



**Project Status**

Proposed: 2/12/2016

Approved:

Closed:

Complete:

**Impaction**

Non-Impacted

Impacted

**Occupancy**

Rental

Ownership

Project Name: Minnehaha Townhomes

Main Address: 5348 Riverview Rd

Project: 54th & Riverview Rd Dev Site

Aliases:

Additional Addresses: 5364 & 5368 Riverview Rd; 5118 54th St E

Ward: 12 Neighborhood: Minnehaha

**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	0	0	1BR	0	0	0	0	0	0
2BR	8	8	2BR	8	0	0	0	0	0
3BR	7	7	3BR	7	0	0	0	0	0
4+BR	1	1	4+BR	1	0	0	0	0	0
TOT	16	16	TOT	16	0	0	0	0	0

Shelter Units: 16 + Conversion Units:

Section 8: 16

**GENERAL INFORMATION**

On December 31, 2015, CPED released a Request for Proposals (RFP) to redevelop four City-owned vacant parcels of land located at 5348, 5364, and 5368 Riverview Road and 5118 E. 54th Street formerly referred to as the 54th & Riverview Road Development Site. Four proposals were received from Twin Cities Habitat for Humanity, Aeon, Michaels Development Co. & CPM Companies, and the Minneapolis Public Housing Authority. All four proposals were forwarded to a Proposal Review Committee comprised of CPED housing, financial analysis and planning staff, and two neighborhood representatives from the local neighborhood organization and an adjacent resident.

The Minneapolis Public Housing Authority's (MPHA) proposal to create the Minnehaha Townhomes development was selected as the preferred development receiving the highest points for adhering to the development objectives and selection criteria stated in the RFP. The development proposes to create 16 townhome style 2, 3, and 4 bedroom units targeted to serve families experiencing homelessness. As proposed, the townhomes will be constructed slab on grade, in four individual buildings with 4 two-story townhome units in each. Surface parking will be provided for 17-vehicles including specially designated handicap van parking. Two of the units will be handicap accessible. In addition, the site will include community garden space, a play area for small children, rain garden space and patio areas for tenant outdoor recreational use.

**Partnership:**

**Developer Contact:**

Dean Carlson  
 MPHA  
 1001 Washington Ave N  
 Minneapolis, MN 55401-  
 Phone: (612) 342-1213 ext-  
 Fax:  
 dcarlson@mplspha.org

**Owner Contact:**

Dean Carlson  
 MPHA  
 1001 Washington Ave N  
 Minneapolis, MN 55401-  
 Phone: (612) 342-1213 ext-  
 Fax:  
 dcarlson@mplspha.org

**Contact Information:**

**Consultant:**

Sarah Larson  
 Landon Group, LLC  
 475 Cleveland Ave N Suite 325  
 Saint Paul, MN 55104-  
 Phone: (651) 247-6330 ext-  
 Fax: (651) 447-2330  
 sarah@landon-group.com

**Contractor:**

To Be Determined

Phone: ext-  
 Fax:

**Architect:**

Paul Melblom  
 Meyer, Scherer, & Rockcastle Ltd.  
 710 S 2nd St 7th Floor  
 Minneapolis, MN 55401-  
 Phone: (612) 225-1042 ext-  
 Fax: (612) 342-2216  
 paulm@msr ltd.com

**Property Manager:**

MPHA  
 Phone: (612) 342-1213 ext-  
 Fax:

**Support Services:**

CSH  
 Phone: ext-  
 Fax:

**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:**

Dan Hammer  
 Phone: (612) 673-2473 ext-  
 Fax: (612) 673-5112

**CPED Support Coordinator**

**CPED Rehab:**

**MPLS Affirmative Action**



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4+BR	1	4+BR	1	0	0	0	0	0	
<b>TOT</b>	<b>16</b>	<b>TOT</b>	<b>16</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

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Section 8: 16

**USES AND PERMANENT SOURCES**

**Project Uses:**

Land: \$355,350.00

Construction: \$2,984,650.00

Construction Contingency: \$128,000.00

Construction Interest: \$0.00

Relocation: \$0.00

Developer Fee: \$100,000.00

Legal Fees: \$50,000.00

Architect Fees: \$140,000.00

Other Costs: \$188,000.00

Reserves: \$0.00

Non-Housing: \$0.00

TDC: \$3,946,000.00

TDC/Unit: \$246,625.00

**Project Permanent Sources:**

Source / Program	Amount	%	Term	Committed
MHFA <i>Deferred loan</i>	\$1,906,000.00			
Hennepin County <i>AHIF</i>	\$400,000.00			
CPED <i>AHTF (2016)</i>	\$800,000.00			
Met Council <i>LCDA</i>	\$540,000.00			
FHLB <i>FHLB</i>	\$300,000.00			
<b>TDC:</b>	<b>\$3,946,000.00</b>			

**Financing Notes:**