

**City of Minneapolis**  
**Request for Committee Action**

**To:** Community Development & Regulatory Services  
**Date:** 12/1/2015  
**Referral:** N/A  
**From:** Community Planning & Economic Development  
**Prepared by:** Jon T. Clevenger, Manager, Residential Finance  
**Presented by:**  
**File type:** Receive & File  
**Subcategory:** Report

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**Subject:**

Three-Year Evaluation of the Affordable Housing Initiative for the City of Minneapolis for 2012 - 2014.

**Description:**

Receive and File Evaluation Report Concerning the Affordable Housing Initiative of the City of Minneapolis Covering the Three-Year Period 2012 to 2014.

**Previous Actions:**

The Affordable Housing Policy for the City of Minneapolis adopted by the City Council on September 7, 1999 (Resolution 99R-312), amended on February 16, 2001 (Resolution 2001R-057), rescinded and replaced June 18, 2004 (Resolution 2004R-260), as amended October 2, 2009, March 10, 2011, April 26, 2013, and November 1, 2013. The resolution directs the Department of Community Planning & Economic Development (CPED) to prepare annual reports to the community regarding affordable housing activity related to the resolution.

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**Ward/Address:**

All Wards

**Background/Analysis:**

The City of Minneapolis Affordable Housing Policy contains three requirements and eight goals for affordable housing production.

All of the Affordable Housing Initiatives of the City of Minneapolis completed 2012-2014 met the requirements of the City of Minneapolis Affordable Housing Policy. Those requirements are:

- **Requirement 1:** City/CPED must produce more new units affordable at 30-60% Area Median Income (AMI) than the units affordable to 30-60% AMI that are demolished.
- **Requirement 2:** 20% of the units of each City/CPED housing projects of >10 units will be affordable to <60% AMI (housing projects receiving assistance from the City's Affordable Housing Trust Fund (AHTF) need to be affordable at 50% AMI).
- **Requirement 3:** Except for senior housing, all publicly assisted rental projects shall accept Section 8 housing choice vouchers.

The Affordable Housing Initiatives of the City of Minneapolis completed 2012-2014 met three of the eight goals of the City of Minneapolis Affordable Housing Policy. Those goals are:

- **Goal 1:** Total annual CPED investment of \$10 million per year directed to affordable housing production.
- **Goal 2:** CPED Three Year Production/Preservation Goal (2012 – 2014): 2,250 units of new or stabilized affordable housing at or below 60% AMI (1,500 of these units affordable at or below 50% AMI):

	<b>Goal A-Minneapolis Unified Affordable Housing Policy</b>		<b>Goal B-Livable Communities Act (LCA)</b>
	NEW Production / stabilization of affordable housing for households at or below 50% AMI		NEW Production of affordable housing for households at or below 60% AMI
Year	Stabilized/Renovated Units (<50% AMI) (GOAL A UNITS ONLY)	New Production Units (<50% AMI) (GOAL A and B UNITS)*	New Production Units (Between 50% and 60% AMI) (GOAL B UNITS ONLY)
2012	250	250	250
2013	250	250	250
<u>2014</u>	<u>250</u>	<u>250</u>	<u>250</u>
	<b>750</b>	<b>750</b>	<b>750</b>

*\*New production units affordable at or below 50% AMI are included against both the City's Unified Housing Policy (Goal A) and Livable Communities Act (Goal B).*

- **Goal 3:** At least 50% of the units affordable at 50% of the AMI as required in requirement 2 shall be affordable at <30%.
- **Goal 4:** Fifty percent (50%) of the City/CPED's affordable housing funds will be used for the capital cost of units affordable at 30% or below of the AMI.
- **Goal 5:** To allocate 70% of affordable housing funds for units with 2 or more bedrooms and 30% to units with 0-1 bedrooms.
- **Goal 6:** At least 50% of new City-produced affordable housing is to be located in areas of the city where it is presently lacking (non-impacted areas).
- **Goal 7:** Affordable housing emphasis in impacted census tracts – preservation, rehabilitation and stabilization.
- **Goal 8:** Affordable housing emphasis in non-impacted census tracts – construction and positive conversion.

Goals 1, 2B, 3, 4, and 5 were not achieved. Full descriptions and the status of both the requirements and goals are explained in the attached Affordable Housing Initiatives Report.

#### **Participation in the Metropolitan Council Livable Communities Act**

Over the past decade, the City of Minneapolis has received over \$50 million in grants from the Metropolitan Council's Local Housing Incentives Account for affordable housing projects in Minneapolis. These funds, when combined with other sources are essential in closing the financial gap in affordable housing projects which greatly help to increase the tax base of the city.

In December 2010, the City of Minneapolis adopted the Housing Action Plan (HAP) as a requirement for continued participation in the Metropolitan Council's Livable Communities Act Local Housing Incentives Account. This plan specifies that the city has agreed to the current goal of 4,224 units of affordable housing production over the period of 2011 to 2020. CPED's Affordable Housing Initiatives are essential in achieving these goals and continuing the successful funding from the Metropolitan Council.



**B. Housing Production:**

A key component of the Policy is that each year, CPED shall produce more affordable housing units at 60% or below the Area Median Income or AMI through new construction/positive conversion, than the number removed by City/CPED action. The total production of new affordable housing units at or below 60% AMI by CPED for years 2012 – 2014 was 1,085 (1,065 rental and 20 ownership) units.

**Requirement 2: Twenty percent (20%) of the units of each City/CPED assisted housing project of 10 units or more will be affordable to households earning 60% or less of the Area Median Income (AMI). It is understood that these affordable units include any mix of rental and/or homeownership, and can be located on the project site or anywhere in the City of Minneapolis. Any specific project requesting exemptions to this requirement must seek City Council approval on the basis of alternative public purpose.**

**Status: Achieved**

**Summary of Action:** All city-assisted multifamily housing projects (10+ units) placed in service in 2012 - 2014 had at least 20% of the units affordable. In fact, 60.8% of all new production units and 87.8% of all rehabilitation/stabilization rental units were affordable to households with incomes at or below 60% AMI.

**Requirement 3: Except for senior housing, all publicly assisted rental projects shall accept Section 8 housing choice vouchers.**

**Status: Achieved**

**Summary of Action:** CPED has implemented this policy for all rental projects and has included language in its legal documents which will require compliance.

**Resolution Goals**

**Goal 1: City of Minneapolis is directed to increase funds directed to affordable housing production with a goal of a total annual CPED investment of \$10 million per year.**

<b><u>YEAR</u></b>	<b><u>Affordable Housing Trust Fund Budget</u></b>
2012	\$ 7,662,743
2013	\$ 7,911,800
2014	\$ 8,462,591
<b>TOTAL</b>	<b>\$ 24,037,134</b>

**Status: Not Achieved**

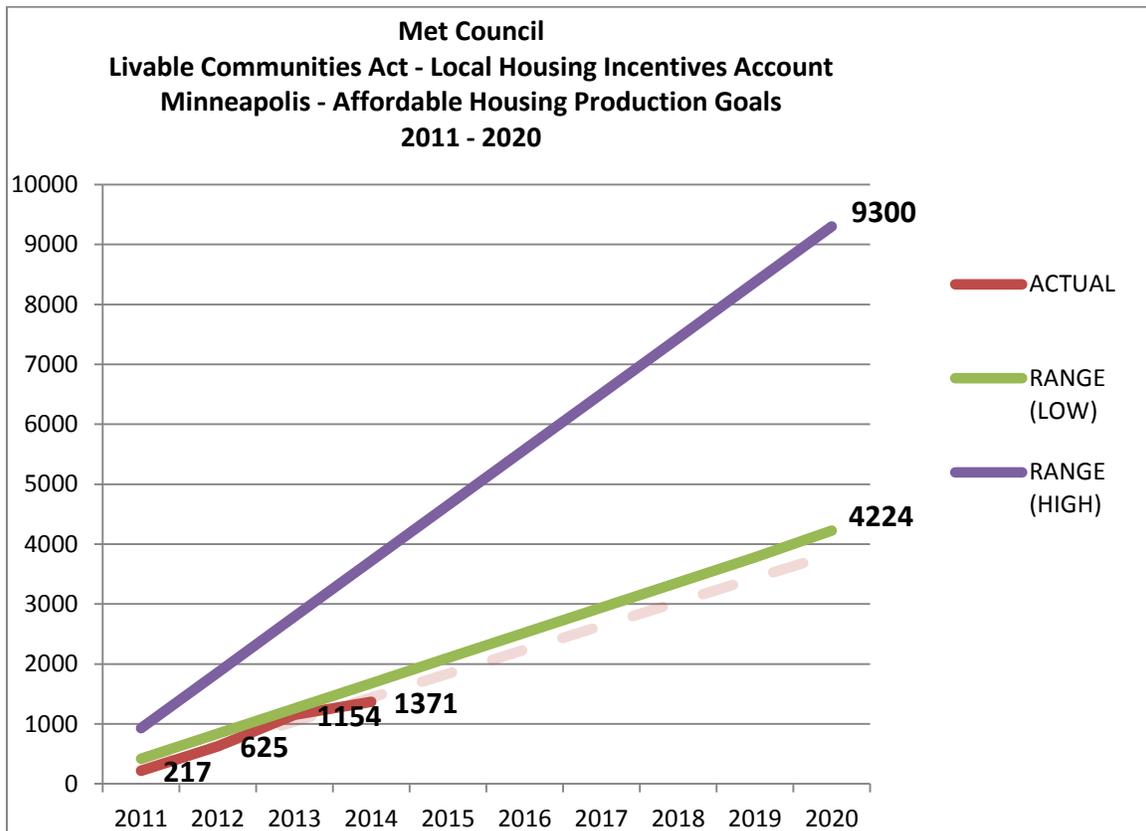
**Summary of Action:** In 2012 – 2014 the Affordable Housing Trust Fund received a cumulative budget amount of \$24,037,134. In addition, the city allocated \$4.1 million in Low Income Housing Tax Credits during this same time, generating an estimated \$40 million in private equity.

**Goal 2: CPED Three Year Production/Preservation Goal 2012-2014**

Year	Goal A-Minneapolis Unified Affordable Housing Policy NEW Production and rehab / stabilization of affordable housing for households at or below 50% AMI		Goal B-Livable Communities Act (LCA) NEW Production of affordable housing for households at or below 60% AMI			
	Stabilized/Renovated Units (<50% AMI)		New Production Units (<50% AMI)		New Production Units (Between 50% and 60% AMI)	
	(GOAL A UNITS ONLY)	UNITS PRODUCED	(GOAL A and B UNITS)*	UNITS PRODUCED	(GOAL B UNITS ONLY)	UNITS PRODUCED
2012	250	732	250	216	250	192
2013	250	79	250	391	250	138
<u>2014</u>	<u>250</u>	<u>103</u>	<u>250</u>	<u>107</u>	<u>250</u>	<u>110</u>
	<b>750</b>	<b>914</b>	<b>750</b>	<b>714</b>	<b>750</b>	<b>440</b>

**Status:**                      **Goal A: Achieved**  
                                         **Goal B: Not Achieved**

**Summary of Action:** In 2012 - 2014, a total 2,068 new production and rehab / stabilization of affordable housing units was completed. GOAL A: A total of 1,628 new production and rehab /stabilization affordable housing units affordable at or below 50% AMI was completed - sufficient to meet the cumulative 50% AMI new / rehab production GOAL A target of 1,500 units. GOAL B: A total 1,154 new production affordable housing units at or below 60% AMI was completed – insufficient to meet the cumulative 60% new production GOAL B target of 1,500.



**A. Description of Rental Housing Production**

For purposes of this report, production for this goal is defined as new production and preservation/stabilization. In 2012 - 2014, CPED assisted in the development or preservation of 3,364 total rental housing units in Minneapolis. The City’s total direct subsidy of this development totaled \$25 million and leveraged another \$380 million in non-city funding, for a total leverage ratio of more than 15:1.

**Table 2 Rental Housing Production Completed Units Summary 2012-2014**

	Total Units	Direct Subsidy CPED funds	HRB Finance	Leverage non City funds
New Production	1,749 Units	\$20.6 million	\$36.2 million	\$281.3 million
Preservation Of units	1,615 Units	\$ 4.5 million	\$56.5 million	\$ 98.8 million
Total	3,364 Units	\$25.1 million	\$92.7 million	\$380.1 million

**Table 3: Rental Housing Production by Income Groups 2012 - 2014**

Affordability Level	30%	50%	60%	80%	Market
New Production	127	518	420	0	684
Preservation	165	749	505	42	154
Total	3,364	292	1,267	925	838

**Affordable Units at 50% or Below AMI:**

Total Affordable New Production - 645 units

Total Affordable Stabilization/Preservation – 914 units

Exhibit B gives detailed information on all sources of financing used to leverage CPED funds to accomplish program objectives. Exhibit B also shows the household incomes served by the programs.

**Goal 3: CPED will aggressively pursue funding for operating subsidies and/or rental assistance on City/CPED assisted housing projects of 10 units or more from all possible funding sources including but not limited to the Minneapolis Public Housing Authority, Minnesota Housing, Hennepin County, Federal Government and Metropolitan Council. To the extent that leverage resources are available for operating support or project based rental assistance, at least 50% of the units affordable at 50% of the AMI as required in requirement 2 shall be affordable on a project -by-project basis at an income level of 30% or less of AMI. No City or CPED funds or resources shall be used for operating subsidies and/or rental assistance for any units or projects initiated or created under this policy.**

**Status: Not Achieved**

**Summary of Action:** 18.5% of the affordable units completed in 2012 – 2014 were affordable at or below 30% AMI. CPED resources were used for capital costs only. CPED has worked cooperatively with MPHA on the delivery of Project-Based Section 8 subsidies (PBA) since 2001.

**Goal 4: Fifty percent (50%) of the City/CPED’s affordable housing funds will be used for the capital cost of production of units affordable at 30% or below of the AMI. When units require operating subsidies and/or rental assistance, these will be secured through partnership with**

**other funding sources including but not limited to the Minneapolis Public Housing Authority, Minnesota Housing, Hennepin County, Federal Government and Metropolitan Council.**

**Status: Not Achieved**

**Summary of Action:** Proportionate with the result in Goal #3 above, it is estimated that 18.5% of CPED's affordable housing funds assisted units at <30% AMI (capital costs).

**Goal 5: The goal is established to allocate 70% of affordable housing funds for units with 2 or more bedrooms and 30% to units with 0-1 bedrooms.**

**Status: Not Achieved**

**Summary of Action:** **0 – 1 Bedroom –65.7%** **2+ Bedroom – 34.3%**  
For units at or below 60% AMI completed in 2012 - 2014, 1,592 were 0-1 bedroom and 832 were 2+ bedroom. CPED has specific guidelines as part of its Request for Proposals that directly targets points to achieve this goal.

**Goal 6: The City establishes a goal of at least 50% of new City-produced affordable housing to be located in areas of the city where it is presently lacking (non-impacted areas).**

**Status: Achieved**

**Summary of Action:** **74.4%** new City-produced housing affordable at or below 60% AMI was located in non-impacted areas. Of those new production units completed in 2012 - 2014, 732 units were located in non-poverty impacted census tracts while 252 were located in poverty impacted census tracts.

**Goal 7: Affordable housing emphasis in impacted census tracts – preservation, rehabilitation and stabilization.**

**Status: Achieved**

**Summary of Action:**  
**New Production – 252 affordable units (16.4%)**  
**Rehab / Stabilization – 1,282 affordable units (83.6%)**  
CPED has specific guidelines as part of its Request for Proposals that directly targets points to achieve this goal.

**Goal 8: Affordable housing emphasis in non-impacted census tracts – construction and positive conversion.**

**Status: Achieved**

**Summary of Action:**  
**New Production – 732 affordable units (83.4%)**  
**Rehab / Stabilization – 146 affordable units (16.6%)**  
CPED has specific guidelines as part of its Request for Proposals that directly targets points to achieve this goal.

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## Senior Housing Initiative

On November 1, 2013, City Council authorized amendment of the Unified Affordable Housing Policy to create the Senior Housing Initiative. The Senior Housing Initiative reflects the following goals for the City of Minneapolis:

**Senior Housing Initiative – Goal 1:** Partner with the community to create one new senior housing project of at least 35 units in each ward of the City by 2025. The table below lists the number of new affordable senior housing units produced since the 2013 adoptions of the Senior Housing Initiative.

<u>WARD</u>	<u>SR. HOUSING PROJECT</u>	<u># UNITS</u>	<u>AHTF</u>	<u>HRB</u>	<u>YR COMPLETED</u>
1					
2					
3	<i>Mill City Quarter and Abiitan</i>	301	\$ 1,500,000	\$ 22,000,000	<i>Anticipated 2016</i>
4					
5					
6	Snelling Apts	60	\$ -	\$ 7,350,000	2014
7					
8					
9	<i>Hi Lake Triangle Apts</i>	64	\$ -	\$ 5,425,000	2015
10					
11					
13					
	<b>TOTAL:</b>	<b>425</b>	<b>\$ 1,500,000</b>	<b>\$ 34,775,000</b>	

**Senior Housing Initiative – Goal 2:** Set aside 30% of the annual Affordable Housing Trust Fund budget for senior rental housing financing.

**Status:** **Achieved – All senior housing applications received through the AHTF Program RFP have been funded to date.**

**Senior Housing Initiative – Goal 3:** Set aside 25% of the annual Housing Revenue Bond allocation for senior rental housing financing.

**Status:** **Achieved – All senior housing applications received through the HRB program have been funded to date.**

**Senior Housing Initiative – Goal 4:** City Council will make it a goal to budget \$1.5 million annually for an owner occupied rehab program of which \$1.0 million will be set aside for senior households.

**Status:** **The City Council approved \$1.15 million for the 2014 budget, \$810,000 of which was for seniors and the remaining \$305,000 for non-senior homeowners. No funds were budgeted for 2015. The program did not begin until 2015 because of contractual problems which have been resolved, but funds have been committed quickly once the program was underway. Of the funds that were budgeted, a little over \$18,000 remains available to seniors with 12 loans closed and 18 currently in process. Approximately \$20,000 remains for other owner-occupied rehab with 8 closed and 1 in loan process.**

**A waiting list exists for both funding sources and funds are expected to be fully committed by the end of the year.**

**Senior Housing Initiative – Goal 5:** CPED will report the number of senior housing units created or enhanced as part of the annual Affordable Housing Initiative report.

**Status:** **Achieved (see above table)**

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### **Debt Modification**

After affordable housing units are completed, City staff monitor City investments and work to preserve the affordability and sustainability of City-assisted affordable housing. From 2012-2014, Staff negotiated and implemented debt modification efforts cumulatively benefitting 2,145 existing rental units affordable at or below 60% AMI. In addition, the City received loan repayments totaling \$5.8 million, and collected \$98,500 in loan administration fees to offset staff costs associated with debt modification efforts. City loan repayments are returned to the applicable City fund and can be used to support other affordability housing activities or other city purposes, depending on the source of funds.

Beginning in 2010, City Council requested CPED include a summary of debt modification efforts on behalf of existing affordable housing City debt. Debt modification may involve subordination, maturity date extension, and other loan term changes that affect interest rate, accrued interest and/or principal balance amounts in accommodation of a first mortgage refinance being undertaken to reduce debt service costs on a project. Debt modification may also involve forgiveness of interest and/or principal amounts in support of acquisition and rehabilitation to accommodate new capital investment in existing affordable housing projects.

In 2012 – 2014, CPED participated in debt modification efforts on 28 existing affordable housing projects impacting \$37 million in existing City loans. Numerous affordable housing developers partnered with the City as a subordinate lender to refinance existing 1<sup>st</sup> mortgages and take advantage of low interest rates. The City's accommodation of these 1<sup>st</sup> mortgage refinances is anticipated to reduce debt service costs cumulatively on these projects by \$1.4 million annually.

In 2012 – 2014, the City forgave \$6.9 million in accrued interest and \$1.1 million loan principal in support of the acquisition and rehabilitation of three significant existing affordable housing projects: Aeon Refinance – MP3, PPL DECC Recapitalization, and Seward Towers East and West.

### **Financial Review:**

**No additional appropriation required, amount included in current budget.**

- Future budget impact anticipated.**
- Approved by the Permanent Review Committee.**
- Meets Small and Underutilized Business Program goals.**

### **Attachments:**

Exhibit A: Listing of properties demolished by City/CPED action

Exhibit B: Reports on 2012 - 2014 Production by Project and Program - Multifamily Rental: New (B-1) and Rehab (B-2), Multifamily Ownership (B-3), and Single Family Ownership (B-4)

**2014**

Address	Neighborhood	Project	Demo Date
3543 GIRARD AVE N	1 Folwell	Vacant Housing	6/16/2014
3518 EMERSON AVE N	1 Folwell	Vacant Housing	6/23/2014
3550 EMERSON AVE N	1 Folwell	Vacant Housing	6/23/2014
3218 IRVING AVE N	1 Folwell	NSP 3	7/7/2014
1915 PENN AVE N	1 Willard-Hay	NSP 3	4/23/2014
2026 SHERIDAN AVE N	1 Willard-Hay	Vacant Housing	12/9/2014
3954 BRYANT AVE N	1 Camden	Vacant Housing	7/9/2014
3950 THOMAS AVE N	1 Victory	Vacant Housing	12/11/2014
412 LOGAN AVE N	1 Harrison	Vacant Housing	10/21/2014
3518 HUMBOLDT AVE N	1 Folwell	Vacant Housing	6/12/2014
3719 PENN AVE N	1 Cleveland	Vacant Housing	6/3/2014
3242 WASHBURN AVE N	1 Cleveland	NSP 2 - Land Bank/Demo	12/15/2014

**12 Properties**

**2013**

Address	Neighborhood	Project	Demo Date
2611 JAMES AV N (ASSBLY)	1 Jordan	NSP 3	8/19/2013
421 6TH AVE NE	1 St. Anthony West	Tax Forfeiture	6/20/2013
3504 JAMES AVE N	1 Folwell	NSP 2 - Land Bank/Demo	3/11/2013
4238 FREMONT AVE N	1 Camden	NSP 2 - Land Bank/Demo	3/7/2013
1811 GIRARD AVE N	1 Near North	Vacant Housing	8/26/2013
2106 PENN AVE N	1 Willard-Hay	Vacant Housing	3/29/2013
2300 PENN AVE N	1 Willard-Hay	Penn-Broadway	4/3/2013
2802 OLIVER AVE N	1 Jordan	Vacant Housing	10/30/2013
2819 KNOX AVE N	1 Jordan	NSP 2 - Land Bank/Demo	11/1/2013
3022 MORGAN AVE N	1 Jordan	NSP 3	10/2/2013

**10 Properties**

**2012**

Address	Neighborhood	Project	Demo Date
2523 WASHINGTON ST NE	1 Holland	NSP 2 - Land Bank/Demo	1/17/2012
2126 6TH ST N	1 Hawthorne	NSP 2 - Land Bank/Demo	1/23/2012
2410 DUPONT AVE N	1 Hawthorne	NSP 2 - Land Bank/Demo	1/24/2012
2915 4TH ST N	1 Hawthorne	NSP 2 - Land Bank/Demo	6/18/2012
3522 4TH ST N	1 McKinley	Vacant Housing	9/26/2012
2716 LOWRY AVE N	1 Cleveland	West Lowry Redevelopment Project	8/17/2012
2915 SHERIDAN AVE N	1 Jordan	NSP 2 - Land Bank/Demo	1/18/2012
3100 NEWTON AVE N	1 Jordan	NSP 3	5/15/2012
3241 RUSSELL AVE N	1 Cleveland	NSP 2 - Land Bank/Demo	1/27/2012
3526 LOGAN AVE N	1 Folwell	NSP 2 - Land Bank/Demo	2/6/2012
3637 EMERSON AVE N	1 Folwell	NSP 2 - Land Bank/Demo	1/31/2012
3758 PENN AVE N	1 Folwell	NSP 2 - Land Bank/Demo	1/25/2012
3818 FREMONT AVE N	1 Camden	NSP 2 - Land Bank/Demo	11/28/2012
3830 COLFAX AVE N	1 Camden	NSP 2 - Land Bank/Demo	2/2/2012
3850 DUPONT AVE N	1 Camden	NSP 2 - Land Bank/Demo	11/27/2012
3927 VINCENT AVE N	1 Victory	NSP 2 - Land Bank/Demo	6/29/2012
4131 JAMES AVE N	1 Camden	NSP 2 - Land Bank/Demo	1/24/2012
4530 BRYANT AVE N	1 Lind-Bohanon	NSP 2 - Land Bank/Demo	2/17/2012
5217 6TH ST N	1 Lind-Bohanon	NSP 2 - Land Bank/Demo	11/30/2012
1130 JAMES AVE N	1 Near North	NSP 2 - Land Bank/Demo	3/1/2012
1927 OLIVER AVE N	1 Willard-Hay	NSP 2 - Land Bank/Demo	1/26/2012
2101 BROADWAY W	1 Willard-Hay	Penn-Broadway	9/5/2012
2106 23RD AVE N	1 Willard-Hay	Penn-Broadway	2/14/2012
2213 FREMONT AVE N	1 Jordan	NSP 2 - Land Bank/Demo	1/23/2012
2214 RUSSELL AVE N	1 Willard-Hay	NSP 2 - Land Bank/Demo	2/20/2012
2306 PENN AVE N	1 Willard-Hay	Penn-Broadway	10/11/2012
2423 PENN AVE N	1 Jordan	Higher Density Corridor Housing Program	2/29/2012
2425 PENN AVE N	1 Jordan	Higher Density Corridor Housing Program	5/22/2012
2511 PENN AVE N	1 Jordan	Higher Density Corridor Housing Program	3/5/2012
2624 PENN AVE N	1 Jordan	NSP 2 - Land Bank/Demo	2/15/2012
2930 NEWTON AVE N	1 Jordan	NSP 2 - Land Bank/Demo	10/11/2012
2939 MORGAN AVE N	1 Jordan	Vacant Housing	10/9/2012
2946 QUEEN AVE N	1 Jordan	NSP 2 - Land Bank/Demo	2/14/2012
2958 KNOX AVE N	1 Jordan	NSP 2 - Land Bank/Demo	8/17/2012
1401 26TH ST E	1 Midtown Phillips	Tax Forfeiture	12/26/2012
1405 26TH ST E	1 Midtown Phillips	Tax Forfeiture	12/26/2012
2523 14TH AVE S	1 Midtown Phillips	NSP 2 - Land Bank/Demo	6/27/2012
3329 NICOLLET AVE	1 Lyndale	NSP 2 - Land Bank/Demo	6/11/2012

**38 Properties**

Report Date: 7/11/2015

### 222 Hennepin

222 Hennepin

- New Construction     New Production  
 Rehab                     Stabilization  
 Preservation

CPED Coordinator

LePage

Project Completion:  
12/23/2013  
Project Close:  
6/25/2012

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	28	0	0	0	0	28
1BR	173	0	0	2	0	171
2BR	85	0	0	1	0	84
3BR	0	0	0	0	0	0
4+BR	0	0	0	0	0	0
<b>TOT</b>	<b>286</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>283</b>

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
TBRA	\$442,900.00
DEED	\$436,881.00

PRIVATE FINANCING	
SOURCE	AMOUNT
Construction Loan	\$47,064,550.00
Private Equity	\$24,504,669.00
<b>TDC:</b>	<b>\$72,449,000.00</b>

### 430 Oak Grove

430 Oak Grove

- New Construction     New Production  
 Rehab                     Stabilization  
 Preservation

CPED Coordinator

Glasper

Project Completion:  
12/23/2013  
Project Close:  
7/12/2012

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	0	0	0	0	0	0
1BR	55	0	0	1	0	54
2BR	20	0	0	0	0	20
3BR	0	0	0	0	0	0
4+BR	0	0	0	0	0	0
<b>TOT</b>	<b>75</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>74</b>

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
DEED	\$500,000.00
TBRA	\$265,300.00
ERF	\$80,000.00

PRIVATE FINANCING	
SOURCE	AMOUNT
Private Financing	\$12,854,700.00
<b>TDC:</b>	<b>\$13,700,000.00</b>

### 520 Second Street Apts

520 2nd St SE

- New Construction     New Production  
 Rehab                     Stabilization  
 Preservation

CPED Coordinator

Shoquist

Project Completion:  
4/30/2014  
Project Close:  
12/12/2012

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	15	0	5	10	0	0
1BR	76	0	32	44	0	0
2BR	0	0	0	0	0	0
3BR	0	0	0	0	0	0
4+BR	0	0	0	0	0	0
<b>TOT</b>	<b>91</b>	<b>0</b>	<b>37</b>	<b>54</b>	<b>0</b>	<b>0</b>

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
RB (Project Revenue)	\$7,360,000.00
AHTF (2011)(HOME)	\$925,000.00
HRB (TIF)	\$790,000.00
C - \$553,237 (HRB-2)	

OTHER PUBLIC FINANCING	
SOURCE	AMOUNT
Hennepin County	\$300,000.00
Hennepin County	\$100,000.00

PRIVATE FINANCING	
SOURCE	AMOUNT
Syndication Proceeds	\$4,903,002.00
Deferred Dev Fee	\$538,027.00
Land Equity	\$201.00
<b>TDC:</b>	<b>\$14,916,230.00</b>

### Abbott Apts

110 18th St E

- New Construction     New Production  
 Rehab                     Stabilization  
 Preservation

CPED Coordinator

Geisler

Project Completion:  
12/30/2013  
Project Close:  
11/1/2012

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	9	0	7	0	0	2
1BR	90	0	18	0	0	72
2BR	24	0	0	0	0	24
3BR	0	0	0	0	0	0
4+BR	0	0	0	0	0	0
<b>TOT</b>	<b>123</b>	<b>0</b>	<b>25</b>	<b>0</b>	<b>0</b>	<b>98</b>

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
TIF	\$1,258,200.00
CDBG)(2010 Supple	\$875,000.00
ERF	\$494,400.00
TBRA	\$161,600.00

OTHER PUBLIC FINANCING	
SOURCE	AMOUNT
Hennepin County	\$278,000.00

PRIVATE FINANCING	
SOURCE	AMOUNT
221(d)(4) 1st Mortgag	\$10,541,800.00
lication Proceeds (His	\$7,275,709.00
Developer Equity	\$2,886,755.00
Deferred Dev Fee	\$808,971.00
<b>TDC:</b>	<b>\$24,580,435.00</b>

Report Date: 7/11/2015

01/01/2012 to 12/31/2014

**Alliance Northside Properties (NSPI)**  
2519 Fremont Ave N

Project Completion: 11/21/2013  
Project Close: 4/26/2012

- New Construction  New Production  
 Rehab  Stabilization  
 Preservation

CPED Coordinator LePage

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	7	0	6	0	0	1
1BR	0	0	0	0	0	0
2BR	6	0	6	0	0	0
3BR	0	0	0	0	0	0
4+BR	0	0	0	0	0	0
<b>TOT</b>	<b>13</b>	<b>0</b>	<b>12</b>	<b>0</b>	<b>0</b>	<b>1</b>

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
NSP I	\$325,000.00
CDBG (2010 Supple	\$188,311.00
Non Profit Admin	\$23,500.00

OTHER PUBLIC FINANCING	
SOURCE	AMOUNT
Hennepin County	\$290,000.00
Hennepin County	\$170,000.00
	\$2,836.00

PRIVATE FINANCING	
SOURCE	AMOUNT
FHLB	\$191,700.00
Private Foundation	\$46,000.00
<b>TDC:</b>	<b>\$1,237,347.00</b>

**Alliance NSP2**  
2906 Golden Valley Rd

Project Completion: 12/23/2013  
Project Close: 8/30/2012

- New Construction  New Production  
 Rehab  Stabilization  
 Preservation

CPED Coordinator LePage

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	0	0	0	0	0	0
1BR	0	0	0	0	0	0
2BR	6	0	6	0	0	0
3BR	6	0	6	0	0	0
4+BR	0	0	0	0	0	0
<b>TOT</b>	<b>12</b>	<b>0</b>	<b>12</b>	<b>0</b>	<b>0</b>	<b>0</b>

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
SP II Development Gr	\$923,812.00
AHTF (2011)(HOME)	\$236,073.00
NSP II Bridge	\$217,400.00
Non Profit Admin	\$30,000.00

OTHER PUBLIC FINANCING	
SOURCE	AMOUNT
Hennepin County	\$48,000.00

PRIVATE FINANCING	
SOURCE	AMOUNT
FHLB	\$360,000.00
Alliance Funds	\$20,347.00
<b>TDC:</b>	<b>\$1,835,632.00</b>

**Artspace Jackson Flats**  
1839-47 Jackson St NE

Project Completion: 12/23/2013  
Project Close: 11/15/2012

- New Construction  New Production  
 Rehab  Stabilization  
 Preservation

CPED Coordinator Cunningham

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	0	0	0	0	0	0
1BR	7	3	4	0	0	0
2BR	16	4	10	2	0	0
3BR	12	0	0	12	0	0
4+BR	0	0	0	0	0	0
<b>TOT</b>	<b>35</b>	<b>7</b>	<b>14</b>	<b>14</b>	<b>0</b>	<b>0</b>

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
AHTF (2011) (HOME)	\$275,000.00
DEED Clean Up Loan	\$142,875.00
TBRA	\$28,000.00
C - \$127,707 (2012-N	
0,158 (2012) Per Ca	
- \$280,608 (2012) T	
HTC - \$281,608 (201	

PRIVATE FINANCING	
SOURCE	AMOUNT
Syndication Proceeds	\$6,861,686.00
1st Mortgage	\$1,708,645.00
<b>TDC:</b>	<b>\$9,016,206.00</b>

Report Date: 7/11/2015

01/01/2012 to 12/31/2014

**Bii Di Gain Dash Anwebi Elder Housi**  
2401 Bloomington Ave S

Project Completion: 12/1/2012  
Project Close: 10/31/2011

- New Construction     New Production  
 Rehab                     Stabilization  
 Preservation

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	0	0	0	0	0	0
1BR	47	0	47	0	0	0
2BR	0	0	0	0	0	0
3BR	0	0	0	0	0	0
4+BR	0	0	0	0	0	0
<b>TOT</b>	<b>47</b>	<b>0</b>	<b>47</b>	<b>0</b>	<b>0</b>	<b>0</b>

CPED Coordinator                    Cunningham

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
HTF (2008)(CDBG-F	\$400,000.00
NRP (AHRF)	\$305,000.00
AHTF (CDBG)(2009)	\$173,645.00
HTF (Dev Acct)(2011	\$116,133.00
Non Profit Admin	\$30,000.00
OTHER PUBLIC FINANCING	
SOURCE	AMOUNT
HUD	\$6,778,000.00
HUD	\$352,927.00
MHFA	\$106,250.00
PRIVATE FINANCING	
SOURCE	AMOUNT
FHLB	\$300,000.00
Equity	\$25,000.00
<b>TDC:</b>	<b>\$8,586,955.00</b>

**Buzza Historic Lofts**  
1006 W Lake St

Project Completion: 12/1/2012  
Project Close: 12/23/2011

- New Construction     New Production  
 Rehab                     Stabilization  
 Preservation

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	1	0	0	1	0	0
1BR	100	0	0	100	0	0
2BR	35	0	0	35	0	0
3BR	0	0	0	0	0	0
4+BR	0	0	0	0	0	0
<b>TOT</b>	<b>136</b>	<b>0</b>	<b>0</b>	<b>136</b>	<b>0</b>	<b>0</b>

CPED Coordinator                    Cunningham

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
HRB	\$10,784,000.00
TBRA	\$449,447.00
- \$1,049,093 (HRB-	
OTHER PUBLIC FINANCING	
SOURCE	AMOUNT
Hennepin County	\$306,000.00
PRIVATE FINANCING	
SOURCE	AMOUNT
Syndication Proceeds	\$10,361,170.00
lication Proceeds (His	\$9,903,401.00
Deferred Dev Fee	\$2,167,928.00
GP Cash	\$126,132.00
<b>TDC:</b>	<b>\$34,098,078.00</b>

**City Place Lofts**  
730 Hennepin Ave

Project Completion: 2/3/2014  
Project Close: 4/2/2013

- New Construction     New Production  
 Rehab                     Stabilization  
 Preservation

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	12	0	0	12	0	0
1BR	37	0	0	37	0	0
2BR	6	0	0	6	0	0
3BR	0	0	0	0	0	0
4+BR	0	0	0	0	0	0
<b>TOT</b>	<b>55</b>	<b>0</b>	<b>0</b>	<b>55</b>	<b>0</b>	<b>0</b>

CPED Coordinator                    Cunningham

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
TBRA	\$184,600.00
ERF	\$75,000.00
C - \$491,199 (HRB-2	
OTHER PUBLIC FINANCING	
SOURCE	AMOUNT
MHFA	\$3,289,000.00
MHFA	\$700,000.00
PRIVATE FINANCING	
SOURCE	AMOUNT
lication Proceeds (Lit	\$4,172,000.00
ation Proceeds (State	\$2,004,300.00
ion Proceeds (Federæ	\$1,694,300.00
Deferred Dev Fee	\$641,996.00
Cash	\$575,000.00
<b>TDC:</b>	<b>\$13,336,196.00</b>

Report Date: 7/11/2015

01/01/2012 to 12/31/2014

**Emanuel Housing**

822 3rd St S

- New Construction
- New Production
- Rehab
- Stabilization
- Preservation

Project Completion: 9/24/2013  
Project Close: 5/17/2012

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	95	16	79	0	0	0
1BR	6	0	6	0	0	0
2BR	0	0	0	0	0	0
3BR	0	0	0	0	0	0
4+BR	0	0	0	0	0	0
<b>TOT</b>	<b>101</b>	<b>16</b>	<b>85</b>	<b>0</b>	<b>0</b>	<b>0</b>

CPED Coordinator

Crowther

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
AHTF (2010) (CDBG)	\$1,900,000.00
LCDA	\$488,170.00
Non Profit Admin	\$30,000.00
TC - \$706,329 (201	
HTC - \$857,639 (201	
OTHER PUBLIC FINANCING	
SOURCE	AMOUNT
MHFA	\$1,178,909.00
MHFA	\$711,830.00
Hennepin County	\$650,000.00
PRIVATE FINANCING	
SOURCE	AMOUNT
Syndication Proceeds	\$13,644,256.00
FHLB	\$500,000.00
Deferred Dev Fee	\$157,528.00
<b>TDC:</b>	<b>\$19,260,693.00</b>

**Higher Ground (Housing)**

1XX Glenwood Ave N

- New Construction
- New Production
- Rehab
- Stabilization
- Preservation

Project Completion: 10/10/2012  
Project Close: 5/12/2011

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	85	85	0	0	0	0
1BR	0	0	0	0	0	0
2BR	0	0	0	0	0	0
3BR	0	0	0	0	0	0
4+BR	0	0	0	0	0	0
<b>TOT</b>	<b>85</b>	<b>85</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

CPED Coordinator

Cunningham

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
LCDA	\$135,320.00
OTHER PUBLIC FINANCING	
SOURCE	AMOUNT
MHFA	\$12,750,000.00
Hennepin County	\$98,600.00
Hennepin County	\$10,000.00
PRIVATE FINANCING	
SOURCE	AMOUNT
Equity	\$185,707.00
<b>TDC:</b>	<b>\$13,179,627.00</b>

**Higher Ground (Shelter)**

1XX Glenwood Ave N

- New Construction
- New Production
- Rehab
- Stabilization
- Preservation

Project Completion: 10/10/2012  
Project Close: 5/12/2011

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

CPED Coordinator

Cunningham

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
ESG (2011)	\$210,759.00
LCDA	\$148,680.00
OTHER PUBLIC FINANCING	
SOURCE	AMOUNT
Hennepin County	\$1,690,000.00
Hennepin County	\$300,000.00
Hennepin County	\$46,400.00
PRIVATE FINANCING	
SOURCE	AMOUNT
Direct Bonds	\$2,006,600.00
Shelter Grant	\$740,333.00
Equity	\$374,383.00
<b>TDC:</b>	<b>\$5,517,155.00</b>

Report Date: 7/11/2015

01/01/2012 to 12/31/2014

**Longfellow Station**  
3815 Hiawatha Ave S

Project Completion: 12/6/2013  
Project Close: 6/10/2011

- New Construction
- Rehab
- New Production
- Stabilization
- Preservation

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	24	0	5	14	0	5
1BR	108	0	22	64	0	22
2BR	44	0	9	26	0	9
3BR	4	0	0	4	0	0
4+BR	0	0	0	0	0	0
<b>TOT</b>	<b>180</b>	<b>0</b>	<b>36</b>	<b>108</b>	<b>0</b>	<b>36</b>

CPED Coordinator: LePage

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
al Loan (Project Rev	\$13,300,000.00
RB (TIF - Pay-Go Not	\$2,000,000.00
AHTF (2007) (HOME	\$1,000,000.00
AHTF (2008) (HOME	\$500,000.00
AHTF (2006) (HOME	\$400,000.00
awatha TOD Set-Asic	\$300,000.00
C - \$594,470 (HRB-2	
OTHER PUBLIC FINANCING	
SOURCE	AMOUNT
MHFA	\$1,850,000.00
MHFA	\$1,000,000.00
Hennepin County	\$460,000.00
Hennepin County	\$300,000.00
PRIVATE FINANCING	
SOURCE	AMOUNT
Syndication Proceeds	\$5,550,670.00
ferred Dev Fee / Eq	\$1,135,592.00
quity (Stand-by Depo	\$229,500.00
FHF	\$150,000.00
<b>TDC:</b>	<b>\$28,175,762.00</b>

**Lyndale Green**  
2743 Lyndale Ave S

Project Completion: 6/30/2012  
Project Close: 11/23/2010

- New Construction
- Rehab
- New Production
- Stabilization
- Preservation

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	0	0	0	0	0	0
1BR	32	0	10	22	0	0
2BR	31	0	4	27	0	0
3BR	0	0	0	0	0	0
4+BR	0	0	0	0	0	0
<b>TOT</b>	<b>63</b>	<b>0</b>	<b>14</b>	<b>49</b>	<b>0</b>	<b>0</b>

CPED Coordinator: Geisler

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
AHTF (2009) (SHP)	\$981,743.00
AHTF (2008) (SHP)	\$975,000.00
LCDA	\$850,000.00
TIF (Housing)	\$442,200.00
TBRA	\$160,144.34
OTHER PUBLIC FINANCING	
SOURCE	AMOUNT
MHFA	\$2,858,932.00
MHFA	\$1,572,495.00
Hennepin County	\$600,000.00
Hennepin County	\$150,000.00
Hennepin County	\$57,000.00
PRIVATE FINANCING	
SOURCE	AMOUNT
Syndication Proceeds	\$3,110,360.00
Deferred Dev Fee	\$250,000.00
<b>TDC:</b>	<b>\$12,007,874.34</b>

**Oak Street Lofts**  
313 Oak St

Project Completion: 8/1/2012  
Project Close: 11/21/2011

- New Construction
- Rehab
- New Production
- Stabilization
- Preservation

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	15	0	0	0	0	15
1BR	30	0	0	0	0	30
2BR	20	0	0	0	0	20
3BR	0	0	0	0	0	0
4+BR	0	0	0	0	0	0
<b>TOT</b>	<b>65</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>65</b>

CPED Coordinator: Goldstein

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
DEED	\$151,457.00
TBRA	\$34,500.00
ERF	\$23,777.00
PRIVATE FINANCING	
SOURCE	AMOUNT
1st Mortgage	\$9,800,000.00
Equity	\$1,509,167.00
Deferred Equity	\$525,266.00
<b>TDC:</b>	<b>\$12,044,167.00</b>

Report Date: 7/11/2015

01/01/2012 to 12/31/2014

**PPL Foreclosure Redirection II**

3405 Penn Ave N

Project Completion: 12/18/2013

- New Construction
- Rehab
- New Production
- Stabilization
- Preservation

Project Close: 12/11/2012

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	2	0	2	0	0	0
1BR	22	0	22	0	0	0
2BR	0	0	0	0	0	0
3BR	0	0	0	0	0	0
4+BR	0	0	0	0	0	0
<b>TOT</b>	<b>24</b>	<b>0</b>	<b>24</b>	<b>0</b>	<b>0</b>	<b>0</b>

CPED Coordinator: Crowther

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
NSP II	\$1,440,000.00
AHTF (2011) (HOME)	\$349,500.00
AHTF (2010) (HOME)	\$80,200.00
Non Profit Admin	\$29,000.00
OTHER PUBLIC FINANCING	
SOURCE	AMOUNT
MHFA	\$650,000.00
Hennepin County	\$400,000.00
PRIVATE FINANCING	
SOURCE	AMOUNT
FHF	\$200,000.00
<b>TDC:</b>	<b>\$3,148,700.00</b>

**Precision Building**

730 Washington Ave N

Project Completion: 12/23/2013

- New Construction
- Rehab
- New Production
- Stabilization
- Preservation

Project Close: 12/20/2011

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	44	0	0	0	0	44
1BR	38	0	0	0	0	38
2BR	34	0	0	0	0	34
3BR	0	0	0	0	0	0
4+BR	0	0	0	0	0	0
<b>TOT</b>	<b>116</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>116</b>

CPED Coordinator: Glasper

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
TBRA	\$612,500.00
ERF	\$302,878.00
DEED	\$88,017.00
<b>TDC:</b>	<b>\$1,003,395.00</b>

**Rental Reclaim (Phase III)**

2206 6th St N

Project Completion: 8/24/2013

- New Construction
- Rehab
- New Production
- Stabilization
- Preservation

Project Close: 12/12/2012

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	1	0	1	0	0	0
1BR	7	0	7	0	0	0
2BR	7	0	5	0	0	2
3BR	15	0	12	0	0	3
4+BR	6	0	0	0	0	6
<b>TOT</b>	<b>36</b>	<b>0</b>	<b>25</b>	<b>0</b>	<b>0</b>	<b>11</b>

CPED Coordinator: Glasper

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
AHTF (2009) (CDBG)	\$800,000.00
Non Profit Admin	\$30,000.00
OTHER PUBLIC FINANCING	
SOURCE	AMOUNT
Hennepin County	\$460,000.00
MHFA	\$344,404.00
PRIVATE FINANCING	
SOURCE	AMOUNT
Investment Equity	\$1,250,000.00
Sales Proceeds	\$820,882.00
GP Cash	\$415,000.00
FHF	\$200,000.00
<b>TDC:</b>	<b>\$4,320,286.00</b>

**Rental Reclaim (Phase IV)**

1514 Irving Ave N

Project Completion: 6/1/2013

- New Construction
- Rehab
- New Production
- Stabilization
- Preservation

Project Close: 1/19/2012

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	0	0	0	0	0	0
1BR	0	0	0	0	0	0
2BR	8	0	8	0	0	0
3BR	8	0	8	0	0	0
4+BR	0	0	0	0	0	0
<b>TOT</b>	<b>16</b>	<b>0</b>	<b>16</b>	<b>0</b>	<b>0</b>	<b>0</b>

CPED Coordinator: LePage

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
NSP2	\$819,000.00
NSP2 Bridge Loan	\$460,500.00
CDBG (2010) Supple	\$345,375.00
NSP3	\$200,000.00
Non Profit Admin	\$30,000.00
OTHER PUBLIC FINANCING	
SOURCE	AMOUNT
Hennepin County	\$160,000.00
Hennepin County	\$62,516.00
PRIVATE FINANCING	
SOURCE	AMOUNT
FHF	\$100,000.00
<b>TDC:</b>	<b>\$2,177,391.00</b>

Report Date: 7/11/2015

01/01/2012 to 12/31/2014

**Riverview Apts Senior Housing**  
5360 E 54th St

Project Completion: 12/1/2012  
Project Close: 12/29/2011

- New Construction
- Rehab
- New Production
- Stabilization
- Preservation

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

CPED Coordinator: Cunningham

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
AHTF (2009)(HOME)	\$806,852.00
AHTF (HOME) (2008)	\$800,000.00
Non Profit Admin	\$30,000.00
HTF (Dev Acct) (200	\$27,750.00
OTHER PUBLIC FINANCING	
SOURCE	AMOUNT
HUD	\$6,056,900.00
HUD	\$301,500.00
Minnesota Housing	\$200,000.00
PRIVATE FINANCING	
SOURCE	AMOUNT
AHP	\$210,000.00
Charitable Donations	\$45,000.00
<b>TDC:</b>	<b>\$8,478,002.00</b>

**Saint Annes Senior Housing**  
2323 26th Ave N

Project Completion: 1/19/2012  
Project Close: 9/2/2011

- New Construction
- Rehab
- New Production
- Stabilization
- Preservation

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

CPED Coordinator: Crowther

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
AHTF (2010) (SHP)	\$70,000.00
OTHER PUBLIC FINANCING	
SOURCE	AMOUNT
MHFA	\$100,000.00
Hennepin County	\$70,000.00
PRIVATE FINANCING	
SOURCE	AMOUNT
Fundraising	\$30,000.00
<b>TDC:</b>	<b>\$270,000.00</b>

2012 Saint Annes activity resulted in the creation of 2 new efficiency units converted from vacant commercial space. Total project units reflected.

**Snelling Apts**  
2304 Snelling Ave

Project Completion: 9/5/2014  
Project Close: 9/26/2013

- New Construction
- Rehab
- New Production
- Stabilization
- Preservation

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

CPED Coordinator: Geisler

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
ED Contamination Gr	\$200,000.00
LHIA	\$150,000.00
ERF	\$135,000.00
TBRA	\$107,454.35
TBRA	\$33,145.65
- \$ 499,298 (HRB-	
OTHER PUBLIC FINANCING	
SOURCE	AMOUNT
HUD	\$8,652,360.00
HUD	\$400,000.00
PRIVATE FINANCING	
SOURCE	AMOUNT
Syndication Proceeds	\$4,136,833.00
FHLB	\$300,000.00
<b>TDC:</b>	<b>\$14,114,793.00</b>

Report Date: 7/11/2015

01/01/2012 to 12/31/2014

**Spirit on Lake**

1238 E Lake St

- New Construction
- Rehab
- New Production
- Stabilization
- Preservation

Project Completion: 10/1/2013  
Project Close: 12/11/2012

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	0	0	0	0	0	0
1BR	29	5	24	0	0	0
2BR	17	0	17	0	0	0
3BR	0	0	0	0	0	0
4+BR	0	0	0	0	0	0
<b>TOT</b>	<b>46</b>	<b>5</b>	<b>41</b>	<b>0</b>	<b>0</b>	<b>0</b>

CPED Coordinator Goldstein

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
HRB (1st Mortgage)	\$1,575,000.00
AHTF (2010) (HOME)	\$1,449,000.00
HRB (TIF)	\$429,000.00
TBRA	\$294,677.00
ERF Cleanup	\$197,807.00
Non Profit Admin	\$30,000.00
C - \$343,010 (HRB-2)	
OTHER PUBLIC FINANCING	
SOURCE	AMOUNT
MHFA	\$1,238,583.00
Hennepin County	\$400,000.00
Hennepin County	\$47,102.00
PRIVATE FINANCING	
SOURCE	AMOUNT
Syndication Proceeds	\$3,261,768.00
Deferred Dev Fee	\$478,093.00
Charitable Contributor	\$150,000.00
Sales Tax Rebate	\$127,128.00
<b>TDC:</b>	<b>\$9,678,158.00</b>

**Touchstone Supportive Housing**

2312 Snelling Ave

- New Construction
- Rehab
- New Production
- Stabilization
- Preservation

Project Completion: 9/19/2013  
Project Close: 6/28/2012

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	0	0	0	0	0	0
1BR	40	12	28	0	0	0
2BR	0	0	0	0	0	0
3BR	0	0	0	0	0	0
4+BR	0	0	0	0	0	0
<b>TOT</b>	<b>40</b>	<b>12</b>	<b>28</b>	<b>0</b>	<b>0</b>	<b>0</b>

CPED Coordinator Geisler

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
AHTF (2009) (CDBG)	\$823,000.00
HTF (2010) (Dev Acc)	\$577,000.00
ERF	\$270,000.00
DEED	\$131,575.82
Non Profit Admin	\$30,000.00
DEED	\$18,924.18
C - \$257,012 (2012-N)	
HTC - \$733,587 (201	
OTHER PUBLIC FINANCING	
SOURCE	AMOUNT
Hennepin County	\$400,000.00
PRIVATE FINANCING	
SOURCE	AMOUNT
Syndication Proceeds	\$8,320,931.00
FHLB	\$400,000.00
	\$25,000.00
	\$5,000.00
<b>TDC:</b>	<b>\$11,001,431.00</b>

COMPLETED CONSTRUCTION RENTAL (NEW CONSTRUCTION/POSITIVE CONVERSION) PRODUCTION SUMMARY 01/01/2012 THRU 12/31/2014

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	351	105	114	37	0	95
1BR	1029	20	334	288	0	387
2BR	377	4	65	114	0	194
3BR	45	0	26	16	0	3
4+BR	6	0	0	0	0	6
<b>TOT</b>	<b>1749</b>	<b>127</b>	<b>518</b>	<b>420</b>	<b>0</b>	<b>684</b>

Report Date: 7/11/2015

### Asian Women House Of Peace

2XXX 37th St E

- New Construction     New Production  
 Rehab                     Stabilization  
 Preservation

CPED Coordinator: Ehrenberg

Project Completion: 1/23/2012  
Project Close: 12/8/2011

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

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
ESG (2010)	\$25,000.00

PRIVATE FINANCING	
SOURCE	AMOUNT
	\$1,890.00

### Chicago Ave Apts

1500, 1504, 1508 Chicago Ave

- New Construction     New Production  
 Rehab                     Stabilization  
 Preservation

CPED Coordinator: Geisler

Project Completion: 12/1/2012  
Project Close: 1/31/2012

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	0	0BR	0	0	0	0
1BR	44	1BR	44	0	0	0
2BR	10	2BR	10	0	0	0
3BR	6	3BR	6	0	0	0
4+BR	0	4+BR	0	0	0	0
<b>TOT</b>	<b>60</b>	<b>TOT</b>	<b>60</b>	<b>0</b>	<b>0</b>	<b>0</b>

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
abt Restructure (CDE)	\$1,393,000.00
abt Restructure (CDE)	\$300,000.00

OTHER PUBLIC FINANCING	
SOURCE	AMOUNT
HUD	\$1,167,300.00
HUD	\$760,371.00
MHFA	\$300,000.00
MHFA	\$100,000.00

PRIVATE FINANCING	
SOURCE	AMOUNT
Existing Escrows	\$250,021.00
Owner Contribution	\$87,124.00
FHF	\$24,454.00
<b>TDC:</b>	<b>\$4,382,270.00</b>

### Families Moving Forward Day Cente

1808 Emerson Ave N

- New Construction     New Production  
 Rehab                     Stabilization  
 Preservation

CPED Coordinator: Cunningham

Project Completion: 12/1/2014  
Project Close: 5/1/2014

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

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
ESG (2012)	\$80,890.00

<b>TDC:</b>	<b>\$80,890.00</b>
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### Grant Street Commons

1300 Portland Ave S

- New Construction     New Production  
 Rehab                     Stabilization  
 Preservation

CPED Coordinator: Cunningham

Project Completion: 10/30/2014  
Project Close: 11/7/2013

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	9	0BR	0	3	0	6
1BR	65	1BR	0	14	0	32
2BR	10	2BR	0	0	10	0
3BR	0	3BR	0	0	0	0
4+BR	0	4+BR	0	0	0	0
<b>TOT</b>	<b>84</b>	<b>TOT</b>	<b>0</b>	<b>17</b>	<b>0</b>	<b>25</b>

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
AHTF (2011) (CDBG)	\$425,000.00

PRIVATE FINANCING	
SOURCE	AMOUNT
Existing Reserves	\$38,899.00
<b>TDC:</b>	<b>\$463,899.00</b>

Report Date: 7/11/2015

01/01/2012 to 12/31/2014

**Harbor Light**

1XXX Currie Ave

- New Construction
- Rehab
- New Production
- Stabilization
- Preservation

CPED Coordinator: Glasper

Project Completion: 4/13/2012  
Project Close: 12/1/2011

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

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
ESG (2010)	\$82,180.00

PRIVATE FINANCING	
SOURCE	AMOUNT
	\$118,263.00
<b>TDC:</b>	<b>\$200,443.00</b>

**North Haven Apts (Phase II)**

2220 Clinton Ave S

- New Construction
- Rehab
- New Production
- Stabilization
- Preservation

CPED Coordinator: Cunningham

Project Completion: 12/1/2014  
Project Close: 3/31/2014

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	0	0BR	0	0	0	0
1BR	1	1BR	0	1	0	0
2BR	0	2BR	0	0	0	0
3BR	4	3BR	0	4	0	0
4+BR	0	4+BR	0	0	0	0
<b>TOT</b>	<b>5</b>	<b>TOT</b>	<b>0</b>	<b>5</b>	<b>0</b>	<b>0</b>

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
AHTF (2009) (CDBG)	\$212,184.00
Non Profit Admin	\$10,000.00

OTHER PUBLIC FINANCING	
SOURCE	AMOUNT
MHFA	\$238,396.00
Hennepin County	\$100,000.00
PRIVATE FINANCING	
SOURCE	AMOUNT
Private Fundraising	\$70,000.00
Deferred Dev Fee	\$13,985.00
<b>TDC:</b>	<b>\$644,565.00</b>

**Our Saviours Housing (Transitional)**

2XXX Chicago Ave

- New Construction
- Rehab
- New Production
- Stabilization
- Preservation

CPED Coordinator: Glasper

Project Completion: 2/7/2012  
Project Close: 10/19/2011

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

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
ESG (2010)	\$320,862.00

PRIVATE FINANCING	
SOURCE	AMOUNT
Charitable Contributio	\$7,725.00
<b>TDC:</b>	<b>\$328,587.00</b>

**Passage Community Housing**

XX E 24th St

- New Construction
- Rehab
- New Production
- Stabilization
- Preservation

CPED Coordinator: Glasper

Project Completion: 6/28/2013  
Project Close: 2/26/2013

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	0	0BR	0	0	0	0
1BR	3	1BR	3	0	0	0
2BR	7	2BR	7	0	0	0
3BR	7	3BR	7	0	0	0
4+BR	0	4+BR	0	0	0	0
<b>TOT</b>	<b>17</b>	<b>TOT</b>	<b>17</b>	<b>0</b>	<b>0</b>	<b>0</b>

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
ESG (2011)	\$320,000.00
ESG (2012)	\$81,132.00

PRIVATE FINANCING	
SOURCE	AMOUNT
	\$19,426.00
<b>TDC:</b>	<b>\$420,558.00</b>

Report Date: 7/11/2015

01/01/2012 to 12/31/2014

**Riverside Plaza**

1525 South 4th St

- New Construction
- New Production
- Rehab
- Stabilization
- Preservation

CPED Coordinator: Goldstein

Project Completion: 12/1/2012  
Project Close: 1/5/2011

#	UNITS		<30%	<50%	<60%	<80%	MKT
0BR	171	0BR	0	87	84	0	0
1BR	532	1BR	0	264	247	0	21
2BR	534	2BR	0	318	153	0	63
3BR	58	3BR	0	0	21	0	37
4+BR	8	4+BR	0	0	0	0	8
<b>TOT</b>	<b>1303</b>	<b>TOT</b>	<b>0</b>	<b>669</b>	<b>505</b>	<b>0</b>	<b>129</b>

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
HRB	\$49,950,000.00
AHTF (2010) (CDBG)	\$1,900,000.00
TBRA	\$800,000.00
LHIA	\$575,000.00
TBRA	\$300,000.00
ERF	\$150,000.00
ITC - \$3,394,325 (HF)	

OTHER PUBLIC FINANCING	
SOURCE	AMOUNT
MHFA	\$3,783,650.00
MHFA	\$3,516,350.00
MHFA	\$3,500,000.00
MHFA	\$1,300,000.00

PRIVATE FINANCING	
SOURCE	AMOUNT
Historic Tax Credits	\$29,072,038.00
Syndication Proceeds	\$28,205,379.00
Deferred Dev Fee	\$3,000,000.00
op (Brownfields / GP Lc	\$2,400,000.00
Seller Note	\$2,000,000.00
Cash Flow	\$1,865,992.00
Energy Rebates	\$500,000.00
FHF	\$200,000.00

**TDC: \$133,018,409.00**

**Saint Annes Place**

2XXX Russell Ave N

- New Construction
- New Production
- Rehab
- Stabilization
- Preservation

CPED Coordinator: LePage

Project Completion: 11/10/2014  
Project Close: 7/26/2013

#	UNITS		<30%	<50%	<60%	<80%	MKT
0BR	0	0BR	0	0	0	0	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
<b>TOT</b>	<b>0</b>	<b>TOT</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
ESG (2012)	\$120,000.00

PRIVATE FINANCING	
SOURCE	AMOUNT
Equity	\$6,000.00

**TDC: \$126,000.00**

**Seward Square Apts**

2121 S 9th St

- New Construction
- New Production
- Rehab
- Stabilization
- Preservation

CPED Coordinator: Cunningham

Project Completion: 12/1/2014  
Project Close: 1/16/2014

#	UNITS		<30%	<50%	<60%	<80%	MKT
0BR	0	0BR	0	0	0	0	0
1BR	59	1BR	59	0	0	0	0
2BR	22	2BR	22	0	0	0	0
3BR	0	3BR	0	0	0	0	0
4+BR	0	4+BR	0	0	0	0	0
<b>TOT</b>	<b>81</b>	<b>TOT</b>	<b>81</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
C - \$408,172 (HRB-2)	

OTHER PUBLIC FINANCING	
SOURCE	AMOUNT
HUD	\$6,539,000.00
MHFA	\$750,000.00

PRIVATE FINANCING	
SOURCE	AMOUNT
Syndication Proceeds	\$3,669,687.00
Seller's Note	\$950,000.00
Deferred Dev Fee	\$630,198.00
Interim Income	\$497,803.00

**TDC: \$13,036,688.00**

Report Date: 7/11/2015

01/01/2012 to 12/31/2014

**Stradford Flats**

16-22 E 15th St

- New Construction
- New Production
- Rehab
- Stabilization
- Preservation

CPED Coordinator: LePage

Project Completion: 12/23/2013  
 Project Close: 10/19/2012

#	UNITS		<30%	<50%	<60%	<80%	MKT
<b>0BR</b>	24	<b>0BR</b>	2	22	0	0	0
<b>1BR</b>	37	<b>1BR</b>	2	35	0	0	0
<b>2BR</b>	1	<b>2BR</b>	0	1	0	0	0
<b>3BR</b>	0	<b>3BR</b>	0	0	0	0	0
<b>4+BR</b>	0	<b>4+BR</b>	0	0	0	0	0
<b>TOT</b>	62	<b>TOT</b>	4	58	0	0	0

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
AHTF (2010) (CDBG)	\$873,651.00
ITC - \$272,896 (201	
HTC - \$300,000 (201	

OTHER PUBLIC FINANCING	
SOURCE	AMOUNT
MHFA	\$1,436,260.00

PRIVATE FINANCING	
SOURCE	AMOUNT
Syndication Proceeds	\$4,583,168.00
Deferred Dev Fee	\$96,620.00

**TDC: \$6,989,699.00**

COMPLETED CONSTRUCTION RENTAL  
 (REHAB/STABILIZATION) PRODUCTION SUMMARY  
 01/01/2012 THRU 12/31/2014

#	UNITS		<30%	<50%	<60%	<80%	MKT
<b>0BR</b>	204	<b>0BR</b>	2	112	84	0	6
<b>1BR</b>	741	<b>1BR</b>	108	314	247	32	40
<b>2BR</b>	584	<b>2BR</b>	39	319	153	10	63
<b>3BR</b>	75	<b>3BR</b>	13	4	21	0	37
<b>4+BR</b>	11	<b>4+BR</b>	3	0	0	0	8
<b>TOT</b>	1615	<b>TOT</b>	165	749	505	42	154

**Old 3rd Avenue Townhomes**

929 3rd Ave NE

- New Construction     New Production  
 Rehab                     Stabilization  
 Preservation

CPED Coordinator:      Cunningham

Project Completion:

6/12/2012

Project Close:

4/26/2011

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	0	0BR	0	0	0	0
1BR	0	1BR	0	0	0	0
2BR	0	2BR	0	0	0	0
3BR	8	3BR	0	8	0	0
4+BR	0	4+BR	0	0	0	0
TOT	8	TOT	0	8	0	0

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
AOHP (SHP)	\$360,000.00

OTHER PUBLIC FINANCING	
SOURCE	AMOUNT
Hennepin County	\$300,000.00

PRIVATE FINANCING	
SOURCE	AMOUNT
	\$1,190,850.00
	\$96,000.00
Private Contributions	\$35,000.00

COMPLETED CONSTRUCTION OWNERSHIP  
PRODUCTION SUMMARY 01/01/2012 THRU 12/31/2014

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	0	0BR	0	0	0	0
1BR	0	1BR	0	0	0	0
2BR	0	2BR	0	0	0	0
3BR	8	3BR	0	8	0	0
4+BR	0	4+BR	0	0	0	0
TOT	8	TOT	0	8	0	0

<b>Affordable Housing Single Family Production 2014</b>					
<b>Program</b>	<b>Address</b>	<b>Affordable Units</b>	<b>% of Median Income</b>	<b># of Bedrooms</b>	<b>New Construction/Rehab</b>
NSP2	1206 Irving Ave N.	1	80%	3	Rehab
NSP2	1839 EM Stately St	1	80%	4	New Construction
NSP2	3428 19th Avenue South	1	80%	3	Rehab
NSP2	3351 Fremont Ave N	1	80%	3	Rehab
NSP2	1901 EM Stately	1	80%	4	Rehab
NSP2	4330 Logan Ave N	1	80%	3	Rehab
NSP2	1706 Sheridan Ave N	1	50%	3	Rehab
NSP2	5001 Oliver Ave N	1	30%	3	Rehab
NSP3/HOW	1715 Hillside Ave	1	80%	3	Rehab
NSP3/GHN	424 31st Ave N	1	50%	3	New Construction
NSP3/GHN	428 31st Ave N	1	50%	3	New Construction
NSP3	2615 Lyndale Ave N	1	80%	4	Rehab
NSP3	2212 Irving Ave N	1	50%	3	New Construction
NSP3	2930 Newton Ave N	1	30%	4	New Construction
NSP3	2608 Colfax Ave N	1	80%	3	Rehab
NSP3	1012 29th Ave N	1	80%	3	Rehab
NSP3	3026 Morgan Ave N	1	50%	3	New Construction
HOW	1511 Russell Ave N	1	80%	3	Rehab
HOW/NSP2	3132 Longfellow Ave N	1	80%	4	Rehab
HOW	1710 Upton Ave N	1	80%	2	Rehab
HOW	1411 Sheridan Ave N	1	80%	3	Rehab
GHN/HOW	409 Logan Ave N	1	80%	3	New Construction
GHN	2426 Plymouth Ave N	1	50%	3	New Construction
Met Council LCA	3650 11th Ave S	1	80%	3	Rehab
Met Council LCA	3704 19th Ave S	1	50%	2	Rehab
Met Council LCA	113 W. 59th St.	1	50%	3	Rehab
Met Council LCA	213 E. 40th St	1	60%	2	Rehab
Met Council LCA	1224 Queen Ave N	1	80%	3	Rehab
Met Council LCA	4100 Sheridan Ave N	1	80%	2	Rehab

<b>Affordable Housing Single Family Production 2013</b>					
<b>Program</b>	<b>Address</b>	<b>Affordable Units</b>	<b>% of Median Income</b>	<b># of Bedrooms</b>	<b>New Construction/Rehab</b>
NSP1	2428 16th Ave S	1	50%	3	New Construction
NSP1	2514 14th Ave S	1	80%	3	Rehab
NSP1	2931 Lyndale Ave N	1	50%	3	Rehab
NSP1	3254 Vincent Ave N	1	50%	3	Rehab
NSP1	2639 Fremont Ave N	1	50%	3	Rehab
NSP1	416 31st Ave N	1	50%	3	New Construction
NSP1	2223 4th Ave. N.	1	50%	3	New Construction
NSP1	2201 Iliion Ave N	1	80%	3	Rehab
NSP1	2955 Queen Ave N	1	50%	2	Rehab
NSP1	3407 Emerson Ave N	1	50%	3	Rehab
NSP1	1911 Russell Ave N	1	60%	3	Rehab
NSP1	3835 Fremont Ave N	1	60%	4	Rehab
NSP1	3911 2nd Ave. S.	1	80%	2	Rehab
NSP1	1348 Thomas Avenue N.	1	60%	3	Rehab
NSP1	2711 Girard Ave. N.	1	80%	3	Rehab
NSP1	3214 Johnson St. NE	1	30%	4	Rehab
NSP1	1202 Irving Ave N	1	80%	4	Rehab
NSP1	2515 Irving Ave. N.	1	50%	5	Rehab
NSP1	3521 Columbus Ave. S	1	80%	3	Rehab
NSP1	2818 Morgan A/N	1	80%	3	Rehab
NSP1	3732 14th Ave. S.	1	30%	3	Rehab
NSP1	1348 Sheridan Ave N	1	80%	4	Rehab
NSP1	1400 E. 25th St.	1	50%	3	Rehab
NSP1	2219 4th Ave N	1	60%	4	Rehab
NSP1	2905 17th Ave S	1	80%	4	Rehab
NSP1	3610 Girard Ave N	1	80%	2	Rehab
NSP1	3807 5th Ave. S.	1	50%	3	New Construction
NSP1	3837 4th Ave. S.	1	80%	2	Rehab
NSP1	401 Newton Ave. N.	1	50%	3	New Construction
NSP2	2640 Colfax Ave N	1	50%	3	Rehab
NSP2	2624 15th Ave S	1	80%	4	Rehab
NSP2	4053 Clinton Ave S	1	60%	3	Rehab
NSP2	2712 Cedar Ave S	1	60%	3	Rehab
NSP2	3849 25th Ave S	1	60%	2	Rehab
NSP2	1723 Irving Ave N	1	80%	4	Rehab
NSP2	2729 3rd St M	1	50%	3	Rehab
NSP2	4366 Sheridan Ave N	1	60%	4	Rehab
NSP2	3301 Humboldt Ave N	1	50%	4	Rehab
NSP2	1423 University Ave NE	1	80%	3	Rehab
NSP2	3301 17th Ave S	1	50%	3	Rehab
NSP2	3505 11th Ave S	1	50%	3	Rehab
NSP2	4105 Elliot Ave	1	80%	3	Rehab
NSP2	3737 14th Ave S	1	50%	2	Rehab
NSP2	1215 Irving Ave N	1	60%	3	Rehab
NSP2	2218 Dupont Ave N	1	50%	3	Rehab
NSP2	1134 Irving Ave N	1	80%	4	Rehab
NSP2	1632 Sheridan Ave N	1	50%	4	Rehab
NSP2	1332 Knox Ave N	1	60%	3	Rehab
NSP2	1631 Sheridan Ave N	1	50%	3	Rehab
NSP3	2939 Newton Ave N	1	50%	3	Rehab
NSP3	2939 Morgan Ave N	1	30%	5	Rehab
NSP3	2926 Bryant Ave N	1	80%	3	Rehab
NSP3	2814 Aldrich Ave N	1	50%	4	Rehab
HOW	4142 Bryant Ave N	1	60%	3	Rehab
HOW	2729 3rd St N	1	50%	3	Rehab
HOW/NSP3	3016 6th St N	1	60%	3	New Construction
HOW/NSP3	404 31st St N	1	80%	3	New Construction
Met Council / CLCLT	3640 Elliot Ave S	1	30%	2	Rehab
Met Council / CLCLT	3732 14th Ave S	1	30%	2	Rehab
Met Council / CLCLT	1008 Emerson Ave N	1	30%	3	Rehab
Met Council / CLCLT	4100 Sheridan Ave N	1	50%	2	Rehab
Met Council / CLCLT	113 W 59th Street	1	50%	3	Rehab
Met Council / CLCLT	3741 Cedar Ave S	1	30%	3	Rehab
Met Council / CLCLT	213 E 40th St	1	80%	3	Rehab
Met Council / CLCLT	4505 45th Ave S	1	80%	2	Rehab
Met Council / CLCLT	1224 Queen Ave N	1	80%	3	Rehab
		66			

## Affordable Housing Single Family Production 2012

<u>PROJECT</u>	<u>ADDRESS</u>	<u>AFFORDABLE UNITS</u>	<u>% of Median Income</u>	<u># OF BEDROOMS</u>	<u>NEW/ REHAB</u>
<u>OWNERSHIP</u>					
NSP1	1349 Russell Ave N	1	50%	3	REHAB
NSP1	1906 Russell Ave N	1	50%	3	REHAB
NSP1	2015 Glenwood Ave	1	50%	3	REHAB
NSP1	2026 James Ave N	1	50%	3	REHAB
NSP1	2121 Ilion Ave N	1	80%	3	REHAB
NSP1	2200 Irving Ave. N. (Rehab)	1	50%	2	REHAB
NSP1	2204 Bryant Ave N.	1	80%	3	REHAB
NSP1	2210 Irving Ave N	1	50%	4	REHAB
NSP1	2211 Penn Ave S	1	50%	3	REHAB
NSP1	2215 4th St N	1	50%	4	REHAB
NSP1	2401 4th St. N.	1	50%	5	REHAB
NSP1	3011 Fremont Ave N	1	50%	3	REHAB
NSP1	315 - 30th Ave. N.	1	50%	3	REHAB
NSP1	3318 Vincent Ave N	1	80%	3	REHAB
NSP1	3330 Humboldt Ave N	1	80%	3	REHAB
NSP1	3339 Russell Ave N	1	60%	3	REHAB
NSP1	3547 Emerson Ave N	1	50%	2	REHAB
NSP1	3639 Cedar Avenue S	1	80%	3	REHAB
NSP1	4307 Girard Ave N	1	50%	4	REHAB
NSP1	723 Sheridan Avenue N	1	30%	3	REHAB
NSP2	4053 Clinton Ave S	1	60%	3	REHAB
NSP2	2712 Cedar Ave S	1	60%	3	REHAB
NSP2	3849 25th Ave S	1	60%	2	REHAB
NSP2	1426 Upton Ave N	1	80%	4	REHAB
NSP2	3647 Emerson Ave N	1	80%	4	REHAB
CLCLT	5133 Zenith Ave S	1	50%	2	REHAB
CLCLT	5050 4th Ave N	1	50%	4	REHAB
HOW	3506 Aldrich Ave N	1	80%	2	REHAB
HOW	3714 Emerson Ave N	1	60%	3	REHAB
HOW	4131 Irving Ave N	1	50%	3	REHAB
HOW	3511 Lyndale Ave N	1	80%	3	REHAB
HOW	1651 Sheridan Ave N	1	80%	4	REHAB
HOW	1815 Sheridan Ave N	1	60%	5	REHAB
HOW	3707 Sheridan Ave N	1	80%	3	REHAB
HOW	3035 6th St N	1	80%	4	REHAB
HOW	3649 2nd Ave S	1	80%	3	REHAB
HOW	1818 26th Ave N	1	50%	3	REHAB
HOW	3347 Lyndale Ave N	1	60%	3	REHAB
<b>TOTAL UNITS</b>		<b>38</b>			