



Project Status	
Proposed:	6/27/2008
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:	Clare Midtown
Main Address:	3105 23rd Ave S
Project Aliases:	
Additional Addresses:	
Ward: 9	Neighborhood: Corcoran

Housing Production and Affordability									
UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT
	0BR	19		0BR	9	10	0	0	0
1BR	26	1BR	0	26	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	
<b>TOT</b>	<b>45</b>	<b>TOT</b>	<b>9</b>	<b>36</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

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

Clare Housing is proposing a new 3-story apartment building with 45 units of supportive housing for persons living with HIV or AIDS. The site is located on the southeast corner of 31st St E and 23rd Ave S, approximately 1 block from the Lake St LRT station. The project will consist of a mix of studio and 1-bedroom units, and is modeled on Clare Housing's existing supportive housing project in northeast Minneapolis, Clare Apartments. Eight units will be set aside for individuals experiencing long-term homelessness.

The building will include approximately 1,000 square feet of office space for the service provider (Clare Housing), and 1,000 square feet of program and community space for the residents.

The site is part of a remnant ROW parcel left over from the construction of the Hiawatha LRT line, which was acquired from Metro Transit in the summer of 2008. The project will contain underground parking, and complies with MN Green Communities criteria for affordable housing.

Partnership: Clare Hiawatha LLC

Developer:

Lee Lewis  
 Clare Housing  
 929 Central Ave NE  
 Minneapolis, MN 55413-2404  
 Phone: (612) 236-9515 ext x-521  
 Fax: (612) 236-9520  
 lee@clarehousing.org

Owner:

Lee Lewis  
 Clare Housing  
 929 Central Ave NE  
 Minneapolis, MN 55413-2404  
 Phone: (612) 236-9515 ext- x-521  
 Fax: (612) 236-9520  
 lee@clarehousing.org

Contact Information:

Consultant:

Barb Broen  
 Broen Housing Consultants  
 1437 Marshall Ave., #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:

Michelle Baltus  
 Cermak Rhoades Architects  
 275 E 4 St Suite 800  
 Saint Paul, MN 55101-1696  
 Phone: (651) 225-8623 ext-  
 Fax:

Property Manager:

Health Service Innovations  
 Phone: (612) 236-9515 ext-  
 Fax: (612) 236-9520

Support Services:

Clare Housing  
 Phone: (612) 236-9515 ext- x-521  
 Fax: (612) 236-9520

CPED Coordinator:

Amy Geisler  
 CPED  
 105 5th Ave S Suite 200  
 Minneapolis, MN 55401-  
 Phone: (612) 673-5266 ext-  
 Fax: (612) 673-5259  
 amy.geisler@ci.minneapolis.mn.us

CPED Legal:

CPED Support Coordinator

CPED Rehab:

MPLS Affirmative Action



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 Section 8: \_\_\_\_\_

**USES AND PERMANENT SOURCES**

**Project Uses:**

Land:	\$616,950.00
Construction:	\$5,633,981.00
Construction Contingency:	\$225,359.00
Construction Interest:	\$0.00
Relocation:	\$0.00
Developer Fee:	\$700,000.00
Legal Fees:	\$80,000.00
Architect Fees:	\$250,000.00
Other Costs:	\$334,605.00
Reserves:	\$155,000.00
Non-Housing:	\$0.00
TDC:	\$7,995,895.00
TDC/Unit:	\$177,687.00

**Project Permanent Sources:**

Source / Program	Amount	%	Term	Committed
Syndication Proceeds	\$5,142,795.00			
FHLB FHLB	\$450,000.00			
CPED AHTF	\$1,190,413.00			
Hennepin County	\$450,000.00			
MHFA	\$480,000.00			
City of Minneapolis HOPWA	\$252,687.00			
CPED Non Profit Admin	\$30,000.00			
<b>TDC:</b>	<b>\$7,995,895.00</b>			

**Financing Notes:**