

CPED MULTIFAMILY HOUSING DEPARTMENT
Affordable Housing Inventory Project Data Worksheet



Project Status

Proposed: 7/15/2005

Approved:

Closed:

Complete:

Impaction

Non-Impacted

Impacted

Occupancy

Rental

Ownership

Project Name: 38th & Nicollet

Main Address: 3804 Nicollet Ave

Project Aliases:

Additional Addresses:

Ward: 11 Neighborhood: King Field

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		0BR	0	0	0	0	0
1BR	6	1BR	0	4	0	0	0	2	
2BR	28	2BR	0	4	0	0	0	24	
3BR	6	3BR	0	0	0	0	0	6	
4+BR	0	4+BR	0	0	0	0	0	0	
TOT	40	TOT	0	8	0	0	0	32	

Shelter Units: _____ + Conversion Units: _____

Section 8: _____

GENERAL INFORMATION

Mixed-use project incorporates 7,200 s.f. of retail space, 4,500 s.f. of office space, 40 new ownership condominiums ranging from 605 s.f. to 1,498 s.f. (prices from \$149,000 - \$399,000), and 64 covered parking spaces. Eight (8) units will be affordable to buyers at or below 50% MMI through the City of Lakes Community Land Trust.

Plans include renovation of a 1920s two-story building along with new construction. The project also includes remediation of a former dry cleaner and gas station.

Partnership:

Developer:

Nate Wissink
 Lander Group
 3503 Hennepin Ave S
 Minneapolis, MN 55408-
 Phone: (612) 250-0829 ext-
 Fax: (612) 825-4028
 nate@landergroup.com

Owner:

Contact Information:

Consultant:

Contractor:

Architect:

Ellness, Swenson, Graham Architects Inc.
 500 Washington Ave
 Minneapolis, MN 55415-
 Phone: (612) 339-5508 ext-
 Fax: (612) 339-5382

Property Manager:

Paradise & Associates
 Phone: ext-
 Fax:

Support Services:

CPED Coordinator:

Kevin Dockry
 CPED
 105 5th Ave S Suite 200
 Minneapolis, MN 55401-
 Phone: (612) 673-5075 ext-
 Fax: (612) 673-5259
 kevin.dockry@ci.minneapolis.mn.us

CPED Legal:

CPED Support Coordinator

CPED Rehab:

MPLS Affirmative Action



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Transitional

Scattered Site/Other

Household

General

Family w/Children

Senior

Single

Special Needs

Homeless

Housing Production and Affordability

UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY				MKT
			<30%	<50%	<60%	<80%	
0BR	0	0	0	0	0	0	0
1BR	6	6	0	4	0	0	2
2BR	28	28	0	4	0	0	24
3BR	6	6	0	0	0	0	6
4+BR	0	0	0	0	0	0	0
TOT	40	40	0	8	0	0	32

Shelter Units: _____ + Conversion Units: _____

Section 8: _____

USES AND PERMANENT SOURCES

Project Uses:

Land: \$800,000.00

Construction: \$6,830,750.00

Construction Contingency: \$182,450.00

Construction Interest: \$396,050.00

Relocation: \$0.00

Developer Fee: \$642,000.00

Legal Fees: \$66,750.00

Architect Fees: \$218,050.00

Other Costs: \$1,133,950.00

Reserves: \$0.00

Non-Housing: \$1,230,000.00

TDC: \$11,500,000.00

TDC/Unit: \$256,750.00

Project Permanent Sources:

Source / Program	Amount	%	Term	Committed
1 City of Minneapolis NRP (King Field)	\$200,000.00			
2 DEED Environmental Grant	\$130,000.00			
3 CPED TIF	\$1,000,000.00			
4 Sales Proceeds	\$9,016,000.00			7/15/2005
5 Developer Equity	\$291,350.00			7/15/2005
6 Retail End Loan	\$862,650.00			
TDC:	\$11,500,000.00			

Financing Notes:

BUYER AFFORDABILITY:
\$284,528 CPED Affordability
\$284,528 MHFA CRV
\$118,400 Bremer Bank (MHFA CASA)

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Project Status

Proposed: 7/15/2005

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Non-Impacted

Impacted

Occupancy

Rental

Ownership

Project Name: Spirit of the Lakes

Main Address: 1238 E Lake St

Project Aliases:

Additional Addresses: 2930 13th Ave S

Ward: 6 Neighborhood: Phillips

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		0BR	0	0	0	0	0
1BR	21	1BR	0	9	0	5	7		
2BR	20	2BR	0	0	0	2	18		
3BR	0	3BR	0	0	0	0	0		
4+BR	0	4+BR	0	0	0	0	0		
TOT	41	TOT	0	9	0	7	25		

Shelter Units: _____ + Conversion Units: _____

Section 8: _____

GENERAL INFORMATION

Mixed-use project will contain 6,134 sf of multi-purpose commercial/community space and 41 units of independent senior (age 55+) mixed-income housing (9 units @ 50% AMI; 7 units @ 80% AMI; and 15 units @ 115% AMI).

The residential units will be structured as a limited equity cooperative.

Partnership:

Developer:
 Kathy Wetzel-Mastel
 Powderhorn Residents Group
 2017 E 38th St
 Minneapolis, MN 55407-
 Phone: (612) 721-7556 ext-
 Fax: (612) 721-7708
 Kathy.PRG@mtn.org

Owner:

Architect:
 Larry Opelt
 DJR Architecture, Inc.
 333 Washington Ave N Suite 210
 Minneapolis, MN 55401-
 Phone: (612) 676-2726 ext-
 Fax: (612) 676-2796

Contact Information:

Consultant:

Property Manager:

Support Services:

Contractor:

CPED Coordinator:
 Kevin Dockry
 CPED
 105 5th Ave S Suite 200
 Minneapolis, MN 55401-
 Phone: (612) 673-5075 ext-
 Fax: (612) 673-5259
 kevin.dockry@ci.minneapolis.mn.us

CPED Legal:

CPED Support Coordinator

CPED Rehab:

MPLS Affirmative Action



Project Status

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Occupancy

Rental

Ownership

Project Name: Spirit of the Lakes

Main Address: 1238 E Lake St

Project Aliases:

Additional Addresses: 2930 13th Ave S

Ward: 6 Neighborhood: Phillips

Project Activity

New Construction

Rehabilitation

Stabilization

Preservation

Year Built: _____

Development

Apartment/Condo

Townhome

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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	21	1BR	0	9	0	5	7		
2BR	20	2BR	0	0	0	2	18		
3BR	0	3BR	0	0	0	0	0		
4+BR	0	4+BR	0	0	0	0	0		
TOT	41	TOT	0	9	0	7	25		

Shelter Units: _____ + Conversion Units: _____

Section 8: _____

USES AND PERMANENT SOURCES

Project Uses:

Land: \$819,000.00

Construction: \$5,847,270.00

Construction Contingency: \$292,364.00

Construction Interest: \$167,354.00

Relocation: \$0.00

Developer Fee: \$655,207.00

Legal Fees: \$68,250.00

Architect Fees: \$292,364.00

Other Costs: \$703,489.00

Reserves: \$0.00

Non-Housing: \$851,208.00

TDC: \$9,696,505.00

TDC/Unit: \$215,739.00

Project Permanent Sources:

Source / Program	Amount	%	Term	Committed
1 HUD 213 Blanket Mortgage	\$5,821,000.00	5.75%	40 yrs Fully Amortized	
2 Equity / Share Loans	\$1,146,000.00			
3 Spirit of the Lakes Church	\$851,207.00			7/15/2005
4 Developer Equity	\$132,568.00			7/15/2005
5 MHFA CRV	\$500,000.00			
6 Hennepin County AHIF	\$225,000.00			
7 CPED TIF	\$650,000.00			
8 CPED Affordable Ownership Housing	\$350,730.00			
9 Center for Neighborhoods	\$5,000.00			7/15/2005
10 LISC	\$15,000.00			7/15/2005

Financing Notes:

TDC:	\$9,696,505.00	



Project Status	
Proposed:	8/1/2005
Approved:	<input type="checkbox"/>
Closed:	
Complete:	

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

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

Project Name:	1920 3rd Ave S Cooperative
Main Address:	1920 3rd Ave S
Project Aliases:	
Additional Addresses:	
Ward:	6
Neighborhood:	Stevens Sq-Loring Hts

Project Activity	
<input type="checkbox"/> New Construction	
<input checked="" type="checkbox"/> Rehabilitation	
<input type="checkbox"/> Stabilization	
<input type="checkbox"/> Preservation	
Year Built:	1915

Development	
<input type="radio"/> Apartment/Condo	
<input type="radio"/> Townhome	
<input checked="" 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	

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	19	19	1BR	0	19	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	19	19	TOT	0	19	0	0	0	0

Shelter Units: + Conversion Units:

Section 8:

GENERAL INFORMATION

PCNF Proposes to convert a run down apartment building into a limited equity cooperative. The goal of the project is to provide perpetually affordable homeownership opportunities in a neighborhood that is rapidly gentrifying.

<p>Partnership:</p> <p>Developer: Lee Blons Plymouth Church Neighborhood Foundation 430 Oak St Suite 130 Minneapolis, MN 55403- Phone: (612) 871-0890 ext Fax: (612) 871-0843 lblons@plymouthfoundation.org</p>	<p>Owner:</p>	<p>Contact Information:</p> <p>Consultant:</p>
<p>Contractor: To Be Determined , Phone: ext- Fax:</p>	<p>Architect: Roark Kramer Kosowski DESIGN 2929 4th Ave S Minneapolis, MN 55408- Phone: (612) 822-4200 ext- Fax: (612) 822-4298</p>	<p>Property Manager: BDC Management Phone: (612) 371-0766 ext- Fax: (612) 371-1834</p> <p>Support Services:</p>
<p>CPED Coordinator: Bernadette Hornig CPED 105 5th Ave S Suite 200 Minneapolis, MN 55401- Phone: (612) 673-5236 ext- Fax: (612) 673-5259 bernadette.hornig@ci.minneapolis.mn.us</p>	<p>CPED Legal:</p> <p>CPED Support Coordinator</p>	<p>CPED Rehab: Geri Meyer Phone: (612) 673-5252 ext- Fax: (612) 673-5207</p> <p>MPLS Affirmative Action</p>



Project Status	
Proposed:	8/1/2005
Approved:	<input type="checkbox"/>
Closed:	
Complete:	

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

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

Project Name:	1920 3rd Ave S Cooperative
Main Address:	1920 3rd Ave S
Project Aliases:	
Additional Addresses:	
Ward:	6
Neighborhood:	Stevens Sq-Loring Hts

Project Activity	
<input type="checkbox"/> New Construction	
<input checked="" type="checkbox"/> Rehabilitation	
<input type="checkbox"/> Stabilization	
<input type="checkbox"/> Preservation	
Year Built:	1915

Development	
<input type="radio"/> Apartment/Condo	
<input type="radio"/> Townhome	
<input checked="" 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	

Housing Production and Affordability									
UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT
	0BR	0		0	0	0	0	0	0
1BR	19	0	0	19	0	0	0	0	
2BR	0	0	0	0	0	0	0	0	
3BR	0	0	0	0	0	0	0	0	
4+BR	0	0	0	0	0	0	0	0	
TOT	19	TOT	0	19	0	0	0	0	

Shelter Units: + Conversion Units:

Section 8:

USES AND PERMANENT SOURCES

Project Uses:	
Land:	\$1,072,000.00
Construction:	\$887,040.00
Construction Contingency:	\$92,922.00
Construction Interest:	\$0.00
Relocation:	\$4,000.00
Developer Fee:	\$104,500.00
Legal Fees:	\$40,000.00
Architect Fees:	\$43,395.00
Other Costs:	\$65,500.00
Reserves:	\$48,302.00
Non-Housing:	\$0.00
TDC:	\$2,357,659.00
TDC/Unit:	\$124,087.00

Project Permanent Sources:				
Source / Program	Amount	%	Term	Committed
1 1st Mortgage	\$652,823.00	7.00%	Fully Amortized	
2 Equity Shares	\$57,000.00	7.00%	Fully Amortized	
3 FHLB FHLB	\$171,000.00	0.00%	30 yrs Deferred	8/1/2005
4 City of Minneapolis NRP (SSCO)	\$500,000.00		Deferred	
5 CPED Workforce Housing	\$400,000.00		30 yrs Deferred	
6 MHFA CRV	\$300,000.00		Deferred	
7 Hennepin County TOD	\$76,836.00		Grant	
8 Met Council LHIA	\$175,000.00		Deferred	
9 Hennepin County Lead Hazard Control	\$25,000.00		Grant	
TDC:	\$2,357,659.00			

Financing Notes:	



Project Status	
Proposed:	2/7/2002
Approved:	<input checked="" type="checkbox"/>
Closed:	
Complete:	

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

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

Project Name:	Marshall Stacey Townhomes
Main Address:	300 Queen Ave N
Project Aliases:	Ripley Gardens - Ownership
Additional Addresses:	
Ward:	5
Neighborhood:	Harrison

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

Development	
<input type="radio"/> Apartment/Condo	
<input checked="" 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 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		0BR	0	0	0	0	0
1BR	0	1BR	0	0	0	0	0	0	
2BR	2	2BR	0	0	2	0	0	0	
3BR	6	3BR	0	0	0	2	4	0	
4+BR	0	4+BR	0	0	0	0	0	0	
TOT	8	TOT	0	0	2	2	4	0	

Shelter Units: + Conversion Units:

Section 8:

GENERAL INFORMATION

CCHT proposes to redevelop the historic Ripley Maternity Hospital site to create a mixed-income housing development containing rental and home ownership opportunities. In addition to the renovations of the three existing buildings into housing, it is the intention of CCHT to add to the site two new buildings containing rental and homeownership units that will enhance and reflect the existing structures. There will be 60 total units, with 52 rental units and 8 owner occupied units. Four of the rental units will be for chronically homeless single adults needing support services. The entire Ripley Gardens site is on the National and Local Register of Historic Places and all design plans must be approved through the appropriate historic processes.

The sale prices of the 8 townhome units will range from just below \$200,000 to the mid to upper \$200,000. CCHT has been successful in raising buyer subsidies to obtain these affordability levels: two units at 60% of median, two units at 80% of median, two at 100% of median, and two at 115% of median.

<p>Partnership:</p> <p>Developer:</p> <p>CCHT 1625 Park Avenue Minneapolis, MN 55404 Phone: (612) 341-3148 ext- Fax: (612) 341-4208 ccht@ccht.org</p>	<p>Owner:</p> <p>CCHT 1625 Park Avenue Minneapolis, MN 55404 Phone: (612) 341-3148 ext- Fax: (612) 341-4208 ccht@ccht.org</p>	<p>Contact Information:</p> <p>Consultant:</p>
<p>Contractor:</p> <p>Watson-Forsberg Co. 1433 Utica Ave S Suite 252 Minneapolis, MN 55416- Phone: ext- Fax:</p>	<p>Architect:</p> <p>LHB Engineers & Architects 250 3rd Ave N Suite 450 Minneapolis, MN 55401- Phone: (612) 752-6928 ext- Fax:</p>	<p>Property Manager:</p> <p>To Be Determined Phone: ext- Fax:</p> <p>Support Services:</p>
<p>CPED Coordinator:</p> <p>Donna Wiemann CPED 105 5th Ave S Suite 200 Minneapolis, MN 55401- Phone: (612) 673-5257 ext- Fax: (612) 673-5259 donna.wiemann@ci.minneapolis.mn.us</p>	<p>CPED Legal:</p> <p>Gary Winter Phone: (612) 673-5132 ext- Fax: (612) 673-5112</p> <p>CPED Support Coordinator</p> <p>Connie Green Phone: (612) 673-5234 ext- Fax: (612) 673-5259</p>	<p>CPED Rehab:</p> <p>Dalene Lenneman Phone: (612) 673-5254 ext- Fax: (612) 673-5207</p> <p>MPLS Affirmative Action</p>



Project Status	
Proposed:	2/7/2002
Approved:	<input checked="" type="checkbox"/>
Closed:	
Complete:	

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

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

Project Name:	Marshall Stacey Townhomes
Main Address:	300 Queen Ave N
Project Aliases:	Ripley Gardens - Ownership
Additional Addresses:	
Ward:	5
Neighborhood:	Harrison

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

Development	
<input type="radio"/> Apartment/Condo	
<input checked="" 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 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	0	0	1BR	0	0	0	0	0	0
2BR	2	2	2BR	0	0	2	0	0	0
3BR	6	6	3BR	0	0	0	2	4	4
4+BR	0	0	4+BR	0	0	0	0	0	0
TOT	8	8	TOT	0	0	2	2	4	4

Shelter Units: + Conversion Units: 8

Section 8:

USES AND SOURCES

Project Uses:	
Land:	\$24,870.00
Construction:	\$1,521,120.00
Construction Contingency:	\$53,405.00
Construction Interest:	\$43,764.00
Relocation:	\$0.00
Developer Fee:	\$134,400.00
Legal Fees:	\$7,000.00
Architect Fees:	\$72,500.00
Other Costs:	\$150,095.00
Reserves:	\$0.00
Non-Housing:	\$0.00
TDC:	\$2,007,154.00
TDC/Unit:	\$248,394.00

Project Sources:				
Source / Program	Amount	%	Term	Committed
1 Sales Proceeds <i>Sales Proceeds</i>	\$1,920,000.00			
2 MHFA <i>CRV</i>	\$48,000.00		Grant	4/1/2005
3 CPED <i>Workforce Housing</i>	\$20,000.00		Grant	4/1/2005
4 Wells Fargo <i>Charitable Contribution</i>	\$5,500.00		Grant	1/1/2005
5 <i>Foundations</i>	\$13,654.00			
TDC:	\$2,007,154.00			

Financing Notes:
The project sources and uses are for the ownership housing development only.

In addition to funding the development sources, CCHT has raised approximately \$175,000 from EZ, MHFA's CRV Program, Wells Fargo, and City's Workforce Housing Program for buyer subsidies.



Project Status	
Proposed:	5/1/2004
Approved:	<input checked="" type="checkbox"/>
Closed:	
Complete:	

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

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

Project Name:	The Greenway at Midtown
Main Address:	2900 11th Ave S
Project Aliases:	PPL Midtown Exchange - Ownership
Additional Addresses:	
Ward:	8
Neighborhood:	Phillips

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

Development	
<input type="radio"/> Apartment/Condo	
<input checked="" 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	

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	28	1BR	0	11	1	1	1	15	
2BR	29	2BR	0	1	1	1	1	26	
3BR	0	3BR	0	0	0	0	0	0	
4+BR	0	4+BR	0	0	0	0	0	0	
TOT	57	TOT	0	12	2	2	2	41	

Shelter Units: + Conversion Units:
 Section 8:

GENERAL INFORMATION

The Greenway at Midtown is part of the Midtown Exchange redevelopment on the site of the former Sears building. The project is designed to wrap around two sides of a new six-story parking ramp being built to service the new users of the redeveloped Sears building.

The project consists of 57 condo and townhouse units, ranging in size from 624 to 1,412 square feet. The townhouses will be accessible from the street and the condos via elevator. All units will be provided with a permanent parking space in the adjacent parking ramp.

Twelve (12) units will be affordable at 50% MMI (including 2 by Habitat for Humanity and 8 by City of Lakes Community Land Trust). Four (4) units will be affordable between 60% and 80% MMI.

<p>Partnership:</p> <p>Developer: 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</p>	<p>Owner:</p> <p>PPL 1035 E Franklin Ave Minneapolis, MN 55404-2920 Phone: (612) 874-8511 ext- Fax: (612) 874-6444</p>	<p>Contact Information:</p> <p>Consultant:</p>
<p>Contractor:</p> <p>Ryan Companies US Inc. 50 S 10th St Suite 300 Minneapolis, MN 55403-2012 Phone: (612) 492-4000 ext- Fax:</p>	<p>Architect:</p> <p>Noah Bly Cuningham Group, Construction Serv. 201 Main St SE Suite 222 Minneapolis, MN 55414 Phone: (612) 379-3400 ext- Fax: (612) 979-4400 nbly@cuningham.com</p>	<p>Property Manager:</p> <p>Support Services:</p>
<p>CPED Coordinator:</p> <p>Kevin Dockry CPED 105 5th Ave S Suite 200 Minneapolis, MN 55401- Phone: (612) 673-5075 ext- Fax: (612) 673-5259 kevin.dockry@ci.minneapolis.mn.us</p>	<p>CPED Legal:</p> <p>Nikki Newman Phone: (612) 673-5273 ext- Fax: (612) 673-5112</p> <p>CPED Support Coordinator</p> <p>Connie Green Phone: (612) 673-5234 ext- Fax: (612) 673-5259</p>	<p>CPED Rehab:</p> <p>Kathleen Murphy Phone: (612) 673-5275 ext- Fax: (612) 673-5207</p> <p>MPLS Affirmative Action</p>



Project Status	
Proposed:	5/1/2004
Approved:	<input checked="" type="checkbox"/>
Closed:	
Complete:	

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

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

Project Name:	The Greenway at Midtown
Main Address:	2900 11th Ave S
Project Aliases:	PPL Midtown Exchange - Ownership
Additional Addresses:	
Ward:	8
Neighborhood:	Phillips

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

Development	
<input type="radio"/> Apartment/Condo	
<input checked="" 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	

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	28	28	1BR	0	11	1	1	1	15
2BR	29	29	2BR	0	1	1	1	1	26
3BR	0	0	3BR	0	0	0	0	0	0
4+BR	0	0	4+BR	0	0	0	0	0	0
TOT	57	57	TOT	0	12	2	2	2	41

Shelter Units: + Conversion Units:

Section 8:

USES AND PERMANENT SOURCES

Project Uses:	
Land:	\$225,000.00
Construction:	\$9,793,326.00
Construction Contingency:	\$432,666.00
Construction Interest:	\$350,000.00
Relocation:	\$0.00
Developer Fee:	\$600,000.00
Legal Fees:	\$52,000.00
Architect Fees:	\$268,000.00
Other Costs:	\$1,059,677.00
Reserves:	\$0.00
Non-Housing:	\$0.00
TDC:	\$12,781,169.00
TDC/Unit:	\$224,231.00

Project Permanent Sources:				
Source / Program	Amount	%	Term	Committed
1 Ryan Companies <i>Land Contribution</i>	\$220,000.00			1/15/2005
2 <i>Sales Proceeds</i>	\$11,112,226.00			5/1/2004
3 Phillips Partnership	\$75,000.00			9/1/2004
4 City of Minneapolis <i>EZ</i>	\$133,333.00			12/23/2004
5 MHFA <i>CRV</i>	\$400,000.00			4/28/2005
6 Hennepin County <i>TOD</i>	\$120,000.00			5/10/2005
7 Hennepin County <i>AHIF</i>	\$60,000.00			5/10/2005
8 FHF	\$100,000.00			4/28/2005
9 Met Council <i>LCDA</i>	\$560,610.00			
TDC:	\$12,781,169.00			

Financing Notes:
Land (\$220,000) donated to PPL by Ryan Companies.

CPED affordability gap financing \$740,000.

HOMS affordability gap financing \$75,000.



Project Status	
Proposed:	8/26/2003
Approved:	<input checked="" type="checkbox"/>
Closed:	
Complete:	

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

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

Project Name:	Karamu West
Main Address:	2201, 2215 Plymouth Ave N
Project Aliases:	
Additional Addresses:	2309 Plymouth Ave N, 1245 Penn Ave N
Ward:	5
Neighborhood:	Willard-Hay

Project Activity	
<input checked="" type="checkbox"/> New Construction	
<input 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 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	

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	31		1BR	0	11	0	9	11
	2BR	20		2BR	0	0	0	0	20
	3BR	1		3BR	0	0	0	0	1
4+BR	0	4+BR	0	0	0	0	0		
TOT	51	TOT	0	11	0	9	32		
Shelter Units: _____			+ Conversion Units: _____						
Section 8: _____									

GENERAL INFORMATION

Co-Developers: Mississippi Pathways Development Co (MPDC), NRRRC, and Legacy Management and Development have joined together to implement a community redevelopment vision along Plymouth Ave N. MPDC, as lead developer, proposes to purchase the above parcels of land from CPED and construct a 85,163 square foot building with four levels above ground and one level of underground parking. The building will feature approximately 8,080 square feet of commercial retail space on the main level with the remainder of the main level and the upper three levels including up to 51 for-sale units with 1 and 2-bedrooms (plus den) condominiums and walk-up loft type units, one 3-bedroom unit, 54 underground restricted parking stalls for residents and 8 on-site surface parking spaces for commercial tenants and resident visitors.

The residential units will feature from 700 to 1,400 square feet of living space with sales prices ranging from \$122,000 to \$250,000. Commercial/retail space will be subdivided and leased at \$15 per square foot on a triple net lease.

In addition, a vacant church (2309 Plymouth) will be renovated to add approximately 7,000 s.f. of additional office (future NRRRC office space) / exhibit space. An adjacent vacant and boarded duplex (1254 Russell) will be razed and a parking lot constructed to serve the office / exhibit facility.

Partnership: Mississippi Pathway Development Co LLC

Developer:
 Kevin Gulden
 Mississippi Pathway Development Co LLC
 1313 Plymouth Ave N
 Minneapolis, MN 55411-
 Phone: (612) 277-1127 ext
 Fax: (612) 335-5922
 kgulden@nrrc.org

Owner:
 Sherry Pugh
 NRRRC Properties, Inc.
 1313 Plymouth Ave N
 Minneapolis, MN 55411-
 Phone: (612) 277-1121 ext-
 Fax: (612) 277-1154
 spugh@nrrc.org

Contact Information:

Consultant:
 Lisa Kugler

 4737 Garfield Ave S
 Minneapolis, MN 55409-
 Phone: (612) 827-2189 ext-
 Fax: (612) 824-8672
 lisakugler@aol.com

Contractor:

To Be Determined

 Phone: ext-
 Fax:

Architect:

Ted Redmond
 BKV Group
 222 N 2nd St
 Minneapolis, MN 55401-1423
 Phone: (612) 339-3752 ext-
 Fax: (612) 339-6212
 tredmond@bkgvgroup.com

Property Manager:

NRRRC
 Phone: (612) 335-5924 ext- x-830
 Fax: (612) 335-5922

Support Services:

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:

Gary Winter
 Phone: (612) 673-5132 ext-
 Fax: (612) 673-5112

CPED Support Coordinator

Connie Green
 Phone: (612) 673-5234 ext-
 Fax: (612) 673-5259

CPED Rehab:

MPLS Affirmative Action



Project Status	
Proposed:	8/26/2003
Approved:	<input checked="" type="checkbox"/>
Closed:	
Complete:	

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

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

Project Name:	Karamu West
Main Address:	2201, 2215 Plymouth Ave N
Project Aliases:	
Additional Addresses:	2309 Plymouth Ave N, 1245 Penn Ave N
Ward:	5
Neighborhood:	Willard-Hay

Project Activity	
<input checked="" type="checkbox"/> New Construction	
<input 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 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	

Housing Production and Affordability									
UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT
	0BR	0			0BR	0	0	0	0
1BR	31		1BR	0	11	0	9	11	
2BR	20		2BR	0	0	0	0	20	
3BR	1		3BR	0	0	0	0	1	
4+BR	0		4+BR	0	0	0	0	0	
TOT	51		TOT	0	11	0	9	32	

Shelter Units: + Conversion Units:

Section 8:

USES AND PERMANENT SOURCES

Project Uses:	
Land:	\$163,995.00
Construction:	\$6,987,937.00
Construction Contingency:	\$318,617.00
Construction Interest:	\$526,233.00
Relocation:	
Developer Fee:	\$478,500.00
Legal Fees:	\$66,120.00
Architect Fees:	\$395,438.00
Other Costs:	\$297,105.00
Reserves:	\$0.00
Non-Housing:	\$2,796,530.00
TDC:	\$12,030,475.00
TDC/Unit:	\$181,058.00

Project Permanent Sources:				
Source / Program	Amount	%	Term	Committed
1 HUD <i>EDI Grant</i>	\$150,000.00		Grant	4/2/2004
2 City of Minneapolis <i>NRP 1991 Transition Funds</i>	\$420,000.00		Grant	5/12/2003
3 Hennepin County <i>TOD Grant</i>	\$120,000.00		Grant	6/15/2004
4 CPED <i>Non Profit Admin</i>	\$30,000.00		Grant	7/2/2004
5 <i>OCS Grant #1</i>	\$37,500.00			7/5/2005
6 CPED <i>TIF</i>	\$1,070,000.00			
7 <i>Grants</i>	\$539,790.00			
8 <i>Mortgage Financing - Permanent</i>	\$1,180,000.00			
9 <i>Sales Proceeds (Net)</i>	\$8,083,185.00			
10 <i>Federal Budget Request</i>	\$400,000.00			
	TDC:	\$12,030,475.00		

Financing Notes:
Preliminary construction financing for the condo units has been provided by Franklin Bank. Preliminary construction financing on the retail/commercial component has been provided by Bremer Bank.

Buyers Affordability Assistance:
NRP Affordable Housing Reserve Fund award of \$125,000 was approved April 5, 2005.

CPED Affordable Housing Trust Fund request of \$240,000 is being considered.

Project Status	
Proposed:	9/20/2004
Approved:	<input checked="" type="checkbox"/>
Closed:	
Complete:	

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

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

Project Name:	Pokegama
Main Address:	2313 13th Ave S
Project Aliases:	
Additional Addresses:	2111-19 14th Ave S
Ward:	6
Neighborhood:	Ventura Village

Project Activity	Development	Household
<input checked="" type="checkbox"/> New Construction	<input type="radio"/> Apartment/Condo	<input type="checkbox"/> General
<input type="checkbox"/> Rehabilitation	<input checked="" type="radio"/> Townhome	<input checked="" 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 type="checkbox"/> Single
Year Built: _____	<input type="radio"/> Transitional	<input type="checkbox"/> Special Needs
	<input type="radio"/> Scattered Site/Other	<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	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	26		4+BR	0	13	11	0	0	2
TOT	26		TOT	0	13	11	0	0	2

Shelter Units: _____ + Conversion Units: _____
 Section 8: _____

GENERAL INFORMATION

Pokegama is a new construction affordable homeownership housing project consisting of 6 single family homes and 20 townhomes. All units are 4 bedrooms with square footage ranging from 1,680 to 1,825 and will include attached garages. Sales prices will range from \$120,000 to \$140,000. Staff have identified the project as consisting of two phases - Pokegama North and Pokegama South. The 6 single family units located at 2111-2119 14th Ave S are Pokegama North and the 20 townhome units located at 2313 13th Ave S are Pokegama South.

<u>Partnership:</u>	<u>Owner:</u>	<u>Contact Information:</u>
<u>Developer:</u> Gordon Thayer AICDC 2020 Bloomington Ave Minneapolis, MN 55404 Phone: (612) 813-1610 ext- Fax: (612) 813-1612 aihcdc@aol.com		<u>Consultant:</u> Jim Graham Phone: _____ ext- Fax: _____ gemgram1@yahoo.com

<u>Contractor:</u>	<u>Architect:</u>	<u>Property Manager:</u>
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Support Services:

<u>CPED Coordinator:</u> Tiffany Glasper CPED 105 5th Ave S Suite 200 Minneapolis, MN 55401- Phone: (612) 673-5221 ext- Fax: (612) 673-5248 Tiffany.Glasper@ci.minneapolis.mn.us	<u>CPED Legal:</u> Ruben Acosta Phone: (612) 673-5052 ext- Fax: (612) 673-5112 <u>CPED Support Coordinator</u>	<u>CPED Rehab:</u> <u>MPLS Affirmative Action</u>
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Project Status	
Proposed:	9/20/2004
Approved:	<input checked="" type="checkbox"/>
Closed:	
Complete:	

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

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

Project Name:	Pokegama
Main Address:	2313 13th Ave S
Project Aliases:	
Additional Addresses:	2111-19 14th Ave S
Ward:	6
Neighborhood:	Ventura Village

Project Activity	Development	Household
<input checked="" type="checkbox"/> New Construction	<input type="radio"/> Apartment/Condo	<input type="checkbox"/> General
<input type="checkbox"/> Rehabilitation	<input checked="" type="radio"/> Townhome	<input checked="" 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 type="checkbox"/> Single
Year Built: _____	<input type="radio"/> Transitional	<input type="checkbox"/> Special Needs
	<input type="radio"/> Scattered Site/Other	<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	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	26		4+BR	0	13	11	0	0	2
TOT	26		TOT	0	13	11	0	0	2

Shelter Units: _____ + Conversion Units: _____
Section 8: _____

USES AND PERMANENT SOURCES

Project Uses:	
Land:	\$205,800.00
Construction:	\$4,785,800.00
Construction Contingency:	\$144,727.00
Construction Interest:	\$140,400.00
Relocation:	\$0.00
Developer Fee:	\$314,600.00
Legal Fees:	\$20,000.00
Architect Fees:	\$50,000.00
Other Costs:	\$78,673.00
Reserves:	\$0.00
Non-Housing:	\$0.00
TDC:	\$5,740,000.00
TDC/Unit:	\$220,769.00

Project Permanent Sources:				
Source / Program	Amount	%	Term	Committed
Franklin Bank <i>Line of Credit</i>	\$250,000.00			
MHFA	\$480,000.00		Grant	
Mille Lacs Tribe	\$4,800,000.00		Grant	9/10/2004
CPED <i>Non Profit Admin</i>	\$30,000.00		Grant	4/5/2005
CPED	\$180,000.00			
TDC:	\$5,740,000.00			

Financing Notes:
Mille Lacs Band of Ojibwe Tribe will provide gap, mortgage and construction financing. They will finance up to \$160,000 per unit as well as pay association fee for Mille Lacs members. 1/2 of their grant amount has been committed.