

CPED MULTIFAMILY HOUSING DEPARTMENT
Affordable Housing Inventory Project Data Worksheet



| Project Status | |
|----------------|--------------------------|
| Proposed: | 7/1/2012 |
| 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: | Broadway Flats |
| Main Address: | 2220 W Broadway Ave |
| Project Aliases: | Minn-Rose Project |
| Additional Addresses: | 2413, 2419, 2423 Penn Avenue, 2508, 2512 Queen |
| Ward: | 5 |
| 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/Condo | |
| <input type="radio"/> Townhome | |
| <input type="radio"/> Coop | |
| <input type="radio"/> Shelter | |
| <input type="radio"/> Transitional | |
| <input type="radio"/> Scattered Site/Other | |

| Household | |
|---|--|
| <input checked="" type="checkbox"/> General | |
| <input type="checkbox"/> Family w/Children | |
| <input type="checkbox"/> Senior | |
| <input type="checkbox"/> Single | |
| <input type="checkbox"/> Special Needs | |
| <input type="checkbox"/> Homeless | |

| Housing Production and Affordability | | | | | | | | | |
|--------------------------------------|------|---------------------------|--------------------|------|------|------|------|------|-----|
| UNIT COMPOSITION | UNIT | QTY | UNIT AFFORDABILITY | UNIT | <30% | <50% | <60% | <80% | MKT |
| | 0BR | 25 | | 0BR | 0 | 10 | 15 | 0 | 0 |
| | 1BR | 50 | | 1BR | 0 | 20 | 30 | 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 | 75 | TOT | 0 | 30 | 45 | 0 | 0 | | |
| Shelter Units: _____ | | + Conversion Units: _____ | | | | | | | |
| Section 8: _____ | | | | | | | | | |

GENERAL INFORMATION

Steve Minn (Lupe Development) and Dean Rose (owner of Broadway Liquor Outlet) have joined forces to form Rose Development LLC for the purposes of redeveloping the northwest corner of the Penn-Broadway node. The proposed project will be a four-story mixed use building containing 75 units of affordable housing, 16,000 sq ft of commercial/retail space on the first floor, 63 underground parking stalls, 60 shared surface parking stalls.

The development will feature CPTED design features, landscaping and pedestrian amenities, storm water management features and greenspace.

Rose Development LLC is working closely with St. Anne's on the details of the shared parking arrangement. The two parcels on Queen Avenue North are currently owned by St. Anne's.

It is proposed that the new Broadway Liquor Outlet will occupy approximately half (8,000 sq. ft) of the ground floor commercial space, with the remainder of the space being occupied by resident amenities, a leasing office and to be determined retail tenant.

Total development cost per unit is \$204,738. Total development cost per square foot is \$215.84.

Partnership: Broadway Flats LP

Developer Contact:
 Steve Minn
 Rose Development, LLC
 1701 Madison Street NE Suite 111
 Minneapolis, MN 55413-
 Phone: (612) 436-3210 ext-
 Fax: (612) 436-3201
 steve.minn@lupedevelopment.com

Owner Contact:
 Steve Minn
 Rose Development, LLC
 1701 Madison Street NE Suite 111
 Minneapolis, MN 55413-
 Phone: (612) 436-3210 ext-
 Fax: (612) 436-3201
 steve.minn@lupedevelopment.com

Contact Information:
Consultant:
 Becky Landon
 Landon Group, LLC
 1402 Edmund Ave
 Saint Paul, MN 55104-
 Phone: (651) 647-3457 ext-
 Fax: (651) 647-4148
 becky@landon-group.com

Contractor:
 To Be Determined
 ,
 Phone: _____ ext-
 Fax: _____

Architect:
 Dennis Sutliff
 Ellness, Swenson, Graham Architects Inc.
 500 Washington Ave S
 Minneapolis, MN 55415-
 Phone: (612) 339-5508 ext-
 Fax: _____
 dennis.sutliff@esgarch.com

Property Manager:
 Pinnacle Property Management
 Phone: (763) 792-4444 ext-
 Fax: _____

CPED Coordinator:
 Tiffany Glasper
 CPED
 105 5th Ave S Suite 200
 Minneapolis, MN 55401-
 Phone: (612) 673-5221 ext-
 Fax: (612) 673-5259
 Tiffany.Glasper@ci.minneapolis.mn.us

CPED Legal:
 Ruben Acosta
 Phone: (612) 673-5052 ext-
 Fax: (612) 673-5112
CPED Support Coordinator

CPED Rehab:
MPLS Affirmative Action



| Project Status | |
|----------------|--------------------------|
| Proposed: | 7/1/2012 |
| 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: | Broadway Flats |
| Main Address: | 2220 W Broadway Ave |
| Project Aliases: | Minn-Rose Project |
| Additional Addresses: | 2413, 2419, 2423 Penn Avenue, 2508 , 2512 Queen |
| Ward: | 5 |
| 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/Condo | |
| <input type="radio"/> Townhome | |
| <input type="radio"/> Coop | |
| <input type="radio"/> Shelter | |
| <input type="radio"/> Transitional | |
| <input type="radio"/> Scattered Site/Other | |

| Household | |
|---|--|
| <input checked="" type="checkbox"/> General | |
| <input type="checkbox"/> Family w/Children | |
| <input type="checkbox"/> Senior | |
| <input type="checkbox"/> Single | |
| <input type="checkbox"/> Special Needs | |
| <input type="checkbox"/> Homeless | |

| Housing Production and Affordability | | | | | | | | | |
|--------------------------------------|------|------|--------------------|------|------|------|------|------|-----|
| UNIT COMPOSITION | UNIT | QTY | UNIT AFFORDABILITY | UNIT | <30% | <50% | <60% | <80% | MKT |
| | 0BR | 25 | | 0BR | 0 | 10 | 15 | 0 | 0 |
| 1BR | 50 | 1BR | 0 | 20 | 30 | 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 | 75 | TOT | 0 | 30 | 45 | 0 | 0 | 0 | |

Shelter Units: + Conversion Units:

Section 8:

USES AND PERMANENT SOURCES

| Project Uses: | |
|---------------------------|-----------------|
| Land: | \$500,000.00 |
| Construction: | \$10,400,000.00 |
| Construction Contingency: | \$625,000.00 |
| Construction Interest: | \$210,120.00 |
| Relocation: | \$0.00 |
| Developer Fee: | \$1,358,330.00 |
| Legal Fees: | \$200,000.00 |
| Architect Fees: | \$464,501.00 |
| Other Costs: | \$1,211,915.00 |
| Reserves: | \$385,500.00 |
| Non-Housing: | \$0.00 |
| TDC: | \$15,355,366.00 |
| TDC/Unit: | \$204,738.00 |

| Financing Notes: | |
|------------------|--|
| | |

| Project Permanent Sources: | | | | |
|---|------------------------|---|------|-----------|
| Source / Program | Amount | % | Term | Committed |
| CPED | \$750,000.00 | | | |
| AHTF | | | | |
| City of Minneapolis HRB (Series B)(TIF) | \$1,100,000.00 | | | |
| City of Minneapolis HRB (Series A) | \$3,338,000.00 | | | |
| Land Equity | \$350,000.00 | | | 7/6/2012 |
| Met Council LCDA TOD | \$2,000,000.00 | | | 4/16/2012 |
| Hennepin County AHIF/TOD | \$950,000.00 | | | |
| MHFA | \$950,000.00 | | | |
| Commercial Space Sale | \$1,000,000.00 | | | |
| Deferred Dev Fee | \$358,869.00 | | | 7/6/2012 |
| Syndication Proceeds | \$4,558,497.00 | | | |
| TDC: | \$15,355,366.00 | | | |



| Project Status | |
|----------------|--------------------------|
| Proposed: | 7/1/2012 |
| 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: | The Cameron |
| Main Address: | 756 N 4th St |
| Project Aliases: | |
| Additional Addresses: | |
| Ward: | 5 |
| Neighborhood: | North Loop |

| Project Activity | |
|--|------|
| <input checked="" type="checkbox"/> New Construction | |
| <input type="checkbox"/> Rehabilitation | |
| <input type="checkbox"/> Stabilization | |
| <input type="checkbox"/> Preservation | |
| Year Built: | 1910 |

| Development | |
|--|--|
| <input checked="" type="radio"/> Apartment/Condo | |
| <input type="radio"/> Townhome | |
| <input type="radio"/> Coop | |
| <input type="radio"/> Shelter | |
| <input type="radio"/> Transitional | |
| <input type="radio"/> Scattered Site/Other | |

| Household | |
|---|--|
| <input checked="" type="checkbox"/> General | |
| <input type="checkbox"/> Family w/Children | |
| <input type="checkbox"/> Senior | |
| <input type="checkbox"/> Single | |
| <input type="checkbox"/> Special Needs | |
| <input type="checkbox"/> Homeless | |

| Housing Production and Affordability | | | | | | | | | |
|--------------------------------------|------|------|--------------------|------|------|------|------|------|-----|
| UNIT COMPOSITION | UNIT | QTY | UNIT AFFORDABILITY | UNIT | <30% | <50% | <60% | <80% | MKT |
| | 0BR | 23 | | 0BR | 0 | 17 | 6 | 0 | 0 |
| 1BR | 17 | 1BR | 0 | 0 | 17 | 0 | 0 | 0 | |
| 2BR | 4 | 2BR | 0 | 0 | 4 | 0 | 0 | 0 | |
| 3BR | 0 | 3BR | 0 | 0 | 0 | 0 | 0 | 0 | |
| 4+BR | 0 | 4+BR | 0 | 0 | 0 | 0 | 0 | 0 | |
| TOT | 44 | TOT | 0 | 17 | 27 | 0 | 0 | 0 | |

Shelter Units: + Conversion Units: 44
 Section 8:

GENERAL INFORMATION

Originally built between 1909 and 1910, the building was previously used primarily for cold storage and has been known as the Cameron Transfer and Storage Company Building, and more recently, as the Dial Building. The City Planning Commission have approved the development plans (BZZ - 5279 & MS - 213) for a 44 unit positive conversion affordable workforce housing project financed primarily with private bond and tax credit equity. The scope of work calls for a complete renovation with a new roof, new windows, new interior spaces, and tuckpointing. The proposed property amenities include a fitness center, a bike storage room, extra storage for residents, an outdoor patio and grilling area, common laundry facilities, and surface parking.

Since SHPO and NPS have approved the Part I historical analysis, the property is in the process of being placed on the National Register of Historic Places based mostly on its association with internationally renowned Minneapolis engineer Claude Allen Porter "C.A.P." Turner who patented in 1906 the mushroom cap reinforced concrete structural system.

Partnership: Creamette Building, LLC

Developer Contact:
 Maureen Michalski
 Schafer Richardson
 901 N 3rd St Suite 218
 Minneapolis, MN 55413-
 Phone: (612) 359-5842 ext-
 Fax:
 mmichalski@sr-re.com

Owner Contact:
 Maureen Michalski
 Schafer Richardson
 901 N 3rd St Suite 218
 Minneapolis, MN 55413-
 Phone: (612) 359-5842 ext-
 Fax:
 mmichalski@sr-re.com

Contact Information:

Consultant:

Contractor:
 To Be Determined
 ,
 Phone: ext-
 Fax:

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

Property Manager:
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 Phone: (952) 540-8600 ext-
 Fax: (952) 540-8601

CPED Coordinator:
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CPED Support Coordinator
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Support Services:

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

MPLS Affirmative Action



| Project Status | |
|----------------|--------------------------|
| Proposed: | 7/1/2012 |
| 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: | The Cameron |
| Main Address: | 756 N 4th St |
| Project Aliases: | |
| Additional Addresses: | |
| Ward: | 5 |
| Neighborhood: | North Loop |

| Project Activity | |
|--|------|
| <input checked="" type="checkbox"/> New Construction | |
| <input type="checkbox"/> Rehabilitation | |
| <input type="checkbox"/> Stabilization | |
| <input type="checkbox"/> Preservation | |
| Year Built: | 1910 |

| Development | |
|--|--|
| <input checked="" type="radio"/> Apartment/Condo | |
| <input type="radio"/> Townhome | |
| <input type="radio"/> Coop | |
| <input type="radio"/> Shelter | |
| <input type="radio"/> Transitional | |
| <input type="radio"/> Scattered Site/Other | |

| Household | |
|---|--|
| <input checked="" type="checkbox"/> General | |
| <input type="checkbox"/> Family w/Children | |
| <input type="checkbox"/> Senior | |
| <input type="checkbox"/> Single | |
| <input type="checkbox"/> Special Needs | |
| <input type="checkbox"/> Homeless | |

| Housing Production and Affordability | | | | | | | | | |
|--------------------------------------|------|-----|--------------------|------|------|------|------|------|-----|
| UNIT COMPOSITION | UNIT | QTY | UNIT AFFORDABILITY | UNIT | <30% | <50% | <60% | <80% | MKT |
| | 0BR | 0BR | | 23 | 0 | 17 | 6 | 0 | 0 |
| 1BR | 1BR | 17 | 0 | 0 | 17 | 0 | 0 | 0 | |
| 2BR | 2BR | 4 | 0 | 0 | 4 | 0 | 0 | 0 | |
| 3BR | 3BR | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 4+BR | 4+BR | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| TOT | TOT | 44 | 0 | 17 | 27 | 0 | 0 | 0 | |

Shelter Units: + Conversion Units: 44
Section 8:

USES AND PERMANENT SOURCES

| Project Uses: | |
|---------------------------|-----------------|
| Land: | \$520,000.00 |
| Construction: | \$5,361,300.00 |
| Construction Contingency: | \$425,700.00 |
| Construction Interest: | \$677,063.00 |
| Relocation: | \$0.00 |
| Developer Fee: | \$1,341,593.00 |
| Legal Fees: | \$65,000.00 |
| Architect Fees: | \$228,600.00 |
| Other Costs: | \$1,106,501.00 |
| Reserves: | \$559,790.00 |
| Non-Housing: | \$0.00 |
| TDC: | \$10,285,547.00 |
| TDC/Unit: | \$233,762.00 |

| Project Permanent Sources: | | | | |
|----------------------------|----------------|---|------|-----------|
| Source / Program | Amount | % | Term | Committed |
| CPED | \$430,000.00 | | | |
| AHTF (2012) | | | | |
| Hennepin County | \$430,000.00 | | | |
| AHIF | | | | |
| MHFA | \$417,000.00 | | | |
| EDHC | | | | |
| Met Council | \$14,000.00 | | | 6/1/2011 |
| TBRA | | | | |
| Hennepine County | \$218,000.00 | | | 6/1/2012 |
| ERF | | | | |
| Developer Land Note | \$290,047.00 | | | |
| Historic Tax Credits | \$2,742,000.00 | | | |
| Syndication Proceeds | \$3,548,700.00 | | | |
| City of Minneapolis | \$1,525,000.00 | | | |
| HRB | | | | |
| Deferred Dev Fee | \$670,800.00 | | | |

Financing Notes:
SHPO & NPS has approved the Part I historic study making this property eligible for both state & historic tax credits.

| | |
|------|-----------------|
| TDC: | \$10,285,547.00 |
|------|-----------------|



| Project Status | |
|----------------|--------------------------|
| Proposed: | 7/2/2012 |
| 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: | Commons @ Penn Avenue |
| Main Address: | 2201 Golden Valley Rd |
| Project Aliases: | |
| Additional Addresses: | 1823 Penn Ave N, 2221, 2217 and 2213 Golden Valley Rd |
| Ward: | 5 |
| Neighborhood: | Willard-Hay |

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

| Development | |
|--|--|
| <input checked="" type="radio"/> Apartment/Condo | |
| <input type="radio"/> Townhome | |
| <input type="radio"/> Coop | |
| <input type="radio"/> Shelter | |
| <input type="radio"/> Transitional | |
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| Household | |
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| <input checked="" type="checkbox"/> General | |
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| <input type="checkbox"/> Senior | |
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| 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 | 11 | 1BR | 0 | 11 | 0 | 0 | 0 | 0 | |
| 2BR | 22 | 2BR | 0 | 22 | 0 | 0 | 0 | 0 | |
| 3BR | 12 | 3BR | 0 | 12 | 0 | 0 | 0 | 0 | |
| 4+BR | 0 | 4+BR | 0 | 0 | 0 | 0 | 0 | 0 | |
| TOT | 45 | TOT | 0 | 45 | 0 | 0 | 0 | 0 | |

Shelter Units: + Conversion Units:

Section 8:

GENERAL INFORMATION

The George Group has created a non profit organization, Building Blocks, to redevelop three parcels its owns along with two City-owned parcels at the southwest corner of Penn and Golden Valley Road in north Minneapolis. The proposed development will be new construction of a four-story mixed use, mixed income rental project with 45 units of affordable rental housing and approximately 4,500 square feet of community services space on the first level. The project also includes underground parking and outdoor green space. All units are at LIHTC rent levels.

The building is proposed to be constructed of siding with brick accents to compliment and fit in with the surrounding properties and will feature a number of CPED design elements.

The first level community services tenants are proposed to include Northside Achievement Zone, Building Blocks and Mind, Body and Soul.

Premier Management is proposed as the long term property management and asset management company.

TDC per unit is \$198,665. TDC per sq. ft. is \$184.33.

Partnership: Commons @ Penn Avenue LP

Developer Contact:

Craig Slaughter
 Building Blocks
 1116 Wayzata Blvd E Suite 403
 Wayzata, MN 55391-
 Phone: (818) 430-2928 ext-
 Fax:
 craig@buildingblocksmn.org

Owner Contact:

Craig Slaughter
 Building Blocks
 1116 Wayzata Blvd E Suite 403
 Wayzata, MN 55391-
 Phone: (818) 430-2928 ext-
 Fax:
 craig@buildingblocksmn.org

Contact Information:

Consultant:

Becky Landon
 Landon Group, LLC
 1402 Edmund Ave
 Saint Paul, MN 55104-
 Phone: (651) 647-3457 ext-
 Fax: (651) 647-4148
 becky@landon-group.com

Contractor:

To Be Determined
 ,
 Phone: ext-
 Fax:

Architect:

Jamil Ford
 Mobilize Architecture & Design LLC
 900 Emerson Ave N
 Minneapolis, MN 55401-
 Phone: (612) 567-7876 ext-
 Fax: (612) 465-4548
 jamil@mobilizedesign.net

Property Manager:

Premier Mgmt
 Phone: (651) 815-0665 ext-
 Fax: (651) 815-0735

Support Services:

CPED Coordinator:

Tiffany Glasper
 CPED
 105 5th Ave S Suite 200
 Minneapolis, MN 55401-
 Phone: (612) 673-5221 ext-
 Fax: (612) 673-5259
 Tiffany.Glasper@ci.minneapolis.mn.us

CPED Legal:

Ruben Acosta
 Phone: (612) 673-5052 ext-
 Fax: (612) 673-5112

CPED Support Coordinator

CPED Rehab:

MPLS Affirmative Action



| Project Status | |
|----------------|--------------------------|
| Proposed: | 7/2/2012 |
| 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 | |

| | |
|-----------------------|---|
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| Additional Addresses: | 1823 Penn Ave N, 2221, 2217 and 2213 Golden Valley Rd |
| Ward: | 5 |
| Neighborhood: | Willard-Hay |

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

| Development | |
|--|--|
| <input checked="" type="radio"/> Apartment/Condo | |
| <input type="radio"/> Townhome | |
| <input type="radio"/> Coop | |
| <input type="radio"/> Shelter | |
| <input type="radio"/> Transitional | |
| <input type="radio"/> Scattered Site/Other | |

| Household | |
|---|--|
| <input checked="" type="checkbox"/> General | |
| <input type="checkbox"/> Family w/Children | |
| <input type="checkbox"/> Senior | |
| <input 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 | 11 | 11 | 1BR | 0 | 11 | 0 | 0 | 0 | 0 |
| 2BR | 22 | 22 | 2BR | 0 | 22 | 0 | 0 | 0 | 0 |
| 3BR | 12 | 12 | 3BR | 0 | 12 | 0 | 0 | 0 | 0 |
| 4+BR | 0 | 0 | 4+BR | 0 | 0 | 0 | 0 | 0 | 0 |
| TOT | 45 | 45 | TOT | 0 | 45 | 0 | 0 | 0 | 0 |

Shelter Units: + Conversion Units:

Section 8:

USES AND PERMANENT SOURCES

| Project Uses: | |
|---------------------------|----------------|
| Land: | \$245,000.00 |
| Construction: | \$5,800,000.00 |
| Construction Contingency: | \$232,000.00 |
| Construction Interest: | \$75,000.00 |
| Relocation: | \$0.00 |
| Developer Fee: | \$919,948.00 |
| Legal Fees: | \$75,000.00 |
| Architect Fees: | \$307,230.00 |
| Other Costs: | \$910,750.00 |
| Reserves: | \$375,000.00 |
| Non-Housing: | \$0.00 |
| TDC: | \$8,939,928.00 |
| TDC/Unit: | \$198,665.00 |

| Project Permanent Sources: | | | | |
|-----------------------------|-----------------------|---|------|-----------|
| Source / Program | Amount | % | Term | Committed |
| | \$162,727.00 | | | 7/6/2012 |
| <i>Seller Note</i> | | | | |
| | \$427,474.00 | | | 7/6/2012 |
| <i>Deferred Dev Fee</i> | | | | |
| MHFA | \$2,250,000.00 | | | |
| DEED | \$250,000.00 | | | |
| <i>Redevelopment Grant</i> | | | | |
| City of Minneapolis | \$1,000,000.00 | | | |
| <i>TE Bonds</i> | | | | |
| | \$2,924,727.00 | | | |
| <i>Syndication Proceeds</i> | | | | |
| | \$150,000.00 | | | |
| <i>Environmental Grants</i> | | | | |
| Hennepin County | \$650,000.00 | | | |
| <i>AHIF / TOD</i> | | | | |
| CPED | \$1,125,000.00 | | | |
| <i>AHTF (2012)</i> | | | | |
| TDC: | \$8,939,928.00 | | | |

| Financing Notes: | |
|--|--|
| State application for LIHTC @ \$328,621. | |



| Project Status | |
|----------------|--------------------------|
| Proposed: | 7/1/2012 |
| 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: | Ebenezer Towers Apts |
| Main Address: | 2523 Portland Ave |
| Project Aliases: | |
| Additional Addresses: | |
| Ward: | 6 |
| Neighborhood: | Phillips East |

| Project Activity | |
|--|------|
| <input type="checkbox"/> New Construction | |
| <input checked="" type="checkbox"/> Rehabilitation | |
| <input type="checkbox"/> Stabilization | |
| <input type="checkbox"/> Preservation | |
| Year Built: | 1970 |

| Development | |
|--|--|
| <input checked="" type="radio"/> Apartment/Condo | |
| <input type="radio"/> Townhome | |
| <input type="radio"/> Coop | |
| <input type="radio"/> Shelter | |
| <input type="radio"/> Transitional | |
| <input type="radio"/> Scattered Site/Other | |

| Household | |
|--|--|
| <input type="checkbox"/> General | |
| <input type="checkbox"/> Family w/Children | |
| <input checked="" type="checkbox"/> Senior | |
| <input checked="" type="checkbox"/> Single | |
| <input type="checkbox"/> Special Needs | |
| <input checked="" type="checkbox"/> Homeless | |

| Housing Production and Affordability | | | | | | | | | |
|--------------------------------------|------|------|--------------------|------|------|------|------|------|-----|
| UNIT COMPOSITION | UNIT | QTY | UNIT AFFORDABILITY | UNIT | <30% | <50% | <60% | <80% | MKT |
| | 0BR | 71 | | 0BR | 33 | 38 | 0 | 0 | 0 |
| 1BR | 119 | 1BR | 58 | 61 | 0 | 0 | 0 | 0 | |
| 2BR | 2 | 2BR | 0 | 2 | 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 | 192 | TOT | 91 | 101 | 0 | 0 | 0 | 0 | |

Shelter Units: + Conversion Units:

Section 8:

GENERAL INFORMATION

Ebenezer Towers is a 23-story senior high rise building with 91 section 8 project-based certificates. The building is in need of major rehab repair which includes new curbs, gutters, and exterior repair of handrail joints, retaining wall, and drainage, carpet replacement, new laundry facility, bathroom repair, window repair, replace roof, common area repair, repair balconies.

| | | | |
|--|--|--|--|
| Partnership: ES Towers LP | | Contact Information: | |
| Developer Contact: Steven Grygar Ebenezer Society Phone: (612) 874-3477 ext- Fax: | | Owner Contact: Steven Grygar Ebenezer Society Phone: (612) 874-3477 ext- Fax: | |
| Contractor: Frerichs Construction Company 3550 Labore Rd Suite 10 Saint Paul, MN 55110- Phone: (651) 787-0687 ext- Fax: (651) 787-0407 | | Architect: Blumentals Architecture Inc. 201 6th St SE Suite 2 Minneapolis, MN 55414- Phone: (612) 331-2222 ext- Fax: (612) 331-2224 info@blumentals.com | |
| CPED Coordinator: Dollie Crowther CPED 105 5th Ave S Suite 200 Minneapolis, MN 55401 Phone: (612) 673-5263 ext- Fax: (612) 673-5259 dollie.crowther@ci.minneapolis.mn.us | | CPED Legal: Ruben Acosta Phone: (612) 673-5052 ext- Fax: (612) 673-5112 | |
| | | CPED Support Coordinator: Susie Shepherd Phone: (612) 673-5244 ext- Fax: (612) 673-5259 | |
| | | CPED Rehab: Dalene Lenneman Phone: (612) 673-5254 ext- Fax: (612) 673-5207 | |
| | | MPLS Affirmative Action | |
| Consultant: Janet Pope J.L. Pope Associates 978 Front Ave Saint Paul, MN 55103- Phone: (651) 414-9407 ext- Fax: (641) 414-9438 janet@jlpope.com | | Property Manager: Ebenezer Society Phone: (612) 874-3477 ext- Fax: | |
| | | Support Services: Ebenezer Society Phone: (612) 874-3477 ext- Fax: | |

CPED MULTIFAMILY HOUSING DEPARTMENT
Affordable Housing Inventory Project Data Worksheet



| Project Status | |
|----------------|--------------------------|
| Proposed: | 7/1/2012 |
| 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: | Ebenezer Towers Apts |
| Main Address: | 2523 Portland Ave |
| Project Aliases: | |
| Additional Addresses: | |
| Ward: | 6 |
| Neighborhood: | Phillips East |

| Project Activity | |
|--|------|
| <input type="checkbox"/> New Construction | |
| <input checked="" type="checkbox"/> Rehabilitation | |
| <input type="checkbox"/> Stabilization | |
| <input type="checkbox"/> Preservation | |
| Year Built: | 1970 |

| Development | |
|--|--|
| <input checked="" type="radio"/> Apartment/Condo | |
| <input type="radio"/> Townhome | |
| <input type="radio"/> Coop | |
| <input type="radio"/> Shelter | |
| <input type="radio"/> Transitional | |
| <input type="radio"/> Scattered Site/Other | |

| Household | |
|--|--|
| <input type="checkbox"/> General | |
| <input type="checkbox"/> Family w/Children | |
| <input checked="" type="checkbox"/> Senior | |
| <input checked="" type="checkbox"/> Single | |
| <input type="checkbox"/> Special Needs | |
| <input checked="" type="checkbox"/> Homeless | |

| Housing Production and Affordability | | | | | | | |
|--------------------------------------|------------|------------|--------------------|------------|----------|----------|----------|
| UNIT COMPOSITION | UNIT | QTY | UNIT AFFORDABILITY | | | | |
| | | | <30% | <50% | <60% | <80% | MKT |
| 0BR | 71 | 0BR | 33 | 38 | 0 | 0 | 0 |
| 1BR | 119 | 1BR | 58 | 61 | 0 | 0 | 0 |
| 2BR | 2 | 2BR | 0 | 2 | 0 | 0 | 0 |
| 3BR | 0 | 3BR | 0 | 0 | 0 | 0 | 0 |
| 4+BR | 0 | 4+BR | 0 | 0 | 0 | 0 | 0 |
| TOT | 192 | TOT | 91 | 101 | 0 | 0 | 0 |

Shelter Units: + Conversion Units:

Section 8:

USES AND PERMANENT SOURCES

| Project Uses: | |
|---------------------------|-----------------|
| Land: | \$2,222,000.00 |
| Construction: | \$7,805,570.00 |
| Construction Contingency: | \$780,557.00 |
| Construction Interest: | \$0.00 |
| Relocation: | \$50,000.00 |
| Developer Fee: | \$560,000.00 |
| Legal Fees: | \$85,000.00 |
| Architect Fees: | \$340,000.00 |
| Other Costs: | \$292,221.00 |
| Reserves: | \$2,385,356.00 |
| Non-Housing: | \$0.00 |
| TDC: | \$14,520,704.00 |
| TDC/Unit: | \$75,629.00 |

| Project Permanent Sources: | | | | |
|----------------------------|------------------------|---|------|-----------|
| Source / Program | Amount | % | Term | Committed |
| Syndication Proceeds | \$8,829,920.00 | | | |
| CPED | \$2,093,427.00 | | | |
| AHTF (2012) | | | | |
| MHFA | \$3,267,357.00 | | | |
| GP Equity | \$200,000.00 | | | |
| Deferred Dev Fee | \$130,000.00 | | | |
| TDC: | \$14,520,704.00 | | | |

Financing Notes:
 A HUD 202 Loan will be paid off as part of the transaction.
 Per the syndicators, \$1.236 of the reserve will be paid in as equity installments over time after closing.



| Project Status | |
|----------------|-------------------------------------|
| Proposed: | 8/29/2011 |
| 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: | Greenway Heights Family Housing |
| Main Address: | 2845 Bloomington |
| Project Aliases: | Greenway Townhomes |
| Additional Addresses: | 2839 & 2843 Bloomington; 2840 & 2844 16th Ave S |
| Ward: | 9 |
| Neighborhood: | Phillips East |

| 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 type="checkbox"/> Single | |
| <input type="checkbox"/> Special Needs | |
| <input type="checkbox"/> Homeless | |

| Housing Production and Affordability | | | | | | | | | |
|--------------------------------------|------|-----|--------------------|------|------|------|------|------|-----|
| UNIT COMPOSITION | UNIT | QTY | UNIT AFFORDABILITY | UNIT | <30% | <50% | <60% | <80% | MKT |
| | 0BR | 0 | | 0 | 0BR | 0 | 0 | 0 | 0 |
| 1BR | 0 | 0 | 1BR | 0 | 0 | 0 | 0 | 0 | 0 |
| 2BR | 16 | 16 | 2BR | 0 | 16 | 0 | 0 | 0 | 0 |
| 3BR | 22 | 22 | 3BR | 0 | 22 | 0 | 0 | 0 | 0 |
| 4+BR | 4 | 4 | 4+BR | 0 | 4 | 0 | 0 | 0 | 0 |
| TOT | 42 | 42 | TOT | 0 | 42 | 0 | 0 | 0 | 0 |

Shelter Units: + Conversion Units:

Section 8:

GENERAL INFORMATION

This development promises the construction of a 4-story elevator wood frame building with underground parking. All 42 units will be handicap adaptive units with 3 units being handicap accessible. The building will present a strong presence on both the Midtown Greenway and Bloomington Avenue and employ many elements of crime prevention through environmental design. This development is one of the only affordable projects on the greenway. Unit rents are \$825 (2BR), \$950 (3BR), and \$1,022 - \$1,050 (4BR). Unit sizes range from 800 sf to 1,170 sf.

| | | | |
|---|--|---|--|
| Partnership: Greenway Partners, LLC | | Contact Information: | |
| Developer Contact: Loren Brueggeman Phoenix Development Co. 1620 Olivet Rd Santa Rosa, CA 95401- Phone: (612) 386-9071 ext Fax: (612) 465-2876 lorenb@phoenixdevco.com | | Owner Contact: Kathy Wetzel-Mastel PRG, Inc. 2017 E 38th St Minneapolis, MN 55407- Phone: (612) 721-7556 ext- x-15 Fax: (612) 721-7708 kathy.wetzel-mastel@prginc.org | |
| Contractor: To Be Determined Phone: ext- Fax: | | Architect: J. Owen Boarman BKV Group 222 N 2nd St Minneapolis, MN 55401-1423 Phone: (612) 339-3752 ext- Fax: (612) 339-6212 jboarman@bkvgroup.com | |
| CPED Coordinator: Theresa Cunningham CPED 105 5th Ave S Suite 200 Minneapolis, MN 55401- Phone: (612) 673-5237 ext- Fax: (612) 673-5248 theresa.cunningham@ci.minneapolis.mn.us | | CPED Legal: Ruben Acosta Phone: (612) 673-5052 ext- Fax: (612) 673-5112 | |
| | | CPED Support Coordinator: Susie Shepherd Phone: (612) 673-5244 ext- Fax: (612) 673-5259 | |
| | | CPED Rehab: | |
| | | MPLS Affirmative Action | |
| | | Property Manager: To Be Determined Phone: ext- Fax: | |
| | | Support Services: | |



| Project Status | |
|----------------|-------------------------------------|
| Proposed: | 8/29/2011 |
| 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: | Greenway Heights Family Housing |
| Main Address: | 2845 Bloomington |
| Project Aliases: | Greenway Townhomes |
| Additional Addresses: | 2839 & 2843 Bloomington; 2840 & 2844 16th Ave S |
| Ward: | 9 |
| Neighborhood: | Phillips East |

| 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 type="checkbox"/> Single | |
| <input type="checkbox"/> Special Needs | |
| <input type="checkbox"/> Homeless | |

| Housing Production and Affordability | | | | | | | | | |
|--------------------------------------|------|-----|--------------------|------|------|------|------|------|-----|
| UNIT COMPOSITION | UNIT | QTY | UNIT AFFORDABILITY | UNIT | <30% | <50% | <60% | <80% | MKT |
| | 0BR | 0 | | 0 | 0BR | 0 | 0 | 0 | 0 |
| 1BR | 0 | 0 | 1BR | 0 | 0 | 0 | 0 | 0 | 0 |
| 2BR | 16 | 16 | 2BR | 0 | 16 | 0 | 0 | 0 | 0 |
| 3BR | 22 | 22 | 3BR | 0 | 22 | 0 | 0 | 0 | 0 |
| 4+BR | 4 | 4 | 4+BR | 0 | 4 | 0 | 0 | 0 | 0 |
| TOT | 42 | 42 | TOT | 0 | 42 | 0 | 0 | 0 | 0 |

Shelter Units: + Conversion Units:

Section 8:

USES AND PERMANENT SOURCES

| Project Uses: | |
|---------------------------|----------------|
| Land: | \$628,623.00 |
| Construction: | \$5,575,872.00 |
| Construction Contingency: | \$223,035.00 |
| Construction Interest: | \$150,000.00 |
| Relocation: | \$0.00 |
| Developer Fee: | \$920,000.00 |
| Legal Fees: | \$105,000.00 |
| Architect Fees: | \$170,000.00 |
| Other Costs: | \$798,600.00 |
| Reserves: | \$189,000.00 |
| Non-Housing: | \$0.00 |
| TDC: | \$8,760,130.00 |
| TDC/Unit: | \$208,575.00 |

Financing Notes:
 Greenway Partners, LLC is comprised by Phoenix Development Company and Powderhorn residents Group (PRG).

| Project Permanent Sources: | | | | | |
|--|-----------------------|-------|------------|------------|----------------------------|
| Source / Program | Amount | % | Term | Committed | |
| City of Minneapolis <i>TIF</i> | \$350,000.00 | | | | |
| <i>Syndication Proceeds</i> | \$2,650,000.00 | | | | |
| HUD <i>221(d)(4) 1st Mortgage</i> | \$2,375,000.00 | | | | |
| City of Minneapolis <i>NRP (2008)</i> | \$49,000.00 | 0.00% | 10/31/2013 | 12/31/2008 | Grant <i>HD00001215</i> |
| <i>Deferred Dev Fee</i> | \$337,130.00 | | | | 8/29/2011 |
| MHFA <i>Deferred Loan</i> | \$1,260,000.00 | | | | |
| CPED <i>Non Profit Admin</i> | \$30,000.00 | | | | 2/10/2012 Grant |
| CPED <i>AHTF (2011)</i> | \$525,000.00 | | | | 2/10/2012 |
| City of Minneapolis <i>NRP (2012)</i> | \$49,000.00 | | | | 12/31/2011 |
| Met Council <i>TOD</i> | \$313,000.00 | | | | |
| <i>Solar Credits</i> | \$297,000.00 | | | | |
| CPED <i>AHTF (2012)</i> | \$525,000.00 | | | | |
| TDC: | \$8,760,130.00 | | | | |

CPED MULTIFAMILY HOUSING DEPARTMENT
Affordable Housing Inventory Project Data Worksheet



| Project Status | |
|----------------|--------------------------|
| Proposed: | 7/1/2012 |
| 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: | Linden Place |
| Main Address: | 3201 Bloomington |
| Project Aliases: | Linden Place Coop |
| Additional Addresses: | 3205 Bloomington Ave S; 3200 16th Ave S |
| Ward: | 9 |
| Neighborhood: | Powderhorn Park |

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

| Development | |
|--|--|
| <input checked="" type="radio"/> Apartment/Condo | |
| <input type="radio"/> Townhome | |
| <input type="radio"/> Coop | |
| <input type="radio"/> Shelter | |
| <input type="radio"/> Transitional | |
| <input type="radio"/> Scattered Site/Other | |

| Household | |
|---|--|
| <input type="checkbox"/> General | |
| <input checked="" type="checkbox"/> Family w/Children | |
| <input type="checkbox"/> Senior | |
| <input type="checkbox"/> Single | |
| <input type="checkbox"/> Special Needs | |
| <input type="checkbox"/> Homeless | |

| Housing Production and Affordability | | | | | | | | | |
|--------------------------------------|------|-----|--------------------|------|------|------|------|------|-----|
| UNIT COMPOSITION | UNIT | QTY | UNIT AFFORDABILITY | UNIT | <30% | <50% | <60% | <80% | MKT |
| | 0BR | 0 | | 0 | 0 | 0 | 0 | 0 | 0 |
| 1BR | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 2BR | 4 | 4 | 0 | 0 | 4 | 0 | 0 | 0 | |
| 3BR | 4 | 4 | 0 | 4 | 0 | 0 | 0 | 0 | |
| 4+BR | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| TOT | 8 | 8 | TOT | 0 | 4 | 4 | 0 | 0 | |

Shelter Units: + Conversion Units:

Section 8:

GENERAL INFORMATION

Linden Place is a rehabilitation project of two existing CommonBond Communities properties in the Powderhorn Park neighborhood of Ward 9. CommonBond Communities will rehabilitate properties at 3201 and 3205 Bloomington Avenue South and 3200 16th Avenue South. Linden Place provides 8 units of affordable housing with two duplexes on Bloomington Avenue South providing 4 two bedroom units affordable to low income households at 60% of Area Median Income and one four-plex on 16th Avenue South providing 4 three bedroom units affordable to low income households at 50% of Area Median Income. The total development cost is \$512,887.

Partnership: Linden Place LP

Contact Information:

Developer Contact:
 Ellen Higgins
 CommonBond Communities
 328 Kellogg Blvd W
 Saint Paul, MN 55102-1900
 Phone: (651) 310-9265 ext-
 Fax: (651) 291-1003
 higgins@commonbond.org

Owner Contact:
 Ellen Higgins
 CommonBond Communities
 328 Kellogg Blvd W
 Saint Paul, MN 55102-1900
 Phone: (651) 310-9265 ext-
 Fax: (651) 291-1003
 higgins@commonbond.org

Consultant:

Contractor:
 To Be Determined
 ,
 Phone: ext-
 Fax:

Architect:

Property Manager:
 CommonBond Housing
 Phone: (651) 290-1750 ext-
 Fax: (651) 291-1003

Support Services:

CPED Coordinator:
 Cherie Shoquist
 CPED
 105 5th Ave S Suite 200
 Minneapolis, MN 55401-
 Phone: (612) 673-5078 ext-
 Fax:
 cherie.shoquist@minneapolismn.gov

CPED Legal:

CPED Support Coordinator
 Susie Shepherd
 Phone: (612) 673-5244 ext-
 Fax: (612) 673-5259

CPED Rehab:

MPLS Affirmative Action



Project Status

Proposed: 7/1/2012

Approved:

Closed:

Complete:

Impaction

Non-Impacted

Impacted

Occupancy

Rental

Ownership

Project Name: Linden Place

Main Address: 3201 Bloomington

Project Aliases: Linden Place Coop

Additional Addresses: 3205 Bloomington Ave S; 3200 16th Ave S

Ward: 9 Neighborhood: Powderhorn Park

Project Activity

New Construction

Rehabilitation

Stabilization

Preservation

Year Built: 1900

Development

Apartment/Condo

Townhome

Coop

Shelter

Transitional

Scattered Site/Other

Household

General

Family w/Children

Senior

Single

Special Needs

Homeless

Housing Production and Affordability

| UNIT COMPOSITION | UNIT | QTY | UNIT AFFORDABILITY | | | | |
|------------------|------|-----|--------------------|------|------|------|-----|
| | | | <30% | <50% | <60% | <80% | MKT |
| 0BR | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1BR | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2BR | 4 | 4 | 0 | 0 | 4 | 0 | 0 |
| 3BR | 4 | 4 | 0 | 4 | 0 | 0 | 0 |
| 4+BR | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| TOT | 8 | 8 | 0 | 4 | 4 | 0 | 0 |

Shelter Units: + Conversion Units:

Section 8:

USES AND PERMANENT SOURCES

Project Uses:

| | |
|---------------------------|--------------|
| Land: | \$0.00 |
| Construction: | \$329,100.00 |
| Construction Contingency: | \$23,037.00 |
| Construction Interest: | \$0.00 |
| Relocation: | \$5,250.00 |
| Developer Fee: | \$34,000.00 |
| Legal Fees: | \$20,000.00 |
| Architect Fees: | \$25,000.00 |
| Other Costs: | \$76,500.00 |
| Reserves: | \$0.00 |
| Non-Housing: | \$0.00 |
| TDC: | \$512,887.00 |
| TDC/Unit: | \$64,111.00 |

Project Permanent Sources:

| Source / Program | Amount | % | Term | Committed |
|--------------------------------|---------------------|---|------|-----------|
| CPED | \$76,800.00 | | | |
| AHTF (2012) | | | | |
| CPED Non Profit Admin | \$30,000.00 | | | |
| Hennepin County Lead Abatement | \$19,887.00 | | | |
| FHLB FHLB | \$112,000.00 | | | |
| Hennepin County AHIF | \$181,000.00 | | | |
| Funding Gap | \$93,200.00 | | | |
| TDC: | \$512,887.00 | | | |

Financing Notes:



| Project Status | |
|----------------|-------------------------------------|
| Proposed: | 7/2/2012 |
| 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: | The Lonoke |
| Main Address: | 1926 3rd Ave S |
| Project Aliases: | |
| Additional Addresses: | |
| Ward: | 6 |
| Neighborhood: | Stevens Sq-Loring Hts |

| Project Activity | |
|--|------|
| <input type="checkbox"/> New Construction | |
| <input checked="" type="checkbox"/> Rehabilitation | |
| <input type="checkbox"/> Stabilization | |
| <input type="checkbox"/> Preservation | |
| Year Built: | 1915 |

| Development | |
|--|--|
| <input checked="" type="radio"/> Apartment/Condo | |
| <input type="radio"/> Townhome | |
| <input type="radio"/> Coop | |
| <input type="radio"/> Shelter | |
| <input type="radio"/> Transitional | |
| <input type="radio"/> Scattered Site/Other | |

| Household | |
|--|--|
| <input checked="" type="checkbox"/> General | |
| <input type="checkbox"/> Family w/Children | |
| <input type="checkbox"/> Senior | |
| <input type="checkbox"/> Single | |
| <input type="checkbox"/> Special Needs | |
| <input 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 | 19 | 1BR | 10 | 9 | 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 | 19 | TOT | 10 | 9 | 0 | 0 | 0 | 0 | |

Shelter Units: + Conversion Units:

Section 8:

GENERAL INFORMATION

The Lonoke project involves the historic rehabilitation of a 19 unit apartment building at 1926 3rd Ave S which is owned by the Plymouth Church Neighborhood Foundation and currently provides general occupancy market rate rental housing. With the help of Minneapolis Public Housing Authority (MPHA) the Housing 150 Partnership with Westminster Presbyterian and Plymouth Congregational Churches, the Lonoke will be a mixed-income rental building providing permanent supportive housing to 10 individuals who have formerly been part of the intensive service housing program for chronically homeless adults at nearby Lydia Apartments, now identified as being able and willing to live more independently without intensive services. This will make room at Lydia for persons who do need more extensive services and structure. HUD is supportive of expanding the Lydia service contract from 40 to 50 units to completely fund the service needs of eligible Lonoke residents. Spectrum Mental Health, which currently provides services at Lydia, will also provide services at the Lonoke.

PCNF has secured a commitment from the MPHA for 4 HUD Housing Choice Section 8 Rental Assistance Vouchers for the homeless units at the Lonoke. PCNF has applied to the Hennepin County Continuum of Care for HUD SHP Rental Assistance that will allow the project to create 6 additional units of supportive housing for a total of 10 homeless units. The Lonoke will also provide 9 high quality affordable general occupancy housing units in a prime, public transportation rich location.

OTHER INFO: TDC/sf of \$160. Private source: 67% + public sources 33%. AHTF % of TDC 15%. AHTF leverage of 6.6 to 1.

| | | | |
|---|--|--|--|
| <u>Partnership:</u> | | <u>Contact Information:</u> | |
| <u>Developer Contact:</u> | | <u>Owner Contact:</u> | |
| Kirk Moorhead PORTICO 2610 University Ave W Suite 100 Saint Paul, MN 55114- Phone: (651) 789-6260 ext- Fax: (612) 871-0843 kmoorhead@plymouthfoundation.org | | | |
| <u>Contractor:</u> | | <u>Architect:</u> | |
| To Be Determined Phone: ext- Fax: | | Cermak Rhoades Architects 275 E 4 St Suite 800 Saint Paul, MN 55101-1696 Phone: (651) 225-8623 ext- Fax: info@cermakrhoades.com | |
| <u>CPED Coordinator:</u> | | <u>CPED Legal:</u> | |
| Jerry LePage CPED 105 5th Ave S Suite 200 Minneapolis, MN 55401 Phone: (612) 673-5240 ext- Fax: (612) 673-5248 jerry.lepage@ci.minneapolis.mn.us | | | |
| <u>CPED Support Coordinator</u> | | <u>CPED Rehab:</u> | |
| | | | |
| <u>MPLS Affirmative Action</u> | | | |
| | | | |



| Project Status | |
|----------------|-------------------------------------|
| Proposed: | 7/2/2012 |
| 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: | The Lonoke |
| Main Address: | 1926 3rd Ave S |
| Project Aliases: | |
| Additional Addresses: | |
| Ward: | 6 |
| Neighborhood: | Stevens Sq-Loring Hts |

| Project Activity | |
|--|------|
| <input type="checkbox"/> New Construction | |
| <input checked="" type="checkbox"/> Rehabilitation | |
| <input type="checkbox"/> Stabilization | |
| <input type="checkbox"/> Preservation | |
| Year Built: | 1915 |

| Development | |
|--|--|
| <input checked="" type="radio"/> Apartment/Condo | |
| <input type="radio"/> Townhome | |
| <input type="radio"/> Coop | |
| <input type="radio"/> Shelter | |
| <input type="radio"/> Transitional | |
| <input type="radio"/> Scattered Site/Other | |

| Household | |
|--|--|
| <input checked="" type="checkbox"/> General | |
| <input type="checkbox"/> Family w/Children | |
| <input type="checkbox"/> Senior | |
| <input type="checkbox"/> Single | |
| <input type="checkbox"/> Special Needs | |
| <input 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 | 19 | 19 | 1BR | 10 | 9 | 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 | 19 | 19 | TOT | 10 | 9 | 0 | 0 | 0 | 0 |

Shelter Units: + Conversion Units:

Section 8:

USES AND PERMANENT SOURCES

| Project Uses: | |
|---------------------------|----------------|
| Land: | \$1,121,000.00 |
| Construction: | \$1,100,000.00 |
| Construction Contingency: | \$110,000.00 |
| Construction Interest: | \$0.00 |
| Relocation: | \$9,500.00 |
| Developer Fee: | \$80,000.00 |
| Legal Fees: | \$80,000.00 |
| Architect Fees: | \$73,370.00 |
| Other Costs: | \$196,257.00 |
| Reserves: | \$113,361.00 |
| Non-Housing: | \$0.00 |
| TDC: | \$2,883,488.00 |
| TDC/Unit: | \$151,763.00 |

| Project Permanent Sources: | | | | |
|------------------------------------|-----------------------|---|------|-----------|
| Source / Program | Amount | % | Term | Committed |
| CPED | | | | 10/5/2012 |
| LIHTC - \$ 7,203 (2013) | | | | |
| CPED | \$432,523.00 | | | |
| AHTF (2012) | | | | |
| | \$260,191.00 | | | |
| State Historic Tax Credit Equity | | | | |
| | \$274,647.00 | | | |
| Federal Historic Tax Credit Equity | | | | |
| | \$1,245,736.00 | | | |
| Syndication Proceeds | | | | |
| Housing 150 | \$75,000.00 | | | 7/1/2012 |
| | \$72,477.00 | | | |
| Developer Equity | | | | |
| MHFA | \$522,914.00 | | | |
| CRV | | | | |
| TDC: | \$2,883,488.00 | | | |

Financing Notes:

- On 2/22/12, MPHA awarded 4 PB Sec. 8 vouchers.
- On 10/5/2012, the City Council approved a partial award of \$7,203 in housing tax credits of the \$144,853 requested.



| Project Status | |
|----------------|--------------------------|
| Proposed: | 7/1/2012 |
| 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: | PPL DECC Recapitalization |
| Main Address: | 3308 4th Ave |
| Project Aliases: | see Elliot Apts and Central Neighborhood Apts |
| Additional Addresses: | 1203-05 E 21st; 1819-25 Elliot Ave; 3320 4th Ave |
| Ward: | 5 |
| Neighborhood: | Central |

| 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/Condo | |
| <input type="radio"/> Townhome | |
| <input type="radio"/> Coop | |
| <input type="radio"/> Shelter | |
| <input type="radio"/> Transitional | |
| <input type="radio"/> Scattered Site/Other | |

| Household | |
|---|--|
| <input checked="" type="checkbox"/> General | |
| <input checked="" type="checkbox"/> Family w/Children | |
| <input type="checkbox"/> Senior | |
| <input type="checkbox"/> Single | |
| <input type="checkbox"/> Special Needs | |
| <input checked="" type="checkbox"/> Homeless | |

| Housing Production and Affordability | | | | | | | | | |
|--------------------------------------|------|-----|--------------------|------|------|------|------|------|-----|
| UNIT COMPOSITION | UNIT | QTY | UNIT AFFORDABILITY | UNIT | <30% | <50% | <60% | <80% | MKT |
| | 0BR | 0 | | 0 | 0BR | 0 | 0 | 0 | 0 |
| 1BR | 9 | 7 | 1BR | 7 | 2 | 0 | 0 | 0 | |
| 2BR | 25 | 4 | 2BR | 4 | 21 | 0 | 0 | 0 | |
| 3BR | 9 | 0 | 3BR | 0 | 9 | 0 | 0 | 0 | |
| 4+BR | 8 | 2 | 4+BR | 2 | 6 | 0 | 0 | 0 | |
| TOT | 51 | TOT | 13 | 38 | 0 | 0 | 0 | 0 | |

Shelter Units: + Conversion Units:

Section 8:

GENERAL INFORMATION

PPL will acquire ten existing buildings and refinance the present debt and rehabilitate the properties. The projects together provide 11 long term homelessness units. The rehabilitation will consist of new windows, roof replacement, landscaping, porch replacement, electrical upgrades, new doors, exterior and interior painting, repair, kitchens, and bathrooms. The units consist of duplexes, four-plexes, two-story buildings and three-story walk-ups.

| | | | |
|--|--|--|--|
| Partnership: PPL DECC LP | | Contact Information: | |
| Developer Contact: Barbara McCormick PPL 1035 E Franklin Ave Minneapolis, MN 55404-2920 Phone: (612) 455-5206 ext- Fax: (612) 455-5101 barbara.mccormick@ppl-inc.org | | Owner Contact: Barbara McCormick PPL 1035 E Franklin Ave Minneapolis, MN 55404-2920 Phone: (612) 455-5206 ext- Fax: (612) 455-5101 barbara.mccormick@ppl-inc.org | |
| Contractor: To Be Determined Phone: ext- Fax: | | Architect: Meyer, Scherer & Rockcastle, Ltd. 710 S 2nd St Minneapolis, MN 55401- Phone: (612) 375-8706 ext- Fax: | |
| CPED Coordinator: Dollie Crowther CPED 105 5th Ave S Suite 200 Minneapolis, MN 55401 Phone: (612) 673-5263 ext- Fax: dollie.crowther@ci.minneapolis.mn.us | | CPED Legal: Ruben Acosta Phone: (612) 673-5052 ext- Fax: (612) 673-5112 | |
| CPED Support Coordinator: Nancy Pray Phone: (612) 673-5228 ext- Fax: (612) 673-5259 | | Property Manager: PPL Phone: (612) 874-8512 ext- Fax: | |
| | | Support Services: PPL Phone: (612) 874-8511 ext- Fax: (612) 874-6444 | |
| | | CPED Rehab: Geri Meyer Phone: (612) 673-5252 ext- Fax: (612) 673-5207 | |
| | | MPLS Affirmative Action | |



| Project Status | |
|----------------|--------------------------|
| Proposed: | 7/1/2012 |
| 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: | PPL DECC Recapitalization |
| Main Address: | 3308 4th Ave |
| Project Aliases: | see Elliot Apts and Central Neighborhood Apts |
| Additional Addresses: | 1203-05 E 21st; 1819-25 Elliot Ave; 3320 4th Ave |
| Ward: | 5 |
| Neighborhood: | Central |

| 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/Condo |
| <input type="radio"/> Townhome |
| <input type="radio"/> Coop |
| <input type="radio"/> Shelter |
| <input type="radio"/> Transitional |
| <input type="radio"/> Scattered Site/Other |

| Household |
|---|
| <input checked="" type="checkbox"/> General |
| <input checked="" type="checkbox"/> Family w/Children |
| <input type="checkbox"/> Senior |
| <input type="checkbox"/> Single |
| <input type="checkbox"/> Special Needs |
| <input checked="" type="checkbox"/> Homeless |

| Housing Production and Affordability | | | | | | | | | |
|--------------------------------------|------|-----|--------------------|------|------|------|------|------|-----|
| UNIT COMPOSITION | UNIT | QTY | UNIT AFFORDABILITY | UNIT | <30% | <50% | <60% | <80% | MKT |
| | 0BR | 0 | | 0 | 0BR | 0 | 0 | 0 | 0 |
| 1BR | 9 | 9 | 1BR | 7 | 2 | 0 | 0 | 0 | |
| 2BR | 25 | 25 | 2BR | 4 | 21 | 0 | 0 | 0 | |
| 3BR | 9 | 9 | 3BR | 0 | 9 | 0 | 0 | 0 | |
| 4+BR | 8 | 8 | 4+BR | 2 | 6 | 0 | 0 | 0 | |
| TOT | 51 | 51 | TOT | 13 | 38 | 0 | 0 | 0 | |

Shelter Units: _____ + Conversion Units: _____
Section 8:

USES AND PERMANENT SOURCES

| Project Uses: | |
|---------------------------|-----------------|
| Land: | \$2,728,534.00 |
| Construction: | \$4,854,000.00 |
| Construction Contingency: | \$321,300.00 |
| Construction Interest: | \$0.00 |
| Relocation: | \$97,775.00 |
| Developer Fee: | \$620,400.00 |
| Legal Fees: | \$70,000.00 |
| Architect Fees: | \$206,550.00 |
| Other Costs: | \$542,715.00 |
| Reserves: | \$749,297.00 |
| Non-Housing: | \$0.00 |
| TDC: | \$10,190,571.00 |
| TDC/Unit: | \$199,815.00 |

| Project Permanent Sources: | | | | |
|-----------------------------|------------------------|-------|----------|-----------|
| Source / Program | Amount | % | Term | Committed |
| | \$6,608,410.00 | | | |
| <i>Syndication Proceeds</i> | | | | |
| CPED | \$1,165,000.00 | 1.00% | Deferred | |
| <i>AHTF (2012)</i> | | | | |
| CPED | \$799,291.00 | | | |
| <i>Assumed Debt</i> | | | | |
| MHFA | \$950,000.00 | | | |
| Hennepin County | \$350,000.00 | | | |
| <i>AHIF</i> | | | | |
| | \$200,000.00 | | | |
| <i>Lead Abatement</i> | | | | |
| | \$117,870.00 | | | |
| <i>Sales tax rebate</i> | | | | |
| TDC: | \$10,190,571.00 | | | |

Financing Notes:
Financing will include forgiveness of interest on prior MCDA loans and assumption of debt by the new limited partnership.