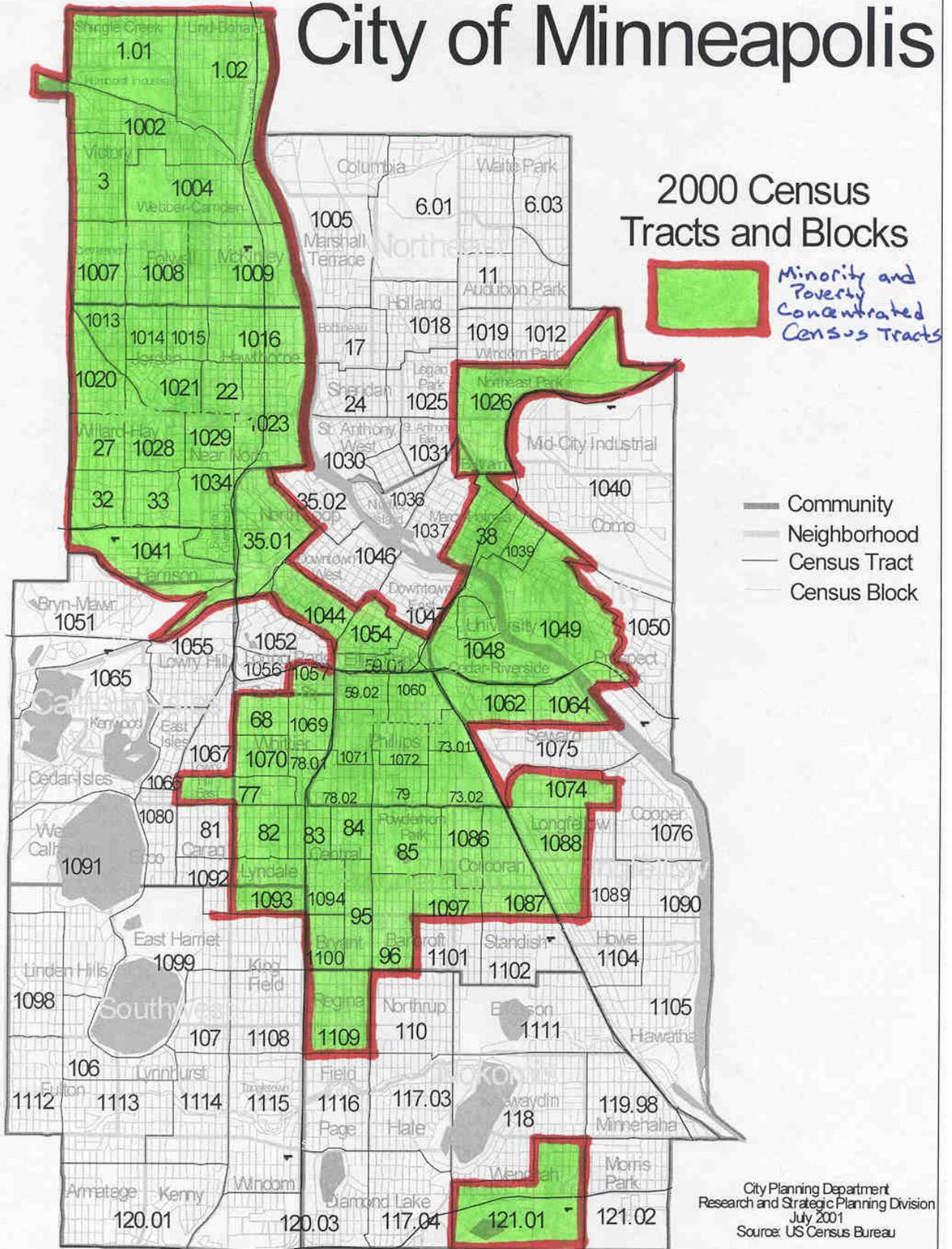
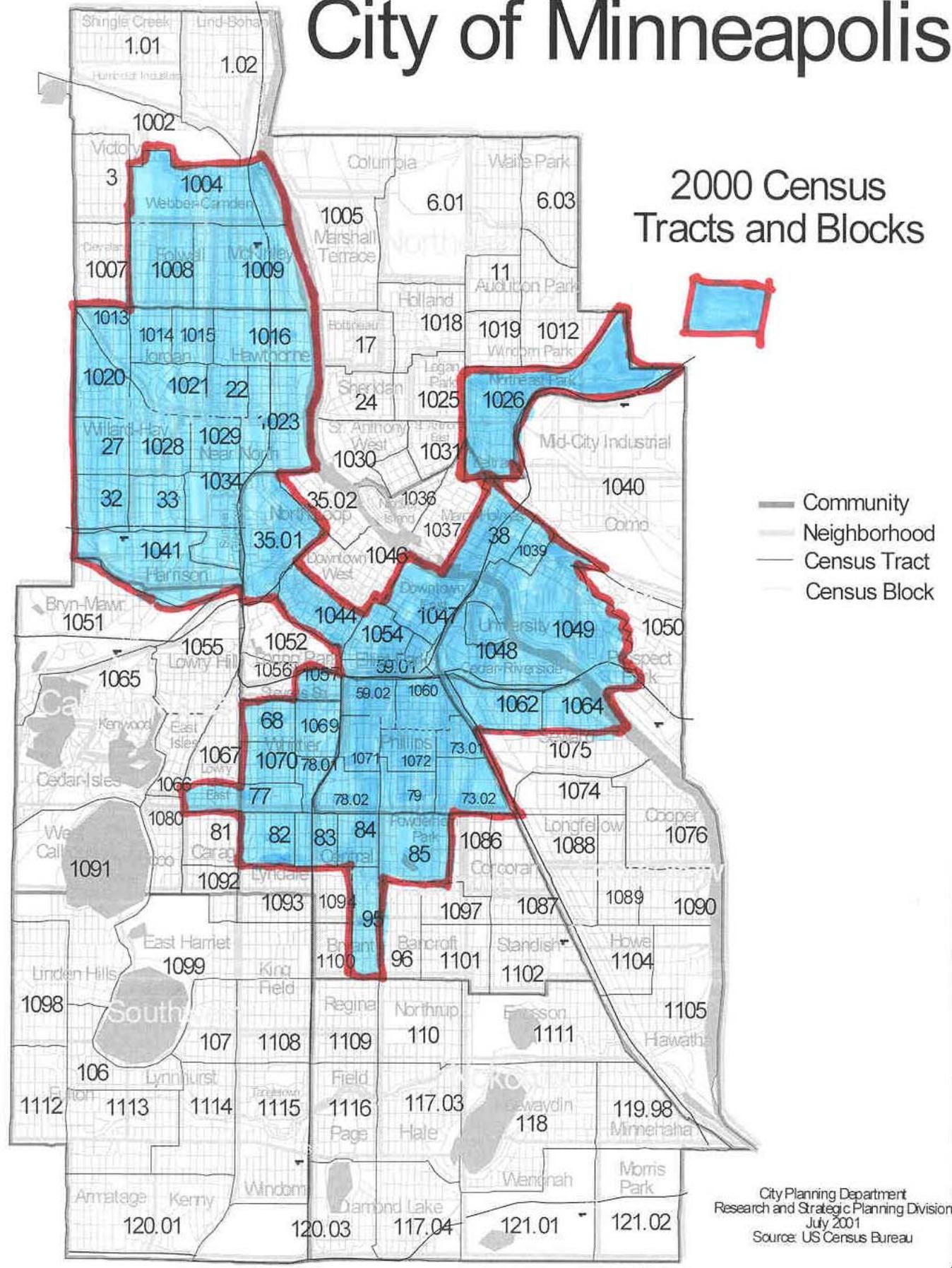


City of Minneapolis



City of Minneapolis

2000 Census Tracts and Blocks



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

2003 MF RENTAL PROGRAM APPLICATIONS RECEIVED IN AUGUST 2003

PROJECT NAME DEVELOPER	NEW PRODUCTION STABILIZATION	ADDRESS	0BR	1BR	2BR	3BR	4BR	TOTAL UNITS	TDC	MF/AHTF REQUEST	EZ REQUEST
Agape Child Dev. Center Agape Development Partners LLC	New Production	3014 Emerson Ave N	0	0	6	6	0	12	\$7,147,000	\$500,000	\$140,000
Cecil Newman Plaza NRRC & Legacy	Stabilization	701 Emerson Ave N	0	8	28	28	0	64	\$10,001,000	\$188,000	-0-
Double Flats PPL	Stabilization	211 W 28th St 2813 Pillsbury Ave	0	1	1	9	0	11	\$565,306.00	\$282,653.00	-0-
Franklin Portland Gateway (II & III) Hope Community & CCHT	New Production	2000-12 Portland Ave S 1931 Portland Ave S 624 E Franklin Ave	22	6	48	19	0	95	\$10,124,200	\$430,000	\$170,000
Hawthorne Apartment	New Production	1501 Hawthorne	35	0	0	0	0	35	\$1,603,500	\$435,000	\$60,000
Heritage Park III	New Production	Olson & Lyndale	0	15	40	30	10	95	\$19,127,300	\$389,400	\$389,400
Hiawatha Commons Alliance Housing	New Production	2301 E 26th St	40	24	16	0	0	80	\$10,207,800	-0-	\$275,000
House of Dreams	New Production	5008-10, 5012-14 6th St N 2913-15 Tyler St NE 1625-27 Oliver Ave N 3208-10 Grimes Ave N	0	0	9	1	0	10	\$1,778,300	\$516,801	-0-
Little Earth (Phase IV) LEUTHC	Stabilization & New Production	2501 Cedar Ave S	20	28	58	88	18	212	\$10,318,450	\$1,000,000	-0-

2003 MF RENTAL PROGRAM APPLICATIONS RECEIVED IN AUGUST 2003

PROJECT NAME DEVELOPER	NEW PRODUCTION STABILIZATION	ADDRESS	0BR	1BR	2BR	3BR	4BR	TOTAL UNITS	TDC	MF/AHTF REQUEST	EZ REQUEST
LSS Housing Opp	Stabilization	2421, 2429 Portland Ave S	0	0	10	2	0	12	\$11,509,150	-0-	\$107,150
Loring Towers	Stabilization	15 E. Grant St	189	41	0	0	0	230	\$16,863,730	\$1,450,000	-0-
Maynidoowahdak Odena Indigenous Peoples Task Force	Stabilization	1321-51 E. 23rd St	4	2	2	3	4	15	\$264,260	\$97,760	-0-
Morrison Apartment	Stabilization	2630 & 36 - 1st Ave. S	8	4	24	21	0	57	\$6,032,550	\$180,543	\$180,543
Nicollet Island Coop Mid-River Residence Inc	Stabilization	183-38, 187-90 E Island 107-09, 111-13 W Island 167-69 Nicollet 17-19 Maple	0	12	10	0	0	22	\$12,404,000	\$250,000	-0-
Paige Hall CCHT	Stabilization	727 - 5th Ave. S	51	18	0	0	0	69	\$860,000	\$500,000	-0-
Riverside Station TCHDC	New Production	15th Ave. between 4th & 6th Sts	0	0	33	33	12	78	\$13,558,367	\$1,036,667	-0-
St. Anne's Senior Housing St. Anne's CDC	New Production	2300 W Broadway	0	33	33	0	0	66	\$12,601,676	\$468,000	\$150,000
Spirit Connection II Exodus CDC & J Consulting	New Production	3 scattered sites in N MPLS	0	0	2	3	3	8	\$1,055,000	\$151,141	\$45,000
Structured Ind. Living for Vets.	Stabilization	4632-1st Ave So. & & 6 other properties	21	0	0	0	0	21	\$361,142	\$178,842	-0-
Village in Phillips 1B Midwest Growth, LLC	New Production	24th & Bloomington	4	3	15	9	0	31	\$5,229,280	\$204,800	\$236,000

RANKING OF 2003 MF/AHTF PROGRAM PROPOSALS

IMPACTED

PROJECT NAME	25 FINANCIAL SOUND & MGMT	20 ECONOMIC INTEGRATION	TOTAL PTS COLUMNS 1 & 2*	8 RATIO OF SOFT COSTS TO TDC	20 FAMILY HOUSING	10 DESIGN QUALITY & COMP	10 PROVIDE RESIDENT SUPPORT SERVICES	10 PLAN CONFORMANCE	15 PROXIMITY TO JOBS AND TRANSIT	10 INCLUDE SECTION 8 PBA	10 HOUSING FOR HOMELESS @ 30% AMI	10 LONG TERM AFFORDABILITY	5 PRESERVATION/ STABILIZATION & REHAB	10 SENIOR HOUSING	5 NEIGHBORHOOD SUPPORT	5 EXPIRING LIHTC	10 LEVERAGE	5 CHDO	TOTAL POINTS
LITTLE EARTH	11	5	16	6	15	10	10	10	12.5	10	10	10	5	3	5	0	8	5	135.5
SAINT ANNES SENIOR HSG	20	10	30	6	0	10	10	10	11	10	10	10	0	10	5	0	10	0	132
CECIL NEWMAN	21	5	26	4	10	10	5	10	10.5	10	10	10	5	0	5	0	10	5	130.5
FRANKLIN GATEWAY (PHASE II)	21	20	41	6	0	10	10	8	14	10	0	10	0	0	5	0	10	5	129
HERITAGE PARK III	25	20	45	6	10	10	5	10	9.5	0	5	10	0	0	2	0	10	5	127.5
NEW VILLAGE COOPERATIVE	24	5	29	8	15	10	10	10	15	10	0	3	5	0	5	0	0	5	125
MORRISON APTS	20	5	25	8	10	10	0	10	11.5	10	5	10	5	0	5	5	10	0	124.5
PAIGE HALL	22	5	27	4	0	10	5	10	15	10	10	8	5	0	5	5	0	5	119
SPIRIT CONNECTION II	13	5	18	6	20	10	10	0	11	10	10	3	5	0	5	0	8	0	116
AGAPE CHILD DEV CTR	21	5	26	6	15	3	10	6	9	10	10	5	0	0	0	0	10	0	110
MAYNIDOOWAHDAK ODENA	11	5	16	8	10	10	10	10	13.5	10	10	0	5	0	0	0	0	0	102.5
RIVERSIDE STATION	20	5	25	4	15	10	5	5	13.5	0	0	10	0	0	5	0	10	0	102.5

NON-IMPACTED

PROJECT NAME	25 FINANCIAL SOUND & MGMT	20 ECONOMIC INTEGRATION	TOTAL PTS COLUMNS 1 & 2*	8 RATIO OF SOFT COSTS TO TDC	20 FAMILY HOUSING	10 DESIGN QUALITY & COMP	10 PROVIDE RESIDENT SUPPORT SERVICES	10 PLAN CONFORMANCE	15 PROXIMITY TO JOBS AND TRANSIT	10 INCLUDE SECTION 8 PBA	15 HOUSING FOR HOMELESS @ 30% AMI	10 LONG TERM AFFORDABILITY	5 NEW CONSTRUCTION/ POSITIVE CONVERSION	12 MHOP UNITS	10 SENIOR HOUSING	5 NEIGHBORHOOD SUPPORT	5 EXPIRING LIHTC	10 LEVERAGE	5 CHDO	TOTAL POINTS
LORING TOWERS	25	10	35	6	0	10	0	10	15	10	0	10	5	0	0	5	0	10	0	116
HAWTHORNE APTS	23	10	33	8	0	10	5	10	15	10	10	5	0	0	0	5	0	4	0	115
STRUCTURED IND. LIVING	16	10	26	6	0	10	10	9	8.5	0	10	3	0	0	0	5	0	0	0	87.5

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

CPED AHTF Multifamily Rental Housing Comparison

ATTACHMENT D

NEW CONSTRUCTION PROPOSALS BEING RECOMMENDED

PROJECT	TOTAL	UNITS	BRs	UNITS	TDC	TDC/UNIT	*EZ, NRP, ADD'L	CPED AHTF	AHTF /	AHTF /	AHTF /	DEV FEE	DEV /	DEV /
	UNITS	<50%	<50%	<30%				FUNDING (incl. Non Profit Admin)						
Agape Child Development Center	12	12	30	0	\$ 6,931,500.00	\$ 248,379.00	\$ 640,000.00	\$ 671,500.00	9.7%	\$ 55,958.33	\$ 22,383.33	\$ 250,000.00	\$ 20,833.33	3.6%
Heritage Park III	95	47	135	38	\$ 19,127,300.00	\$ 201,340.00	\$ 750,000.00	\$ 289,400.00	1.5%	\$ 6,157.45	\$ 2,143.70	\$ 1,550,000.00	\$ 16,315.79	8.1%
Riverside Station	42	9	27	0	\$ 9,277,614.00	\$ 220,895.57	\$ 1,400,000.00	\$ 1,030,000.00	11.1%	\$ 114,444.44	\$ 38,148.15	\$ 995,000.00	\$ 23,690.48	10.7%
Saint Annes Senior Housing	66	48	63	33	\$ 12,601,676.00	\$ 160,958.00	\$ 700,000.00	\$ 498,000.00	4.0%	\$ 10,375.00	\$ 7,904.76	\$ 625,000.00	\$ 9,469.70	5.0%
TOTALS	215	116	255	71	\$ 47,938,090.00	\$ 222,967.86	\$ 3,490,000.00	\$ 2,488,900.00	5.2%	\$ 21,456.03	\$ 9,760.39	\$ 3,420,000.00	\$ 15,906.98	7.1%

REHABILITATION PROPOSALS BEING RECOMMENDED

PROJECT	TOTAL	UNITS	BRs	UNITS	TDC (less	TDC/UNIT	*EZ, NRP, ADD'L	CPED AHTF	AHTF /	AHTF /	AHTF /	DEV FEE	DEV /	DEV /
	UNITS	<50%	<50%	<30%	assumed debt)			FUNDING (incl. Non Profit Admin)						
Cecil Newman	64	64	148	64	\$ 8,871,519.00	\$ 138,617.48	\$ 188,000.00	\$ 188,000.00	2.1%	\$ 2,937.50	\$ 1,270.27	\$ 761,165.00	\$ 11,893.20	8.6%
Hawthorne Apts	35	28	28	0	\$ 1,603,500.00	\$ 45,100.00	\$ 465,000.00	\$ 465,000.00	29.0%	\$ 16,607.14	\$ 16,607.14	\$ 100,000.00	\$ 2,857.14	6.2%
Loring Towers	230	187	187	187	\$ 16,863,727.00	\$ 73,320.55	\$ 554,403.00	\$ 554,403.00	3.3%	\$ 2,964.72	\$ 2,964.72	\$ 1,369,958.00	\$ 5,956.34	8.1%
Morrison Village Apts	57	48	103	21	\$ 3,112,615.00	\$ 54,607.28	\$ 180,543.00	\$ 180,543.00	5.8%	\$ 3,761.31	\$ 1,752.84	\$ 45,000.00	\$ 789.47	1.4%
New Village Coop	21	6	17	0	\$ 1,204,058.00	\$ 57,336.10	\$ 297,058.00	\$ 500,000.00	41.5%	\$ 83,333.33	\$ 29,411.76	\$ 25,000.00	\$ 1,190.48	2.1%
Paige Hall	69	69	69	48	\$ 860,000.00	\$ 12,463.77	\$ 530,000.00	\$ 530,000.00	61.6%	\$ 7,681.16	\$ 7,681.16	\$ 72,368.00	\$ 1,048.81	8.4%
Structured Independent Living	21	21	21	10	\$ 361,142.00	\$ 17,197.24	\$ 178,842.00	\$ 178,842.00	49.5%	\$ 8,516.29	\$ 8,516.29	\$ 10,000.00	\$ 476.19	2.8%
TOTALS	497	423	573	330	\$ 32,876,561.00	\$ 66,150.02	\$ 297,058.00	\$ 2,596,788.00	7.9%	\$ 6,138.98	\$ 4,531.92	\$ 2,383,491.00	\$ 4,795.76	7.2%

* EZ, NRP, ADD'L funding includes both committed and uncommitted funds.

Project Status	
Proposed:	7/3/2002
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:	Agape Child Development Center
Main Address:	3014 - 24 Emerson Ave N
Project Aliases:	
Additional Addresses:	
Ward:	3
Neighborhood:	Hawthorne

Project Activity	Development	Household
<input checked="" type="checkbox"/> New Construction	<input checked="" type="radio"/> Apartment	<input checked="" type="checkbox"/> Family
<input type="checkbox"/> Rehabilitation	<input type="radio"/> Condo	<input type="checkbox"/> Senior
<input type="checkbox"/> Stabilization	<input type="radio"/> Scattered Site	<input type="checkbox"/> Single
<input type="checkbox"/> Preservation	<input type="radio"/> Shelter	<input type="checkbox"/> Special Needs
Year Built:	<input type="radio"/> Townhome	<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
	1BR	0		1BR	0	0	0	0	0
	2BR	6		2BR	3	3	0	0	0
	3BR	6		3BR	3	3	0	0	0
	4+BR	0		4+BR	0	0	0	0	0
	TOT	12		TOT	6	6	0	0	0

Section 8: Positive Conversion:

SOURCES AND USES

Project Costs		Project Financing:				
		Source / Program	Amount	%	Term	Committed
Land:	\$340,000.00	MCDA	\$500,000.00			
Construction:	\$5,290,687.00	NRP-Hawthorne/Jordan/Near North				
Construction Contingency:	\$227,113.00	GMHC	\$75,000.00			10/2/2003
Construction Interest:	\$175,000.00	Pre Dev Loan				
Relocation:	\$20,000.00	LISC	\$30,000.00		18 months	8/13/2003
Legal Fees:	\$25,000.00	Pre Dev Loan				
Architect Fees:	\$180,000.00	Wallestad / Welsch / Investors	\$1,000,000.00			
Developer Fee:	\$250,000.00	Equity Commitment				
Other Fees:	\$423,700.00	MHFA / FHF	\$650,000.00		2023	
Reserves:	\$0.00	Private Foundation	\$1,415,000.00			
Non-Housing:	\$3,950,955.00	Capital Campaign				
Total Dev. Cost:	\$6,931,500.00	Associated Bank	\$2,000,000.00	7.00%	2023	
Dev. Cost/Unit:	\$248,379.00	MCDA	\$21,500.00		2023	
		Non Profit Admin				
		MCDA	\$150,000.00			
		AHTF-NRP				
		City of Minneapolis	\$140,000.00			
		EZ				
		Hennepin County	\$450,000.00			
		AHIF				
		MCDA	\$500,000.00	1.00%	2023	
		AHTF				
		TOTAL:	\$6,931,500.00			

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



Project Status	
Proposed:	12/31/2001
Approved:	<input type="checkbox"/>
Closed:	
Complete:	

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

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

Project Name:	Cecil Newman
Main Address:	701-729 Emerson N
Project Aliases:	
Additional Addresses:	
Ward:	5
Neighborhood:	Near North

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

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

Household	
<input checked="" type="checkbox"/> Family	
<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	8		1BR	8	0	0	0	0
	2BR	28		2BR	28	0	0	0	0
	3BR	28		3BR	28	0	0	0	0
4+BR	0	4+BR	0	0	0	0	0		
TOT	64	TOT	64	0	0	0	0		
Section 8:		64	Positive Conversion:						

GENERAL INFORMATION

Project Description:
 This is an existing 64 unit rental project in eight buildings located on the 700 block of Emerson and owned by Twin Cities Housing Development Corporation. Since most of the units have two and three bedrooms, the project provides affordable housing for large, low-income families. TCHDC, a non-profit, is planning to convey the property to Legacy Management & Development (general partner) and NRRC (co-general partner). Legacy & NRRC will stabilize the property including new siding, change from flat roofs to pitched roofs, new heating and ventilating systems, extensive regrading, and addressing health and safety items.

\$1,673,146.00 Total Existing Debt comprised as follows: \$316,534 HUD 1st Mtg, \$292,500 FHF 2nd Mtg, \$143,000 FHF 2nd Mtg, \$604,000 MCDA 2nd Mtg, \$90,000 MCDA 2nd Mtg, \$112,137 Accrued Interest, \$60,000 GMHC, \$54,975 TCHDC.

Partnership:

Developer:
 Patrick Lamb
 Legacy Management and Development
 7151 York Avenue
 Edina, MN 55435-
 Phone: (952) 831-1448 ext
 Fax: (952) 831-2461

Owner:
 Sherry Pugh
 NRRC
 1313 Plymouth Ave N
 Minneapolis, MN 55411-
 Phone: (612) 335-5924 ext- x-821
 Fax: (612) 335-5922

Contact Information:

Consultant:

Contractor:
 Deborah Barkley
 Bor-Son
 2001 Killebrew Dr Suite 141
 Bloomington, MN 55426-
 Phone: (952) 883-3533 ext-
 Fax: (952) 854-8910

Architect:
 Ellness, Swenson, Graham Architects Inc.
 700 3rd St S
 Minneapolis, MN 55415-
 Phone: (612) 339-5508 ext-
 Fax:

Property Manager:
 Gavzy Group
 Phone: (612) 746-0400 ext-
 Fax: (612) 746-0401

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@mcda.org

CPED Legal:

Support Services:

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

MPLS Affirmative Action



Project Status	
Proposed:	12/31/2001
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:	Cecil Newman
Main Address:	701-729 Emerson N
Project Aliases:	
Additional Addresses:	
Ward:	5
Neighborhood:	Near North

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

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

Household	
<input checked="" type="checkbox"/> Family	
<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
	1BR	8		1BR	8	0	0	0	0
	2BR	28		2BR	28	0	0	0	0
	3BR	28		3BR	28	0	0	0	0
	4+BR	0		4+BR	0	0	0	0	0
	TOT	64		TOT	64	0	0	0	0

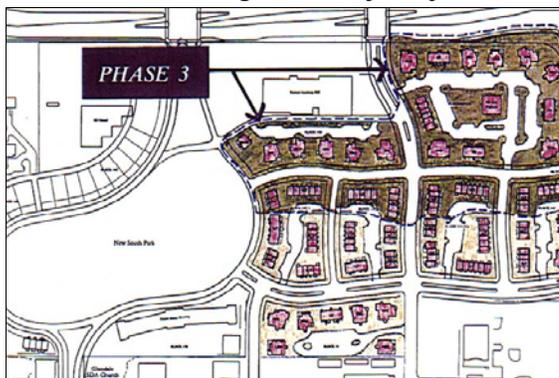
Section 8: 64 Positive Conversion:

SOURCES AND USES

Project Costs	
Land:	\$1,673,146.00
Construction:	\$5,427,250.00
Construction Contingency:	\$542,725.00
Construction Interest:	\$81,073.00
Relocation:	\$150,000.00
Legal Fees:	\$50,000.00
Architect Fees:	\$113,200.00
Developer Fee:	\$761,165.00
Other Fees:	\$1,046,760.00
Reserves:	\$153,200.00
Non-Housing:	
Total Dev. Cost:	\$10,001,019.00
Dev. Cost/Unit:	

Project Financing:			
Source / Program	Amount	%	Term Committed
1 MCDA <i>HRB</i>	\$3,830,000.00		
2 <i>Syndication Proceeds</i>	\$2,860,370.00		
3 MHFA <i>PARIF</i>	\$1,100,000.00		10/1/2003
4 MCDA <i>Existing Financing</i>	\$694,000.00		
5 MCDA <i>Possible TIF Supplemental Mortgage</i>	\$705,149.00		
6 FHF <i>Existing Financing</i>	\$435,500.00		
7 MCDA <i>AHTF</i>	\$188,000.00		
8 NRP	\$188,000.00		
TOTAL:	\$10,001,019.00		

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



Project Status	
Proposed:	7/3/2002
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:	Heritage Park (Phase III)
Main Address:	Olson & Lyndale
Project Aliases:	Near North (Phase III)
Additional Addresses:	
Ward:	5
Neighborhood:	Near North

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	
<input type="radio"/> Condo	
<input type="radio"/> Scattered Site	
<input type="radio"/> Shelter	
<input type="radio"/> Townhome	

Household	
<input checked="" type="checkbox"/> Family	
<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
	1BR	15		1BR	0	3	3	0	9
	2BR	40		2BR	6	4	4	0	26
	3BR	30		3BR	22	2	1	0	5
	4+BR	10		4+BR	10	0	0	0	0
	TOT	95		TOT	38	9	8	0	40

GENERAL INFORMATION

Project Description:

The Heritage Park (formerly known as the Near Northside) Master Plan Project calls for development of approximately 800 units of rental and for-sale housing through 2008. The site is approximately 73 acres in size and is bounded by Plymouth Avenue North, Seventh Street North, Lyndale Avenue North, Glenwood Avenue North, Girard Avenue North, Girard Terrace, Olson Memorial Highway, and Humboldt Avenue North.

Heritage Park is a comprehensive mixed income development incorporating MPHA's Holman Decree replacement units, conventional tax credit as well as market rate units.

Phase III includes the construction of 95 residential rental units, which comprises the fourth and final phase of family rental housing in the Heritage Park Project Area. The site is located south of Olson Memorial Hwy and includes the redevelopment of 5.5 acres in addition to the proposed and existing right of way and adjacent parks. Resident parking will be located in the rear within each block and visitor parking will occur on the street.

Partnership: Heritage Park Partners LP

Developer:

Darlene Walser
McCormack Baron Salazar
3447 16th Ave S
Minneapolis, MN 55407-
Phone: (612) 721-6554 ext-
Fax: (612) 729-2085
darlene.walser@mccormackbaron.com

Owner:

Mike Goeke
McCormack Baron Salazar
1415 Olive Suite 310
Saint Louis, MO 63103-
Phone: (314) 335-2852 ext-
Fax: (314) 335-2853
mike.goeke@mccormackbaron.com

Contact Information:

Consultant:

Phone: ext-
Fax:

Contractor:

Architect:

Ellness, Swenson, Graham Architects Inc.
700 3rd St S
Minneapolis, MN 55415-
Phone: (612) 339-5508 ext-
Fax:

Property Manager:

McCormack Baron Ragan Mgmt Services
Phone: ext-
Fax:

CPED Coordinator:

Bernadette Lynch
CPED
105 5th Ave S Suite 200
Minneapolis, MN 55401-
Phone: (612) 673-5236 ext-
Fax: (612) 673-5259
bernadette.lynch@mcda.org

CPED Legal:

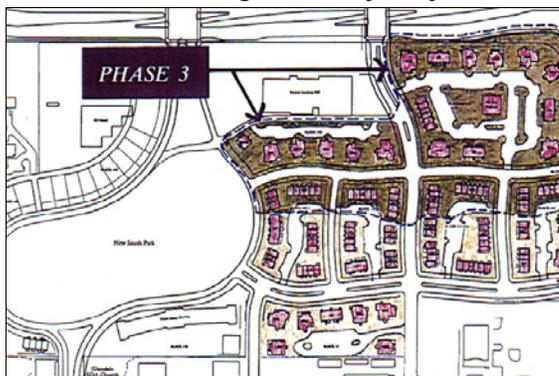
Nikki Newman
CPED
105 5th Ave S Suite 200
Minneapolis, MN 55401-
Phone: (612) 673-5273 ext-
Fax: (612) 673-5112
nikki.newman@mcda.org

CPED Rehab:

Gerri Meyer
Phone: (612) 673-5252 ext-
Fax: (612) 673-5207

MPLS Affirmative Action

Sylvia Neblett
Phone: (612) 673-2426 ext-
Fax:



Project Status	
Proposed:	7/3/2002
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:	Heritage Park (Phase III)
Main Address:	Olson & Lyndale
Project Aliases:	Near North (Phase III)
Additional Addresses:	
Ward:	5
Neighborhood:	Near North

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	
<input type="radio"/> Condo	
<input type="radio"/> Scattered Site	
<input type="radio"/> Shelter	
<input type="radio"/> Townhome	

Household	
<input checked="" type="checkbox"/> Family	
<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	15	15	1BR	0	3	3	0	0	9
2BR	40	40	2BR	6	4	4	0	0	26
3BR	30	30	3BR	22	2	1	0	0	5
4+BR	10	10	4+BR	10	0	0	0	0	0
TOT	95	95	TOT	38	9	8	0	0	40

Section 8: Positive Conversion:

SOURCES AND USES

Project Costs	
Land:	\$0.00
Construction:	\$14,318,000.00
Construction Contingency:	\$543,000.00
Construction Interest:	\$705,000.00
Relocation:	
Legal Fees:	\$69,000.00
Architect Fees:	\$550,000.00
Developer Fee:	\$1,550,000.00
Other Fees:	\$1,204,400.00
Reserves:	\$187,900.00
Non-Housing:	
Total Dev. Cost:	\$19,127,300.00
Dev. Cost/Unit:	\$201,340.00

Project Financing:				
Source / Program	Amount	%	Term	Committed
MCDA LIHTC		0.00%		1/1/2003
1 FHA 1st Mortgage	\$3,998,000.00	6.10%	40 yrs Fully Amortized	10/27/2003
2 MPHA 2nd Mortgage	\$2,280,000.00	4.50%	55 years Deferred	4/22/2003
3 MPHA 3rd Mortgage	\$5,178,000.00	0.00%	55 years Deferred	
4 MHFA	\$415,000.00	0.00%	40 yrs Deferred	4/22/2003
5 MCDA Levy	\$450,000.00	1.00%	1/1/2043 Deferred	4/22/2003
6 MCDA CDBG	\$300,000.00	1.00%	1/1/2043 Deferred	
7 Cash	\$114,000.00	0.00%		4/22/2003 Grant
8 SunAmerica Syndication Proceeds	\$6,002,900.00			
9 MCDA AHTF	\$289,400.00			
10 FHF	\$100,000.00			
TOTAL:	\$19,127,300.00			

Project Status	
Proposed:	9/30/2003
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:	Hawthorne Apts
Main Address:	1501 Hawthorne Ave
Project Aliases:	
Additional Addresses:	
Ward:	7
Neighborhood:	Loring Park

Housing Production and Affordability									
UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT
	0BR	35		0BR	10	18	0	7	0
	1BR	0		1BR	0	0	0	0	0
	2BR	0		2BR	0	0	0	0	0
	3BR	0		3BR	0	0	0	0	0
4+BR	0	4+BR	0	0	0	0	0		
TOT	35	TOT	10	18	0	7	0		

Section 8: Positive Conversion:

Project Activity	Development	Household
<input type="checkbox"/> New Construction	<input checked="" type="radio"/> Apartment	<input type="checkbox"/> Family
<input checked="" type="checkbox"/> Rehabilitation	<input type="radio"/> Condo	<input type="checkbox"/> Senior
<input type="checkbox"/> Stabilization	<input type="radio"/> Scattered Site	<input checked="" type="checkbox"/> Single
<input checked="" type="checkbox"/> Preservation	<input type="radio"/> Shelter	<input type="checkbox"/> Special Needs
Year Built: 1900	<input type="radio"/> Townhome	<input type="checkbox"/> Homeless

GENERAL INFORMATION

Project Description:
 Plymouth Church Neighborhood Foundation (PCNF) is proposing to acquire and renovate the building to keep the units affordable to low-income single adults returning to school to update their skills and increase self-sufficiency. A computer resource room will be available on-site to assist adults to overcome the "digital divide".

PCNF will create an advisory committee of educational/employment experts and develop a referral system targeting those students most in need of housing and services. PCNF will partner with MPLS Urban League, CLUES, Loring Nicollet Bethlehem Center, Employment Action Center, and employment agencies who will work with the residents.

Partnership:

Contact Information:

Developer:

Lee Blons
 Plymouth Church Neighborhood Foundation
 E 19th St Suite 400
 Minneapolis, MN 55403-
 Phone: (612) 871-0890 ext-
 Fax: (612) 871-0843
 lblons@plymouthfoundation.org

Owner:

Lee Blons
 Plymouth Church Neighborhood Foundation
 E 19th St Suite 400
 Minneapolis, MN 55403-
 Phone: (612) 871-0890 ext-
 Fax: (612) 871-0843
 lblons@plymouthfoundation.org

Consultant:

Elizabeth Flannery
 Hart-Shegos And Assoc Inc
 871 Jefferson Ave
 Saint Paul, MN 55102-2801
 Phone: (651) 224-5540 ext-
 Fax: (651) 224-5546
 elizabeth.flannery@hart-shegos.com

Contractor:

Phone: ext-
 Fax:

Architect:

Ackerberg and Associates
 4201 Excelsior Blvd
 Saint Louis Park, MN 55416-
 Phone: (612) 920-9020 ext-
 Fax:

Property Manager:

Plymouth Church Neighborhood Foundation
 Phone: (612) 871-0890 ext-
 Fax: (612) 871-0843

Support Services:

Plymouth Church Neighborhood Foundation
 Phone: (612) 871-0890 ext-
 Fax: (612) 871-0843

CPED Coordinator:

Cherre Palenius
 CPED
 105 5th Ave S Suite 200
 Minneapolis, MN 55401-
 Phone: (612) 673-5241 ext-
 Fax: (612) 673-5259
 cherre.palenius@mcda.org

CPED Legal:

CPED Rehab:

Kathleen Murphy
 Phone: (612) 673-5275 ext-
 Fax: (612) 673-5207

MPLS Affirmative Action

Project Status	
Proposed:	9/30/2003
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:	Hawthorne Apts
Main Address:	1501 Hawthorne Ave
Project Aliases:	
Additional Addresses:	
Ward:	7
Neighborhood:	Loring Park

Housing Production and Affordability									
UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT
	0BR	35		0BR	10	18	0	7	0
	1BR	0		1BR	0	0	0	0	0
	2BR	0		2BR	0	0	0	0	0
	3BR	0		3BR	0	0	0	0	0
4+BR	0	4+BR	0	0	0	0	0		
TOT	35	TOT	10	18	0	7	0		

Section 8: Positive Conversion:

Project Activity	Development	Household
<input type="checkbox"/> New Construction	<input checked="" type="radio"/> Apartment	<input type="checkbox"/> Family
<input checked="" type="checkbox"/> Rehabilitation	<input type="radio"/> Condo	<input type="checkbox"/> Senior
<input type="checkbox"/> Stabilization	<input type="radio"/> Scattered Site	<input checked="" type="checkbox"/> Single
<input checked="" type="checkbox"/> Preservation	<input type="radio"/> Shelter	<input type="checkbox"/> Special Needs
Year Built: 1900	<input type="radio"/> Townhome	<input type="checkbox"/> Homeless

SOURCES AND USES

Project Costs		Project Financing:				
		Source / Program	Amount	%	Term	Committed
Land:	\$1,000,000.00	MCDA	\$435,000.00			
Construction:	\$325,000.00	MCDA	\$30,000.00			
Construction Contingency:		Non Profit Admin			Grant	
Construction Interest:		Western Bank	\$500,000.00	6.00%	30 yrs	8/7/2003
Relocation:		FHLB	\$87,500.00		30 yrs	
Legal Fees:	\$25,000.00	MHFA	\$471,000.00		30 yrs	
Architect Fees:	\$7,500.00	PCNF	\$80,000.00			9/30/2003
Developer Fee:	\$100,000.00					
Other Fees:	\$51,000.00					
Reserves:	\$70,000.00					
Non-Housing:	\$25,000.00					
Total Dev. Cost:	\$1,603,500.00					
Dev. Cost/Unit:	\$45,100.00					
		TOTAL:	\$1,603,500.00			

CPED MULTIFAMILY HOUSING DEPARTMENT
Affordable Housing Inventory Project Data Worksheet



Project Status	
Proposed:	10/21/2002
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:	Loring Towers
Main Address:	15 E Grant St
Project Aliases:	
Additional Addresses:	
Ward:	7
Neighborhood:	Loring Park

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

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

Household	
<input checked="" type="checkbox"/> Family	
<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	189		0BR	151	0	38	0	0
1BR	41	1BR	36	0	5	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	230	TOT	187	0	43	0	0	0	

Section 8: 187 Positive Conversion: 22

GENERAL INFORMATION

Project Description:

Loring Towers is a ten-story Section 8 subsidized property located at 15 E Grant St, Minneapolis in the heart of the Loring Park neighborhood directly Southwest of downtown. Loring Towers was developed as government-assisted affordable housing through the FHA Section 236 loan program in 1971. Rents in 187 of the units are subsidized through the HUD pursuant to a HAP contract. Rents on the remaining units are restricted pursuant to a Section 236 Regulatory Agreement. For many years, Loring Towers has consistently maintained a waiting list of people wanting units.

This redevelopment will preserve the affordability of the current 208 units and construct 22 additional units, for a total of 230 units. 100% of these units will be reserved for residents earning less than 60% of area median income ("AMI") for the next 30 years. In addition to the LIHTC use restrictions, Loring Towers will extend the HAP contract on 187 units for another 20-years and apply for preservation vouchers on the remaining 43 units. In addition to the construction of new units, the scope of rehabilitation includes improving building systems and adding amenities to every apartment.

Loring Towers is currently owned by Loring Towers Apartments, L.P. and will be sold to Loring Towers Preservation, L.P. upon completion of the executed Purchase and Sale Agreement. Both partnerships, are affiliates of AIMCO - the largest owner/operator of apartments in the country.

Partnership: Loring Towers LLC

Contact Information:

Developer:

Andrew Agetstein
 AIMCO
 1740 N St NW
 Washington, DC 20036-
 Phone: (202) 776-1162 ext x-15
 Fax: (202) 776-1169
 andrew.agetstein@aimco.com

Owner:

Lance Graber
 AIMCO
 4582 S Ulster St Suite 1100
 Denver, CO 80237-
 Phone: (303) 691-4446 ext-
 Fax: (303) 300-3289
 lance.graber@aimco.com

Consultant:

Contractor:

Rick Brostrom
 Kraus-Anderson Construction
 525 S 8th St
 Minneapolis, MN 55404-
 Phone: (612) 332-7281 ext-
 Fax:
 rbrostrom@k-a-c.com

Architect:

Tom Lehmann
 Ellness, Swenson, Graham Architects Inc.
 700 3rd St S
 Minneapolis, MN 55415-
 Phone: (612) 339-5508 ext-
 Fax: (612) 339-5382
 tom.lehmann@esgarc.com

Property Manager:

NHPMN Mgmt LP
 Phone: (763) 315-2713 ext-
 Fax: (763) 315-4952

Support Services:

CPED Coordinator:

Bernadette Lynch
 CPED
 105 5th Ave S Suite 200
 Minneapolis, MN 55401-
 Phone: (612) 673-5236 ext-
 Fax: (612) 673-5259
 bernadette.lynch@mcda.org

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 Fax: (612) 673-5112
 ruben.acosta@mcda.org

CPED Rehab:

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 Fax: (612) 673-5207

MPLS Affirmative Action

Pat Behrend
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 Fax: (612) 673-2599



Project Status	
Proposed:	10/21/2002
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:	Loring Towers
Main Address:	15 E Grant St
Project Aliases:	
Additional Addresses:	
Ward:	7
Neighborhood:	Loring Park

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

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

Household	
<input checked="" type="checkbox"/> Family	
<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	189		0BR	151	0	38	0	0
1BR	41	1BR	36	0	5	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	230	TOT	187	0	43	0	0	0	

Section 8: 187 Positive Conversion: 22

SOURCES AND USES

Project Costs		Project Financing:				
		Source / Program	Amount	%	Term	Committed
Land:	\$7,900,000.00	MCDA	\$554,403.00			
Construction:	\$5,381,619.00	Hennepin County	\$673,000.00	0.00%		11/18/2003
Construction Contingency:	\$370,604.00	AHIF				
Construction Interest:	\$123,504.00	AIMCO	\$624,958.00	7.00%	13 yrs	8/4/2003
Relocation:	\$275,400.00	Deferred Developer Fee			Fully Amortized	
Legal Fees:	\$250,000.00	AIMCO Capital	\$4,290,887.00			8/4/2003
Architect Fees:	\$315,000.00	Syndication Proceeds				
Developer Fee:	\$1,369,958.00	MHFA	\$100,000.00	0.00%	30 yrs	8/4/2003
Other Fees:	\$494,364.00	Family Housing Funds			Deferred	
Reserves:	\$383,278.00	MHFA	\$2,100,000.00	0.00%	30 yrs	8/4/2003
Non-Housing:		PARIF			Deferred	
Total Dev. Cost:	\$16,863,727.00	MHFA	\$1,149,920.00	6.55%	6.75 yrs	8/4/2003
Dev. Cost/Unit:	\$73,321.00	Tax Exempt Bonds			Fully Amortized	
		MHFA	\$7,318,182.00	6.55%	30 yrs	8/4/2003
		Tax Exempt Bonds			Fully Amortized	
		AIMCO	\$52,377.00			11/17/2003
		HUD		0.00%		
		236				
		TOTAL:	\$16,863,727.00			

CPED MULTIFAMILY HOUSING DEPARTMENT
Affordable Housing Inventory Project Data Worksheet

Project Status	
Proposed:	9/22/2003
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:	Morrison Village Apts
Main Address:	2630 & 2636 1st Ave S
Project Aliases:	formerly Jack Frost Flats
Additional Addresses:	2636 & 2801 Pillsbury, 2708 Grand Ave
Ward:	6
Neighborhood:	Whittier

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
<input type="radio"/> Condo
<input checked="" type="radio"/> Scattered Site
<input type="radio"/> Shelter
<input type="radio"/> Townhome

Household
<input checked="" type="checkbox"/> Family
<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	7		0BR	4	3	0	0	0
1BR	5	1BR	0	3	0	0	0	2	
2BR	25	2BR	7	14	2	2	0		
3BR	20	3BR	10	7	1	2	0		
4+BR	0	4+BR	0	0	0	0	0		
TOT	57	TOT	21	27	3	4	2		

Section 8: Positive Conversion:

GENERAL INFORMATION

Project Description:

Morrison Apts project consist of 5 buildings whose tax credit compliance period will expire 12/31/2003. The project is currently owned by Jack Frost Flats LP and properties as well as existing debt will be transferred to Morrison Apts LP with Community Housing Development Corp (CHDC) as the general partner.

Partnership: CHDC Morrison LP

Developer:

CHDC 614 1st St N Minneapolis, MN 55401- Phone: (612) 332-6264 ext Fax: (612) 332-1250
--

Owner:

CHDC 614 1st St N Minneapolis, MN 55401- Phone: (612) 332-6264 ext- Fax: (612) 332-1250

Contact Information:

Consultant:

Janet Pope J.L. Pope Associates 1248 Como Blvd. E Saint Paul, MN 55117- Phone: (651) 489-8560 ext- Fax: (651) 485-8569 janet@jlpope.com

Contractor:

Jerry Flannery Flannery Construction 351 Kellogg Blvd Saint Paul, MN 55101-1411 Phone: (651) 225-1105 ext- Fax:
--

Architect:

Peter Kramer Roark Kramer Kosowski DESIGN 2929 4th Ave S Minneapolis, MN 55408- Phone: (612) 822-4200 ext- Fax: (612) 822-4298

Property Manager:

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

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@mcdca.org

CPED Legal:

CPED Rehab:

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

MPLS Affirmative Action

Project Status	
Proposed:	9/22/2003
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:	Morrison Village Apts
Main Address:	2630 & 2636 1st Ave S
Project Aliases:	formerly Jack Frost Flats
Additional Addresses:	2636 & 2801 Pillsbury. 2708 Grand Ave
Ward:	6
Neighborhood:	Whittier

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
<input type="radio"/> Condo
<input checked="" type="radio"/> Scattered Site
<input type="radio"/> Shelter
<input type="radio"/> Townhome

Household
<input checked="" type="checkbox"/> Family
<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	7		0BR	4	3	0	0	0
1BR	5	1BR	0	3	0	0	0	2	
2BR	25	2BR	7	14	2	2	0		
3BR	20	3BR	10	7	1	2	0		
4+BR	0	4+BR	0	0	0	0	0		
TOT	57	TOT	21	27	3	4	2		

Section 8: Positive Conversion:

SOURCES AND USES

Project Costs	
Land:	\$4,472,725.00
Construction:	\$1,971,434.00
Construction Contingency:	\$138,000.00
Construction Interest:	
Relocation:	
Legal Fees:	\$26,000.00
Architect Fees:	\$86,000.00
Developer Fee:	\$45,000.00
Other Fees:	\$221,775.00
Reserves:	
Non-Housing:	
Total Dev. Cost:	\$6,960,934.00
Dev. Cost/Unit:	\$122,121.00

Project Financing:				
Source / Program	Amount	%	Term	Committed
1 MHFA 1st Mortgage	\$622,606.00	5.35%	30 yr	
2 Well Fargo Syndication Proceeds	\$2,309,466.00			11/1/2003
3 MCDA Existing Debt + Accrued interest	\$2,229,788.00	1.00%	30 yr	
4 City of Minneapolis Existing Debt + Accrued interest	\$850,000.00	1.00%	30 yr	
5 MHFA Existing Debt	\$186,100.00			
6 MCDA AHTF	\$180,543.00	1.00%	30 yr	
7 MCDA Existing Debt + Accrued interest	\$196,760.00	1.00%	30 yr	
8 MCDA Existing Debt + Accrued interest	\$385,671.00	1.00%	30 yr	
TOTAL:	\$6,960,934.00			

CPED MULTIFAMILY HOUSING DEPARTMENT
Affordable Housing Inventory Project Data Worksheet



Project Status	
Proposed:	7/3/2002
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:	New Village Coop
Main Address:	2730 Portland Ave
Project Aliases:	
Additional Addresses:	
Ward:	8
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:	1915

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

Household	
<input checked="" type="checkbox"/> Family	
<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
	1BR	2		1BR	0	0	2	0	0
	2BR	7		2BR	0	2	5	0	0
	3BR	11		3BR	0	3	8	0	0
	4+BR	1		4+BR	0	1	0	0	0
	TOT	21		TOT	0	6	15	0	0

Section 8: Positive Conversion:

GENERAL INFORMATION

Project Description:

New Village is an existing leasehold cooperative acquired and rehabilitated by Powderhorn Residents Group (PRG) in 1992. The design of New Village included many features intended to better serve Cambodian and Laotian refugees who would be the development's first residents. Examples include community meeting space w/ kitchen, wide hallways to accommodate people who regularly gather, and apartments with "hotel" doors to provide flexibility in unit size for larger families.

Proposed scope fo work includes tuck-pointing, window replacement, drainage correction, and landscape refurbishing. Common areas and building systems work includes repair and painting throughout common hallways and stairwells, replacing building and unit door hardware, address ventilation deficiencies in the kitchens and baths, provide comprehensive pest control system throughout the building, replace one water heater and inspect plumbing systems for leaks. In the dwelling units, replace all kitchen and bathroom countertops and cabinets, replace carpet, replace failed clost doors, replace light fixtures, replace appliances, and repair water damage. Community space improvements are minor cosmetic repairs.

Partnership:

Developer:

Powderhorn Residents Group
 2017 E 38th St
 Minneapolis, MN 55407-2915
 Phone: (612) 721-7556 ext-
 Fax:

Owner:

Powderhorn Residents Group
 2017 E 38th St
 Minneapolis, MN 55407-2915
 Phone: (612) 721-7556 ext-
 Fax:

Contact Information:

Consultant:

Elizabeth Flannery
 Hart-Shegos And Assoc Inc
 871 Jefferson Ave
 Saint Paul, MN 55102-2801
 Phone: (651) 224-5540 ext-
 Fax: (651) 224-5546
 elizabeth.flannery@hart-shegos.com

Contractor:

Architect:

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

Property Manager:

Gavzy Group
 Phone: (612) 746-0400 ext-
 Fax: (612) 746-0401

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@mcda.org

CPED Legal:

CPED Rehab:

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

MPLS Affirmative Action



Project Status	
Proposed:	7/3/2002
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:	New Village Coop
Main Address:	2730 Portland Ave
Project Aliases:	
Additional Addresses:	
Ward:	8
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:	1915

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

Household	
<input checked="" type="checkbox"/> Family	
<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
	1BR	2		1BR	0	0	2	0	0
	2BR	7		2BR	0	2	5	0	0
	3BR	11		3BR	0	3	8	0	0
	4+BR	1		4+BR	0	1	0	0	0
	TOT	21		TOT	0	6	15	0	0

Section 8: Positive Conversion:

SOURCES AND USES

Project Costs	
Land:	\$0.00
Construction:	\$931,828.00
Construction Contingency:	\$82,317.00
Construction Interest:	
Relocation:	\$15,645.00
Legal Fees:	\$16,000.00
Architect Fees:	\$49,168.00
Developer Fee:	\$25,000.00
Other Fees:	\$6,500.00
Reserves:	\$77,600.00
Non-Housing:	
Total Dev. Cost:	\$1,204,058.00
Dev. Cost/Unit:	\$57,336.00

Project Financing:			
Source / Program	Amount	%	Term Committed
City of Minneapolis NRP	\$297,058.00		
FHF	\$207,000.00		10/24/2002
MHFA	\$200,000.00		10/24/2002
MCDA AHTF	\$500,000.00		
TOTAL:	\$1,204,058.00		

CPED MULTIFAMILY HOUSING DEPARTMENT
Affordable Housing Inventory Project Data Worksheet



Project Status	
Proposed:	10/2/2003
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:	Paige Hall
Main Address:	727 5th Ave S
Project Aliases:	
Additional Addresses:	
Ward:	7
Neighborhood:	Elliot Park

Project Activity	
<input type="checkbox"/> New Construction	
<input checked="" type="checkbox"/> Rehabilitation	
<input type="checkbox"/> Stabilization	
<input checked="" type="checkbox"/> Preservation	
Year Built:	1928

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

Household	
<input type="checkbox"/> Family	
<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		51		0BR	48	3	0
	1BR	18		1BR	0	18	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	69		TOT	48	21	0	0	0

Section 8: Positive Conversion:

GENERAL INFORMATION

Project Description:

Paige Hall was built in 1928 and is located at 727 5th Ave S. It was rehabilitated by CCHT in 1988 and is at the end of its tax credit compliance period. CCHT is now proposing \$440,000 in additional improvements.

Partnership: Properties Futures LP

Developer:

Kirk Moorhead
 CCHT
 1625 Park Avenue
 Minneapolis, MN 55404-1634
 Phone: (612) 341-3148 ext x-205
 Fax: (612) 341-4208
 kmoorhead@ccht.org

Owner:

Alan Arthur
 CCHT
 1625 Park Avenue
 Minneapolis, MN 55404-1634
 Phone: (612) 341-3148 ext-
 Fax: (612) 341-4208
 AArthur@ccht.org

Contact Information:

Consultant:

Contractor:

Architect:

Kent Simon
 Miller Hanson Partners
 1201 Hawthorne Ave
 Minneapolis, MN 55403-
 Phone: (612) 332-5420 ext-
 Fax:
 ksimon@millerhanson.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@mcda.org

CPED Legal:

CPED Rehab:

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

MPLS Affirmative Action



Project Status	
Proposed:	10/2/2003
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:	Paige Hall
Main Address:	727 5th Ave S
Project Aliases:	
Additional Addresses:	
Ward:	7
Neighborhood:	Elliot Park

Project Activity	
<input type="checkbox"/> New Construction	
<input checked="" type="checkbox"/> Rehabilitation	
<input type="checkbox"/> Stabilization	
<input checked="" type="checkbox"/> Preservation	
Year Built:	1928

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

Household	
<input type="checkbox"/> Family	
<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	51		0BR	48	3	0	0	0
1BR	18	1BR	0	18	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	69	TOT	48	21	0	0	0	0	

SOURCES AND USES

Project Costs	
Land:	\$150,000.00
Construction:	\$400,000.00
Construction Contingency:	\$40,000.00
Construction Interest:	
Relocation:	
Legal Fees:	\$25,000.00
Architect Fees:	
Developer Fee:	\$72,368.00
Other Fees:	\$40,308.00
Reserves:	\$132,324.00
Non-Housing:	
Total Dev. Cost:	\$860,000.00
Dev. Cost/Unit:	\$12,464.00

Project Financing:				
Source / Program	Amount	%	Term	Committed
MCDA AHTF	\$500,000.00	1.00%	30 yr Deferred	
MCDA Non Profit Admin	\$30,000.00	0.00%		Grant
FHF	\$270,000.00	1.00%	30 yr Deferred	
GP equity	\$60,000.00			10/2/2003
TOTAL:	\$860,000.00			

CPED MULTIFAMILY HOUSING DEPARTMENT
Affordable Housing Inventory Project Data Worksheet



Project Status	
Proposed:	12/31/2001
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:	Riverside Station
Main Address:	15th Ave between 4th & 6th Sts
Project Aliases:	
Additional Addresses:	
Ward:	2
Neighborhood:	Cedar-Riverside

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	
<input type="radio"/> Condo	
<input type="radio"/> Scattered Site	
<input type="radio"/> Shelter	
<input checked="" type="radio"/> Townhome	

Household	
<input checked="" type="checkbox"/> Family	
<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
	1BR	0		1BR	0	0	0	0	0
	2BR	0		2BR	0	0	0	0	0
	3BR	42		3BR	0	9	25	0	8
	4+BR	0		4+BR	0	0	0	0	0
	TOT	42		TOT	0	9	25	0	8

Section 8: Positive Conversion:

GENERAL INFORMATION

Project Description:

42 units of townhome style apartments. Market rate units will be targeted to students or relatives of residents. Design will provide private exterior access and community program space. A community resource center will provide computer facilities, youth/activity training room, counseling, and health assessments. The property management office will also be in a section of the building. This new construction, mixed-use project will offer 3 BR units to a predominately immigrant population. The project is located very close to the proposed Cedar Riverside LRT Station and will also offer a play area for the large families it is housing.

Partnership:

Developer:

TCHDC
 400 Selby Avenue Suite C
 Saint Paul, MN 55102
 Phone: (651) 292-0211 ext-
 Fax: (651) 292-1930

Owner:

TCHDC
 400 Selby Avenue Suite C
 Saint Paul, MN 55102
 Phone: (651) 292-0211 ext-
 Fax: (651) 292-1930

Contact Information:

Consultant:

Contractor:

Architect:

Brian Lubben
 Walsh Bishop
 900 2nd Ave S Suite 300
 Minneapolis, MN 55402-
 Phone: (612) 278-3470 ext-
 Fax: (612) 337-5785

Property Manager:

Support Services:

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@mcdca.org

CPED Legal:

Shelley Roe
 CPED
 105 5th Ave S Suite 200
 Minneapolis, MN 55401-
 Phone: (612) 673-5086 ext-
 Fax: (612) 673-5112
 shelley.roe@mcdca.org

CPED Rehab:

MPLS Affirmative Action



Project Status	
Proposed:	12/31/2001
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:	Riverside Station
Main Address:	15th Ave between 4th & 6th Sts
Project Aliases:	
Additional Addresses:	
Ward:	2
Neighborhood:	Cedar-Riverside

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	
<input type="radio"/> Condo	
<input type="radio"/> Scattered Site	
<input type="radio"/> Shelter	
<input checked="" type="radio"/> Townhome	

Household	
<input checked="" type="checkbox"/> Family	
<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
	1BR	0		1BR	0	0	0	0	0
	2BR	0		2BR	0	0	0	0	0
	3BR	42		3BR	0	9	25	0	8
	4+BR	0		4+BR	0	0	0	0	0
	TOT	42		TOT	0	9	25	0	8

Section 8: Positive Conversion:

SOURCES AND USES

Project Costs	
Land:	\$1,810,000.00
Construction:	\$5,546,457.00
Construction Contingency:	\$204,157.00
Construction Interest:	\$46,000.00
Relocation:	
Legal Fees:	\$100,000.00
Architect Fees:	\$105,000.00
Developer Fee:	\$995,000.00
Other Fees:	\$230,000.00
Reserves:	\$41,000.00
Non-Housing:	\$200,000.00
Total Dev. Cost:	\$9,277,614.00
Dev. Cost/Unit:	\$220,896.00

Project Financing:				
Source / Program	Amount	%	Term	Committed
MCDA <i>SNH-Riverside Plaza Aff Fund</i>	\$400,000.00			
MCDA <i>EZ</i>	\$500,000.00			
MCDA <i>NRP</i>	\$500,000.00			
MCDA <i>AHTF</i>	\$1,000,000.00	1.00%	30 yr Deferred	
MCDA <i>HRB (TIF)</i>	\$2,000,000.00			
<i>Syndication Proceeds</i>	\$1,895,214.00			
MHFA <i>Deferred Loan</i>	\$1,305,627.00			
Hennepin County <i>AHIF</i>	\$650,000.00			
Met Council <i>LCDA</i>	\$700,000.00			
<i>Equity</i>	\$296,773.00			
MCDA <i>Non Profit Admin</i>	\$30,000.00			Grant
TOTAL:	\$9,277,614.00			

CPED MULTIFAMILY HOUSING DEPARTMENT
Affordable Housing Inventory Project Data Worksheet



Project Status

Proposed: 7/15/2002

Approved:

Closed:

Complete:

Impaction

Non-Impacted

Impacted

Occupancy

Rental

Ownership

Project Name: Saint Annes Senior Housing

Main Address: 2300 W Broadway

Project Aliases: St. Anne's Assisted living

Additional Addresses:

Ward: 3 Neighborhood: Jordan

Project Activity

New Construction

Rehabilitation

Stabilization

Preservation

Year Built:

Development

Apartment

Condo

Scattered Site

Shelter

Townhome

Household

Family

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	33	1BR	33	0	0	0	0	0	
2BR	33	2BR	0	15	0	0	18		
3BR	0	3BR	0	0	0	0	0		
4+BR	0	4+BR	0	0	0	0	0		
TOT	66	TOT	33	15	0	0	18		

Section 8: 33 Positive Conversion:

GENERAL INFORMATION

Project Description:
 St. Anne's Senior Housing is a new mixed-use development on West Broadway between Queen and Russell Avenues. The exterior of the building is brick and stucco. Parking will be underground to provide security and convenience.

66 units of housing occupy three floors above the first floor lobby and commercial space. 33 one and 33 two-bedroom units are proposed. Half of the units are targeted to residents at 30% of the median income; 23% more for those at 50% of the median and the other 18 units are at market rate with no income restrictions. Half of the two-bedroom units are fully accessible, making it possible for people with a wide range of disabilities to be accommodated, including those with attendants. 33 units (50%) are proposed to have project-based Section 8 certificates and have rents affordable to households at 30% of median. While the proposal can move forward without Section 8, St. Anne's CDC is committed to advocating with HUD to approve the project-based units. The first floor accommodates changing program needs, with 10,000 square feet to be used for commercial rental, anticipated to be office and service retail space.

An "age-in-place" concept is incorporated into building and unit design; the number of units can increase incrementally to 90 units by non-structural conversion of two-bedroom units into efficiency units and changing usage of first floor space. Commercial space is designed to convert to kitchen/dining, staff offices and medical programming if needed in the future.

Partnership: St. Anne's A LLP

Contact Information:

Developer:
 Jeff Laux
 Saint Anne's Community Development Corp
 2627 Queen Ave N
 Minneapolis, MN 55411-
 Phone: (612) 335-9334 ext-
 Fax:
 jwlsr@aol.com

Owner:
 Jeff Laux
 St. Anne's A LLP
 1300 Nicollet Mall Suite 600
 Minneapolis, MN 55403-
 Phone: (612) 455-6848 ext-
 Fax:
 jwlsr@aol.com

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

Contractor:

Architect:
 Bob Brantingham
 Brantingham & Assoc
 1012 Marquette Ave
 Minneapolis, MN 55403-
 Phone: (612) 338-6622 ext-
 Fax:

Property Manager:
 Catholic Eldercare
 Phone: (612) 362-2496 ext-
 Fax: (612) 362-2486

Support Services:
 Catholic Eldercare
 Phone: (612) 362-2496 ext-
 Fax: (612) 362-2486

CPED Coordinator:
 Bernadette Lynch
 CPED
 105 5th Ave S Suite 200
 Minneapolis, MN 55401-
 Phone: (612) 673-5236 ext-
 Fax: (612) 673-5259
 bernadette.lynch@mcda.org

CPED Legal:
 Nikki Newman
 CPED
 105 5th Ave S Suite 200
 Minneapolis, MN 55401-
 Phone: (612) 673-5273 ext-
 Fax: (612) 673-5112
 nikki.newman@mcda.org

CPED Rehab:
 Gilbert Smith
 Phone: (612) 673-5247 ext-
 Fax: (612) 673-5207

MPLS Affirmative Action

CPED MULTIFAMILY HOUSING DEPARTMENT
Affordable Housing Inventory Project Data Worksheet



Project Status	
Proposed:	7/15/2002
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:	Saint Annes Senior Housing
Main Address:	2300 W Broadway
Project Aliases:	St. Anne's Assisted living
Additional Addresses:	
Ward:	3
Neighborhood:	Jordan

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	
<input type="radio"/> Condo	
<input type="radio"/> Scattered Site	
<input type="radio"/> Shelter	
<input type="radio"/> Townhome	

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

Housing Production and Affordability

UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT
	0BR	0		0BR	0	0	0	0	0
1BR	33	1BR	33	0	0	0	0	0	
2BR	33	2BR	0	15	0	0	18		
3BR	0	3BR	0	0	0	0	0		
4+BR	0	4+BR	0	0	0	0	0		
TOT	66	TOT	33	15	0	0	18		

Section 8:	33	Positive Conversion:	
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SOURCES AND USES

Project Costs	
Land:	\$1,298,750.00
Construction:	\$6,906,542.00
Construction Contingency:	\$316,188.20
Construction Interest:	\$354,214.18
Relocation:	\$200,000.00
Legal Fees:	\$120,000.00
Architect Fees:	\$295,000.00
Developer Fee:	\$625,000.00
Other Fees:	\$457,518.37
Reserves:	\$50,000.00
Non-Housing:	\$1,978,463.00
Total Dev. Cost:	\$12,601,675.75
Dev. Cost/Unit:	\$160,958.00

Project Financing:				
Source / Program	Amount	%	Term	Committed
1 MCDA <i>HRB - Rent Funded</i>	\$4,913,884.00			
2 MCDA <i>HRB - TIF Funded</i>	\$989,686.00			
3 <i>Syndication Proceeds</i>	\$2,025,883.00			
4 <i>Community Capital Campaign</i>	\$2,500,000.00			8/1/2003
5 Hennepin County <i>AHIF</i>	\$600,000.00			
6 MCDA <i>AHTF</i>	\$468,000.00			
7 MCDA <i>Non Profit Admin</i>	\$30,000.00			
8 City of Minneapolis <i>NRP</i>	\$350,000.00			
9 FHLB <i>AHP</i>	\$350,000.00			5/1/2002
10 MCDA <i>CEDF</i>	\$350,000.00			
11 MHFA	\$24,223.00			
TOTAL:	\$12,601,676.00			

CPED MULTIFAMILY HOUSING DEPARTMENT
Affordable Housing Inventory Project Data Worksheet



Project Status	
Proposed:	11/18/2003
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:	Structured Independent Living
Main Address:	4632 1st Ave S
Project Aliases:	Structured Independent Living for Homeless Veterans
Additional Addresses:	5521 32nd Ave S, 5612 46th Ave S, 4653 Columbus, 4308 29th Ave S, 4226 Portland,
Ward:	<input type="checkbox"/> Standish

Housing Production and Affordability									
UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT
		0BR		21		0BR	10	11	0
	1BR	0		1BR	0	0	0	0	0
	2BR	0		2BR	0	0	0	0	0
	3BR	0		3BR	0	0	0	0	0
	4+BR	0		4+BR	0	0	0	0	0
	TOT	21		TOT	10	11	0	0	0

Section 8: Positive Conversion:

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

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

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

GENERAL INFORMATION

Project Description:

21 SRO units in 7 properties which are owned by the Minnesota Assistance Council for Veterans (MACV) and are used as transitional housing for participants in the Structured Independent Living program for homeless veterans. Each veteran is assigned a bedroom. These properties were purchased from the Veterans Administration as foreclosures in 1994 and leased to MVAC for \$1 a year. In 2001, MACV negotiated a sale for the balance of the original mortgage. Residents reside in the units for 24 months and then move on to less structured housing. This program is drug and alcohol free in a structured environment that provides food, housing, employment, school and work. MACV has 11 years experience in serving over 2,200 homeless veterans.

There are 25 units in the program and one project is located in Richfield.

Partnership:

Developer:

Jim Coulthard
 MN Assistance Council for Veterans
 1 Veteran's Dr Bldg 47 VAMC
 Minneapolis, MN 55417-
 Phone: (612) 726-9375 ext-
 Fax: (612) 726-1138

Owner:

Jim Coulthard
 MN Assistance Council for Veterans
 1 Veteran's Dr Bldg 47 VAMC
 Minneapolis, MN 55417-
 Phone: (612) 726-9375 ext-
 Fax: (612) 726-1138

Contact Information:

Consultant:

Barb Broen
 Broen Housing Consultant
 1437 Marshall Ave., #201
 Saint Paul, MN 55104-
 Phone: (651) 645-8474 ext-
 Fax: (651) 645-8497
 bbroen@mm.com

Contractor:

Architect:

Housing Resource Center - Southside
 3749 Cedar Ave S
 Minneapolis, MN 55407-
 Phone: (612) 722-7141 ext-
 Fax: (612) 722-6367

Property Manager:

MN Assistance Council for Veterans
 Phone: (612) 726-9375 ext-
 Fax: (612) 726-1138

Support Services:

MN Assistance Council for Veterans
 Phone: (612) 726-9375 ext-
 Fax: (612) 726-1138

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@mcda.org

CPED Legal:

CPED Rehab:

MPLS Affirmative Action



Project Status	
Proposed:	11/18/2003
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:	Structured Independent Living
Main Address:	4632 1st Ave S
Project Aliases:	Structured Independent Living for Homeless Veterans
Additional Addresses:	5521 32nd Ave S, 5612 46th Ave S, 4653 Columbus, 4308 29th Ave S, 4226 Portland,
Ward:	<input type="checkbox"/> Standish

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

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

Household
<input type="checkbox"/> Family
<input type="checkbox"/> Senior
<input 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	21		0BR	10	11	0	0	0
1BR	0	1BR	0	0	0	0	0	0	
2BR	0	2BR	0	0	0	0	0	0	
3BR	0	3BR	0	0	0	0	0	0	
4+BR	0	4+BR	0	0	0	0	0	0	
TOT	21	TOT	10	11	0	0	0	0	

Section 8: Positive Conversion:

SOURCES AND USES

Project Costs	
Land:	<input type="text"/>
Construction:	\$257,184.00
Construction Contingency:	\$24,105.00
Construction Interest:	<input type="text"/>
Relocation:	<input type="text"/>
Legal Fees:	\$10,300.00
Architect Fees:	<input type="text"/>
Developer Fee:	\$10,000.00
Other Fees:	\$45,753.00
Reserves:	\$13,800.00
Non-Housing:	<input type="text"/>
Total Dev. Cost:	\$361,142.00
Dev. Cost/Unit:	\$17,197.00

Project Financing:				
Source / Program	Amount	%	Term	Committed
MCDA	\$178,842.00	1.00%	30 yr	
MHFA	\$182,300.00	0.00%	30 yr	
TOTAL:	\$361,142.00			