

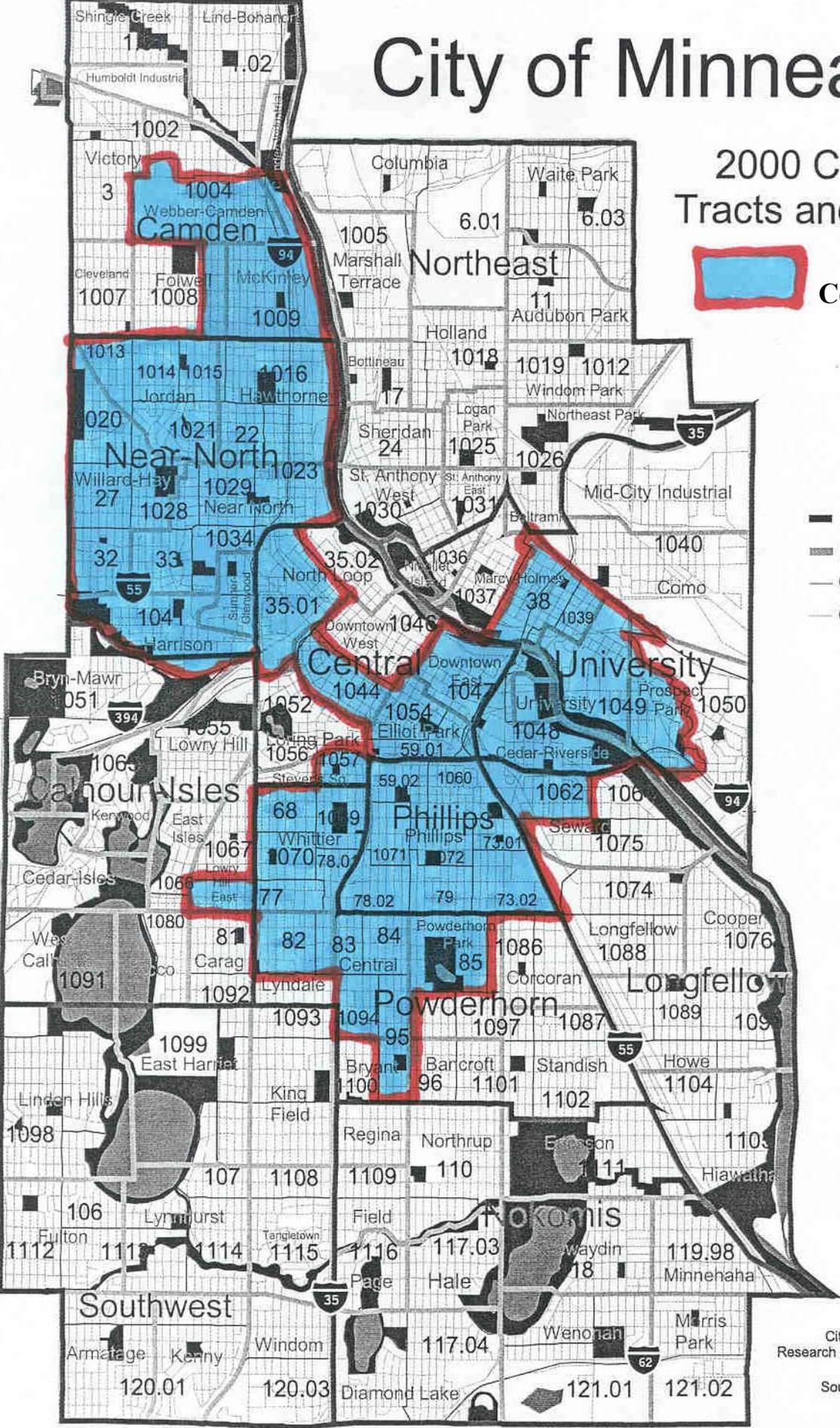
# City of Minneapolis

2000 Census  
Tracts and Blocks



**Concentrated Area**

- Community
- ▨ Neighborhood
- Census Tract
- Census Block



City Planning Department  
Research and Strategic Planning Division  
July 2001  
Source: US Census Bureau

## **Selection Criteria for Projects in Impacted Areas:**

The point structure for projects in impacted areas has 17 selection criteria. A proposal needs at least 20 points in two selection criteria (“Financial Soundness and Management” and “Economic Integration”) to meet the minimum point threshold and 80 points in all categories to meet the total point threshold. A proposed project must meet both the minimum and total point thresholds to be considered for funding.

1. **Financial Soundness and Management** (Maximum # of points - 25 )  
A project can receive up to 10 points for being underwritten according to the CPED's underwriting standards (Attachment #5); up to 5 points for the percentage amount of other funding sources which have been secured; up to 5 points for the quality of the management plan, and up to 5 points for the developer's experience in developing and operating projects of this type. With respect to the operating fees of the project, the following should be considered: A 5 to 8% vacancy estimate, sufficient operating reserves and reserves for replacement, a 1.2 debt service coverage, and sufficient cash flow to cover any unforeseen expenses. Projects are to be underwritten with these projections: a 4% annual operating cost increase and a 2% annual income increase.
2. **Economic Integration** (Maximum # of points - 20)  
Project meets the mixed-income goals on basis of percentage of low-income units (affordable to 50% of MMI) to the total number of units.

<u>Percentage of Low-Income Units</u>	<u>Points</u>
20% of total units	15
40%	20
60%	10
80%	5
100%	5

3. **Ratio of Soft Costs to Total Project Costs** (Maximum # of points - 8)  
Points given to projects on a sliding scale of intermediary (soft) costs based on the % of total project costs. For the purposes of this provision, “Costs of Intermediaries” shall be consistent with MHFA.

<u>% of Total Project Cost</u>	<u>Points</u>
30.1% - 35%	2
24.1% - 30%	4
15.1% - 24%	6
0% - 15%	8

4. **Family Housing** (Maximum # of points - 20)  
The project provides family housing whereby 25% or more of the rental units project have three or more bedrooms. Points are awarded as follows:

<u>Percentage of Units 3+ BR</u>	<u>Points</u>
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At least 25%	10
At least 50%	15
At least 75% or more	20

5. **Design Quality and Compatibility** (Maximum # of points - 10)  
 Projects are evaluated to insure quality construction and aesthetically pleasing design which is compatible with the neighborhood will be awarded up to 5 points. The City Planning Department will be part of this review.

Projects incorporating green/sustainable elements consistent with the "Minnesota Overlay to the Green Communities Criteria" and/or National Green Communities Criteria will be awarded up to 5 points.

6. **Provision of Resident Support Services** (Maximum # of points - 10)  
 Preference given to projects that provide resident support services or establish a strong, integrated referral system. Examples of support services include information and referral, advocacy, case management, self-reliance training, formation/existence of a resident association, and community building activities.

System in place to provide support services - 10 points  
 Strong, integrated support referral system - 5 points

7. **Plan Conformance** (Maximum # of points - 10)  
 Preference to projects which conform to the City of Minneapolis Consolidated Plan, Comprehensive Plan, and/or to a city-adopted neighborhood plan document.

8. **Proximity to Transit and Jobs; Density** (Maximum # of points - 15)  
 Preference to projects that demonstrate transit access and proximity to jobs (oriented to primary commercial and community corridors) and proposed project contributes to the City's goal to "promote future growth" through new higher-density housing development. Points to be awarded for project's contribution to this goal given consideration of unique site characteristics to be determined in consultation with the City's Planning Department staff.

9. **Project-Based Section 8 Program Assistance** (Maximum # of points - 10)  
 Project owner agrees to apply for 1) Project-based Section 8 units and obtains a letter of support from Minneapolis Public Housing Authority, or 2) For other ongoing project assistance such as the HUD Supportive Housing Program.

10. **Housing for Homeless (at 30% or less of MMI)** (Maximum # of points -10)  
 Project provides housing units for homeless households; household income must be 30% or less of MMI.

40% of total units at <30% = 10 points  
 20% of total units at <30% = 5 points

11. **Long-Term Affordability** (Maximum # of points - 10)

Preference is given to those projects that demonstrate the ability to serve tenants for the longest period of time. The project must either cash flow for the period of proposed affordability or an operating deficit fund must be established at the beginning of the project.

30 years or more	10 points
25 years or more	8 points
20 years or more	5 points
15 years or more	3 points

12. **Preservation, Rehabilitation, Stabilization** (Maximum # of points - 5)  
Project provides preservation, rehabilitation, and stabilization in impacted areas.

13. **Senior Housing** (Maximum # of points - 10)  
Senior independent rental congregate and/or assisted living meeting development goals and objectives of the Minneapolis Senior Housing Policy.

14. **Neighborhood Support** (Maximum # of points - 5)  
Proposed project is supported by the recognized neighborhood organization based on review of design and land use issues.

15. **Expiring Tax Credits** (Maximum # of points - 5)  
Proposed project results in preserving long-term affordability of expiring tax credit units.

16. **Leverage** (Maximum # of points - 10)  
Project must leverage additional resources. The point structure is:

<u>Leverage Ratio</u>	<u>Points</u>
5 private dollars for every 1 AHTF-dollar, or 5 private & other public dollars	10
for every 1 AHTF dollar, or	8
3 private dollars for every 1 AHTF dollar, or	6
3 private & other public dollars	
for every 1 AHTF dollar, or	4
3 other public dollars for every 1 AHTF dollar	2

17. **Community Housing Development Organization** (Maximum # of points - 5)  
Project is owned, developed or sponsored by a Community Housing Development Corporation (CHDO) as defined by HUD.

## **Selection Criteria for Projects in Non-Impacted Areas:**

The point structure for projects in non-impacted areas has 18 selection criteria. A proposal needs at least 20 points in two selection criteria ("Financial Soundness and Management" and "Economic Integration") to meet the minimum point threshold and 85 points in all categories to meet the total point threshold. A proposed project must meet both the minimum and total point thresholds to be considered for funding.

1. **Financial Soundness and Management** (Maximum # of points - 25)  
A project can receive up to 10 points for being underwritten according to the CPED'S underwriting standards (Attachment #5); up to 5 points for the percentage amount of other funding sources which have been secured; up to 5 points for the quality of the management plan, and up to 5 points for the developer's experience in developing and operating projects of this type. With respect to the operating fees of the project, the following should be considered: a 5 to 8% vacancy estimate, sufficient operating reserves and replacement reserves, a 1.2 debt service coverage, and sufficient cash flow to cover any unforeseen expenses. Projects are to be underwritten using these projections: a 4% annual operating cost increase and a 2% annual income increase.
2. **Economic Integration** (Maximum # of points - 20)  
Project meets the mixed-income goals on basis of percentage of low-income units (affordable to 50% of MMI) to the total number of units.

<u>Percentage of Low-Income Units</u>	<u>Points</u>
20% of total project units	10
40%	15
60%	20
80%	10
100%	10

3. **Ratio of Soft Costs to Total Project Costs** (Maximum # of points - 8)  
Points given to projects on a sliding scale of intermediary (soft) costs based on the % of total project costs. For the purposes of this provision, "Costs of Intermediaries" shall be consistent with MHFA.

<u>% of Total Project Cost</u>	<u>Points</u>
30.1% - 35%	2
24.1% - 30%	4
15.1% - 24%	6
0 - 15%	8

4. **Family Housing** (Maximum # of points - 20)  
The project provides family housing whereby 25% or more of the rental units in the project have three or more bedrooms. Points are awarded as follows:

<u>% of Units 3+ Bedroom</u>	<u>Points</u>
------------------------------	---------------

At least 25% or more	10
At least 50% or more	15
At least 75% or more	20

5. **Design Quality and Compatibility** (Maximum # of points -10)

Projects are evaluated to insure quality construction and aesthetically pleasing design which is compatible with the neighborhood will be awarded up to 5 points. The City Planning Department will be part of this review.

Projects incorporating green/sustainable elements consistent with the "Minnesota Overlay to the Green Communities Criteria" and/or National Green Communities Criteria will be awarded up to 5 points.

6. **Provision of Resident Support Services** (Maximum # of points - 10)

Preference given to projects that either provide resident support services or establish a strong, integrated referral system. Examples of support services include information and referral, advocacy, case management, self-reliance training, formation/existence of resident association, and community building activities.

System in place to provide support services - 10 points  
 Strong, integrated support referral system - 5 points

7. **Plan Conformance** (Maximum # of points - 10)

Preference to projects which conform to the City of Minneapolis Consolidated Plan, Comprehensive Plan, and/or a city-adopted neighborhood plan document.

8. **Proximity to Jobs and Transit; Density** (Maximum # of points - 15)

Preference to projects that demonstrate transit access and proximity to jobs (oriented to primary commercial and community corridors) and proposed project contributes to the City's goal to "promote future growth" through new higher-density housing development. Points to be awarded for project's contribution to this goal given consideration of unique site characteristics to be determined in consultation with the City's Planning Department staff.

9. **Project-Based Section 8 Program Assistance** (Maximum # of points - 10)

Project owner agrees to apply for 1) Project-based Section 8 units and obtains a letter of support from Minneapolis Public Housing Authority, or 2) For other ongoing project assistance such as the HUD Supportive Housing Program.

10. **Housing for Homeless (at 30% or less of MMI)** (Maximum # of points - 15)

Project provides housing units for homeless households; household income must be 30% or less of MMI.

60% of total units at <30% = 15 points  
 40% of total units at <30% = 10 points  
 20% of total units at <30% = 5 points

11. **Long-Term Affordability** (Maximum # of points -10)  
 Preference is given to those projects that demonstrate the ability to serve tenants for the longest period of time. The project must either cash flow for the period of proposed affordability or an operating deficit fund must be established at the beginning of the project.

30 years or more	10 points
25 years or more	8 points
20 years or more	5 points
15 years or more	3 points

12. **New Construction or Positive Conversion** (Maximum # of points - 5)  
 Project provides new construction and positive conversion in non-impacted areas. NOTE: Positive conversion means conversion in any manner of units that do not currently have affordable rents to units with affordable rents or conversion of non-residential property to affordable rental housing.

13. **Incorporates MHOP Units** (Maximum # of points - 12)  
 Two points for projects that incorporate MHOP units as at least 5% of the total units. An additional two points for each additional percentage up to 10% for a total of 12 points.

Percentage of Units	Points
5%	2
6%	4
7%	6
8%	8
9%	10
10%	12

14. **Senior Housing** (Maximum # of points - 10)  
 Senior independent rental congregate and/or assisted living meeting development goals and objectives of the Minneapolis Senior Housing Policy.

15. **Neighborhood Support** (Maximum # of points - 5)  
 Proposed project is supported by the recognized neighborhood organization based on review of design and land use issues.

16. **Expiring Tax Credits** (Maximum # of points - 5)  
 Proposed project results in preserving long-term affordability of expiring tax credit units.

17. **Leverage** (Maximum # of points - 10)  
 Project must leverage additional resources. The point structure is:

<u>Leverage Ratio</u>	<u>Points</u>
5 private dollars for every 1 AHTF-dollar, or	10

5 private & other public dollars for every 1 AHTF dollar, or	8
3 private dollars for every 1 AHTF dollar, or	6
3 private & other public dollars for every 1 AHTF dollar, or	4
3 other public dollars for every 1 AHTF dollar	2

18. **Community Housing Development Corporation (CHDO)**

(Maximum # of points - 5)

Project is owned, developed or sponsored by a community housing development corporation.

## 2008 AHTF FUNDING RECOMMENDATIONS

PROJECT NAME	ADDRESS	DEVELOPER	AHTF AMTS	STABILIZE OR NEW PROD	TOTAL NO. OF UNITS	UNITS AFF TO < 30%	UNITS AFF TO < 50%	UNITS AFF TO < 60%	ZERO BEDRM	1 BR	2 BR	3 + BR	NON PROFIT ADMIN
Alliance Addition	724 E. 17th St	Aeon	884,000	New Prod	61	55	6	0	59	2	0	0	0
Andrew Riverside	415 8th Ave S.E.	CommonBond	900,000	New Prod	39	4	16	19	0	32	7	0	0
Clare Midtown	3105 23rd Ave So	Clare Housing	1,190,413	New Prod	45	35	10	0	19	26	0	0	30,000
Exodus Apts	4 properties	Community Hsing Dev Corporation	129,000	Stabilize	12	0	3	9	0	0	8	4	7,500
Fremont Flats	1810 - 22 Fremont	Project for Pride in Living	445,870	Stabilize	10	0	10	0	0	0	8	2	30,000
Gateway Lofts	2601 W Broadway	Alliance Housing	997,000	New Prod	46	0	31	10	0	26	14	6	0
Hope Stabilization	Various properties	Hope Community	108,000	Stabilize	19	2	8	9	1	1	5	12	0
Longfellow Station	3185 Hiawatha	Longfellow Hsing Lmted Partnershi	500,000	New Prod	197	0	40	76	45	78	14	0	0
Lyndale Green	610 W. 28th St	Brighton Dev	975,000	New Prod	65	0	13	52	0	32	33	0	0
Riverview Apts.	54th & Riverview Rd	Plymouth Church Neighborhood Foundation & CommonBond	800,000	New Prod	42	0	42	0	0	42	0	0	30,000
The Walker Apts	12th & Hennepin	Metropolitan Development Inc.	1,575,000	New Prod	70	4	46	12	11	49	10	0	0
<b>TOTALS</b>			<b>8,504,283</b>		<b>606</b>	<b>100</b>	<b>225</b>	<b>187</b>	<b>135</b>	<b>288</b>	<b>99</b>	<b>24</b>	<b>97500</b>

**PROJECTS LOCATED IN IMPACTED AREAS**

PROJECT NAME	25 FINANCIAL SOUND MGMT.	20 ECO- NOMIC INTE- GRATION	*TOTAL PTS COMBINED 1 & 2	8 RATIO OF SOFT COSTS TO TDC	20 FAMILY HOUSING	10 DESIGN QUALITY & GREEN COMPONENTS	10 PROVIDE RESIDENT SUPPORT SERVICES	10 PLAN CONFORM- ANCE	15 PROXIMITY TO JOBS & TRANSIT DENSITY	10 SEC. 8 PBA	10 HOUSING FOR HOMELESS (AT 30% MMI)	10 LONG TERM AFFORD- ABILITY	5 PRESER- VATION STAB & REHAB	10 SENIOR HOUSING	5 NEIGHBOR- HOOD SUPPORT	5 EXISTING LIHTC	10 LEVERAGE	5 CHODO	**TOTAL PTS
Alliance Addition	24	5	29	6	0	10	10	7	14	10	10	10	5	0	5	0	8	5	129
Andrew Riverside Senior Housing	17	20	37	6	0	10	10	10	13	0	0	10	0	10	5	0	10	0	121
Hope Block Stabilization	23	5	28	6	15	9	10	10	14	0	5	10	5	0	5	0	2	0	119
Fremont Flats	23	5	28	4	0	9	10	10	13	10	0	10	5	0	5	0	1	5	110
Exodus Apts	24	5	29	6	10	9	5	10	13	2	0	5	5	0	5	0	2	0	101
Gateway Lofts	21	5	26	4	0	9	10	5	17	0	0	10	0	0	5	0	8	5	99

**PROJECTS LOCATED IN NON-IMPACTED AREAS**

PROJECT NAME	25 FINANCIAL SOUND & MGMT	20 ECO- NOMIC INTE- GRATION	*TOTAL PTS COMBINED 1 & 2	8 RATIO OF SOFT COSTS TO TDC	20 FAMILY HOUSING	10 DESIGN QUALITY & GREEN COMPONENTS	10 PROVIDE RESIDENT SUPPORT SERVICES	10 PLAN CONFORM- ANCE	15 PROXIMITY TO JOBS & TRANSIT DENSITY	10 SEC. 8 PBA	15 HOUSING FOR HOMELESS (AT 30% MMI)	10 LONG TERM AFFORD- ABILITY	5 NEW CONST. POSITIVE CONVERSION	10 SENIOR HOUSING	5 NEIGHBOR- HOOD SUPPORT	5 EXPIRING LIHTC	10 LEVERAGE	5 CHODO	12 MPHA DEVEL. FUNDS	**TOTAL PTS
Clare Midtown	18	10	28	8	0	10	10	10	14	5	15	5	5	0	5	0	8	0	0	123
Walker Apts	13	20	33	8	0	9	5	7	14	0	0	10	5	0	5	0	10	0	0	106
Longfellow Station	21	10	31	6	0	10	0	10	13	0	0	10	5	0	5	0	10	0	0	100
Lyndale Green	14	15	29	6	0	10	0	10	13	0	0	10	5	0	5	0	10	0	0	98
Riverview Apts	16	5	21	8	0	9	10	10	14	0	0	10	5	0	0	0	8	0	0	95

\*Proposal needs a minimum of 20 points to meet minimum point threshold.

\*\*Proposal in impacted area needs a minimum of 80 points to meet total point threshold. Proposal in non-impacted area needs a minimum of 85 points to meet total point threshold.

NEW CONSTRUCTION PROPOSALS

PROJECT	TOTAL UNITS	TOTAL BRs	UNITS <50%	BRs <50%	UNITS <30%	TDC (less assumed debt)	TDC/UNIT	EZ, NRP, TIF, ADD'L CITY GAP FUNDING	CPED AHTF FUNDING (incl. Non Profit Admin)			AHTF / UNIT <50%	AHTF / BR <50%	DEV FEE	DEV FEE/ UNIT	DEV FEE/ TDC
									AHTF / TDC	AHTF / UNIT <50%	AHTF / BR <50%					
Alliance Addition	61	61	61	61	55	\$ 10,301,847.00	\$ 168,882.74	\$ -	\$ 1,189,000.00	11.5%	\$ 19,491.80	\$ 19,491.80	\$ 1,066,000.00	\$ 17,475.41	10.3%	
Andrew Riverside Senior Housing	39	46	20	24	4	\$ 7,387,429.00	\$ 189,421.26	\$ -	\$ 900,000.00	12.2%	\$ 45,000.00	\$ 37,500.00	\$ 750,000.00	\$ 19,230.77	10.2%	
Clare Midtown	45	45	45	45	9	\$ 7,995,895.00	\$ 177,686.56	\$ 252,687.00	\$ 1,220,413.00	15.3%	\$ 27,120.29	\$ 27,120.29	\$ 700,000.00	\$ 15,555.56	8.8%	
Gateway Lofts	46	52	41	47	31	\$ 8,055,277.00	\$ 175,114.72	\$ -	\$ 1,027,000.00	12.7%	\$ 25,048.78	\$ 21,851.06	\$ 650,000.00	\$ 14,130.43	8.1%	
Longfellow Station	197	271	40	50	0	\$ 34,165,090.00	\$ 173,426.85	\$ 3,014,541.00	\$ 1,900,000.00	5.6%	\$ 47,500.00	\$ 38,000.00	\$ 2,840,090.00	\$ 14,416.70	8.3%	
Lyndale Green	65	98	13	13	0	\$ 13,016,906.00	\$ 200,260.09	\$ 815,770.00	\$ 975,000.00	7.5%	\$ 75,000.00	\$ 75,000.00	\$ 1,303,668.00	\$ 20,056.43	10.0%	
Riverview Apts	42	42	42	42	0	\$ 7,635,212.00	\$ 181,790.76	\$ -	\$ 830,000.00	10.9%	\$ 19,761.90	\$ 19,761.90	\$ 700,000.00	\$ 16,666.67	9.2%	
Walker Apts	70	80	48	52	4	\$ 13,422,253.00	\$ 191,746.47	\$ 550,000.00	\$ 1,575,000.00	11.7%	\$ 32,812.50	\$ 30,288.46	\$ 1,335,000.00	\$ 19,071.43	9.9%	
<b>TOTALS</b>	<b>565</b>	<b>695</b>	<b>310</b>	<b>334</b>	<b>103</b>	<b>\$ 101,979,909.00</b>	<b>\$ 180,495.41</b>	<b>\$ 4,632,998.00</b>	<b>\$ 9,616,413.00</b>	<b>9.4%</b>	<b>\$ 31,020.69</b>	<b>\$ 28,791.66</b>	<b>\$ 9,344,758.00</b>	<b>\$ 16,539.39</b>		

REHABILITATION PROPOSALS

PROJECT	TOTAL UNITS	TOTAL BRs	UNITS <50%	BRs <50%	UNITS <30%	TDC (less assumed debt)	TDC/UNIT	EZ, NRP, TIF, ADD'L CITY GAP FUNDING	CPED AHTF FUNDING (incl. Non Profit Admin)			AHTF / UNIT <50%	AHTF / BR <50%	DEV FEE	DEV FEE/ UNIT	DEV FEE/ TDC
									AHTF / TDC	AHTF / UNIT <50%	AHTF / BR <50%					
Exodus Redeemer	12	28	3	7	0	\$ 542,493.00	\$ 45,207.75	\$ -	\$ 136,500.00	25.2%	\$ 45,500.00	\$ 19,500.00	\$ 22,500.00	\$ 1,875.00	4.1%	
Fremont Flats	10	22	10	22	10	\$ 855,870.00	\$ 85,587.00	\$ -	\$ 475,870.00	55.6%	\$ 47,587.00	\$ 21,630.45	\$ 55,000.00	\$ 5,500.00	6.4%	
Hope Block Stabilization	19	48	19	48	2	\$ 1,793,338.00	\$ 94,386.21	\$ -	\$ 676,000.00	37.7%	\$ 35,578.95	\$ 14,083.33	\$ 180,937.00	\$ 9,523.00	10.1%	
<b>TOTALS</b>	<b>41</b>	<b>98</b>	<b>32</b>	<b>77</b>	<b>12</b>	<b>\$ 3,191,701.00</b>	<b>\$ 77,846.37</b>	<b>\$ -</b>	<b>\$ 1,288,370.00</b>	<b>40.4%</b>	<b>\$ 40,261.56</b>	<b>\$ 16,732.08</b>	<b>\$ 258,437.00</b>	<b>\$ 6,303.34</b>		

NOTES:

1) Units at 50% consist of total of 30% and 50% units.

2) EZ, NRP, TIF and Add'l City Gap funding includes both committed and uncommitted funds.



Project Status	
Proposed:	2/22/2008
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:	Alliance Addition
Main Address:	724 E 17th St
Project Aliases:	
Additional Addresses:	
Ward: 7	Neighborhood: Elliot Park

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	59		0BR	55	4	0	0	0
1BR	2	1BR	0	2	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>61</b>	<b>TOT</b>	<b>55</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

Shelter Units:  + Conversion Units:

Section 8:

## GENERAL INFORMATION

The Alliance Addition will create 61 units of permanent supportive housing for adults seeking a sober environment. A new 51-unit building will be developed as an addition to the existing Alliance Apartments. It will be a new 4.5 story elevator building and will be physically connected to the existing 124 unit Alliance Apts, sharing the front desk, administrative program offices, and community spaces.

In addition, an existing residential structure will be relocated on the site and renovated into 10 apartments. 55 units will be set aside for individuals meeting Minnesota Housing's definition of long-term homeless. Six of the units will serve those who are formerly homeless or at risk of homelessness.

This project will meet the MN Green Community Standards.

Partnership: 17th Street LP

Developer:  
 Anne Heitlinger  
 Aeon  
 1625 Park Avenue  
 Minneapolis, MN 55404-  
 Phone: (612) 341-3148 ext x-238  
 Fax: (612) 341-4208  
 aheitlinger@aeonhomes.org

Owner:  
 Aeon  
 1625 Park Avenue  
 Minneapolis, MN 55404  
 Phone: (612) 341-3148 ext-  
 Fax: (612) 341-4208  
 aeon@aeonhomes.org

Contact Information:

Consultant:  
 Property Solutions And Services  
 Phone: (612) 746-0400 ext-  
 Fax: (612) 746-0401

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:  
 Property Solutions And Services  
 Phone: (612) 746-0400 ext-  
 Fax: (612) 746-0401

Support Services:  
 RS Eden  
 Phone: (612) 630-3604 ext-  
 Fax: (612) 630-3601

CPED Coordinator:  
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 CPED  
 105 5th Ave S Suite 200  
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 Fax: (612) 673-5259  
 donna.wiemann@ci.minneapolis.mn.us

CPED Legal:  
 Ruben Acosta  
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 Fax: (612) 673-5112

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

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

MPLS Affirmative Action



Project Status	
Proposed:	2/22/2008
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:	Alliance Addition
Main Address:	724 E 17th St
Project Aliases:	
Additional Addresses:	
Ward: 7	Neighborhood: Elliot Park

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	59		0BR	55	4	0	0	0
1BR	2	1BR	0	2	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	61	TOT	55	6	0	0	0	0	

Shelter Units:  + Conversion Units:

Section 8:

## USES AND PERMANENT SOURCES

Project Uses:	
Land:	\$412,764.00
Construction:	\$7,106,753.00
Construction Contingency:	\$345,333.00
Construction Interest:	\$0.00
Relocation:	\$12,486.00
Developer Fee:	\$1,066,000.00
Legal Fees:	\$70,000.00
Architect Fees:	\$296,000.00
Other Costs:	\$806,511.00
Reserves:	\$186,000.00
Non-Housing:	\$0.00
TDC:	\$10,301,847.00
TDC/Unit:	\$168,883.00

Project Permanent Sources:				
Source / Program	Amount	%	Term	Committed
CPED AHTF (2008)	\$884,000.00			
Private Sources	\$50,000.00			
CPED AHTF (2007)	\$275,000.00	1.00%	30 yrs Deferred	4/1/2008
CPED Non Profit Admin	\$30,000.00		Grant	11/1/2005
FHLB FHLB	\$300,000.00			8/1/2006
Hennepin County AHIF	\$320,000.00			6/24/2008
MHFA 501(c)(3) Bonds	\$8,442,847.00			10/23/2008
<b>TDC:</b>	\$10,301,847.00			

**Financing Notes:**  
Council approved \$30,000 Non Profit Admin for the original Aeon proposal for this site in 2005. This commitment will remain for the current Aeon proposal for this site.

\$200,000 is the estimated cost of moving the existing structure 40 to 60 feet east on the site from its current location; this cost estimate is included in the "Other Costs" category.



**Project Status**

Proposed: 6/23/2008

Approved:

Closed:

Complete:

**Impaction**

Non-Impacted

Impacted

**Occupancy**

Rental

Ownership

Project Name: Andrew Riverside Senior Housing

Main Address: 415 8th Ave SE

Project Aliases:

Additional Addresses:

Ward: 3 Neighborhood: Marcy-Holmes

**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				
			<30%	<50%	<60%	<80%	MKT
0BR	0	0	0	0	0	0	0
1BR	32	4	12	16	0	0	0
2BR	7	0	4	3	0	0	0
3BR	0	0	0	0	0	0	0
4+BR	0	0	0	0	0	0	0
<b>TOT</b>	<b>39</b>	<b>4</b>	<b>16</b>	<b>19</b>	<b>0</b>	<b>0</b>	<b>0</b>

Shelter Units: \_\_\_\_\_ + Conversion Units: \_\_\_\_\_

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

**GENERAL INFORMATION**

Andrew Riverside Senior Housing is a redevelopment of the former Andrew Riverside Presbyterian Church site proposed by CommonBond Communities. The original church was demolished after a wall section collapsed in 2002. The Andrew Riverside Presbyterian congregation is working with CommonBond on the project, and plans to lease space for its own use in the new facility.

The new building will contain 39 rental apartments for low-income seniors, along with 1,100 of space to be lease by the church, 4,300 square feet of multipurpose space for use by the church, residents, and others in the neighborhood, and 1,200 square feet of community space reserved for residents only. Four 1-bedroom units will be set aside for individuals experiencing homelessness. The 4-story building will also contain 30 spaces of underground parking and CommonBond office space.

**Partnership:**

**Developer:**

Elizabeth Flannery  
 CommonBond Communities  
 328 Kellogg Blvd W  
 Saint Paul, MN 55102-1900  
 Phone: (651) 290-6247 ext-  
 Fax: (651) 291-1003  
 flannery@commonbond.org

**Owner:**

Joseph Holmberg  
 CommonBond Communities  
 328 Kellogg Blvd W  
 Saint Paul, MN 55102-1900  
 Phone: (651) 291-1750 ext-  
 Fax: (651) 291-1103  
 holmberg@commonbond.org

**Contact Information:**

**Consultant:**

**Contractor:**

To Be Determined

Phone: \_\_\_\_\_ ext-  
 Fax: \_\_\_\_\_

**Architect:**

Tod Elkins  
 Urban Works Architecture, LLC  
 901 North Third St Suite 145  
 Minneapolis, MN 55401-  
 Phone: (612) 455-3104 ext-  
 Fax: (612) 455-3199  
 telkins@urban-works.com

**Property Manager:**

CommonBond Communities  
 Phone: (651) 290-6218 ext-  
 Fax: (651) 291-1003

**Support Services:**

CommonBond Advantage Services  
 Phone: (651) 291-1750 ext-  
 Fax: \_\_\_\_\_

**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:**

Shelley Roe  
 Phone: (612) 673-5086 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: 6/23/2008  
Approved:   
Closed:   
Complete:

**Impaction**

Non-Impacted  
 Impacted

**Occupancy**

Rental  
 Ownership

Project Name: Andrew Riverside Senior Housing  
Main Address: 415 8th Ave SE  
Project Aliases:  
Additional Addresses:  
Ward: 3 Neighborhood: Marcy-Holmes

**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	32	1BR	4	12	16	0	0	0	
2BR	7	2BR	0	4	3	0	0	0	
3BR	0	3BR	0	0	0	0	0	0	
4+BR	0	4+BR	0	0	0	0	0	0	
TOT	39	TOT	4	16	19	0	0	0	

Shelter Units: \_\_\_\_\_ + Conversion Units: \_\_\_\_\_  
Section 8: \_\_\_\_\_

**USES AND PERMANENT SOURCES**

**Project Uses:**

Land: \$0.00  
Construction: \$5,310,000.00  
Construction Contingency: \$241,200.00  
Construction Interest: \$185,000.00  
Relocation: \$0.00  
Developer Fee: \$750,000.00  
Legal Fees: \$75,000.00  
Architect Fees: \$215,000.00  
Other Costs: \$441,229.00  
Reserves: \$170,000.00  
Non-Housing: \$0.00  
TDC: \$7,387,429.00  
TDC/Unit: \$189,421.00

**Project Permanent Sources:**

Source / Program	Amount	%	Term	Committed
Met Council LHIA	\$300,000.00			
Deferred Dev Fee	\$632,361.00			
CPED AHTF	\$900,000.00			
1st Mortgage	\$2,250,207.00			
Equity	\$2,504,861.00			
Hennepin County AHIF	\$500,000.00			
MHFA	\$300,000.00			
<b>TDC:</b>	<b>\$7,387,429.00</b>			

**Financing Notes:**  
\$400,000 of construction cost shown is for multi-purpose space.



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

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 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	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:

## 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.

<b>Partnership:</b> Clare Hiawatha LLC		<b>Contact Information:</b>	
<b>Developer:</b> 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		<b>Owner:</b> 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	
<b>Contractor:</b> To Be Determined  Phone: ext- Fax:		<b>Consultant:</b> 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	
<b>CPED Coordinator:</b> 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		<b>Architect:</b> Michelle Baltus Cermak Rhoades Architects 275 E 4 St Suite 800 Saint Paul, MN 55101-1696 Phone: (651) 225-8623 ext- Fax:	
<b>CPED Legal:</b>		<b>Property Manager:</b> Health Service Innovations Phone: (612) 236-9515 ext- Fax: (612) 236-9520	
<b>CPED Support Coordinator:</b> Connie Green Phone: (612) 673-5234 ext- Fax: (612) 673-5259		<b>Support Services:</b> Clare Housing Phone: (612) 236-9515 ext- x-521 Fax: (612) 236-9520	
<b>MPLS Affirmative Action</b>		<b>CPED Rehab:</b>	



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

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 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	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	
TOT	45	TOT	9	36	0	0	0	0	

Shelter Units:  + Conversion Units:

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
	\$5,142,795.00			
<i>Syndication Proceeds</i>				
FHLB <i>FHLB</i>	\$450,000.00			
CPED <i>AHTF</i>	\$1,190,413.00			
Hennepin County	\$450,000.00			
MHFA <i>ELHIF Capital</i>	\$480,000.00			10/23/2008
City of Minneapolis <i>HOPWA</i>	\$252,687.00			
CPED <i>Non Profit Admin</i>	\$30,000.00			
<b>TDC:</b>	\$7,995,895.00			

Financing Notes:	

Project Status	
Proposed:	6/27/2008
Approved:	<input 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:	Exodus Redeemer
Main Address:	3131-3133 1st Ave S
Project Aliases:	
Additional Addresses:	3137-3139 1st Ave S; 3143-3145 1st Ave S; 106-108 E 32nd St
Ward:	10
Neighborhood:	Lyndale

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	
	2BR	8		2BR	0	2	6	0	0	
	3BR	4		3BR	0	1	3	0	0	
4+BR	0	4+BR	0	0	0	0	0			
TOT	12	TOT	0	3	9	0	0			
Shelter Units:			+ Conversion Units:							
Section 8:										

Project Activity	Development	Household
<input type="checkbox"/> New Construction	<input type="radio"/> Apartment/Condo	<input type="checkbox"/> General
<input checked="" 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

**GENERAL INFORMATION**

Exodus Apartments is a 12-unit workforce housing complex comprised of four, two-story buildings on contiguous parcels located at the northeast corner of 1st Ave. S and E. 32nd St. in the Lyndale Neighborhood and 10th Ward. This project is general occupancy tax-credit workforce housing for individuals and families at 60% AMI with three of the 12 units at 50% AMI. The AHTF and Non-Profit Admin. funds are for rehabilitation to improve energy efficiency, correct some considerable wear and tear, address some minor building code issues, lead and asbestos abatement. The scope of work includes exterior, interior, mechanical and electrical improvements.

**Partnership:** Exodus Redeemer LP

**Developer:**  
 Danielle Salus  
 CHDC  
 614 1st St N Suite 100  
 Minneapolis, MN 55401-3101  
 Phone: (612) 332-6264 ext-  
 Fax: (612) 332-2627  
 dsalus-chdc@bcmn.com

**Owner:**  
 Danielle Salus  
 CHDC  
 614 1st St N Suite 100  
 Minneapolis, MN 55401-3101  
 Phone: (612) 332-6264 ext-  
 Fax: (612) 332-2627  
 dsalus-chdc@bcmn.com

**Contact Information:**

**Consultant:**  
 Janet Pope  
 J.L. Pope Associates  
 2929 University Ave SE Suite 206  
 Minneapolis, MN 55414-  
 Phone: (612) 331-3333 ext-  
 Fax: (612) 331-2223  
 janet@jlpope.com

**Contractor:**

**Architect:**  
 Blumentals Architecture Inc.  
 201 6th St SE Suite 2  
 Minneapolis, MN 55414-  
 Phone: (612) 331-2222 ext-  
 Fax: (612) 331-2224  
 info@blumentals.com

**Property Manager:**  
 BDC Management  
 Phone: (612) 371-0766 ext-  
 Fax: (612) 371-1834

**CPED Coordinator:**  
 Matt Goldstein  
 CPED  
 105 5th Ave S Suite 200  
 Minneapolis, MN 55401-  
 Phone: (612) 673-5075 ext-  
 Fax: (612) 673-5259  
 matt.goldstein@ci.minneapolis.mn.us

**CPED Legal:**

**CPED Support Coordinator**  
 Connie Green  
 Phone: (612) 673-5234 ext-  
 Fax: (612) 673-5259

**Support Services:**

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

**MPLS Affirmative Action**

Project Status	
Proposed:	6/27/2008
Approved:	<input 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:	Exodus Redeemer
Main Address:	3131-3133 1st Ave S
Project Aliases:	
Additional Addresses:	3137-3139 1st Ave S; 3143-3145 1st Ave S; 106-108 E 32nd St
Ward:	10
Neighborhood:	Lyndale

Project Activity
<input type="checkbox"/> New Construction
<input checked="" 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 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	8	8	2BR	0	2	6	0	0	0
3BR	4	4	3BR	0	1	3	0	0	0
4+BR	0	0	4+BR	0	0	0	0	0	0
TOT	12	12	TOT	0	3	9	0	0	0

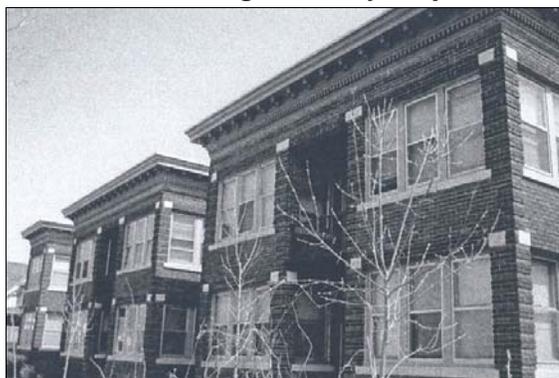
Shelter Units: \_\_\_\_\_ + Conversion Units: \_\_\_\_\_  
Section 8: \_\_\_\_\_

## USES AND PERMANENT SOURCES

Project Uses:	
Land:	\$0.00
Construction:	\$412,890.00
Construction Contingency:	\$28,902.00
Construction Interest:	\$0.00
Relocation:	\$11,400.00
Developer Fee:	\$22,500.00
Legal Fees:	\$7,500.00
Architect Fees:	\$23,308.00
Other Costs:	\$36,000.00
Reserves:	\$0.00
Non-Housing:	\$0.00
TDC:	\$542,500.00
TDC/Unit:	\$45,208.00

Project Permanent Sources:				
Source / Program	Amount	%	Term	Committed
MHFA <i>Housing Trust Fund Capital</i>	\$398,000.00			10/23/2008
<i>Project Reserves</i>	\$8,000.00			
CPED <i>Non Profit Admin</i>	\$7,500.00			
CPED <i>AHTF</i>	\$129,000.00			
<b>TDC:</b>	<b>\$542,500.00</b>			

**Financing Notes:**  
Applicant is pursuing \$135,420 from Hennepin County ERF for asbestos abatement. Applicant is updating scope of work based upon forthcoming asbestos analysis.



Project Status	
Proposed:	6/27/2008
Approved:	<input 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:	Fremont Flats
Main Address:	1814-22 Fremont Ave N
Project Aliases:	Fremont Ave Cooperative
Additional Addresses:	
Ward:	5
Neighborhood:	Near North

Project Activity	
<input 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 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	0	0	1BR	0	0	0	0	0	0
2BR	8	8	2BR	8	0	0	0	0	0
3BR	2	2	3BR	2	0	0	0	0	0
4+BR	0	0	4+BR	0	0	0	0	0	0
TOT	10	10	TOT	10	0	0	0	0	0

Shelter Units:  + Conversion Units:

Section 8:

## GENERAL INFORMATION

PPL is acquiring these three buildings from NRRC. The units are part of PPL's Northside Recap Project but had to be separated out because they don't qualify for tax credits (Mod Rehab Sec 8). PPL is seeking \$445,870 to rehab these 10 units in addition to assuming and restructuring existing project debt.

<b>Partnership:</b> Fremont Flats LP		<b>Contact Information:</b>	
<b>Developer:</b> Barbara McCormick PPL 1035 E Franklin Ave Minneapolis, MN 55404-2920 Phone: (612) 455-5206 ext- Fax: (612) 455-5101 barbara.mccormick@ppl-inc.org		<b>Owner:</b> Barbara McCormick PPL 1035 E Franklin Ave Minneapolis, MN 55404-2920 Phone: (612) 455-5206 ext- Fax: (612) 455-5101 barbara.mccormick@ppl-inc.org	
<b>Contractor:</b> To Be Determined  Phone: ext- Fax:		<b>Architect:</b> Paul Mellblom MS & R  Phone: (612) 225-1042 ext- Fax:	
<b>CPED Coordinator:</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		<b>CPED Legal:</b> Shelley Roe Phone: (612) 673-5086 ext- Fax: (612) 673-5112	
		<b>CPED Support Coordinator:</b> Scott Ehrenberg Phone: (612) 673-5067 ext- Fax: (612) 673-5259	
		<b>Property Manager:</b> PPL Phone: (612) 874-8511 ext- Fax: (612) 874-6444	
		<b>Support Services:</b> PPL Phone: (612) 874-8511 ext- Fax: (612) 874-6444	
		<b>CPED Rehab:</b> Duane Nygren Phone: (612) 673-5249 ext- Fax: (612) 673-5207	
		<b>MPLS Affirmative Action</b>	



**Project Status**

Proposed: 6/27/2008

Approved:

Closed:

Complete:

**Impaction**

Non-Impacted

Impacted

**Occupancy**

Rental

Ownership

Project Name: Fremont Flats

Main Address: 1814-22 Fremont Ave N

Project Aliases: Fremont Ave Cooperative

Additional Addresses:

Ward: 5 Neighborhood: Near North

**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	0	0	1BR	0	0	0	0	0	0
2BR	8	8	2BR	8	0	0	0	0	0
3BR	2	2	3BR	2	0	0	0	0	0
4+BR	0	0	4+BR	0	0	0	0	0	0
<b>TOT</b>	<b>10</b>	<b>10</b>	<b>TOT</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Shelter Units: \_\_\_\_\_ + Conversion Units: \_\_\_\_\_

Section 8: 10

**USES AND PERMANENT SOURCES**

**Project Uses:**

Land: \$985,452.00

Construction: \$277,237.00

Construction Contingency: \$26,008.00

Construction Interest: \$0.00

Relocation: \$5,000.00

Developer Fee: \$55,000.00

Legal Fees: \$30,000.00

Architect Fees: \$23,000.00

Other Costs: \$334,789.00

Reserves: \$40,000.00

Non-Housing: \$0.00

TDC: \$1,776,486.00

TDC/Unit: \$177,648.60

**Project Permanent Sources:**

Source / Program	Amount	%	Term	Committed
CPED CDBG (Assumption)	\$59,781.00	0.00%	6/1/1998 Deferred	4/8/1987 AA830017
CPED CDBG (Assumption)	\$279,889.00	5.00%	8/31/2008 Deferred	11/4/1987 AA870033
CPED CDBG (Assumption)	\$29,299.00	5.00%	8/31/2008 Deferred	7/6/1988 AA870033
Hennepin County AHIF	\$300,000.00			6/1/2008
CPED AHTF (CDBG)	\$445,870.00	1.00%	Deferred	
Hennepin County Lead	\$30,000.00			
CPED Non Profit Admin	\$30,000.00		Grant	6/30/2008
FHF FHF	\$50,000.00		8/1/2008 Deferred	7/6/1983
NE Bank Assumed Debt	\$227,000.00		8/1/2008	7/9/2003
CPED CDBG (Accrued Interest)	\$324,647.00		8/31/2008	7/6/1988 AA870033
<b>TDC:</b>	<b>\$1,776,486.00</b>			

**Financing Notes:**  
Project includes assumption of 645,969 in existing project debt (plus \$324,647 in accrued interest). \$368,969 is City debt.



Project Status	
Proposed:	7/1/2004
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:	Gateway Lofts
Main Address:	2601 W Broadway
Project Aliases:	Broadway Workforce Housing
Additional Addresses:	
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 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	26		0BR	26	0	0	0	0
1BR	14	1BR	5	4	0	0	0	5	
2BR	6	2BR	0	6	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	46	TOT	31	10	0	0	0	5	

Shelter Units:  + Conversion Units:   
 Section 8:

## GENERAL INFORMATION

Alliance Housing Incorporated (AHI) proposes to develop 46 units of affordable rental workforce housing at 2601 West Broadway. Proposed site is vacant land and is at an entry point into Minneapolis near the border with Robbinsdale. The building will be a three-story structure over underground parking. The two-bedroom units will be located on the first floor and have their own separate entrances; these units could create an opportunity along West Broadway for home businesses. Four units will be reserved for long-term homeless. The project will have 51 parking spaces: 39 underground and 12 surface.

Partnership:

Developer:

Herb Frey  
 Alliance Housing Incorporated  
 2211 Clinton Ave  
 Minneapolis, MN 55404-3656  
 Phone: (612) 874-0311 ext-  
 Fax: (612) 874-0313  
 hfrey@ststephensmpls.org

Owner:

Herb Frey  
 Alliance Housing Incorporated  
 2211 Clinton Ave  
 Minneapolis, MN 55404-3656  
 Phone: (612) 874-0311 ext-  
 Fax: (612) 874-0313  
 hfrey@ststephensmpls.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:

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:

CommonBond Communities  
 Phone: (651) 290-6232 ext-  
 Fax:

Support Services:

St. Stephen's Human Services  
 Phone: (612) 870-2274 ext-  
 Fax: (612) 874-0313

CPED Coordinator:

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

CPED Legal:

CPED Support Coordinator

CPED Rehab:

MPLS Affirmative Action



Project Status	
Proposed:	7/1/2004
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:	Gateway Lofts
Main Address:	2601 W Broadway
Project Aliases:	Broadway Workforce Housing
Additional Addresses:	
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 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	26		0BR	26	0	0	0	0
1BR	14	1BR	5	4	0	0	0	5	
2BR	6	2BR	0	6	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	46	TOT	31	10	0	0	0	5	

Shelter Units:  + Conversion Units:

Section 8:

## USES AND PERMANENT SOURCES

Project Uses:	
Land:	\$570,033.00
Construction:	\$5,522,651.00
Construction Contingency:	\$220,906.00
Construction Interest:	\$23,675.00
Relocation:	\$0.00
Developer Fee:	\$650,000.00
Legal Fees:	\$50,000.00
Architect Fees:	\$291,000.00
Other Costs:	\$456,012.00
Reserves:	\$271,000.00
Non-Housing:	\$0.00
TDC:	\$8,055,277.00
TDC/Unit:	\$175,115.00

Project Permanent Sources:				
Source / Program	Amount	%	Term	Committed
1	\$5,421,592.00			
<i>Syndication Proceeds</i>				
2 MHFA	\$738,091.00			
3 CPED AHTF	\$997,000.00			
4 CPED Non Profit Admin	\$30,000.00			1/1/2005
5 Foundations	\$198,594.00			
5 Foundations	\$100,000.00		Grant	11/1/2006
6 FHLB FHLB	\$145,000.00			8/1/2006
7 Hennepin County ERF	\$25,000.00			6/1/2008
8 Hennepin County TOD	\$200,000.00			
9 Hennepin County Brownfield	\$200,000.00			
TDC:	\$8,055,277.00			

Financing Notes:	
In 1/05 Council awarded \$236,192 of AHTF money to project, however, the award expired in late 2007.	



Project Status	
Proposed:	7/27/2007
Approved:	<input 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:	Hope Block Stabilization
Main Address:	2020 Portland
Project Aliases:	see also HOPE III
Additional Addresses:	616-618 E 22nd St; 2024-26 Oakland Ave S; 2107,09,15,23 Portland
Ward:	6
Neighborhood:	Phillips

Project Activity	
<input type="checkbox"/> New Construction	
<input checked="" type="checkbox"/> Rehabilitation	
<input checked="" type="checkbox"/> Stabilization	
<input type="checkbox"/> Preservation	
Year Built:	1900

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 checked="" type="checkbox"/> Homeless	

Housing Production and Affordability									
UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT
	0BR	1		1	0BR	1	0	0	0
1BR	1	1	1BR	1	0	0	0	0	0
2BR	5	5	2BR	0	5	0	0	0	0
3BR	12	12	3BR	0	12	0	0	0	0
4+BR	0	0	4+BR	0	0	0	0	0	0
TOT	19	19	TOT	2	17	0	0	0	0

Shelter Units:  + Conversion Units:   
 Section 8:

## GENERAL INFORMATION

Rehabilitation of 19 affordable single family, duplex, tri-plex general occupancy housing units. Majority of tenants are below 30% of the area median income. The majority of the buildings are from the early 1900s. Many of the units are for large families and rehab will enhance the Hope Block and the Gateway revitalization. Hope Community will be providing energy efficient lighting and appliances to all the units.

**Partnership:**

**Developer:**

Marcia Cartwright  
 Hope Community, Inc.  
 611 E Franklin Ave  
 Minneapolis, MN 55404-2862  
 Phone: (612) 874-8867 ext x-209  
 Fax: (612) 874-8650  
 mcartwright@hope-community.org

**Owner:**

Mary Keefe  
 Hope Community, Inc.  
 611 E Franklin Ave  
 Minneapolis, MN 55404-2862  
 Phone: (612) 874-8867 ext-  
 Fax: (612) 874-8650  
 mkeefe@hope-community.org

**Contact Information:**

**Consultant:**

**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:**

Property Solutions And Services  
 Phone: (612) 746-0400 ext-  
 Fax: (612) 746-0401

**Support Services:**

Hope Community, Inc.  
 Phone: (612) 874-8867 ext-  
 Fax: (612) 874-8650

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

**CPED Rehab:**

Dalene Lenneman  
 Phone: (612) 673-5254 ext-  
 Fax: (612) 673-5207

**MPLS Affirmative Action**



**Project Status**

Proposed: 7/27/2007

Approved:

Closed:

Complete:

**Impaction**

Non-Impacted

Impacted

**Occupancy**

Rental

Ownership

Project Name: Hope Block Stabilization

Main Address: 2020 Portland

Project Aliases: see also HOPE III

Additional Addresses: 616-618 E 22nd St; 2024-26 Oakland Ave S; 2107,09,15,23 Portland

Ward: 6 Neighborhood: Phillips

**Project Activity**

New Construction

Rehabilitation

Stabilization

Preservation

Year Built: 1900

**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				MKT
			<30%	<50%	<60%	<80%	
0BR	1	1	1	0	0	0	0
1BR	1	1	1	0	0	0	0
2BR	5	5	0	5	0	0	0
3BR	12	12	0	12	0	0	0
4+BR	0	0	0	0	0	0	0
<b>TOT</b>	<b>19</b>		<b>2</b>	<b>17</b>	<b>0</b>	<b>0</b>	<b>0</b>

Shelter Units:  + Conversion Units:

Section 8:

**USES AND PERMANENT SOURCES**

**Project Uses:**

Land: \$151,704.00

Construction: \$1,000,974.00

Construction Contingency: \$137,750.00

Construction Interest: \$0.00

Relocation: \$15,000.00

Developer Fee: \$180,937.00

Legal Fees: \$25,000.00

Architect Fees: \$60,075.00

Other Costs: \$128,398.00

Reserves: \$93,500.00

Non-Housing: \$0.00

TDC: \$1,793,338.00

TDC/Unit: \$94,386.00

**Project Permanent Sources:**

Source / Program	Amount	%	Term	Committed
CPED AHTF	\$108,000.00			
CPED AHTF	\$538,000.00	1.00%	30 yrs Deferred	11/1/2007
Hennepin County AHIF	\$305,000.00			7/23/2008
MHFA Consolidated RFP	\$729,838.00			10/23/2008
CPED Non Profit Admin	\$30,000.00			11/1/2007
MN Lead Safe	\$82,500.00			6/9/2008
<b>TDC:</b>	<b>\$1,793,338.00</b>			

**Financing Notes:**

15 units received prior MCDA / CPED funding. There are 4 units that did not receive prior funding from MCDA / CPED.

This project will require extensive lead base paint abatement which after analysis will exceed the amount required for a total rehab.



Project Status	
Proposed:	6/27/2006
Approved:	<input checked="" 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:	Longfellow Station (Phase IA)		
Main Address:	3815 Hiawatha Ave S		
Project Aliases:			
Additional Addresses:			
Ward:	12	Neighborhood:	Howe

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	45		0BR	0	15	20	0	10
	1BR	78		1BR	0	15	24	0	39
	2BR	74		2BR	0	10	32	0	32
	3BR	0		3BR	0	0	0	0	0
4+BR	0	4+BR	0	0	0	0	0		
TOT	197	TOT	0	40	76	0	81		
Shelter Units: _____			+ Conversion Units: _____						
Section 8: _____									

## GENERAL INFORMATION

The project is located near the 38th Street Station of the Hiawatha LRT line, and is designed to be a high-density mixed-use, mixed-income transit oriented project that will encourage residents, workers and visitors to utilize the LRT line and provide needed housing/retail services to residents as well as to nearby neighborhoods. The project will be developed on the currently vacant Purina Mills site. The proposed development will consist of 197 rental housing units, approximately 40,000 square feet of neighborhood commercial space, and 340 structured, surface and below-grade parking spaces. The project design will include one or more green roofed structures, an innovative storm water runoff pond system, and an internal system of pedestrian connections. Forty (20%) housing units will be affordable to households at or below 50% of Metro Median Income (MMI); an additional 78 (39%) of the housing units will be affordable to households at or below 60% of MMI.

The project's commercial component, with an estimated TDC of \$12.4 million, will include a possible grocery store, as well as other neighborhood commercial uses at ground level immediately adjacent to the housing structures. The developer will be seeking private commercial financing and has also requested pay-go TIF assistance for the commercial component.

Partnership: Longfellow Station LP

Developer:

Dale Joel  
 Capital Growth Real Estate LLC  
 101 E 5th St Suite 1901  
 Saint Paul, MN 55101-  
 Phone: (651) 222-3366 ext x-15  
 Fax: (651) 222-3777  
 dj@capitalgrowthre.com

Owner:

Dale Joel  
 Capital Growth Real Estate LLC  
 101 E 5th St Suite 1901  
 Saint Paul, MN 55101-  
 Phone: (651) 222-3366 ext- x-15  
 Fax: (651) 222-3777  
 dj@capitalgrowthre.com

Contact Information:

Consultant:

Sarah Huss  
 SK Huss Real Estate Consultants  
 2708 E 22nd St  
 Minneapolis, MN 55406-  
 Phone: (612) 807-3782 ext-  
 Fax:  
 schuss@peoplepc.com

Contractor:

To Be Determined  
 ,  
 Phone: ext-  
 Fax:

Architect:

Tod Elkins  
 Urban Works Architecture, LLC  
 901 North Third St Suite 145  
 Minneapolis, MN 55401-  
 Phone: (612) 455-3104 ext-  
 Fax: (612) 455-3199  
 telkins@urban-works.com

Property Manager:

Support Services:

CPED Coordinator:

Jerry LePage  
 CPED  
 105 5th Ave S Suite 200  
 Minneapolis, MN 55401  
 Phone: (612) 673-5240 ext-  
 Fax: (612) 673-5248  
 jerry.lepage@ci.minneapolis.mn.us

CPED Legal:

Nikki Newman  
 Phone: (612) 673-5273 ext-  
 Fax: (612) 673-5112

CPED Support Coordinator

Scott Ehrenberg  
 Phone: (612) 673-5067 ext-  
 Fax: (612) 673-5259

CPED Rehab:

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

MPLS Affirmative Action

Mary Tradewell  
 Phone: (612) 673-2142 ext-  
 Fax: (612) 673-2599



Project Status	
Proposed:	6/27/2006
Approved:	<input checked="" 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:	Longfellow Station (Phase IA)		
Main Address:	3815 Hiawatha Ave S		
Project Aliases:			
Additional Addresses:			
Ward:	12	Neighborhood:	Howe

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	45		0BR	0	15	20	0	10
	1BR	78		1BR	0	15	24	0	39
	2BR	74		2BR	0	10	32	0	32
	3BR	0		3BR	0	0	0	0	0
4+BR	0	4+BR	0	0	0	0	0		
TOT	197	TOT	0	40	76	0	81		
Shelter Units:			+ Conversion Units:						
Section 8:									

### USES AND PERMANENT SOURCES

Project Uses:	
Land:	\$2,147,872.00
Construction:	\$23,579,978.00
Construction Contingency:	\$701,116.00
Construction Interest:	\$1,200,000.00
Relocation:	\$0.00
Developer Fee:	\$2,840,090.00
Legal Fees:	\$215,000.00
Architect Fees:	\$1,020,371.00
Other Costs:	\$1,984,031.00
Reserves:	\$476,632.00
Non-Housing:	\$0.00
TDC:	\$34,165,090.00
TDC/Unit:	\$173,426.00

Project Permanent Sources:					
Source / Program	Amount	%	Term	Committed	
1 Syndication Proceeds	\$4,334,804.00				
2 City of Minneapolis TIF	\$3,014,541.00				
2 City of Minneapolis HRB (1st Mortgage)	\$20,556,295.00	5.75%	40 yrs Fully Amortized		
3 Def Dev Fee	\$400,000.00			6/27/2006	
4 CPED AHTF (HOME) (2006)	\$400,000.00	1.00%	30 yrs Deferred	12/22/2006	HD00000832
5 CPED AHTF (HOME) (2007)	\$1,000,000.00	1.00%	30 yrs Deferred	12/7/2007	HD00000832
6 Met Council LCDA (2007)	\$500,000.00				1/10/2008
7 CPED AHTF (2008)	\$500,000.00				
8 MHFA EDCF	\$1,850,000.00				10/25/2007
9 Hennepin County TOD (2008)	\$200,000.00				10/2/2008
10 MHFA 2008 Supplemental	\$1,000,000.00				10/23/2008
11 Met Council TBRA	\$209,450.00				10/25/2007
12 FHF FHF	\$150,000.00				10/2/2008
13 DEED Redevelopment Fund	\$50,000.00				12/7/2007
50 CPED LIHTC - \$534,777 (HRB)					
<b>TDC:</b>	\$34,165,090.00				

**Financing Notes:**  
The sources and uses shown are only for the housing project and do not include the sources and uses for the commercial component. Also, the grant amounts from DEED, Metropolitan Council, and Hennepin County reflect only the portion of these grants associated with the housing component.



Project Status	
Proposed:	6/27/2008
Approved:	<input 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:	Lyndale Green
Main Address:	610 28th St W
Project Aliases:	Salem Redevelopment
Additional Addresses:	28th St & Lyndale
Ward:	6
Neighborhood:	Whittier

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	32	1BR	0	13	19	0	0	0	
2BR	33	2BR	0	0	33	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	0	13	52	0	0	0	

Shelter Units:  + Conversion Units:   
 Section 8:

## GENERAL INFORMATION

Brighton Development Corporation is proposing to redevelop a portion of the Salem English Lutheran Church site on 28th and Lyndale with a new mixed-use building composed of 4 stories of housing over 1st-floor retail. Brighton proposes to demolish the existing 1950s-era church addition, along with the existing surface parking lot, and construct the new building in their place. The original, historic church would be preserved and renovated for use by two congregations: Salem English Lutheran Church, and Lyndale United Church of Christ, which is vacating its nearby facility at 810 31st St West.

The new mixed-use building will house 65 rental apartments and approximately 9,000 square feet of commercial space. The new building and the church will be served by 105 parking spaces, 57 of which will be underground. Brighton plans to seek LEED certification and install a geothermal heating system for the new building. The commercial space is proposed for sale to a third party.

Partnership:

Developer:

Peggy Lucas  
 Brighton Development Corporation  
 614 1st St N Suite 100  
 Minneapolis, MN 55401-3101  
 Phone: ext-  
 Fax:  
 plucas@brightondevelopment.com

Owner:

Peggy Lucas  
 Brighton Development Corporation  
 614 1st St N Suite 100  
 Minneapolis, MN 55401-3101  
 Phone: ext-  
 Fax:  
 plucas@brightondevelopment.com

Contact Information:

Consultant:

Heidi Rathmann  
 Ponterre Group, LLC  
 4554 Zenith Ave S  
 Minneapolis, MN 55410-  
 Phone: (612) 722-0729 ext-  
 Fax: (612) 722-0729  
 hrathmann@ponterregroup.com

Contractor:

To Be Determined  
 ,  
 Phone: ext-  
 Fax:

Architect:

Kim Bretheim  
 LHB+Madson  
 250 3rd Ave N Suite 450  
 Minneapolis, MN 55401-  
 Phone: (612) 338-2029 ext-  
 Fax: (612) 338-2088  
 kim.bretheim@lhbcorp.com

Property Manager:

BDC Management  
 Phone: (612) 371-0766 ext-  
 Fax: (612) 371-1834

Support Services:

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:

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

MPLS Affirmative Action



Project Status	
Proposed:	6/27/2008
Approved:	<input 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:	Lyndale Green
Main Address:	610 28th St W
Project Aliases:	Salem Redevelopment
Additional Addresses:	28th St & Lyndale
Ward:	6
Neighborhood:	Whittier

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		0	0BR	0	0	0	0
1BR	32	32	1BR	0	13	19	0	0	0
2BR	33	33	2BR	0	0	33	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	65	65	TOT	0	13	52	0	0	0

Shelter Units:  + Conversion Units:

Section 8:

## USES AND PERMANENT SOURCES

Project Uses:	
Land:	\$1,050,000.00
Construction:	\$8,855,000.00
Construction Contingency:	\$335,000.00
Construction Interest:	\$0.00
Relocation:	\$0.00
Developer Fee:	\$1,303,668.00
Legal Fees:	\$50,000.00
Architect Fees:	\$300,000.00
Other Costs:	\$1,018,007.00
Reserves:	\$105,231.00
Non-Housing:	\$0.00
TDC:	\$13,016,906.00
TDC/Unit:	\$200,260.00

Project Permanent Sources:				
Source / Program	Amount	%	Term	Committed
Hennepin County <i>ERF</i>	\$35,000.00		Grant	4/1/2008
City of Minneapolis <i>TIF</i>	\$815,770.00			
<i>Syndication Proceeds</i>	\$4,400,000.00			
City of Minneapolis <i>HRB</i>	\$3,825,000.00			
CPED <i>AHTF</i>	\$975,000.00			
Met Council <i>LCDA</i>	\$850,000.00			
<i>Deferred Dev Fee</i>	\$505,886.00			
Hennepin County <i>AHIF</i>	\$800,000.00			
Hennepin County <i>TOD</i>	\$150,000.00			7/29/2008
Hennepin County / Met Council <i>Brownfield funds</i>	\$660,250.00			
<b>TDC:</b>	\$13,016,906.00			

**Financing Notes:**  
The sources and uses shown are for the housing component only.



Project Status	
Proposed:	6/19/2008
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:	Riverview Apts
Main Address:	5100 E 54th St
Project Aliases:	
Additional Addresses:	5106-14 E 54th St; portions of 5344-60 Riverview Rd
Ward:	12
Neighborhood:	Minnehaha

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 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	

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	42		1BR	0	42	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	42	TOT	0	42	0	0	0	0	
Shelter Units: _____		+ Conversion Units: _____							
Section 8: _____									

## GENERAL INFORMATION

The Riverview Apts Project is proposed by Community Development Collaborative, LLC, a joint partnership of Plymouth Church Neighborhood Foundation and CommonBond Communities. The development promises the creation of 42 units of senior rental housing. Qualified families earning less than 50% of area median income. As proposed, qualifying seniors with incomes at 50% of area median income or less will pay no more than 30% of their income for rent. The development will provide underground parking with 54 parking spaces.

The senior apartments will feature 1 bedroom units with three different floor plans and sizes ranging from 579 to 766 square feet. Rents will start at approximately \$461 per month.

<b>Partnership:</b> Community Development Collaborative LLC		<b>Contact Information:</b>	
<b>Developer:</b> Lee Blons Plymouth Church Neighborhood Foundation 430 Oak Grove St Suite 130 Minneapolis, MN 55403- Phone: (612) 871-0890 ext- Fax: (612) 871-0843 lblons@plymouthfoundation.org		<b>Owner:</b> Joseph Holmberg CommonBond Communities 328 Kellogg Blvd W Saint Paul, MN 55102-1900 Phone: (651) 291-1750 ext- Fax: (651) 291-1103 holmberg@commonbond.org	
<b>Contractor:</b>		<b>Consultant:</b>	
<b>Architect:</b> Cermak Rhoades Architects 275 E 4 St Suite 800 Saint Paul, MN 55101-1696 Phone: (651) 225-8623 ext- Fax: info@cermakrhoades.com		<b>Property Manager:</b> CommonBond Communities Phone: (651) 290-6232 ext- Fax:	
<b>CPED Coordinator:</b> 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		<b>Support Services:</b> CommonBond Communities Phone: (651) 291-1750 ext- Fax: (651) 291-1103	
<b>CPED Legal:</b> Shelley Roe Phone: (612) 673-5086 ext- Fax: (612) 673-5112		<b>CPED Rehab:</b> Duane Nygren Phone: (612) 673-5249 ext- Fax: (612) 673-5207	
<b>CPED Support Coordinator</b>		<b>MPLS Affirmative Action</b>	



**Project Status**

Proposed: 6/19/2008

Approved:

Closed:

Complete:

**Impaction**

Non-Impacted

Impacted

**Occupancy**

Rental

Ownership

Project Name: Riverview Apts

Main Address: 5100 E 54th St

Project Aliases:

Additional Addresses: 5106-14 E 54th St; portions of 5344-60 Riverview Rd

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				
			<30%	<50%	<60%	<80%	MKT
0BR	0	0	0	0	0	0	0
1BR	42	42	0	42	0	0	0
2BR	0	0	0	0	0	0	0
3BR	0	0	0	0	0	0	0
4+BR	0	0	0	0	0	0	0
<b>TOT</b>	<b>42</b>	<b>42</b>	<b>0</b>	<b>42</b>	<b>0</b>	<b>0</b>	<b>0</b>

Shelter Units: \_\_\_\_\_ + Conversion Units: \_\_\_\_\_

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

**USES AND PERMANENT SOURCES**

**Project Uses:**

Land: \$599,206.00

Construction: \$5,428,885.00

Construction Contingency: \$217,155.00

Construction Interest: \$0.00

Relocation: \$0.00

Developer Fee: \$700,000.00

Legal Fees: \$55,000.00

Architect Fees: \$243,657.00

Other Costs: \$391,309.00

Reserves: \$0.00

Non-Housing: \$0.00

TDC: \$7,635,212.00

TDC/Unit: \$181,791.00

**Project Permanent Sources:**

Source / Program	Amount	%	Term	Committed
Charitable Donations	\$45,000.00			
CPED Non Profit Admin	\$30,000.00			
HUD Section 202	\$5,582,800.00			
Hennepin County AHIF	\$465,000.00			
FHLB AHP	\$208,339.00			
Met Council LCDA	\$504,073.00			
CPED AHTF	\$800,000.00			
<b>TDC:</b>	<b>\$7,635,212.00</b>			

**Financing Notes:**

Project Status	
Proposed:	7/1/2008
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:	Walker Apts
Main Address:	12th St & Hennepin Ave
Project Aliases:	
Additional Addresses:	
Ward: <input type="text" value="7"/>	Neighborhood: <input type="text" value="Downtown West"/>

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	

Housing Production and Affordability									
UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT
	0BR	34		0BR	4	30	0	0	0
1BR	26	1BR	0	10	0	0	0	16	
2BR	10	2BR	0	4	2	0	0	4	
3BR	0	3BR	0	0	0	0	0	0	
4+BR	0	4+BR	0	0	0	0	0	0	
<b>TOT</b>	<b>70</b>	<b>TOT</b>	<b>4</b>	<b>44</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>20</b>	

Shelter Units:  + Conversion Units:   
 Section 8:

**GENERAL INFORMATION**

Proposed project is a five-story mixed-income rental development with an underground parking ramp. It features 66 general occupancy units and four supportive housing units designed to primarily serve homeless individuals.

Partnership:

Developer:  
 Timothy Rooney  
 MetroPolitan Development, Inc.  
 P.O. Box 50654  
 Minneapolis, MN 55405-  
 Phone: (612) 369-4523 ext-  
 Fax: (612) 338-2685  
 trooney@metrodevelop.com

Owner:  
 Timothy Rooney  
 MetroPolitan Development, Inc.  
 P.O. Box 50654  
 Minneapolis, MN 55405-  
 Phone: (612) 369-4523 ext-  
 Fax: (612) 338-2685  
 trooney@metrodevelop.com

Contact Information:

Consultant:  
 Brian Gorecki  
 Real Estate Consultants LLC  
 407 2nd St NE  
 Minneapolis, MN 55413-  
 Phone: (612) 963-4104 ext-  
 Fax: (612) 378-7029  
 brian@briangorecki.com

Contractor:

To Be Determined  
 ,  
 Phone: ext-  
 Fax:

Architect:

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

Property Manager:

Metes & Bounds  
 Phone: (612) 861-8526 ext-  
 Fax:

Support Services:

Hennepin County HSPHD  
 Phone: (612) 596-7036 ext-  
 Fax: (612) 348-6901

CPED Coordinator:

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

CPED Legal:

CPED Support Coordinator

CPED Rehab:

MPLS Affirmative Action

Project Status	
Proposed:	7/1/2008
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:	Walker Apts
Main Address:	12th St & Hennepin Ave
Project Aliases:	
Additional Addresses:	
Ward: <input type="text" value="7"/>	Neighborhood: <input type="text" value="Downtown West"/>

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	

Housing Production and Affordability									
UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT
	0BR	34		0BR	4	30	0	0	0
1BR	26	1BR	0	10	0	0	0	16	
2BR	10	2BR	0	4	2	0	0	4	
3BR	0	3BR	0	0	0	0	0	0	
4+BR	0	4+BR	0	0	0	0	0	0	
TOT	70	TOT	4	44	2	0	0	20	

Shelter Units:  + Conversion Units:

Section 8:

## USES AND PERMANENT SOURCES

Project Uses:	
Land:	\$2,337,000.00
Construction:	\$8,313,000.00
Construction Contingency:	\$200,000.00
Construction Interest:	\$350,000.00
Relocation:	\$0.00
Developer Fee:	\$1,335,000.00
Legal Fees:	\$79,793.00
Architect Fees:	\$310,000.00
Other Costs:	\$397,460.00
Reserves:	\$100,000.00
Non-Housing:	\$0.00
TDC:	\$13,422,253.00
TDC/Unit:	\$191,746.00

Project Permanent Sources:				
Source / Program	Amount	%	Term	Committed
City of Minneapolis <i>HRB</i>	\$5,597,340.00			
Hennepin County <i>ERF</i>	\$100,000.00			
<i>Deferred Dev Fee</i>	\$891,044.00			
MHFA	\$650,000.00			
Hennepin County <i>AHIF</i>	\$550,000.00			
City of Minneapolis <i>NRP</i>	\$250,000.00			
CPED <i>AHTF (2008)</i>	\$1,575,000.00			
Hennepin County <i>TOD</i>	\$250,000.00			
CPED <i>AHTF (2009)</i>	\$300,000.00			
	\$3,258,869.00			
<i>Syndication Proceeds</i>				
<b>TDC:</b>	\$13,422,253.00			

Financing Notes:	