



Project Status	
Proposed:	6/1/2005
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:	Touchstone Supportive Housing
Main Address:	2304 Snelling Ave
Project Aliases:	Bystrom Bros, Franklin Station Redevelopment
Additional Addresses:	2310 Snelling Ave
Ward:	2
Neighborhood:	Seward

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	0		0BR	0	0	0	0	0
1BR	40	1BR	12	28	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	40	TOT	12	28	0	0	0	0	

Shelter Units: + Conversion Units:

Section 8:

GENERAL INFORMATION

PPL is proposing a 40-unit supportive housing project in partnership with Seward Redesign and Touchstone Mental Health. The project will serve individuals with severe and persistent mental health issues, including 4 units for persons experiencing long-term homelessness. The building will include service provision areas, office space for Touchstone staff, and a wellness center.

The project is the first phase of the redevelopment of the Bystrom Brothers site, an industrial property located near the Franklin Ave LRT Station. The overall site was acquired by Seward Redesign and the City in June, 2009 with a combination of private and public sources including funding from Hennepin County, City of Minneapolis, Metropolitan Council, and Minnesota Housing.

The construction cost of the project is \$114 per square foot for the residential space (not including costs associated with offices, service provision areas, or the underground parking).

The Touchstone project will meet all of the mandatory Minnesota Overlay to the Green Communities Criteria for new construction. In addition, the project will also exceed minimum requirements related to stormwater management, use of recycled construction materials, construction waste management, and will include solar thermal panels that are expected to replace 50% of the natural gas needed for domestic hot water. Touchstone is also a strong example of Transit Oriented Development, given its close proximity to the Franklin Ave LRT Station.

Partnership: PPL Touchstone LLC

Developer Contact:

Chris Wilson
 PPL
 1035 E Franklin Ave
 Minneapolis, MN 55404-2920
 Phone: (612) 455-5216 ext-
 Fax: (612) 455-5101
 chris.wilson@ppl-inc.org

Owner Contact:

Chris Wilson
 PPL
 1035 E Franklin Ave
 Minneapolis, MN 55404-2920
 Phone: (612) 455-5216 ext-
 Fax: (612) 455-5101
 chris.wilson@ppl-inc.org

Contact Information:

Consultant:

Contractor:

To Be Determined
 ,
 Phone: ext-
 Fax:

Architect:

David Haaland
 Urban Works Architecture, LLC
 901 North Third St Suite 145
 Minneapolis, MN 55401-
 Phone: (612) 455-3100 ext-
 Fax: (612) 455-3199
 dhaaland@urban-works.com

Property Manager:

PPL
 Phone: (612) 874-8512 ext-
 Fax:

Support Services:

Touchstone Mental Health
 Phone: (612) 874-6409 ext-
 Fax: (612) 874-0157

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:	6/1/2005
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:	Touchstone Supportive Housing
Main Address:	2304 Snelling Ave
Project Aliases:	Bystrom Bros, Franklin Station Redevelopment
Additional Addresses:	2310 Snelling Ave
Ward:	2
Neighborhood:	Seward

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	0		0	0BR	0	0	0	0
1BR	40	0	1BR	12	28	0	0	0	0
2BR	0	0	2BR	0	0	0	0	0	0
3BR	0	0	3BR	0	0	0	0	0	0
4+BR	0	0	4+BR	0	0	0	0	0	0
TOT	40	0	TOT	12	28	0	0	0	0

Shelter Units: + Conversion Units:

Section 8:

USES AND PERMANENT SOURCES

Project Uses:	
Land:	\$900,000.00
Construction:	\$5,325,000.00
Construction Contingency:	\$350,000.00
Construction Interest:	\$0.00
Relocation:	\$0.00
Developer Fee:	\$1,040,000.00
Legal Fees:	\$105,000.00
Architect Fees:	\$360,000.00
Other Costs:	\$696,431.00
Reserves:	\$325,000.00
Non-Housing:	\$1,900,000.00
TDC:	\$1,101,431.00
TDC/Unit:	\$227,535.00

Financing Notes:
"Other Costs" reflects costs associated with environmental remediation.

Project Permanent Sources:				
Source / Program	Amount	%	Term	Committed
Green Communities	\$5,000.00		Grant	8/1/2010
GP Loan	\$400,000.00			6/9/2011
Hennepin County AHIF	\$400,000.00			6/1/2010
DEED DEED	\$150,500.00		Grant	1/15/2010 HD00000980
CPED AHTF (2010) (HOME)	\$400,000.00			1/4/2011
Partners Fund Grant	\$25,000.00		Grant	9/1/2009
CPED AHTF (2009) (CDBG)	\$1,000,000.00			2/16/2010
CPED Non Profit Admin	\$30,000.00			2/16/2010
Syndication Proceeds	\$8,320,931.00			
Hennepin County ERF	\$270,000.00		Grant	8/1/2009
TDC:	\$11,001,431.00			