

Project Status	
Proposed:	6/28/2013
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:	Harbor Light
Main Address:	1XXX Currie Ave
Project Aliases:	
Additional Addresses:	
Ward: 5	Neighborhood: Downtown West

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	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	0	0	TOT	0	0	0	0	0	0

Shelter Units: 391 + Conversion Units: \_\_\_\_\_  
 Section 8: \_\_\_\_\_

Project Activity	Development	Household
<input type="checkbox"/> New Construction	<input type="radio"/> Apartment/Condo	<input type="checkbox"/> General
<input checked="" 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 checked="" type="radio"/> Shelter	<input type="checkbox"/> Single
Year Built: 1925	<input type="radio"/> Transitional	<input type="checkbox"/> Special Needs
	<input type="radio"/> Scattered Site/Other	<input checked="" type="checkbox"/> Homeless

**GENERAL INFORMATION**

Salvation Army's Harbor Light Center provides more than 350 units of emergency housing, emergency overnight shelter, transitional housing for veterans and transitional sober housing.

Harbor Light Center received an ESG award in 2012 for \$193,700 to make substantial repairs to the existing elevator system. In 2013, the project applied for an additional \$391,123 for substantial repairs to the exterior masonry, stucco and brick. During the inspection, an emergency life/safety situation was identified with the "beacon" portion of the exterior of the structure. The situation was such that falling brick/masonry could injure an individual walking or standing on the sidewalk next to the building.

To resolve the situation, the 2012 award in the amount of \$193,700 will be used to address the repairs needed on the beacon and the 2013 award will be used to address the necessary elevator repairs.

Because of limited funds and other worthy proposals, the City was unable to award the requested amount of \$391,123 to address the entire proposed masonry scope. The 2013 ESG award is for \$140,000 and is for a reduced scope of work that includes the elevator repairs and a some masonry repairs.

Salvation Army is leveraging \$195,561 of its own funds, bringing the total project funds to \$335,561.

Partnership:

Developer Contact:  
 Carina Aleckson  
 Salvation Army - Harbor Light  
 1010 Currie Ave  
 Minneapolis, MN 55403-1332  
 Phone: (612) 767-3118 ext-  
 Fax: (612) 338-4717  
 Carina\_Aleckson@usc.salvationarmy.org

Owner Contact:  
 Stephen Horsfield  
 Salvation Army  
 2445 Prior Ave  
 Roseville, MN 55113-2714  
 Phone: (612) 767-3102 ext-  
 Fax: (612) 338-4712  
 stephen\_horsfield@USC.salvationarmy.org

Contact Information:

Consultant:

Contractor:

To Be Determined

Phone: ext-  
 Fax:

Architect:

To Be Determined

Phone: ext-  
 Fax:

Property Manager:  
 Salvation Army - Harbor Light  
 Phone: (612) 767-3102 ext-  
 Fax: (612) 338-4717

Support Services:

CPED Rehab:  
 Duane Nygren  
 Phone: (612) 673-5249 ext-  
 Fax: (612) 673-5207

MPLS Affirmative Action

CPED Coordinator:

CPED Legal:

CPED Support Coordinator  
 Arlene Robinson  
 Phone: (612) 673-5245 ext-  
 Fax: (612) 673-5259

**Project Status**  
 Proposed: 6/28/2013  
 Approved:   
 Closed:  
 Complete:

**Impaction**  
 Non-Impacted  
 Impacted

**Occupancy**  
 Rental  
 Ownership

Project Name: Harbor Light  
 Main Address: 1XXX Currie Ave  
 Project Aliases:  
 Additional Addresses:  
 Ward: 5 Neighborhood: Downtown West

**Project Activity**  
 New Construction  
 Rehabilitation  
 Stabilization  
 Preservation  
 Year Built: 1925

**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	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	0	TOT	0	0	0	0	0	0	

Shelter Units: 391 + Conversion Units:  
 Section 8:

**USES AND PERMANENT SOURCES**

**Project Uses:**

Land: \$0.00  
 Construction: \$273,073.00  
 Construction Contingency: \$26,920.00  
 Construction Interest: \$0.00  
 Relocation: \$0.00  
 Developer Fee: \$4,000.00  
 Legal Fees: \$2,500.00  
 Architect Fees: \$9,800.00  
 Other Costs: \$19,268.00  
 Reserves: \$0.00  
 Non-Housing: \$0.00  
 TDC: \$335,561.00  
 TDC/Unit: \$0.00

**Project Permanent Sources:**

Source / Program	Amount	%	Term	Committed
CPED	\$140,000.00			
ESG (2013)				
Salvation Army	\$195,561.00			
<b>TDC:</b>	<b>\$335,561.00</b>			

**Financing Notes:**