



**Project Status**  
 Proposed: 8/29/2011  
 Approved:   
 Closed:   
 Complete:

**Impaction**  
 Non-Impacted  
 Impacted

**Occupancy**  
 Rental  
 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**  
 New Construction  
 Rehabilitation  
 Stabilization  
 Preservation  
 Year Built: \_\_\_\_\_

**Development**  
 Apartment/Condo  
 Townhome  
 Coop  
 Shelter  
 Transitional  
 Scattered Site/Other

**Household**  
 General  
 Family w/Children  
 Senior  
 Single  
 Special Needs  
 Homeless

**Housing Production and Affordability**

UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT
	0BR	0		0BR	0	0	0	0	0
	1BR	0		1BR	0	0	0	0	0
	2BR	16		2BR	0	16	0	0	0
	3BR	22		3BR	0	22	0	0	0
	4+BR	4		4+BR	0	4	0	0	0
	TOT	42		TOT	0	42	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

**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

**Contact Information:**

**Consultant:**  
 \_\_\_\_\_  
 To Be Determined  
 Phone: \_\_\_\_\_ ext-  
 Fax: \_\_\_\_\_

**Contractor:**  
 To Be Determined  
 Phone: \_\_\_\_\_ ext-  
 Fax: \_\_\_\_\_

**Architect:**  
 J. Owen Boorman  
 BKV Group  
 222 N 2nd St  
 Minneapolis, MN 55401-1423  
 Phone: (612) 339-3752 ext-  
 Fax: (612) 339-6212  
 jboorman@bkgvgroup.com

**Property Manager:**  
 To Be Determined  
 Phone: \_\_\_\_\_ ext-  
 Fax: \_\_\_\_\_

**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 Rehab:**  
 \_\_\_\_\_  
**MPLS Affirmative Action**

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



**Project Status**  
 Proposed: 8/29/2011  
 Approved:   
 Closed:  
 Complete:

**Impaction**  
 Non-Impacted  
 Impacted

**Occupancy**  
 Rental  
 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**  
 New Construction  
 Rehabilitation  
 Stabilization  
 Preservation  
 Year Built: \_\_\_\_\_

**Development**  
 Apartment/Condo  
 Townhome  
 Coop  
 Shelter  
 Transitional  
 Scattered Site/Other

**Household**  
 General  
 Family w/Children  
 Senior  
 Single  
 Special Needs  
 Homeless

**Housing Production and Affordability**

UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT
	0BR	0		0BR	0	0	0	0	0
1BR	0	0	1BR	0	0	0	0	0	0
2BR	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 TIF	\$350,000.00			
Syndication Proceeds	\$2,650,000.00			
HUD 221(d)(4) 1st Mortgage	\$2,375,000.00			
City of Minneapolis NRP (2008)	\$49,000.00	0.00%	10/31/2013	12/31/2008
Deferred Dev Fee	\$337,130.00			8/29/2011
MHFA Deferred Loan	\$1,260,000.00			
CPED Non Profit Admin	\$30,000.00			2/10/2012
CPED AHTF (2011)	\$525,000.00		Grant	2/10/2012
City of Minneapolis NRP (2012)	\$49,000.00			12/31/2011
Met Council TOD	\$313,000.00			
Solar Credits	\$297,000.00			
CPED AHTF (2012)	\$525,000.00			
<b>TDC:</b>	<b>\$8,760,130.00</b>			



**Project Status**  
 Proposed: 7/15/2011  
 Approved:   
 Closed:   
 Complete:

**Impaction**  
 Non-Impacted  
 Impacted

**Occupancy**  
 Rental  
 Ownership

Project Name: Snelling Apts  
 Main Address: 2304 Snelling Ave  
 Project Aliases:  
 Additional Addresses:  
 Ward: 2 Neighborhood: Seward

**Project Activity**  
 New Construction  
 Rehabilitation  
 Stabilization  
 Preservation  
 Year Built: \_\_\_\_\_

**Development**  
 Apartment/Condo  
 Townhome  
 Coop  
 Shelter  
 Transitional  
 Scattered Site/Other

**Household**  
 General  
 Family w/Children  
 Senior  
 Single  
 Special Needs  
 Homeless

**Housing Production and Affordability**

UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT
	0BR	0		0BR	0	0	0	0	0
1BR	60		1BR	0	60	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	60		TOT	0	60	0	0	0	0

Shelter Units: \_\_\_\_\_ + Conversion Units: \_\_\_\_\_  
 Section 8: 60

**GENERAL INFORMATION**

Seward Redesign and CommonBond are jointly proposing a 60-unit rental project for seniors. Proposed funding through the HUD 202 program. The HUD application was submitted in June 2011. This project is the 2nd phase of the redevelopment of the Bystrom Brothers site, a former industrial site near the Franklin Ave LRT station. Seward Redesign and CommonBond will jointly develop and own this project, and CommonBond will provide property management and onsite services.

The site is owned by the City of Minneapolis, and was purchased with the combination of City, TOD funds and LAAND funds (Land Acquisition and Affordable New Development) from the Met Council. The purchase price will be determined by an appraisal to be conducted no more than 60 days prior to closing. Seward Redesign has been assigned development rights to the site.

Partnership: CRS Housing, LLC

**Developer Contact:**  
 Brian Miller  
 Seward Redesign  
 2323 E Franklin Ave  
 Minneapolis, MN 55406-  
 Phone: \_\_\_\_\_ ext-  
 Fax: \_\_\_\_\_  
 brian@sewardredesign.org

**Owner Contact:**  
 Amanda Cline Novak  
 CommonBond Communities  
 328 Kellogg Blvd W  
 Saint Paul, MN 55102-1900  
 Phone: (651) 290-6213 ext-  
 Fax: (651) 291-1003  
 novak@commonbond.org

**Contact Information:**

**Consultant:**  
 CommonBond Housing  
 Phone: (651) 290-1750 ext-  
 Fax: (651) 291-1003

**Contractor:**  
 To Be Determined  
 Phone: \_\_\_\_\_ ext-  
 Fax: \_\_\_\_\_

**Architect:**  
 LHB Engineers & Architects  
 250 3rd Ave N Suite 450  
 Minneapolis, MN 55401-  
 Phone: (612) 752-6928 ext-  
 Fax: \_\_\_\_\_

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

**Support Services:**  
 CommonBond Housing  
 Phone: (651) 290-1750 ext-  
 Fax: (651) 291-1003

**CPED Coordinator:**  
 Amy Geisler  
 CPED  
 105 5th Ave S Suite 200  
 Minneapolis, MN 55401-  
 Phone: (612) 673-5266 ext-  
 Fax: (612) 673-5259  
 amy.geisler@ci.minneapolis.mn.us

**CPED Legal:**  
 Shelley Roe  
 Phone: (612) 673-5086 ext-  
 Fax: (612) 673-5112

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

**CPED Rehab:**  
 Geri Meyer  
 Phone: (612) 673-5252 ext-  
 Fax: (612) 673-5207

**MPLS Affirmative Action**



**Project Status**  
 Proposed: 7/15/2011  
 Approved:   
 Closed:   
 Complete:

**Impaction**  
 Non-Impacted  
 Impacted

**Occupancy**  
 Rental  
 Ownership

**Household**  
 General  
 Family w/Children  
 Senior  
 Single  
 Special Needs  
 Homeless

Project Name: Snelling Apts  
 Main Address: 2304 Snelling Ave  
 Project Aliases:  
 Additional Addresses:

Ward: 2 Neighborhood: Seward

**Project Activity**  
 New Construction  
 Rehabilitation  
 Stabilization  
 Preservation  
 Year Built: \_\_\_\_\_

**Development**  
 Apartment/Condo  
 Townhome  
 Coop  
 Shelter  
 Transitional  
 Scattered Site/Other

**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	60	1BR	0	60	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	60	TOT	0	60	0	0	0	0	

Shelter Units: \_\_\_\_\_ + Conversion Units: \_\_\_\_\_  
 Section 8: 60

**USES AND PERMANENT SOURCES**

**Project Uses:**

Land:	\$907,000.00
Construction:	\$8,158,472.00
Construction Contingency:	\$438,069.00
Construction Interest:	\$0.00
Relocation:	\$0.00
Developer Fee:	\$471,642.00
Legal Fees:	\$40,000.00
Architect Fees:	\$349,261.00
Other Costs:	\$419,100.00
Reserves:	\$0.00
Non-Housing:	\$544,000.00
TDC:	\$11,327,544.00
TDC/Unit:	\$180,549.00

**Project Permanent Sources:**

Source / Program	Amount	%	Term	Committed
Met Council LHIA	\$150,000.00			
DEED DEED Contamination Grant	\$200,000.00		12/31/2014 Grant	8/20/2012 HD00001261
HUD Hud 202 Capital Grant	\$8,652,360.00			11/15/2011
CPED AHTF (2011)	\$944,584.00			2/10/2012
Hennepin County AHIF	\$400,000.00			6/15/2012
Hennepin County ERF	\$135,000.00		5/6/2014 Grant	8/20/2012 HD00001262
Owner Contribution	\$25,000.00			
Met Council TBRA	\$140,600.00		12/31/2014 Grant	8/20/2012 HD00001263
FHLB FHLB	\$300,000.00			11/15/2011
MHFA	\$250,000.00			
Hennepin County TOD	\$100,000.00			
CPED Non Profit Admin	\$30,000.00			2/10/2012
TDC:	\$11,327,544.00			

**Financing Notes:**

**Project Status**

Proposed: 7/15/2011  
 Approved:   
 Closed:  
 Complete:

**Impaction**

Non-Impacted  
 Impacted

**Occupancy**

Rental  
 Ownership

Project Name: West Broadway Curve  
 Main Address: 2022 W Broadway  
 Project Aliases:  
 Additional Addresses: 2018, 2014, 2010, 2006, 2004, 2000, 1936 W Broadway  
 Ward: 5 | Neighborhood: Jordan

**Housing Production and Affordability**

UNIT	QTY	UNIT	<30%	<50%	<60%	<80%	MKT
0BR	0	0BR	0	0	0	0	0
1BR	0	1BR	0	0	0	0	0
2BR	39	2BR	0	22	12	5	0
3BR	14	3BR	0	10	4	0	0
4+BR	0	4+BR	0	0	0	0	0
TOT	53	TOT	0	32	16	5	0

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

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

**GENERAL INFORMATION**

CommonBond Communities is proposing new construction of 53 mixed-income rental housing units on the West Broadway Curve, (1926-2022 W Broadway). The development would include underground parking, attractive façade elements, including balconies. The development would include an on-site service center providing job training and placement, adult education programs, youth academic and literacy training, etc. provided by CommonBond's Advantage Services Programs.

CommonBond has a partnership with the Basilica of St. Mary. The Basilica will provide financial support for pre-development activities and three years worth of services financing. The partnership is not a former / legal partnership.

Partnership:

Contact Information:

Developer Contact:

Cynthia Lee  
 CommonBond Communities  
 328 W Kellogg  
 Saint Paul, MN 55102-  
 Phone: (651) 290-6245 ext-  
 Fax:  
 clee@commonbond.org

Owner Contact:

Cynthia Lee  
 CommonBond Communities  
 328 W Kellogg  
 Saint Paul, MN 55102-  
 Phone: (651) 290-6245 ext-  
 Fax:  
 clee@commonbond.org

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:

Jill Kranz  
 Ellness, Swenson, Graham Architects Inc.  
 500 Washington Ave S  
 Minneapolis, MN 55415-  
 Phone: (612) 373-4620 ext-  
 Fax: (612) 339-5382

Property Manager:

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

Support Services:

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

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:

CPED Support Coordinator

CPED Rehab:

MPLS Affirmative Action

**Project Status**  
Proposed: 7/15/2011  
Approved:   
Closed:   
Complete:

Project Name: West Broadway Curve  
Main Address: 2022 W Broadway  
Project Aliases:  
Additional Addresses: 2018, 2014, 2010, 2006, 2004, 2000, 1936 W Broadway  
Ward: 5 | Neighborhood: Jordan

**Impaction**  
 Non-Impacted  
 Impacted

**Occupancy**  
 Rental  
 Ownership

**Housing Production and Affordability**

UNIT	QTY	UNIT	<30%	<50%	<60%	<80%	MKT
0BR	0	0BR	0	0	0	0	0
1BR	0	1BR	0	0	0	0	0
2BR	39	2BR	0	22	12	5	0
3BR	14	3BR	0	10	4	0	0
4+BR	0	4+BR	0	0	0	0	0
TOT	53	TOT	0	32	16	5	0

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

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

**USES AND PERMANENT SOURCES**

**Project Uses:**

Land:	\$129,373.00
Construction:	\$7,945,078.00
Construction Contingency:	\$317,803.00
Construction Interest:	\$101,000.00
Relocation:	\$0.00
Developer Fee:	\$1,200,000.00
Legal Fees:	\$86,000.00
Architect Fees:	\$278,077.00
Other Costs:	\$727,803.00
Reserves:	\$247,925.00
Non-Housing:	\$0.00
TDC:	\$11,033,059.00
TDC/Unit:	\$208,171.00

**Project Permanent Sources:**

Source / Program	Amount	%	Term	Committed
	\$340,817.00			3/8/2012
<i>Deferred Dev Fee</i>				
Met Council LHIA	\$300,000.00			10/25/2012
City of Minneapolis HRB	\$2,200,000.00			3/8/2012
<i>Syndication Proceeds</i>				
CPED AHTF (2011)	\$750,000.00			2/10/2012
Hennepin County AHIF	\$350,000.00			
MHFA EDHC	\$2,025,000.00			10/25/2012
Met Council LCDA	\$1,000,000.00			11/14/2012
CPED Non Profit Admin	\$30,000.00			2/10/2012
FHLB FHLB	\$300,000.00			
<b>TDC:</b>	<b>\$11,033,059.00</b>			

**Financing Notes:**  
Total Housing Revenue Bond request is \$5.8 million.