



Project Status	
Proposed:	7/15/2011
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:	Passage Community Housing
Main Address:	XX E 24th St
Project Aliases:	Passages
Additional Addresses:	
Ward:	6
Neighborhood:	Whittier

Project Activity	
<input type="checkbox"/> New Construction	
<input checked="" type="checkbox"/> Rehabilitation	
<input type="checkbox"/> Stabilization	
<input type="checkbox"/> Preservation	
Year Built:	1911

Development	
<input type="radio"/> Apartment/Condo	
<input type="radio"/> Townhome	
<input type="radio"/> Coop	
<input type="radio"/> Shelter	
<input checked="" 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 checked="" 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	3	3	3	0	0	0	0	0	
2BR	7	7	7	0	0	0	0	0	
3BR	7	7	7	0	0	0	0	0	
4+BR	0	0	0	0	0	0	0	0	
<b>TOT</b>	<b>17</b>	<b>17</b>	<b>TOT</b>	<b>17</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

Shelter Units:  + Conversion Units:

Section 8:

## GENERAL INFORMATION

Simpson Housing Services applied for \$320,000 in 2011 ESG funds to complete necessary exterior renovations at their Passage Community housing facility. The facility houses homeless or previously homeless individuals in 17 units of project based Section 8 housing for a period not to exceed 24 months.

Due to additional costs and additional necessary work items encountered, Simpson Housing Services applied for an additional \$72,132 funds via the 2012 ESG RFP, bringing their total ESG funding to \$392,132.

Proposed work items include exterior foundation repairs, window replacement, concrete and masonry repairs, accessibility improvements, lead abatement.

**IMPORTANT NOTE:** Between 2011 and 2012, the ESG regulation changed such that Passage Community is no longer an eligible project. Therefore, per a recommendation from HUD, the 2012 ESG funds will be switched with the Higher Ground project, which was funded in 2011 and qualifies under the new 2012 ESG rules

Partnership: Passage Community Housing, LLC

Contact Information:

Developer Contact:

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 Simpson Housing Services  
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 Minneapolis, MN 55404-  
 Phone: (612) 455-0841 ext-  
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 shorsfield@simpsonhousing.org

Owner Contact:

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 shorsfield@simpsonhousing.org

Consultant:

Contractor:

To Be Determined  
 ,  
 Phone: ext-  
 Fax:

Architect:

To Be Determined  
 ,  
 Phone: ext-  
 Fax:

Property Manager:

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 Phone: (612) 455-0841 ext-  
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Support Services:

Simpson Housing Services  
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MPLS Affirmative Action

Maria Conley  
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4+BR	0	0	4+BR	0	0	0	0	0	0
<b>TOT</b>	<b>17</b>	<b>17</b>	<b>TOT</b>	<b>17</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

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Section 8:

## USES AND PERMANENT SOURCES

Project Uses:	
Land:	\$0.00
Construction:	\$330,407.00
Construction Contingency:	\$26,433.00
Construction Interest:	\$0.00
Relocation:	\$0.00
Developer Fee:	\$25,639.00
Legal Fees:	\$2,985.00
Architect Fees:	\$10,210.00
Other Costs:	\$15,884.00
Reserves:	\$0.00
Non-Housing:	\$0.00
TDC:	\$411,558.00
TDC/Unit:	\$0.00

Project Permanent Sources:				
Source / Program	Amount	%	Term	Committed
CPED ESG (2012)	\$72,132.00	0.00%	3 yrs	
CPED ESG (2011)	\$320,000.00	0.00%	3 yrs	10/21/2011
Simpson Housing Services	\$19,426.00			
<b>TDC:</b>	<b>\$411,558.00</b>			

Financing Notes:	