



Project Status	
Proposed:	2/28/2013
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:	Affirmation House
Main Address:	3310 Penn Ave N
Project Aliases:	
Additional Addresses:	3019 4th St N
Ward:	4
Neighborhood:	Folwell

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

Development
<input type="radio"/> Apartment/Condo
<input type="radio"/> Townhome
<input type="radio"/> Coop
<input type="radio"/> Shelter
<input type="radio"/> Transitional
<input checked="" 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 checked="" 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	1		1	0BR	1	0	0	0
1BR	11	11	1BR	11	0	0	0	0	0
2BR	2	2	2BR	0	2	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	14	14	TOT	12	2	0	0	0	0

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

GENERAL INFORMATION

PPL is proposing to continue its foreclosure recovery efforts by purchasing and rehabilitating a foreclosed 12-unit building currently occupied by Affirmation House, a program serving disabled adults, many of whom were formerly homeless. The property is located at 3310 Penn Ave N. As part of this project, PPL is also acquiring a vacant bank-donated duplex located in the Hawthorne Eco Village at 3019 4th St N.

3310 Penn Ave N is located in the Folwell neighborhood of Ward 4, and is located in a poverty non-impacted census tract. Affirmation House was in the process of purchasing the property from the previous property owner who was foreclosed upon before the sale was complete. PPL evaluated the property for acquisition and rehabilitation at the request of the neighborhood. The proposed scope of work includes a combination of interior and exterior improvements, including roofing, windows, kitchen and bath improvements, and lead/asbestos abatement. Affirmation House will continue to provide supportive services at 3301 Penn Ave N. The owner will pay all utilities.

3019 4th St N is located in the Hawthorne neighborhood of Ward 3, and is located in a poverty impacted census tract. As noted above, this duplex is located in the Eco Village. Twin Cities Community Land Bank (TCCLB) is facilitating the donation of this property to PPL. The proposed scope of work includes new windows, façade repair, insulation, roof replacement, and significant interior improvements (new heating system, kitchen and bathroom updates, extensive wall and ceiling repair, etc). While Affirmation House is not expected to provide supportive services to tenants at 3019 4th St N, tenants will have access to PPL's usual service referral systems. Tenants will be responsible for paying utilities in this building.

Partnership: PPL Affirmation House LLC

Developer Contact:
 Barbara McCormick
 PPL
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 Minneapolis, MN 55404-2920
 Phone: (612) 455-5206 ext-
 Fax: (612) 455-5101
 barbara.mccormick@ppl-inc.org

Owner Contact:
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 PPL
 1035 E Franklin Ave
 Minneapolis, MN 55404-2920
 Phone: (612) 455-5206 ext-
 Fax: (612) 455-5101
 barbara.mccormick@ppl-inc.org

Contact Information:

Consultant:

Contractor:

To Be Determined

Phone: _____ ext-
 Fax: _____

Architect:

To Be Determined

Phone: _____ ext-
 Fax: _____

Property Manager:
 PPL
 Phone: (612) 455-5131 ext-
 Fax: (612) 455-5101

Support Services:

CPED Coordinator:
 Amy Geisler
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 105 5th Ave S Suite 200
 Minneapolis, MN 55401-
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 amy.geisler@ci.minneapolis.mn.us

CPED Legal:
 Nikki Newman
 Phone: (612) 673-5273 ext-
 Fax: (612) 673-5112

CPED Support Coordinator

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

MPLS Affirmative Action



Project Status	
Proposed:	2/28/2013
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:	Affirmation House
Main Address:	3310 Penn Ave N
Project Aliases:	
Additional Addresses:	3019 4th St N
Ward:	4
Neighborhood:	Folwell

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

Development	
<input type="radio"/> Apartment/Condo	
<input type="radio"/> Townhome	
<input type="radio"/> Coop	
<input type="radio"/> Shelter	
<input type="radio"/> Transitional	
<input checked="" 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 checked="" 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	1		1	0BR	1	0	0	0
1BR	11	11	1BR	11	0	0	0	0	0
2BR	2	2	2BR	0	2	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	14	14	TOT	12	2	0	0	0	0

Shelter Units: + Conversion Units:

Section 8:

USES AND PERMANENT SOURCES

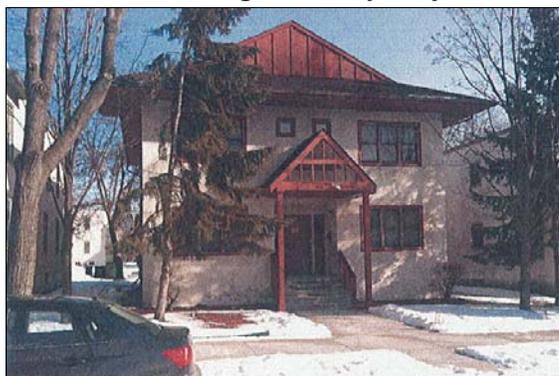
Project Uses:	
Land:	\$312,000.00
Construction:	\$1,216,000.00
Construction Contingency:	\$110,000.00
Construction Interest:	\$0.00
Relocation:	\$30,000.00
Developer Fee:	\$230,000.00
Legal Fees:	\$0.00
Architect Fees:	\$35,300.00
Other Costs:	\$74,000.00
Reserves:	\$93,700.00
Non-Housing:	\$0.00
TDC:	\$2,101,000.00
TDC/Unit:	\$150,071.00

Project Permanent Sources:				
Source / Program	Amount	%	Term	Committed
Home Depot Foundation	\$20,000.00			
FHLB FHLB	\$225,000.00			
Hennepin County ERF	\$150,000.00			
Hawthorne Green Grants	\$20,000.00			
Hennepin County AHIF	\$200,000.00			
MHFA	\$340,000.00			
CPED NSP3	\$520,000.00			2/28/2013
CPED NSP2	\$320,000.00			2/28/2013
CPED AHTF	\$306,000.00			
TDC:	\$2,101,000.00			

Financing Notes:
The requested AHTF award represents 14.6% of the overall TDC. Of the proposed sources, 18% are public and 82% are private; 34% of the sources have been committed to date. The TDC is approximately \$150/square foot.

An application is pending for Hennepin County AHIF

There are GRH tenant subsidies in place for the 3310 Penn Ave N property



Project Status	
Proposed:	2/1/2013
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:	Maples
Main Address:	3641-49 Elliot Ave So
Project Aliases:	
Additional Addresses:	
Ward:	8
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:	1917

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 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	8	8	2BR	0	7	1	0	0	0
3BR	2	2	3BR	0	1	1	0	0	0
4+BR	0	0	4+BR	0	0	0	0	0	0
TOT	10	10	TOT	0	8	2	0	0	0

Shelter Units: + Conversion Units:
 Section 8:

GENERAL INFORMATION

Maples is owned by CommonBond, originally owned by PRG. There are 3 buildings with a total of 10 units. The buildings are two 4-plexes and one duplex and are walk-ups. The properties have full basements with stucco exterior. There is surface parking from the alley. Rehab work includes water intrusion repair, roof replacement, water heater and furnace replacement, exterior painting, floor repair, plumbing repairs and cabinet and vanity replacement. Focus will be on structural repair due to water damage to property. The County Hazard Grant Program will assist with lead abatement.

<p><u>Partnership:</u></p> <p><u>Developer Contact:</u> Rachel Robinson CommonBond Communities 328 W Kellogg Saint Paul, MN 55102- Phone: (651) 288-8696 ext- Fax: rachel.robinson@commonbond.org</p>	<p><u>Owner Contact:</u> Rachel Robinson CommonBond Communities 328 W Kellogg Saint Paul, MN 55102- Phone: (651) 288-8696 ext- Fax: rachel.robinson@commonbond.org</p>	<p><u>Contact Information:</u></p> <p><u>Consultant:</u> 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</p>
<p><u>Contractor:</u> To Be Determined , Phone: ext- Fax:</p>	<p><u>Architect:</u> LHB Engineers & Architects 250 3rd Ave N Suite 450 Minneapolis, MN 55401- Phone: (612) 752-6928 ext- Fax:</p>	<p><u>Property Manager:</u> CommonBond Housing Phone: (651) 290-1750 ext- Fax: (651) 291-1003</p> <p><u>Support Services:</u> Advantage Services Phone: ext- Fax:</p>
<p><u>CPED Coordinator:</u> 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</p>	<p><u>CPED Legal:</u> Gary Winter Phone: (612) 673-5132 ext- Fax: (612) 673-5112</p> <p><u>CPED Support Coordinator</u> Nancy Pray Phone: (612) 673-5228 ext- Fax: (612) 673-5259</p>	<p><u>CPED Rehab:</u> Jim Edin Phone: (612) 673-5275 ext- Fax: (612) 673-5207</p> <p><u>MPLS Affirmative Action</u> Leslie Woyee Phone: (612) 673-2583 ext- Fax: (612) 673-2599</p>



Project Status	
Proposed:	2/1/2013
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:	Maples
Main Address:	3641-49 Elliot Ave So
Project Aliases:	
Additional Addresses:	
Ward: 8	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:	1917

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 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	8	8	2BR	0	7	1	0	0	0
3BR	2	2	3BR	0	1	1	0	0	0
4+BR	0	0	4+BR	0	0	0	0	0	0
TOT	10	10	TOT	0	8	2	0	0	0

Shelter Units: + Conversion Units:

Section 8:

USES AND PERMANENT SOURCES

Project Uses:	
Land:	\$55,000.00
Construction:	\$661,599.00
Construction Contingency:	\$65,000.00
Construction Interest:	\$0.00
Relocation:	\$0.00
Developer Fee:	\$36,500.00
Legal Fees:	\$20,000.00
Architect Fees:	\$35,000.00
Other Costs:	\$31,651.00
Reserves:	\$45,000.00
Non-Housing:	\$0.00
TDC:	\$949,750.00
TDC/Unit:	\$94,975.00

Project Permanent Sources:				
Source / Program	Amount	%	Term	Committed
FHLB	\$275,000.00			
<i>FHLB</i>				
MHFA	\$258,788.00			
<i>MHFA</i>				
Hennepin County	\$275,000.00			
<i>AHIF</i>				
CPED	\$140,962.00			
<i>AHTF Pipeline (2012)</i>				
TDC:	\$949,750.00			

Financing Notes:
 Land cost represents pay off of 1st mortgage to US Bank.

This property is on ISG Watch List and is included in the PRG portfolio for future restructuring.

Relocation is not necessary - scope of work geared to structural and exterior issues. Unit available for short-term daily tenant needs.



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:	Rental Reclaim (Phase V)
Main Address:	2605 Colfax Ave N
Project Aliases:	
Additional Addresses:	2810 Emerson; 2115 Lyndale; 2618 Dupont; 2111 6th St
Ward:	3
Neighborhood:	Hawthorne

Project Activity
<input type="checkbox"/> New Construction
<input checked="" 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	1		0BR	0	1	0	0	0
1BR	8	1BR	0	8	0	0	0	0	
2BR	3	2BR	0	2	0	0	0	1	
3BR	5	3BR	0	4	0	0	0	1	
4+BR	0	4+BR	0	0	0	0	0	0	
TOT	17	TOT	0	15	0	0	0	2	

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

GENERAL INFORMATION

Rental Reclaim (Phase V) is an Urban Homeworks scattered site rental rehabilitation project to further neighborhood stabilization efforts in North Minneapolis neighborhoods hardest hit by foreclosures. This 17-unit phase includes five properties: 2605 Colfax (duplex), 2810 Emerson (duplex), 2115 Lyndale (9-unit apt bldg), 2618 Dupont (duplex), 2111 6th St N (duplex). These units will serve households at 50% of Area Median Income. The sites selected are in Neighborhood Stabilization Program targeted neighborhoods and will be leveraged with NSP funds. This project is an important extension of our foreclosure recovery efforts. The Hawthorne Neighborhood Council expressed its support of Phase V in a letter dated 2/21/2013.

Two units will be used as part of Urban Homeworks' "Urban Neighborhood Initiative" which places urban neighbors - primarily white, suburban middle-class college graduates - in a unit of a multifamily building to deepen their understanding of poverty, race, and economic justice and to put their faith into action. These renters pay market rate and commit to volunteering in the community, and mentoring residents.

This is Phase V of the Rental Reclaim Program. Phase I (12 units) and Phase II (18 units) are complete and fully occupied for over a year. Phase III (36 units) is approximately 50% complete with 100% completion anticipated in Spring, 2013. Phase IV (16 units) was substantially complete and occupied in 2012, except for one 4-plex that is being rehabbed that will be complete in Spring, 2013. OTHER INFO: TDC/sf of \$77. Private sources 0.5% and public sources 99.5%. AHTF % of TDC 14.9%. AHTF leverage of 6.7 to 1. Funding sources committed 77.8%.

Partnership:

Developer Contact:

Ben Post
 Urban Homeworks, Inc.
 2015 Emerson Ave N
 Minneapolis, MN 55411-
 Phone: (612) 272-4339 ext-
 Fax: (612) 722-2214
 benp@urbanhomeworks.com

Owner Contact:

Ben Post
 Urban Homeworks, Inc.
 2015 Emerson Ave N
 Minneapolis, MN 55411-
 Phone: (612) 272-4339 ext-
 Fax: (612) 722-2214
 benp@urbanhomeworks.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:

Pete Keely
 Collage Urban Design Studio
 ,
 Phone: (651) 472-0500 ext-
 Fax: (651) 472-0060
 pkeely@collage-uds.com

Property Manager:

Urban Homeworks, Inc.
 Phone: (612) 272-4339 ext-
 Fax: (612) 722-2214

Support Services:

CPED Coordinator:

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

CPED Legal:

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 Fax: (612) 673-5112

CPED Support Coordinator

Susie Shepherd
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 Fax: (612) 673-5259

CPED Rehab:

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

MPLS Affirmative Action

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:	Rental Reclaim (Phase V)
Main Address:	2605 Colfax Ave N
Project Aliases:	
Additional Addresses:	2810 Emerson; 2115 Lyndale; 2618 Dupont; 2111 6th St
Ward:	3
Neighborhood:	Hawthorne

Project Activity	
<input type="checkbox"/> New Construction	
<input checked="" 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	1		0BR	0	1	0	0	0
1BR	8	1BR	0	8	0	0	0	0	
2BR	3	2BR	0	2	0	0	0	1	
3BR	5	3BR	0	4	0	0	0	1	
4+BR	0	4+BR	0	0	0	0	0	0	
TOT	17	TOT	0	15	0	0	0	2	

Shelter Units: + Conversion Units:

Section 8:

USES AND PERMANENT SOURCES

Project Uses:	
Land:	\$344,400.00
Construction:	\$1,556,000.00
Construction Contingency:	\$155,600.00
Construction Interest:	\$0.00
Relocation:	\$50,000.00
Developer Fee:	\$190,003.00
Legal Fees:	\$35,000.00
Architect Fees:	\$39,000.00
Other Costs:	\$56,350.00
Reserves:	\$18,900.00
Non-Housing:	\$0.00
TDC:	\$2,445,253.00
TDC/Unit:	\$143,838.00

Project Permanent Sources:				
Source / Program	Amount	%	Term	Committed
CPED NSP	\$900,000.00			3/1/2013
Hennepin County AHIF	\$180,250.00			
Urban Homeworks Deferred Dev Fee	\$1,050.00			
CPED AHTF (2013)	\$363,953.00			
MHFA	\$1,000,000.00		Deferred	10/25/2012
TDC:	\$2,445,253.00			

Financing Notes:
 An application to Hennepin County for Affordable Housing Incentive Funds (AHIF) is pending.



Project Status	
Proposed:	7/15/2011
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:	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

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		0BR	0	0	0	0	0
	1BR	0		1BR	0	0	0	0	0
	2BR	43		2BR	0	41	0	0	2
	3BR	11		3BR	0	4	4	0	3
4+BR	0	4+BR	0	0	0	0	0		
TOT	54	TOT	0	45	4	0	5		
Shelter Units: _____		+ Conversion Units: _____							
Section 8: _____									

GENERAL INFORMATION

CommonBond Communities is proposing new construction of 54 units of mixed income rental housing on the West Broadway Curve (1926-2022 W. Broadway). The development will include underground parking, attractive brick façade elements, a public pocket park, CPTED design and on-site services providing job training, youth academic services and adult education programs through CommonBond's Advantage Services Programs. The Basilica of St. Mary is providing financial support for pre-development activities and three years worth of services financing.

As of March 2013, this development is poised to begin construction in late summer. A general contractor has been selected and the project is in the final phases of site plan approval. There are pending applications with DEED and with Hennepin County for both AHIF and TOD. Every possible source of funding has been sought for this project, including funding through the Mississippi Watershed Management Organization. The project has secured a letter of intent from Bank of America for the debt and with WNC for the tax credit equity. In the last six months, costs for this development have increased slightly due to increased construction costs associated with HVAC and exterior façade elements. Additionally, the pricing on the tax credits was slightly lower than anticipated due to changes in the equity market. To date, the project has 89.2% of the necessary funded committed. The project is funded with 49% public monies and 51% private.

Total Construction Costs Per Unit: \$164,740. Total Development Costs Per Unit: \$214,392. Total Development Costs Per Sq. Ft.: \$131.33. The City's \$1,120,000 in Affordable Housing Trust Funds is leveraging more than \$10.4 million in additional resources for this important project. The Affordable Housing Trust Funds make up 9.6% of the total development costs.

Partnership:

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

Contact Information:

Consultant:

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 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:

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 Ellness, Swenson, Graham Architects Inc.
 500 Washington Ave S
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 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
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 Tiffany.Glasper@ci.minneapolis.mn.us

CPED Legal:

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CPED Support Coordinator

CPED Rehab:

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 Fax: (612) 673-5207

MPLS Affirmative Action

Kolu Paye
 Phone: (612) 673-2086 ext-
 Fax: (612) 673-2599



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

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	0	0BR	0	0	0	0	0
1BR	0	0	1BR	0	0	0	0	0
2BR	43		2BR	0	41	0	0	2
3BR	11		3BR	0	4	4	0	3
4+BR	0		4+BR	0	0	0	0	0
TOT	54		TOT	0	45	4	0	5

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

USES AND PERMANENT SOURCES

Project Uses:

Land:	\$129,373.00
Construction:	\$8,313,975.00
Construction Contingency:	\$581,975.00
Construction Interest:	\$101,000.00
Relocation:	\$0.00
Developer Fee:	\$1,060,000.00
Legal Fees:	\$86,000.00
Architect Fees:	\$321,000.00
Other Costs:	\$735,951.00
Reserves:	\$247,925.00
Non-Housing:	\$0.00
TDC:	\$11,577,199.00
TDC/Unit:	\$214,392.00

Project Permanent Sources:

Source / Program	Amount	%	Term	Committed
DEED	\$325,500.00			
DEED Redevelopment				
CPED	\$345,000.00			
AHTF Pipeline (2012)				
Deferred Dev Fee	\$66,542.00			3/8/2012
Met Council	\$300,000.00			10/25/2012
LHIA				
City of Minneapolis	\$2,200,000.00			3/8/2012
HRB				
Syndication Proceeds	\$3,685,157.00			3/8/2012
CPED	\$750,000.00			2/10/2012
AHTF (2011)				
Hennepin County	\$550,000.00			
AHIF / TOD				
MHFA	\$2,025,000.00			10/25/2012
EDHC				
Met Council	\$1,000,000.00			11/14/2012
LCDA				
CPED	\$30,000.00			2/10/2012
Non Profit Admin				
FHLB	\$300,000.00			11/9/2012
FHLB				
TDC:	\$11,577,199.00			

Financing Notes:
 Total Housing Revenue Bond request is \$6.0 million.