

**CPED MULTIFAMILY HOUSING DEPARTMENT**  
**Affordable Housing Inventory Project Data Worksheet**



Project Status	
Proposed:	7/1/2013
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:	Anishinabe Bii Gii Wiin
Main Address:	1600 19th St E
Project Aliases:	
Additional Addresses:	
Ward:	6
Neighborhood:	Ventura Village

Project Activity	
<input checked="" 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 type="checkbox"/> General	
<input type="checkbox"/> Family w/Children	
<input type="checkbox"/> Senior	
<input checked="" type="checkbox"/> Single	
<input checked="" type="checkbox"/> Special Needs	
<input checked="" type="checkbox"/> Homeless	

Housing Production and Affordability								
UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY					
	0BR	77	0BR	<30%	<50%	<60%	<80%	MKT
	1BR	0	1BR	0	0	0	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	77	TOT	24	53	0	0	0	
Shelter Units:			+ Conversion Units:					
Section 8:								

**GENERAL INFORMATION**

American Indian Community Development Corporation (AICDC) and Project for Pride in Living (PPL) are partnering on this project, which includes the rehabilitation of Anishinabe Wakiagun and the new construction of Anishinabe Bii Gii Wiin. Wakiagun is located at 1600 19th St S near the Franklin Avenue LRT station, and includes 45 units of single-room occupancy (SRO) housing for homeless and near-homeless persons living with disabilities. Wakiagun was developed in 1996, and was funded with 9% Low-Income Housing Tax Credits provided by the MCDA, along with deferred funds provided by the State, MCDA, HUD, and others. Bii Gii Wiin would be constructed south of Wakiagun along Franklin Avenue, and will contain 32 units of supportive housing for the same population. Unlike Wakiagun, Bii Gii Wiin will be a sober housing facility. The site plan is preserving space for a possible 3rd phase, at the intersection of Franklin and Hiawatha. AICDC currently provides services at Wakiagun, and would provide services at the new Bii Gii Wiin facility as well.

The proposed rehabilitation work at Wakiagun includes the following: window replacement, mechanical systems repair and upgrades, lighting and electrical upgrades, site drainage/landscaping improvements, and commercial kitchen appliance replacement.

Wakiagun currently includes an additional 15 temporary beds, which will transfer to the new Bii Gii Wiin facility once it is constructed. AICDC has been working with Hennepin County to accommodate the temporary beds after a similar housing facility closed at 2200 Park Ave S. There are 60 Group Residential Housing (GRH) subsidies currently in place for Wakiagun.

Partnership: Anishinabe Bii Gii Wiin Housing LP

Developer Contact:  
 Michael Goze  
 American Indian Community Development Corp  
 1508 E Franklin Ave  
 Minneapolis, MN 55404-  
 Phone: (612) 813-1610 ext-  
 Fax: (612) 813-1612  
 aihcdc@aol.com

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

Contact Information:

Consultant:

Contractor:

To Be Determined

Phone: ext-  
 Fax:

Architect:  
 Paula Merrigan  
 DJR Architecture, Inc.  
 212 2nd St SE Suite 314  
 Minneapolis, MN 55414-  
 Phone: (612) 362-0431 ext-  
 Fax: (612) 676-2796

Property Manager:  
 American Indian Community Development Corp  
 Phone: (612) 240-5958 ext-  
 Fax: (612) 813-1612

Support Services:  
 American Indian Community Development Corp  
 Phone: (612) 813-1610 ext-  
 Fax: (612) 813-1612

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:

CPED Support Coordinator

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

MPLS Affirmative Action



Project Status	
Proposed:	7/1/2013
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:	Anishinabe Bii Gii Wiin
Main Address:	1600 19th St E
Project Aliases:	
Additional Addresses:	
Ward:	6
Neighborhood:	Ventura Village

Project Activity	
<input checked="" 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 type="checkbox"/> General	
<input type="checkbox"/> Family w/Children	
<input type="checkbox"/> Senior	
<input checked="" type="checkbox"/> Single	
<input checked="" 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	77	0BR	24	53	0	0	0
1BR	0	1BR	0	0	0	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	77	TOT	24	53	0	0	0

Shelter Units:  + Conversion Units:   
 Section 8:

## USES AND PERMANENT SOURCES

Project Uses:	
Land:	\$1,836,698.00
Construction:	\$3,921,508.00
Construction Contingency:	\$190,640.00
Construction Interest:	\$0.00
Relocation:	\$25,000.00
Developer Fee:	\$689,878.00
Legal Fees:	\$72,500.00
Architect Fees:	\$195,000.00
Other Costs:	\$457,222.00
Reserves:	\$795,000.00
Non-Housing:	\$0.00
TDC:	\$8,183,446.00
TDC/Unit:	\$106,279.00

Project Permanent Sources:				
Source / Program	Amount	%	Term	Committed
CPED	\$1,170,000.00			
AHTF (2013)				
Syndication Proceeds	\$4,208,446.00			
Met Council	\$1,000,000.00			
LCDA / TOD				
Purchase Price Contribution	\$1,740,000.00			6/28/2013
Replacement Reserve Contribution	\$65,000.00			6/28/2013
<b>TDC:</b>	<b>\$8,183,446.00</b>			

**Financing Notes:**  
 This project proposes to utilize a 9% LIHTC structure; LIHTC applications are pending with the City and the State.  
 The Bii Gii Wiin building will be constructed on excess ROW, acquired by AICDC by Hennepin County  
 The estimated TDC per square foot is \$167.35.  
 The structure of this deal anticipates some debt restructure and possible forgiveness, though an application for such has not yet been submitted to the City.



Project Status	
Proposed:	7/1/2013
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:	Boeser Site
Main Address:	2901 4th St SE
Project Aliases:	Prospect Park Station (Acquisition)
Additional Addresses:	
Ward: 2	Neighborhood: Prospect Park

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	40		0BR	0	8	0	0	0
1BR	80	1BR	0	18	0	0	0	62	
2BR	74	2BR	0	14	0	0	0	60	
3BR	10	3BR	0	2	0	0	0	8	
4+BR	0	4+BR	0	0	0	0	0	0	
<b>TOT</b>	<b>204</b>	<b>TOT</b>	<b>0</b>	<b>42</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>162</b>	

Shelter Units:  + Conversion Units:

Section 8:

## GENERAL INFORMATION

The Cornerstone Group plans to redevelop the Boeser site at 2901 4th St SE, which is the former home of Boeser sheet metal. The site has housed numerous other industrial/warehouse businesses over the years, and has been vacant since 2005. The developer has worked closely with the neighborhood (PPERRIA) over the past several years on concept planning for the site, in coordination with PPERRIA's Prospect Park 2020 Development Framework. Beyond the Boeser site itself, the Cornerstone Group is participating with the neighborhood, adjacent property owners, and public agencies on planning for improvements to 4th St SE and other related infrastructure. The Boeser site is a key parcel identified for redevelopment to Transit-Oriented Development (TOD) along the Green Line in Minneapolis.

This new construction project will be 6 stories and will include 204 units of rental housing, with 20% affordable at 50% AMI and the balance at market-rate. The ground floor units facing 4th St are being designed as flexible units that may convert to retail space in the future, if additional development in the area comes to fruition and makes retail feasible on this site. The building will have 174 parking spaces below the building, with an additional 46 surface parking spaces. The developer intends to include some green space between this new building and Phase II, which will be constructed to the west at a later date. The project is expected to include sustainable elements, public art, and opportunities for active living.

Partnership: 29th Avenue Associates, LLC

Developer Contact:  
 Colleen Carey  
 Cornerstone Group  
 7300 Metro Blvd Suite 585  
 Bloomington, MN 55439-  
 Phone: (952) 942-6900 ext-  
 Fax:  
 ccarey@tcgmn.com

Owner Contact:

Contact Information:

Consultant:

Contractor:

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

Architect:  
 Close Associates  
 3101 East Franklin Ave  
 Minneapolis, MN 55406-  
 Phone: (612) 339-0979 ext-  
 Fax:

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

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

Property Manager:

Support Services:

CPED Rehab:

MPLS Affirmative Action



Project Status	
Proposed:	7/1/2013
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:	Boeser Site
Main Address:	2901 4th St SE
Project Aliases:	Prospect Park Station (Acquisition)
Additional Addresses:	
Ward: 2	Neighborhood: Prospect Park

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	40		0BR	0	8	0	0	0
1BR	80	1BR	0	18	0	0	0	62	
2BR	74	2BR	0	14	0	0	0	60	
3BR	10	3BR	0	2	0	0	0	8	
4+BR	0	4+BR	0	0	0	0	0	0	
TOT	204	TOT	0	42	0	0	0	162	

Shelter Units:  + Conversion Units:   
 Section 8:

## USES AND PERMANENT SOURCES

Project Uses:	
Land:	\$3,579,000.00
Construction:	\$38,071,756.00
Construction Contingency:	\$1,522,870.00
Construction Interest:	\$1,155,314.00
Relocation:	\$0.00
Developer Fee:	\$2,031,917.00
Legal Fees:	\$150,000.00
Architect Fees:	\$1,543,934.00
Other Costs:	\$3,820,641.00
Reserves:	\$1,792,458.00
Non-Housing:	\$0.00
TDC:	\$53,667,890.00
TDC/Unit:	\$263,078.00

**Financing Notes:**  
 In addition to the HUD-insured first mortgage, this project will utilize housing revenue bonds with 4% tax credits, private equity, and public gap funds.

Cornerstone acquired the site in 2012 primarily with a combination of Metropolitan Council TOD grant funds (\$2 million), and Hennepin County TOD funds (\$1 million). The County funds must be repaid. The Met Council funds are structured as a loan which will be forgiven when the project starts construction.

The preliminary TDC per square foot is \$169.40.

Project Permanent Sources:				
Source / Program	Amount	%	Term	Committed
	\$4,103,185.00			
<i>LP Equity</i>				
Hennepin County Challenge	\$275,000.00		12/31/2013 Grant	6/29/2012 HD00001387
Met Council CoO LIC Grant	\$269,297.00			
Met Council TBRA	\$720,307.00			6/29/2012
Met Council LCDA	\$2,000,000.00	0.00%	4/30/2015 FORGIVABLE	6/29/2012 HD00001249
MHFA	\$450,000.00			
	\$850,000.00			
<i>Deferred Dev Fee</i>	\$100,000.00			
<i>Energy Incentives</i>				
City of Minneapolis TIF	\$5,229,664.00			
HUD 221(d)(4)	\$35,624,880.00			
	\$2,125,557.00			
<i>Syndication Proceeds</i>	\$870,000.00			
<i>GP Cash</i>				
CPED AHTF (2013)	\$1,050,000.00			
<b>TDC:</b>	<b>\$53,667,890.00</b>			



Project Status	
Proposed:	7/1/2012
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:	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	10		0BR	0	4	6	0	0
1BR	78	1BR	0	32	46	0	0	0	
2BR	15	2BR	0	6	9	0	0	0	
3BR	0	3BR	0	0	0	0	0	0	
4+BR	0	4+BR	0	0	0	0	0	0	
TOT	103	TOT	0	42	61	0	0	0	

Shelter Units:  + Conversion Units:

Section 8:

## GENERAL INFORMATION

Steve Minn (Lupe Development) and Dean Rose (owner of Broadway Liquor Outlet) have teamed up 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 project containing 103 units of affordable rental housing, 16,000 sq ft of commercial/retail space and 92 total parking spaces - 63 underground for residential tenants and 29 shared surface stalls.

The project will feature CPTED design features, innovative storm water management features, green and pedestrian amenities and public art.

Dean Rose's Broadway Liquor Outlet will occupy approximately half of the available commercial/retail space, with the remainder of the space being occupied by a second retail tenant and resident amenities.

The commercial/retail space will be funded entirely with private financing and those costs are not included on this project data worksheet.

The total development cost per unit is approximately \$208,318 and the total development cost per square foot is approximately \$238.12.

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:

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:	7/1/2012
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:	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	10		0BR	0	4	6	0	0
1BR	78	1BR	0	32	46	0	0	0	
2BR	15	2BR	0	6	9	0	0	0	
3BR	0	3BR	0	0	0	0	0	0	
4+BR	0	4+BR	0	0	0	0	0	0	
TOT	103	TOT	0	42	61	0	0	0	

Shelter Units:  + Conversion Units:   
 Section 8:

## USES AND PERMANENT SOURCES

Project Uses:	
Land:	\$450,000.00
Construction:	\$15,318,734.00
Construction Contingency:	\$612,749.00
Construction Interest:	\$0.00
Relocation:	\$0.00
Developer Fee:	\$1,825,995.00
Legal Fees:	\$200,000.00
Architect Fees:	\$579,040.00
Other Costs:	\$1,807,833.00
Reserves:	\$609,000.00
Non-Housing:	\$0.00
TDC:	\$21,403,351.00
TDC/Unit:	\$207,799.52

**Financing Notes:**  
 1st floor commercial / retail financed separately. \$12 million in TE bonds.  
 This project's financing structure is 4% tax credits with housing revenue bonds, private syndication proceeds and public deferred loans and grants.

Project Permanent Sources:				
Source / Program	Amount	%	Term	Committed
Met Council <i>LCDA (Unsecured)</i>	\$197,580.00	0.00%	FORGIVABLE	4/16/2012 <i>HD00001268</i>
Met Council <i>LCDA (Borrower)</i>	\$24,860.00	0.00%	FORGIVABLE	4/16/2012 <i>HD00001267</i>
Met Council <i>LCDA (St. Anne's)</i>	\$57,500.00	0.00%	FORGIVABLE	4/16/2012 <i>HD00001266</i>
Met Council <i>LCDA (Reitman)</i>	\$210,060.00	0.00%	FORGIVABLE	4/16/2012 <i>HD00001265</i>
CPED <i>AHTF (2012)</i>	\$750,000.00			11/2/2012
City of Minneapolis <i>HRB (Series B)(TIF)</i>	\$1,571,000.00			
City of Minneapolis <i>HRB (Series A)</i>	\$7,512,000.00			
<i>Land Equity</i>	\$225,000.00			7/6/2012
Met Council <i>LCDA TOD</i>	\$1,510,000.00			4/16/2012
Hennepin County <i>AHIF/TOD</i>	\$150,000.00			6/11/2013
MHFA	\$750,000.00			
FHLB <i>FHLB</i>	\$500,000.00			
<i>Deferred Dev Fee</i>	\$240,086.00			7/6/2012
<i>Syndication Proceeds</i>	\$7,405,265.00			
CPED <i>AHTF (2013)</i>	\$300,000.00			
<b>TDC:</b>	<b>\$21,403,351.00</b>			



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

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	72		0BR	33	0	39	0	0
1BR	118	1BR	4	55	59	0	0	0	
2BR	2	2BR	0	0	2	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	37	55	100	0	0	0	
Shelter Units:							+ Conversion Units:		
Section 8:			91						

## GENERAL INFORMATION

Ebenezer Towers is a 23-story senior high rise building with 91 Section 8 project-based certificates and 36 surface parking spaces. 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. This renovation preserves existing project-based assistance.

The project will have 20 homeless units. The homeless units will be GRH units.

Partnership: ES Towers LP		<b>Contact Information:</b>	
<b>Developer Contact:</b> Steven Grygar Ebenezer Society  Phone: (612) 874-3477 ext- Fax:		<b>Owner Contact:</b> Steven Grygar Ebenezer Society  Phone: (612) 874-3477 ext- Fax:	
<b>Contractor:</b> To Be Determined  Phone: Fax:		<b>Consultant:</b> 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	
<b>Architect:</b> Blumentals Architecture Inc. 201 6th St SE Suite 2 Minneapolis, MN 55414- Phone: (612) 331-2222 ext- Fax: (612) 331-2224 info@blumentals.com		<b>Property Manager:</b> Ebenezer Mgmt Svcs Phone: ext- Fax:	
<b>CPED Coordinator:</b> 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		<b>Support Services:</b> Ebenezer Society Phone: (612) 874-3477 ext- Fax:	
<b>CPED Legal:</b> Ruben Acosta Phone: (612) 673-5052 ext- Fax: (612) 673-5112		<b>CPED Rehab:</b> Duane Nygren Phone: (612) 673-5249 ext- Fax: (612) 673-5207	
<b>CPED Support Coordinator:</b> Susie Shepherd Phone: (612) 673-5244 ext- Fax: (612) 673-5259		<b>MPLS Affirmative Action</b> Leslie Woyee Phone: (612) 673-2583 ext- Fax: (612) 673-2599	

**CPED MULTIFAMILY HOUSING DEPARTMENT**  
**Affordable Housing Inventory Project Data Worksheet**



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

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	72		0BR	33	0	39	0	0
1BR	118	1BR	4	55	59	0	0	0	
2BR	2	2BR	0	0	2	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	37	55	100	0	0	0	

Shelter Units:  + Conversion Units:

Section 8:

**USES AND PERMANENT SOURCES**

Project Uses:	
Land:	\$4,000,000.00
Construction:	\$8,593,518.00
Construction Contingency:	\$855,000.00
Construction Interest:	\$158,000.00
Relocation:	\$97,370.00
Developer Fee:	\$800,000.00
Legal Fees:	\$85,000.00
Architect Fees:	\$340,000.00
Other Costs:	\$435,043.00
Reserves:	\$2,585,008.00
Non-Housing:	\$0.00
TDC:	\$17,948,939.00
TDC/Unit:	\$93,484.00

Project Permanent Sources:				
Source / Program	Amount	%	Term	Committed
	\$10,354,659.00			
<i>Syndication Proceeds</i>				
CPED	\$2,093,427.00	1.00%	30 yrs	11/2/2012
AHTF (2012) (HOME)			Deferred	HD00001374
MHFA	\$1,851,853.00			
<i>Preservation Funds</i>				
	\$150,000.00			
<i>GP Equity</i>				
FHLB	\$500,000.00			
<i>FHLB</i>				
CPED	\$199,000.00	1.00%	30 yrs	
AHTF (2013)			Deferred	HD00001374
Hennepin County	\$400,000.00			
AHIF				
	\$2,400,000.00			
<i>Seller Note</i>				
TDC:	\$17,948,939.00			

**Financing Notes:**  
 This project's debt structure is 9% tax credits with private syndication proceeds and public gap funds. 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.  
 All units are tax credit units.  
 The TDC per square foot is \$112.97.



**Project Status**

Proposed: 7/12/2013

Approved:

Closed:

Complete:

**Impaction**

Non-Impacted

Impacted

**Occupancy**

Rental

Ownership

Project Name: Flats on 46th Street

Main Address: 4022 E 46th St

Project Aliases:

Additional Addresses: 4553 & 4561 Minnehaha

Ward: 12 Neighborhood: Hiawatha

**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	0	0	0	0	
1BR	9	0	4	5	0	0	
2BR	18	0	7	11	0	0	
3BR	9	0	4	5	0	0	
4+BR	0	0	0	0	0	0	
<b>TOT</b>	<b>36</b>	<b>0</b>	<b>15</b>	<b>21</b>	<b>0</b>	<b>0</b>	

Shelter Units: \_\_\_\_\_ + Conversion Units: \_\_\_\_\_

Section 8: \_\_\_\_\_

**GENERAL INFORMATION**

Quest Development is proposing the construction of the "Flats on 46th Street" project in the Hiawatha neighborhood. This project will involve redevelopment of three parcels, one vacant lot and two with buildings that will be demolished. The proposed structure will be a four-story apartment complex with 36 units of housing, a mix of one, two, and three bedroom units that will be affordable to households earning 50% and 60% of Area Median Income (AMI). The site is located at the northeast corner of 46th Street and Minnehaha Avenue which is walking distance of the Blue Line (Hiawatha LRT). The developer is proposing to finance the project with a private loan, the syndication of 9% low income housing tax credits, County AHIF funds, and City AHTF funds.

Partnership:

Developer Contact:

Quest Developmenat

Phone: \_\_\_\_\_ ext- \_\_\_\_\_

Fax: \_\_\_\_\_

Owner Contact:

Quest Developmenat

Phone: \_\_\_\_\_ ext- \_\_\_\_\_

Fax: \_\_\_\_\_

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:

Architect:

Paul Meyers Architects, Inc.

Phone: \_\_\_\_\_ ext- \_\_\_\_\_

Fax: \_\_\_\_\_

Property Manager:

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:

CPED Support Coordinator

CPED Rehab:

MPLS Affirmative Action



**Project Status**

Proposed: 7/12/2013

Approved:

Closed:

Complete:

**Impaction**

Non-Impacted

Impacted

**Occupancy**

Rental

Ownership

Project Name: Flats on 46th Street

Main Address: 4022 E 46th St

Project Aliases:

Additional Addresses: 4553 & 4561 Minnehaha

Ward: 12 Neighborhood: Hiawatha

**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	9	1BR	0	4	5	0	0	0	
2BR	18	2BR	0	7	11	0	0	0	
3BR	9	3BR	0	4	5	0	0	0	
4+BR	0	4+BR	0	0	0	0	0	0	
TOT	36	TOT	0	15	21	0	0	0	

Shelter Units: \_\_\_\_\_ + Conversion Units: \_\_\_\_\_

Section 8: \_\_\_\_\_

**USES AND PERMANENT SOURCES**

**Project Uses:**

Land: \$750,000.00

Construction: \$5,500,000.00

Construction Contingency: \$220,000.00

Construction Interest: \$62,500.00

Relocation: \$100,000.00

Developer Fee: \$932,367.00

Legal Fees: \$40,000.00

Architect Fees: \$213,750.00

Other Costs: \$507,500.00

Reserves: \$112,600.00

Non-Housing: \$0.00

TDC: \$8,438,717.00

TDC/Unit: \$234,409.00

**Project Permanent Sources:**

Source / Program	Amount	%	Term	Committed
Syndication Proceeds	\$6,475,005.00			
Private Loan	\$1,250,000.00			
CPED AHTF (2013)	\$375,000.00			
Hennepin County AHIF	\$238,712.00			
Deferred Dev Fee	\$100,000.00			
<b>TDC:</b>	<b>\$8,438,717.00</b>			

**Financing Notes:**

OTHER INFO:  
TDC / sf of \$227.  
Private source 92% + Public source 8%  
AHTF % of TDC 4%  
AHTF Leverage of 22.5 to 1.

Project Status	
Proposed:	7/15/2011
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:	Hawthorne EcoVillage Apts
Main Address:	617 Lowry Ave N
Project Aliases:	
Additional Addresses:	3110 Lyndale Ave N, 3116 Lyndale Ave N, 3113 6th, 3117 6th
Ward:	3
Neighborhood:	Hawthorne

Housing Production and Affordability										
UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT	
	0BR	10		0BR	0	10	0	0	0	0
	1BR	40		1BR	0	40	0	0	0	0
	2BR	21		2BR	0	21	0	0	0	0
	3BR	4		3BR	0	4	0	0	0	0
	4+BR	0		4+BR	0	0	0	0	0	0
<b>TOT</b>	<b>75</b>	<b>TOT</b>	<b>0</b>	<b>75</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		
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**

Project for Pride in Living is proposing new construction of 75 units of affordable rental housing at the intersection of Lyndale and Lowry Avenues North in the Hawthorne EcoVillage. The proposed development will be the first higher density housing project on the Lowry Corridor since the roadway underwent major reconstruction.

The development is proposed to feature green building design and construction practices including sustainable site planning, urban reforestation, water/energy efficiencies, conservation of materials and improved indoor air quality. Solar domestic hot water is proposed as is a geothermal heat pump and photo voltaic ready infrastructure and will meet the Minnesota Overlay to the Green Communities Criteria.

Project for Pride in Living proposes to develop 75 units of affordable rental housing along with street level community/programming space. The supportive housing units and LTH units will be serviced through PPL's Self Sufficiency pProgram and PPL will apply for GRH, Rental Assistance and S+C for these units. PPL intends for this project to represent its first LEED registered multifamily housing project, featuring water efficient landscaping, rain gardens and pervious hard surfaces. The development will also include desirable amenities such as in-unit laundry facilities, more than one bathroom in the 2 and 3 bedroom units, garbage disposal, dishwasher. The building is proposed to be a four story building with cultured stone and stucco as the predominant exterior materials. There will be 64 stalls of underground parking. Total development costs for the project are \$13,594,725. Total development costs per unit are \$181,263 and \$133.26 per sq ft.

Partnership: Hawthorne EcoVillage LP

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

Contact Information:  
Consultant:

Contractor:

Architect:  
 David Haaland  
 Urban Works Architecture, LLC  
 901 North Third St Suite 145  
 Minneapolis, MN 55401-  
 Phone: (612) 455-3100 ext-  
 Fax: (612) 455-3199  
 dhaaland@urban-works.com

Property Manager:  
 PPL  
 Phone: (612) 874-8512 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  
 Connie Green  
 Phone: (612) 673-5234 ext-  
 Fax: (612) 673-5259

Support Services:  
 PPL  
 Phone: (612) 874-8511 ext-  
 Fax: (612) 874-6444

CPED Rehab:

MPLS Affirmative Action

Project Status	
Proposed:	7/15/2011
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:	Hawthorne EcoVillage Apts
Main Address:	617 Lowry Ave N
Project Aliases:	
Additional Addresses:	3110 Lyndale Ave N, 3116 Lyndale Ave N, 3113 6th, 3117 6th
Ward:	3
Neighborhood:	Hawthorne

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	10		0BR	0	10	0	0	0
1BR	40	1BR	0	40	0	0	0	0	
2BR	21	2BR	0	21	0	0	0	0	
3BR	4	3BR	0	4	0	0	0	0	
4+BR	0	4+BR	0	0	0	0	0	0	
TOT	75	TOT	0	75	0	0	0	0	

Shelter Units:  + Conversion Units:

Section 8:

## USES AND PERMANENT SOURCES

Project Uses:	
Land:	\$131,004.00
Construction:	\$9,850,000.00
Construction Contingency:	\$500,000.00
Construction Interest:	\$213,000.00
Relocation:	\$0.00
Developer Fee:	\$1,235,000.00
Legal Fees:	\$100,000.00
Architect Fees:	\$390,000.00
Other Costs:	\$775,721.00
Reserves:	\$400,000.00
Non-Housing:	\$0.00
TDC:	\$13,594,725.00
TDC/Unit:	\$181,263.00

Project Permanent Sources:				
Source / Program	Amount	%	Term	Committed
	\$223,495.00			7/6/2012
<i>Deferred Dev Fee</i>				
DEED	\$200,000.00			
DEED				
	\$200,000.00			1/1/2012
<i>MWMO</i>				
	\$300,000.00			
<i>AHP</i>				
Home Depot	\$125,000.00			10/20/2006
	\$750,000.00			
Met Council				
LCDA				
City of Minneapolis	\$700,000.00			
TIF				
	\$4,571,230.00			
<i>Syndication Proceeds</i>				
CPED	\$1,875,000.00			
AHTF (2013)				
MHFA	\$2,100,000.00			
MHFA				
Hennepin County	\$500,000.00			
AHIF				
MHFA	\$2,050,000.00			
LMIR				
<b>TDC:</b>	<b>\$13,594,725.00</b>			

**Financing Notes:**  
This project's financing structure is 4% tax credits with private syndication proceeds, private grants, and public gap funding.



Project Status	
Proposed:	5/10/2013
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:	Jordan Apts
Main Address:	2712 Penn Ave N
Project Aliases:	
Additional Addresses:	2718, 2720, 2724, 2800 Penn Ave N
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 checked="" type="checkbox"/> Homeless	

Housing Production and Affordability									
UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT
	0BR	18		0BR	8	10	0	0	0
	1BR	16		1BR	0	15	0	0	1
	2BR	4		2BR	0	4	0	0	0
	3BR	0		3BR	0	0	0	0	0
4+BR	0	4+BR	0	0	0	0	0		
TOT	38	TOT	8	29	0	0	1		
Shelter Units: _____		+ Conversion Units: _____							
Section 8: _____									

**GENERAL INFORMATION**

Alliance Housing Incorporated (AHI) is proposing the construction of a 38-unit affordable rental housing project on what is now vacant and blighted land on Penn Ave N just north of 27th St. The land consists of five parcels, four of which are owned by the City and one acquired by the County through tax forfeiture. The buildings on this site, one of which was damaged in the May, 2011 tornado, were eyesores or unsafe and were demolished.

Jordan Apts is consistent with redevelopment plans that are in place for both the City and the County. The Penn Avenue North Redevelopment Project is part of the City's overall strategy for responding to the damage caused by the May 22, 2011 tornado that struck North Minneapolis, and to other redevelopment needs and opportunities. The Hennepin County Board has approved the Penn Avenue Community Works Project, which will be located along Penn Ave between Hwy 55 and 44th Ave N.

The Jordan Apts project will be three-floors of housing over underground parking. The building will have 4 two-bedroom units, 16 one-bedroom units, and 18 efficiencies. One 1BR unit will be market rate and occupied by an on-site caretaker. There will be 20 parking spaces in the underground parking garage, with an elevator running from the garage to all three floors.

On June 28, 2013, the City Council approved the granting of development rights for this site to Alliance following an RFP process. OTHER INFO: TDC/sf of \$240. Private sources 73% and public sources 27%. AHTF % of TDC 8.7%. AHTF leverage of 11.5 to 1. Funding sources committed: none.

Partnership:

Developer Contact:

Herb Frey  
 Alliance Housing Incorporated  
 2309 Nicollet Ave  
 Minneapolis, MN 55404-3656  
 Phone: (612) 874-2310 ext-  
 Fax: (612) 874-0313  
 hfrey@ststephensmpls.org

Owner Contact:

Herb Frey  
 Alliance Housing Incorporated  
 2309 Nicollet Ave  
 Minneapolis, MN 55404-3656  
 Phone: (612) 874-2310 ext-  
 Fax: (612) 874-0313  
 hfrey@ststephensmpls.org

Contact Information:

Consultant:

Barbara Broen  
 Broen Housing Consultants  
 1437 Marshall Ave Suite 202  
 Saint Paul, MN 55104-  
 Phone: (651) 645-8474 ext-  
 Fax: (651) 645-8497  
 housing@broen.net

Contractor:

Architect:

Cermak Rhoades Architects  
 275 E 4 St Suite 800  
 Saint Paul, MN 55101-1696  
 Phone: (651) 225-8623 ext-  
 Fax:  
 info@cermakrhoades.com

Property Manager:

Hayes Gibson International  
 Phone: (612) 721-8457 ext-  
 Fax:

Support Services:

St. Stephen's Human Services  
 Phone: ext-  
 Fax:

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:

CPED Support Coordinator

CPED Rehab:

MPLS Affirmative Action



Project Status	
Proposed:	5/10/2013
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:	Jordan Apts
Main Address:	2712 Penn Ave N
Project Aliases:	
Additional Addresses:	2718, 2720, 2724, 2800 Penn Ave N
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 checked="" type="checkbox"/> Homeless	

Housing Production and Affordability									
UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT
	0BR	18		0BR	8	10	0	0	0
1BR	16	1BR	0	15	0	0	0	1	
2BR	4	2BR	0	4	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	38	TOT	8	29	0	0	0	1	

Shelter Units:  + Conversion Units:

Section 8:

## USES AND PERMANENT SOURCES

Project Uses:	
Land:	\$31,800.00
Construction:	\$5,795,621.00
Construction Contingency:	\$289,781.00
Construction Interest:	\$72,281.00
Relocation:	\$0.00
Developer Fee:	\$836,300.00
Legal Fees:	\$70,000.00
Architect Fees:	\$310,000.00
Other Costs:	\$519,318.00
Reserves:	\$885,904.00
Non-Housing:	\$0.00
TDC:	\$8,811,005.00
TDC/Unit:	\$231,869.00

Project Permanent Sources:				
Source / Program	Amount	%	Term	Committed
	\$6,270,294.00			
<i>Syndication Proceeds</i>				
CPED	\$766,000.00			
AHTF (2013)				
	\$140,000.00			
<i>Developer Equity and Other</i>				
MHFA	\$766,660.00			
2013				
Hennepin County	\$368,051.00			
AHIF (2013.)				
FHLB	\$500,000.00			
FHLB				
<b>TDC:</b>	<b>\$8,811,005.00</b>			

**Financing Notes:**  
Submitted 2014 application to City for \$729,104 in 9% housing tax credits.



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:	Little Earth (Phase VI)
Main Address:	2432 Cedar Ave S
Project Aliases:	
Additional Addresses:	2434 Cedar Ave S; 2499 18th Ave S
Ward:	9
Neighborhood:	Phillips East

Project Activity	
<input type="checkbox"/> New Construction	
<input checked="" type="checkbox"/> Rehabilitation	
<input checked="" type="checkbox"/> Stabilization	
<input type="checkbox"/> Preservation	
Year Built:	1973

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 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	20		0BR	0	20	0	0	0
1BR	28	1BR	0	28	0	0	0	0	
2BR	30	2BR	0	30	0	0	0	0	
3BR	0	3BR	0	0	0	0	0	0	
4+BR	0	4+BR	0	0	0	0	0	0	
<b>TOT</b>	<b>78</b>	<b>TOT</b>	<b>0</b>	<b>78</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

Shelter Units:  + Conversion Units:

Section 8:

## GENERAL INFORMATION

This Rehabilitation Project promises to preserve through rehabilitation three multifamily apartment buildings with 78 apartments that serve as affordable housing units for very low-income American Indian families. The project addresses the much-needed maintenance to extend the life and prevent the loss of these 78 apartments and to preserve, primarily, the 3 exterior structure of these buildings for an additional thirty years. Work will significantly improve the livability of these affordable housing units. The Little Earth development has been plagued by problems stemming from poor construction, inferior quality materials, structural defects, plumbing problems and substandard site leading to subsequent deterioration of the buildings.

The proposed improvements have been thoughtfully planned using durable materials suitable for large families with high traffic usage taken into consideration. Durable commercial grade aluminum windows and patio doors will be used that provide the longest useful life possible. Renovations will replace leaky windows and patio doors with high quality, durable commercial grade products to provide satisfactory insulation, air quality and cost effectiveness features that are required to serve this population.

The roofs will be replaced on all three buildings considering and correcting severe deficiencies in the original design requiring certain adjustments in the replacement roofs. Existing window openings will need to be adjusted to meet current bedroom window egress codes. Air quality issues will be addressed by adding appropriate ventilation with continuous airflow throughout the individual units and the entire building. Existing boilers that are now 40+ years old will be replaced. Safety and security within the development common areas is essential. Pedestrian lighting and fencing limiting public access will be installed and controlled by suitable landscaping techniques that keep eyes on secluded areas within the development site.

Partnership:

Developer Contact:

Ethan Flatten  
 LEUTHC  
 2501 Cedar Ave S  
 Minneapolis, MN 55404-4096  
 Phone: (612) 518-3799 ext-  
 Fax: (612) 724-1703  
 ethan.flatten@learth.org

Contractor:

Dave Forsberg  
 Watson-Forsberg Co.  
 6465 Wayzata Blvd Suite 110  
 Minneapolis, MN 55426-  
 Phone: (952) 544-7761 ext-  
 Fax: (952) 544-1826  
 davidf@watson-forsberg.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

Owner Contact:

Bill Ziegler  
 LEUTHC  
 2501 Cedar Ave S  
 Minneapolis, MN 55404-4096  
 Phone: (612) 455-2828 ext-  
 Fax: (612) 724-1703  
 bill.ziegler@learth.org

Architect:

Andy Swartz  
 Blumentals Architecture Inc.  
 201 6th St SE Suite 2  
 Minneapolis, MN 55414-  
 Phone: (612) 331-2222 ext-  
 Fax: (612) 331-2224  
 andrews@blumentals.com

CPED Legal:

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

CPED Support Coordinator

Contact Information:

Consultant:

Rosemary Fagrelus  
 Minnesota Housing Partnership  
 2446 University Ave W Suite 140  
 Saint Paul, MN 55114-1740  
 Phone: (651) 925-5542 ext-  
 Fax: (651) 649-1725  
 rfagrelus@mhponline.org

Property Manager:

Little Earth Management  
 Phone: (612) 455-2809 ext-  
 Fax:

Support Services:

LEUTHC  
 Phone: (612) 455-2828 ext-  
 Fax: (612) 724-1703

CPED Rehab:

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

MPLS Affirmative Action



**Project Status**

Proposed: 6/28/2013

Approved:

Closed:

Complete:

**Impaction**

Non-Impacted

Impacted

**Occupancy**

Rental

Ownership

Project Name: Little Earth (Phase VI)

Main Address: 2432 Cedar Ave S

Project Aliases:

Additional Addresses: 2434 Cedar Ave S; 2499 18th Ave S

Ward: 9 Neighborhood: Phillips East

**Project Activity**

New Construction

Rehabilitation

Stabilization

Preservation

Year Built: 1973

**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				MKT
			<30%	<50%	<60%	<80%	
0BR	20	0	20	0	0	0	0
1BR	28	0	28	0	0	0	0
2BR	30	0	30	0	0	0	0
3BR	0	0	0	0	0	0	0
4+BR	0	0	0	0	0	0	0
<b>TOT</b>	<b>78</b>	<b>0</b>	<b>78</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Shelter Units:  + Conversion Units:

Section 8:

**USES AND PERMANENT SOURCES**

**Project Uses:**

Land:	\$0.00
Construction:	\$2,817,059.00
Construction Contingency:	\$197,194.00
Construction Interest:	\$0.00
Relocation:	\$0.00
Developer Fee:	\$205,000.00
Legal Fees:	\$35,000.00
Architect Fees:	\$125,295.00
Other Costs:	\$119,950.00
Reserves:	\$0.00
Non-Housing:	\$0.00
TDC:	\$3,499,498.00
TDC/Unit:	\$16,507.00

**Project Permanent Sources:**

Source / Program	Amount	%	Term	Committed
LEUTHC Equity	\$5,000.00			6/28/2013
Foundations Charitable Contributions	\$20,000.00			6/28/2013
CPED AHTF (2013)	\$500,000.00			
MHFA	\$2,974,498.00			
<b>TDC:</b>	<b>\$3,499,498.00</b>			

**Financing Notes:**

This project's financing structure is deferred public loans and private charitable grants.



Project Status	
Proposed:	7/1/2013
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:	Marshall Flats
Main Address:	2525 2nd St NE
Project Aliases:	Clare Lowry
Additional Addresses:	201 Lowry Ave NE
Ward:	1
Neighborhood:	Marshall Terrace

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 checked="" type="checkbox"/> Single	
<input checked="" 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	21		0BR	21	0	0	0	0
1BR	15	1BR	0	15	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	36	TOT	21	15	0	0	0	0	

Shelter Units:  + Conversion Units:   
 Section 8:

## GENERAL INFORMATION

The Marshall Flats development promises the new construction of a 4-story, 36 unit, permanent supportive housing development for people living with HIV/AIDS (PLWH/A). The project redevelops the parking lot of the tax forfeit Little Jack's property at 201 Lowry and will create 21 efficiency units and 15 one-bedroom units on floors 2-4, with common areas, community room with a small kitchen, and supportive service offices and meeting rooms on the first floor. The development will include 8 surface parking stall on-site along with a shared parking arrangement for additional stalls on an adjacent site.

The target population is single PLWH/A, many of whom are homeless or at-risk of homelessness, including 7 long-term homeless individuals. Many residents will also have physical disabilities, chemical dependency and/or mental health issues.

Unit sizes will range from 440 - 615 sq ft with GRH approved rents of up to \$700/month including utilities.

Group Residential Housing (GRH) assistance has been approved for 11 of the 36 units in this development. The developer plans a subsequent application for assistance for the remaining units August, 2013. Decisions usually occur within 60 - 90 days.

Partnership: Clare Marshall Flats LP

Developer Contact:

Chuck Peterson  
 Clare Housing  
 929 Central Ave NE  
 Minneapolis, MN 55413-2404  
 Phone: (612) 236-9521 ext-  
 Fax: (612) 236-9520  
 chuck.peterson@clarehousing.org

Owner Contact:

Chuck Peterson  
 Clare Housing  
 929 Central Ave NE  
 Minneapolis, MN 55413-2404  
 Phone: (612) 236-9521 ext-  
 Fax: (612) 236-9520  
 chuck.peterson@clarehousing.org

Contact Information:

Consultant:

Barbara Broen  
 Broen Housing Consultants  
 1437 Marshall Ave Suite 202  
 Saint Paul, MN 55104-  
 Phone: (651) 645-8474 ext-  
 Fax: (651) 645-8497  
 housing@broen.net

Contractor:

To Be Determined  
 ,  
 Phone: ext-  
 Fax:

Architect:

Terri Cermak  
 Cermak Rhoades Architects  
 275 E 4 St Suite 800  
 Saint Paul, MN 55101-1696  
 Phone: (651) 225-8623 ext-  
 Fax:  
 tcermak@cermakrhoades.com

Property Manager:

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

Support Services:

Clare Services LLC  
 Phone: (612) 236-9521 ext-  
 Fax: (612) 236-9520

CPED Coordinator:

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 105 5th Ave S Suite 200  
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 Fax: (612) 673-5112

CPED Support Coordinator

Susie Shepherd  
 Phone: (612) 673-5244 ext-  
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CPED Rehab:

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

MPLS Affirmative Action



Project Status	
Proposed:	7/1/2013
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:	Marshall Flats
Main Address:	2525 2nd St NE
Project Aliases:	Clare Lowry
Additional Addresses:	201 Lowry Ave NE
Ward: <input type="text" value="1"/>	Neighborhood: <input type="text" value="Marshall Terrace"/>

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

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

Housing Production and Affordability						
UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY			
			<30%	<50%	<60%	<80%
0BR	21	0	0	0	0	0
1BR	15	0	15	0	0	0
2BR	0	0	0	0	0	0
3BR	0	0	0	0	0	0
4+BR	0	0	0	0	0	0
<b>TOT</b>	<b>36</b>	<b>21</b>	<b>15</b>	<b>0</b>	<b>0</b>	<b>0</b>

Shelter Units:  + Conversion Units:   
Section 8:

## USES AND PERMANENT SOURCES

Project Uses:	
Land:	\$225,000.00
Construction:	\$4,265,140.00
Construction Contingency:	\$213,257.00
Construction Interest:	\$57,675.00
Relocation:	\$0.00
Developer Fee:	\$815,000.00
Legal Fees:	\$65,000.00
Architect Fees:	\$280,000.00
Other Costs:	\$507,206.00
Reserves:	\$602,800.00
Non-Housing:	\$0.00
TDC:	\$7,031,078.00
TDC/Unit:	\$195,308.00

Project Permanent Sources:				
Source / Program	Amount	%	Term	Committed
	\$4,873,156.00			
Syndication Proceeds				
HUD	\$150,000.00			5/10/2013
HOPWA				
FHLB	\$500,000.00			
FHLB				
MHFA	\$552,922.00			
FFCC				
Hennepin County	\$400,000.00			
CPED	\$555,000.00			
AHTF (2013)				
<b>TDC:</b>	<b>\$7,031,078.00</b>			

Financing Notes:	



Project Status	
Proposed:	2/11/2013
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:	Mill City Quarter
Main Address:	300 2nd St S
Project Aliases:	Parcel A, Parcel A East (River Trails Apts), Parcel A West (Mill Place Apts)
Additional Addresses:	428 2nd St S
Ward:	7
Neighborhood:	Downtown West

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	118	1BR	0	38	80	0	0	0	
2BR	22	2BR	0	10	12	0	0	0	
3BR	0	3BR	0	0	0	0	0	0	
4+BR	0	4+BR	0	0	0	0	0	0	
TOT	140	TOT	0	48	92	0	0	0	

Shelter Units:  + Conversion Units:   
 Section 8:

## GENERAL INFORMATION

Mill City Quarter is a new-construction, 140 unit affordable rental housing project marketed towards seniors proposed for Parcel A located on the northeast side of Second Street South between Third and Fifth Avenues South in the downtown Mill District. This is among the last City-owned parcels in the area available for development, and this project is the latest iteration of a proposal submitted in 2008 in response to a public RFP. City staff is working on the title registration process, alley vacation (VAC 1623), and preliminary redevelopment contract terms in preparation for presenting a recommendation on the possible land sale.

The project includes underground and surface parking and first floor commercial. The historic rail corridor that splits the two block site is proposed to become a bike, pedestrian and parking "woonerf" connection. The project is subject to the Green Communities standards and the City's Healthy Housing policy. Proposed green features currently include low VOC materials, Low-E insulated glass, tightly insulated building envelope, low flow plumbing fixtures and a solar array. The developer is currently negotiating with a reputable senior housing operator to participate in this project.

The Downtown Minneapolis Neighborhood Association issued a project support letter dated February 16, 2013. The development plans were reviewed at an HPC business meeting on August 6, 2013. The TDC per unit is \$194,380 and the TDC per square foot is \$172.99. Four of the nine funding sources are private totaling 85% of the TDC. Approximately 8% of the funding sources have been secured (the Metropolitan Council TBRA TOD funding and the deferred developer fee). The AHFF request represents 4.4% of the TDC and is at the cap of 25% per unit at or below 50% AMI.

Partnership: Eagle Iron Partners

Contact Information:

Developer Contact:

John Wall  
 The Wall Companies  
 811 LaSalle Ave Suite 102  
 Minneapolis, MN 55402-2030  
 Phone: (612) 767-4001 ext-  
 Fax: (612) 767-4004  
 john@wallcompanies.com

Owner Contact:

John Wall  
 The Wall Companies  
 811 LaSalle Ave Suite 102  
 Minneapolis, MN 55402-2030  
 Phone: (612) 767-4001 ext-  
 Fax: (612) 767-4004  
 john@wallcompanies.com

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:

Architect:

Gretchen Camp  
 BKV Group  
 222 N 2nd St  
 Minneapolis, MN 55401-1423  
 Phone: (612) 373-9122 ext-  
 Fax: (612) 339-6212  
 gcamp@bkgvgroup.com

Property Manager:

American Mgmt Service Central LLC  
 Phone: (952) 544-4048 ext-  
 Fax: (952) 544-4871

Support Services:

CPED Coordinator:

Matt Goldstein  
 CPED  
 105 5th Ave S Suite 200  
 Minneapolis, MN 55401-  
 Phone: (612) 673-5075 ext-  
 Fax: (612) 673-5259  
 matt.goldstein@ci.minneapolis.mn.us

CPED Legal:

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

CPED Support Coordinator

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

CPED Rehab:

MPLS Affirmative Action



Project Status	
Proposed:	2/11/2013
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:	Mill City Quarter
Main Address:	300 2nd St S
Project Aliases:	Parcel A, Parcel A East (River Trails Apts), Parcel A West (Mill Place Apts)
Additional Addresses:	428 2nd St S
Ward:	7
Neighborhood:	Downtown West

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	118		1BR	0	38	80	0	0	0
2BR	22		2BR	0	10	12	0	0	0
3BR	0		3BR	0	0	0	0	0	0
4+BR	0		4+BR	0	0	0	0	0	0
TOT	140		TOT	0	48	92	0	0	0

Shelter Units:  + Conversion Units:

Section 8:

## USES AND PERMANENT SOURCES

Project Uses:	
Land:	\$1,250,000.00
Construction:	\$18,905,050.00
Construction Contingency:	\$1,000,000.00
Construction Interest:	\$350,146.00
Relocation:	\$0.00
Developer Fee:	\$2,252,336.00
Legal Fees:	\$145,000.00
Architect Fees:	\$674,202.00
Other Costs:	\$2,203,606.00
Reserves:	\$432,915.00
Non-Housing:	\$0.00
TDC:	\$27,212,255.00
TDC/Unit:	\$194,380.00

Project Permanent Sources:				
Source / Program	Amount	%	Term	Committed
Met Council	\$800,000.00			
LCDA				
FHLB	\$500,000.00			
FHLB				
DEED	\$300,000.00			
DEED				
CPED	\$1,200,000.00			
AHTF Pipeline (2012)				
HUD	\$14,161,540.00			
1st Mortgage				
	\$7,382,384.00			
Syndication Proceeds				
Hennepin County	\$700,000.00			
AHIF / TOD				
Met Council	\$1,200,000.00			2/14/2013
TBRA / TOD				
	\$969,331.00			2/14/2013
Deferred Dev Fee				

**Financing Notes:**  
 The financing structure is 4% LIHTC with entitlement HRBs, gap funding, and private tax credit equity. The funding sources are currently 85% private and 15% public.

**TDC:**



Project Status	
Proposed:	7/12/2013
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:	PRG Portfolio		
Main Address:	3439 15th Ave S		
Project Aliases:			
Additional Addresses:	Scattered Sites		
Ward:	6	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: _____	

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 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	0		0BR	0	0	0	0	0
	1BR	2		1BR	0	2	0	0	0
	2BR	39		2BR	0	27	12	0	0
	3BR	43		3BR	0	43	0	0	0
4+BR	7	4+BR	0	7	0	0	0		
TOT	91	TOT	0	79	12	0	0		
Shelter Units: _____		+ Conversion Units: _____							
Section 8: _____									

**GENERAL INFORMATION**

Preservation of 91 units (totalling 21 buildings) in South Minneapolis. Originally developed by PRG, CommonBond took ownership of the properties in 2006. These properties were built in the early 1900's and 1970's and have had substantial wear and tear with major aging building components. Some of the properties are on the ISG watch list due to livability and financial issues. A refinance and capital improvements will provide long-term preservation. Rehabilitation includes energy saving and green elements, new roofs, mechanicals, windows, kitchen, baths, etc.

Partnership:

Developer 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

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:

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:

Advantage Services  
 Phone: \_\_\_\_\_ ext-  
 Fax: \_\_\_\_\_

CPED Coordinator:

Dollie Crowther  
 CPED  
 105 5th Ave S Suite 200  
 Minneapolis, MN 55401  
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 Fax: (612) 673-5259  
 dollie.crowther@ci.minneapolis.mn.us

CPED Legal:

Gary Winter  
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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:	7/12/2013
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:	PRG Portfolio
Main Address:	3439 15th Ave S
Project Aliases:	
Additional Addresses:	Scattered Sites
Ward:	6
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: _____

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 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	0		0	0	0	0	0	0
1BR	2	2	0	2	0	0	0	0	
2BR	39	0	27	12	0	0	0	0	
3BR	43	0	43	0	0	0	0	0	
4+BR	7	0	7	0	0	0	0	0	
TOT	91	0	79	12	0	0	0	0	

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

**USES AND PERMANENT SOURCES**

Project Uses:	
Land:	\$3,685,000.00
Construction:	\$6,376,902.00
Construction Contingency:	\$578,810.00
Construction Interest:	\$55,609.00
Relocation:	\$100,000.00
Developer Fee:	\$1,100,000.00
Legal Fees:	\$50,000.00
Architect Fees:	\$316,680.00
Other Costs:	\$881,976.00
Reserves:	\$2,272,073.00
Non-Housing:	\$0.00
TDC:	\$15,417,050.00
TDC/Unit:	\$169,418.00

Project Permanent Sources:				
Source / Program	Amount	%	Term	Committed
	\$7,183,974.00			
<i>Syndication Proceeds</i>				
FHF	\$928,616.00			
<i>Debt Restructure</i>				
CPED	\$1,667,384.00			
<i>Debt Restructure</i>				
MHFA	\$535,000.00			
<i>Debt Restructure</i>				
CPED	\$1,975,000.00			
<i>AHTF (2013)</i>				
MHFA	\$2,627,076.00			
CommonBond Communities	\$500,000.00			
<i>Operating Forgiveness</i>				
<b>TDC:</b>	<b>\$15,417,050.00</b>			

**Financing Notes:**  
 This project's debt structure is 9% tax credits with syndication proceeds and public gap funds. All units are tax credit units. Preservation of this project will require separate approval and forgiveness of approximately \$3.5 million of City of Minneapolis debt.

The developer fee includes partial repayment to CommonBond for prior investment in the operations of the PRG units. Cash flow does not allow repayment of any deferred developer fee over 10-year period.