-6666 linkw@kaaswilson.com
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Property Manager:

Affordable Housing Management Phone: (651) 227-6925 ext- Fax
--

Support Services:

Simpson Housing Services Phone: (612) 455-0841 ext- Fax (612) 879-0041
--

CPED Coordinator:

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

CPED Support Coordinator

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

MPLS Affirmative Actio



Project Status	
Proposed:	7/1/2012
Approved:	<input type="checkbox"/>
Closed:	
Complete:	

Impactation	
<input type="radio"/> Non-Impacted	
<input type="radio"/> Impacted	

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

Project Name:	Madison Apts (2012)
Main Address:	501 E 15th St
Project Aliases:	
Additional Addresses:	
Ward:	7
Neighborhood:	Elliot Park

Project Activity	
<input type="checkbox"/> New Construction	
<input checked="" type="checkbox"/> Rehabilitation	
<input type="checkbox"/> Stabilization	
<input type="checkbox"/> Preservation	
Year Built:	1887

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 checked="" type="checkbox"/> General	
<input checked="" 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				MKT
			<30%	<50%	<60%	<80%	
0BR	0	0	0	0	0	0	
1BR	16	16	0	0	16	0	
2BR	40	40	30	0	10	0	
3BR	13	13	4	0	9	0	
4+BR	4	4	2	0	2	0	
TOT	73	73	36	0	37	0	

Shelter Units:  + Conversion Units:   
Section 8:  73

## USES AND PERMANENT SOURCES

Project Uses:	
Land:	\$4,000,000.00
Construction:	\$8,906,003.00
Construction Contingency:	\$890,600.00
Construction Interest:	\$319,370.00
Relocation:	\$50,000.00
Developer Fee:	\$2,040,338.00
Legal Fees:	\$135,000.00
Architect Fees:	\$320,219.00
Other Costs:	\$749,930.00
Reserves:	\$575,845.00
Non-Housing:	\$0.00
TDC:	\$17,987,305.00
TDC/Unit:	\$246,401.00

Project Permanent Sources:				
Source / Program	Amount	%	Term	Committed
Syndication Proceeds	\$9,699,030.00			7/15/2014
1st Mortgage	\$6,882,000.00			7/15/2014
Deferred Dev Fee	\$896,905.00			7/15/2014
Interim Income	\$319,370.00			
Sellers Note	\$190,000.00			7/15/2014
<b>TDC:</b>	<b>\$17,987,305.00</b>			

**Financing Notes:**

Project Status	
Proposed:	<input type="checkbox"/>
Approved:	<input type="checkbox"/>
Closed:	<input type="checkbox"/>
Complete:	<input type="checkbox"/>

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

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

Project Name:	Aeon Health Supported Housing
Main Address:	620 10th St S
Project Aliases:	
Additional Addresses:	
Ward:	7
Neighborhood:	Elliot Park

Housing Production and Affordability									
UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT
	0BR	90		0	0BR	90	0	0	0
1BR	0	0	1BR	0	0	0	0	0	0
2BR	0	0	2BR	0	0	0	0	0	0
3BR	0	0	3BR	0	0	0	0	0	0
4+BR	0	0	4+BR	0	0	0	0	0	0
TOT	90		TOT	90	0	0	0	0	0

Shelter Units:  + Conversion Units:   
 Section 8:

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

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	

## GENERAL INFORMATION

This project is a unique, innovative and transformative housing project that is the result of a collaboration of the health, housing and social services systems in Minneapolis. A cross-sector collaborative has come together to find a better way to meet the needs of a target population of high-risk, high cost, medically vulnerable, low-income adults who are homeless or have chronic housing instability. A consortium of health care, housing, social services, mental health and chemical dependency treatment organizations that have developed a new type of housing with services "Heath Supported Housing" that is a customized, multi-sector solution to assist this population. A holistic program with a stable housing component. The project includes approx. 6,650 sq ft of common, administrative, and community room space for residents. The building will be designed specifically for the unique needs of the target population. The project will incorporate a fitness, health and wellness room. There will be designated office space that will be multifunctional for management staff as well as supportive services. The site is currently a working parking lot and billboard space. The proposed construction is made up of 3 buildings with 6 surface parking stalls.

Partnership: Health Housing LP

**Contact Information:**

Developer Contact:

Alan Arthur Aeon 901 N 3rd St Suite 150 Minneapolis, MN 55415- Phone: (612) 341-3148 ext- Fax: (612) 341-4208 aarthur@aeonmn.org
--

Owner Contact:

Alan Arthur Aeon 901 N 3rd St Suite 150 Minneapolis, MN 55415- Phone: (612) 341-3148 ext- Fax: (612) 341-4208 aarthur@aeonmn.org
--

Consultant:

Contractor:

Watson-Forsberg Co. 6465 Wayzata Blvd Suite 110 Minneapolis, MN 55426- Phone: ext- Fax:
---

Architect:

Noah Bly Urban Works Architecture, LLC 901 North Third St Suite 145 Minneapolis, MN 55401- Phone: (612) 455-3102 ext- Fax: (612) 455-3199 nbly@urban-works.com
--

Property Manager:

Aeon Management LLC Phone: (612) 746-4856 ext- Fax:
---

Support Services:

Touchstone Mental Health Phone: (612) 874-6409 ext- Fax: (612) 874-0157
---

CPED Coordinator:

Shalaunda Holmes CPED 105 5th Ave S Suite 200 Minneapolis, MN 55401- Phone: (612) 673-5266 ext- Fax: (612) 673-5036 shalaunda.holmes@minneapolismn.gov
--

CPED Legal:

CPED Support Coordinator

CPED Rehab:

MPLS Affirmative Action

**Project Status**

Proposed:

Approved:

Closed:

Complete:

**Impactation**

Non-Impacted

Impacted

**Occupancy**

Rental

Ownership

Project Name: Aeon Health Supported Housing

Main Address: 620 10th St S

Project Aliases:

Additional Addresses:

Ward:  Neighborhood:

**Housing Production and Affordability**

UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT
	0BR	90		0BR	90	0	0	0	0
1BR	0	1BR	0	0	0	0	0	0	
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	90	TOT	90	0	0	0	0	0	

Shelter Units:  + Conversion Units:

Section 8:

**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

**USES AND PERMANENT SOURCES**

**Project Uses:**

Land:

Construction:

Construction Contingency:

Construction Interest:

Relocation:

Developer Fee:

Legal Fees:

Architect Fees:

Other Costs:

Reserves:

Non-Housing:

TDC:

TDC/Unit:

**Project Permanent Sources:**

Source / Program	Amount	%	Term	Committed
CPED AHTF (2015)	\$2,250,000.00			
MHFA 1st Mortgage	\$5,800,000.00			
Syndication Proceeds	\$5,788,981.00			
Capital Campaign (2014)	\$2,000,000.00		12/31/2014	
Capital Campaign (2015)	\$1,368,219.00			
Sales Tax Rebate - Bridge	\$231,990.00			
Hennepin County AHIF	\$500,000.00			
GP Cash	\$100.00			
Deferred Dev Fee	\$828.00			

**Financing Notes:**

Applied for Bonds Thru State \$8,700,000

Dual LIHTC app State 4% and 9% (2015 1st request)

TDC: