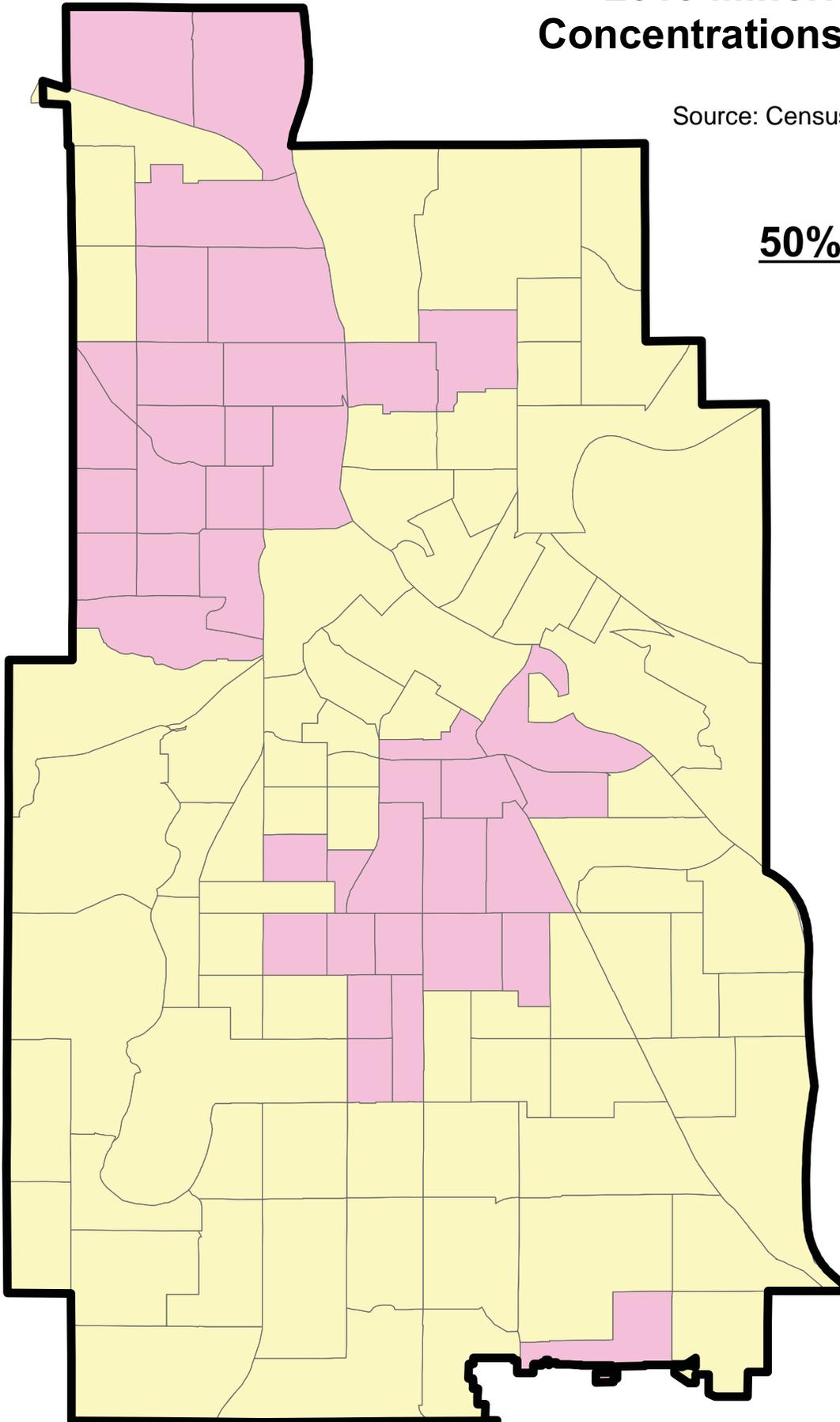


# 2010 Minority Population Concentrations by Census Tract

Source: Census Bureau, 2010 SF1

## 50% Threshold



### Legend

#### TRACTS

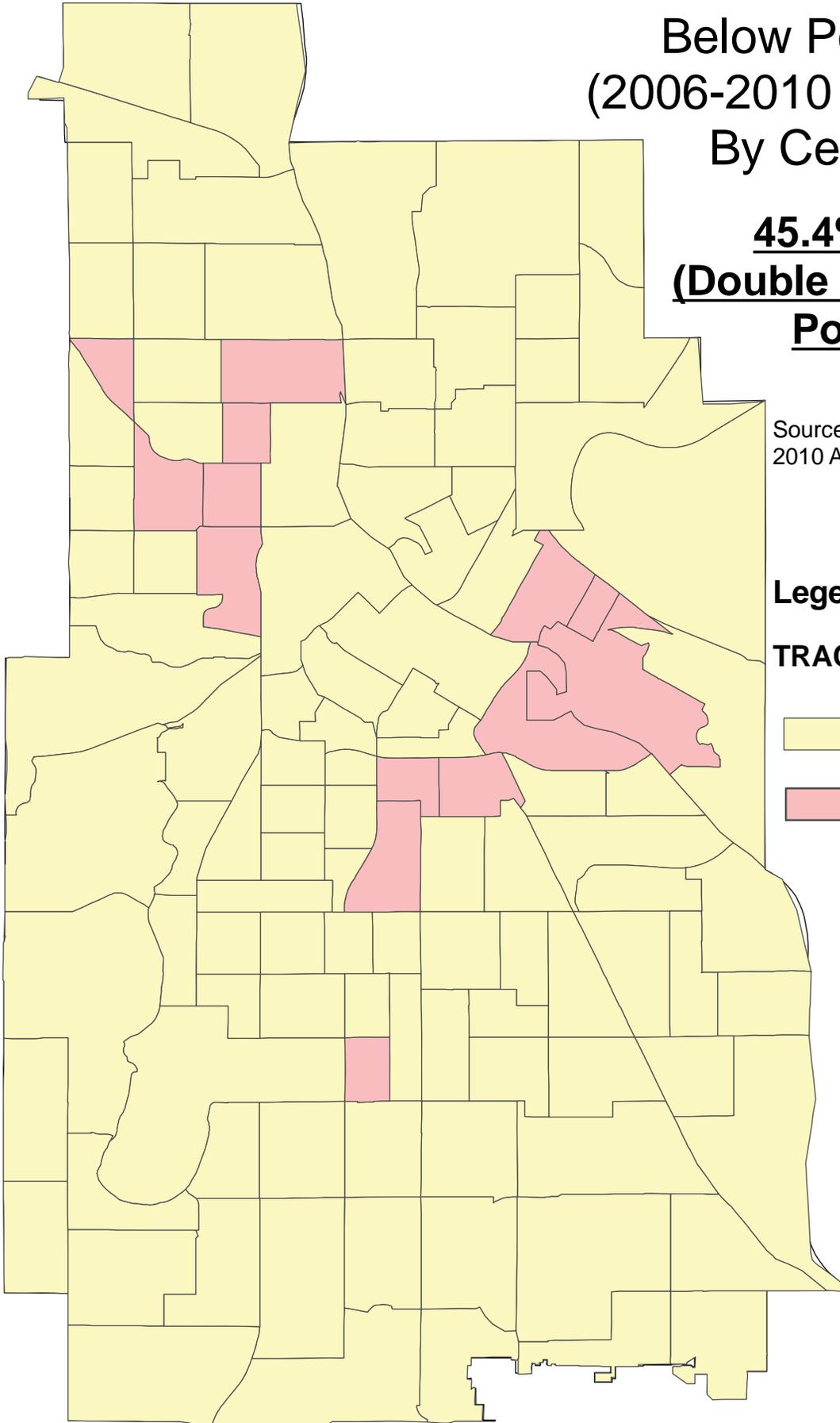
-  Less than 50% Concentration
-  50% or more Concentration



# Percent of Population Below Poverty Level (2006-2010 5-year average) By Census Tract

**45.4% Threshold**  
**(Double 22.7% City wide Poverty rate)**

Source: Census Bureau,  
2010 ACS 5-year average (2006-2010)



## Legend

### TRACTS

-  Less than 45.4% population below poverty
-  45.4% or more population below poverty



Minneapolis  
City of Lakes  
Community Planning &  
Economic Development



AHTF PROJECT & FUNDING SOURCE PERMITTED USE MATRIX*							
		Poverty Impacted			Poverty Non-Impacted		
		New Construction	Positive Conversion/ Adaptive Reuse	Rehab/ Stabilization	New Construction	Positive Conversion/ Adaptive Reuse	Rehab/ Stabilization
Local	Permitted?	Yes	Yes	Yes	Yes	Yes	Yes
	Projects	Indian Neighborhood Club	Rental Reclaim VI	Plymouth Stevens House	Corcoran Triangle; Boeser Phase I; Marshall Flats	Rental Reclaim VI	Opportunity Housing Partnership
CDBG	Permitted?	No unless non-profit or CBDO	Yes	Yes	No unless non-profit or CBDO	Yes	Yes
	Projects			Plymouth Stevens House; Little Earth VI			
HOME	Permitted?	No	No	Yes only if unit count stays the same	Yes	Yes	Yes
	Projects				Mill City Quarter	Youthlink	

\*Notes:

Green = Permitted use of funding source

Red = Prohibited use of funding source

CBDO means Community Based Development Organization, a HUD designation for a mission-oriented organization that does neighborhood revitalization work in specific neighborhoods. A CBDO can basically use CDBG for new construction affordable housing in impacted areas

RFP Reference Part II	AHTF Underwriting Standards (See RFP Program Part II)	Total Possible	Affirmation House	Boeser Phase I	Corcoran Triange	Flats on 46th Street	Indian Neighborhood Club	Jordan Apts	Little Earth	Marshall Flats	Mill City Quarter	Opportunity Housing Partnership	Plymouth Stevens House	Rental Reclaim VI	Youth Link
A.	<b>Financial Soundness and Management (20 Point Minimum Threshold for A+B)</b>	25 total													
	CPED Underwriting (RFP Attachment 5)	10	10	8	10	9	10	8	10	10	9	10	10	10	10
	% of Secured Funding	5	0	0	0	0	0	0	0	0	5	0	2	0	0
	Management Plan Quality	5	5	5	5	4	5	5	5	5	4	5	5	5	5
	Developer Experience	5	5	3	4	4	5	5	5	5	5	5	5	5	5
	<b>Financial Soundness &amp; Mgt. Subtotal</b>	<b>25</b>	<b>20</b>	<b>18</b>	<b>18</b>	<b>17</b>	<b>20</b>	<b>18</b>	<b>20</b>	<b>20</b>	<b>23</b>	<b>20</b>	<b>22</b>	<b>20</b>	<b>20</b>
B.	<b>Economic Integration</b>	0	0	20	20	0	10	0	0	0	20	0	20	0	0
	<b>Threshold Subtotal (Parts A.+ B., 20 Point Minimum)</b>	<b>25</b>	<b>20</b>	<b>38</b>	<b>38</b>	<b>17</b>	<b>30</b>	<b>18</b>	<b>20</b>	<b>20</b>	<b>43</b>	<b>20</b>	<b>42</b>	<b>20</b>	<b>20</b>
C.	Ratio of Soft to Total Project Costs	15	5	5	5	5	5	5	15	5	5	0	5	15	0
D.	Family Housing	15	0	0	0	0	0	0	0	0	0	0	0	5	0
E.	Design Quality and Compatibility	5	5	5	5	5	5	4	4	4	5	4	5	3	5
F.	Provision of Resident Services	10	10	1	5	10	10	6	10	10	5	10	5	10	10
G.	Plan Conformance	10	10	10	10	10	10	8	10	10	10	10	10	5	10
H.	Proximity to Transit and Jobs; Density	20	7	20	20	19	13	16	20	15	20	20	20	10	20
I.	Project Based Section 8	10	10	0	0	0	0	10	10	10	0	10	10	0	10
J.	Housing for Homeless (30% MMI)	10	0	0	0	0	10	10	0	10	0	10	0	0	10
K.	Long-Term Affordability	10	5	10	10	10	10	10	5	10	10	10	10	10	10
L.	Senior Housing	15	0	0	0	0	0	0	0	0	5	0	0	0	0
M.	Neighborhood Support	5	5	5	5	5	5	5	5	5	5	5	5	5	5
N.	Expiring Tax Credits	5	0	0	0	0	0	0	0	0	0	0	5	0	0
O.	Leverage	0	0	10	10	10	0	5	0	5	10	10	10	5	0
P.	CHDO (Only Aeon, Alliance, L.E. or PRG)	0	0	0	0	0	0	5	5	0	0	5	0	5	0
Q.	Commercial or Community Corridor	0	15	13	15	15	10	15	15	15	15	10	15	7	10
	<b>SUBTOTAL</b>	<b>155</b>	<b>92</b>	<b>117</b>	<b>123</b>	<b>106</b>	<b>108</b>	<b>117</b>	<b>119</b>	<b>119</b>	<b>133</b>	<b>124</b>	<b>137</b>	<b>100</b>	<b>110</b>
R.	Poverty Impacted Area Only: Preservation, Rehab, or Stabilization	10	0	0	0	0	0	0	0	0	0	0	0	0	0
S.	Poverty Non-Impacted Area Only: New Construction or Positive Conversion	10	0	10	10	10	10	10	0	10	10	10	0	0	10
	<b>IMPACTED TOTAL (85 POINT THRESHOLD):</b>	<b>165</b>													
	<b>NON-IMPACTED TOTAL (85 POINT THRESHOLD):</b>	<b>165</b>	<b>92</b>	<b>127</b>	<b>133</b>	<b>116</b>	<b>118</b>	<b>127</b>	<b>119</b>	<b>129</b>	<b>143</b>	<b>134</b>	<b>137</b>	<b>100</b>	<b>120</b>
	red = not recommended for funding at this time														
	green = recommended for funding														

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



Project Status	
Proposed:	6/26/2014
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:	Affirmation House
Main Address:	3310 Penn Ave N
Project Aliases:	
Additional Addresses:	
Ward:	4
Neighborhood:	Folwell

Housing Production and Affordability									
UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT
	0BR	2		0BR	0	2	0	0	0
1BR	10	1BR	0	10	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	
<b>TOT</b>	<b>12</b>	<b>TOT</b>	<b>0</b>	<b>12</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

Shelter Units:  + Conversion Units:

Section 8:

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

## GENERAL INFORMATION

PPL is continuing its foreclosure recovery efforts by purchasing and rehabbing a 12 unit building, occupied by formerly homeless, disabled adults receiving GRH. Affirmation House is the service provider and the project has received NSP funding which was used to acquire and perform some initial repair/rehab work such as roofing, window repair and replacement and lead/asbestos abatement.

The current scope of work includes interior common area upgrades, kitchen and bath upgrades, flooring replacements, mechanicals upgrades and repairs and exterior grading and landscaping

Partnership: PPL Affirmation House LLC

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:

Gerry Flannery  
Flannery Construction  
1375 St Anthony Ave  
Saint Paul, MN 55104-  
Phone: (651) 259-4293 ext-  
Fax: (651) 225-1100  
gflannery@flanneryconstruction.com

Architect:

Jonah Ritter  
RSP Architects  
1220 Marshall St NE  
Minneapolis, MN 55413-  
Phone: (612) 965-3433 ext-  
Fax:  
jonah.ritter@rsparch.com

Property Manager:

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

Support Services:

Affordable Homes for All  
Phone: (612) 377-0549 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:

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

CPED Support Coordinator

Susie Shepherd  
Phone: (612) 673-5244 ext-  
Fax: (612) 673-5259

CPED Rehab:

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

MPLS Affirmative Action



Project Status	
Proposed:	6/26/2014
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:	Affirmation House
Main Address:	3310 Penn Ave N
Project Aliases:	
Additional Addresses:	
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 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 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	2		0BR	0	2	0	0	0
1BR	10	1BR	0	10	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	12	TOT	0	12	0	0	0	0	

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

## USES AND PERMANENT SOURCES

Project Uses:	
Land:	\$720,000.00
Construction:	\$756,986.00
Construction Contingency:	\$59,726.00
Construction Interest:	\$0.00
Relocation:	\$30,000.00
Developer Fee:	\$102,701.00
Legal Fees:	\$4,000.00
Architect Fees:	\$25,000.00
Other Costs:	\$32,999.00
Reserves:	\$0.00
Non-Housing:	\$0.00
TDC:	\$1,731,412.00
TDC/Unit:	\$144,284.00

Project Permanent Sources:				
Source / Program	Amount	%	Term	Committed
FHLB	\$300,000.00			
FHLB				
MHFA	\$586,162.00			
CPED NSP3	\$400,000.00	0.00%	3/19/2014 FORGIVABLE	2/28/2013 HD00001331
CPED NSP2	\$320,000.00	0.00%	3/19/2014 FORGIVABLE	2/28/2013 HD00001330
CPED AHTF (2014)	\$125,250.00			HD00001340
<b>TDC:</b>	<b>\$1,731,412.00</b>			

**Financing Notes:**  
There are NSP2 and NSP3 funds in this project for acquisition. The requested AHTF represents 28% of the TDC. 100% of the proposed project sources are public funds. The TDC for the 2014 AHTF Application is \$1,012,236 and does not include the previous NSP-funded acquisition.



Project Status	
Proposed:	7/1/2009
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:	Corcoran Triangle
Main Address:	3120 24th Ave S
Project Aliases:	32nd & Hiawatha
Additional Addresses:	
Ward:	9
Neighborhood:	Corcoran

Project Activity	
<input checked="" type="checkbox"/> New Construction	
<input type="checkbox"/> Rehabilitation	
<input type="checkbox"/> Stabilization	
<input type="checkbox"/> Preservation	
Year Built:	2015

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 checked="" 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	59	1BR	9	13	37	0	0	0	
2BR	56	2BR	0	20	36	0	0	0	
3BR	20	3BR	0	4	16	0	0	0	
4+BR	0	4+BR	0	0	0	0	0	0	
<b>TOT</b>	<b>135</b>	<b>TOT</b>	<b>9</b>	<b>37</b>	<b>89</b>	<b>0</b>	<b>0</b>	<b>0</b>	

Shelter Units:  + Conversion Units:   
 Section 8:

## GENERAL INFORMATION

A single structure that will include workforce housing and 9 units of long term homelessness with HIV/AIDS. Project will bring increased density and vitality along Hiawatha Ave near Lake St commercial corridor reuniting the neighborhood fabric and fulfilling plans for targeted city growth and transit-oriented development.

The site is approximately 2 blocks from the Lake St LRT Station. The site is part of a remnant ROW parcel left over from the construction of the Hiawatha LRT line and was purchased from Metro Transit in 2008. The project will contain a mix of units at 30%, 50%, and 60% AMI. The project is adjacent to Clare Midtown and these units would receive services provided by Clare Housing.

Partnership: Corridor Plaza LP

Developer Contact:

Wellington, McNellis & Swenson 1625 Energy Park Dr Suite 100 Saint Paul, MN 55108- Phone: (651) 292-9844 ext Fax: (651) 292-0072
--

Owner Contact:

Wellington, McNellis & Swenson 1625 Energy Park Dr Suite 100 Saint Paul, MN 55108- Phone: (651) 292-9844 ext- Fax: (651) 292-0072
---

Contact Information:

Consultant:

Katya Pilling Landon Group, LLC 475 N Cleveland Suite 325 Saint Paul, MN 55104- Phone: (612) 867-3656 ext- Fax: katya@landon-group.com
--

Contractor:

To Be Determined
Phone: ext-
Fax:

Architect:

Pete Keely Collage Architects 705 Raymand Ave Suite 200 Saint Paul, MN 55114- Phone: (651) 472-0051 ext- Fax: (651) 472-0060 pkeely@collagearch.com
---

Property Manager:

Perennial Management Phone: (651) 644-9600 ext- Fax: (651) 644-0296
---

Support Services:

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

CPED Coordinator:

Shalaunda Holmes CPED 105 5th Ave S Suite 200 Minneapolis, MN 55401- Phone: (612) 673-5266 ext- Fax: shalaunda.holmes@minneapolismn.gov
---

CPED Legal:

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

CPED Support Coordinator

Nancy Pray Phone: (612) 673-5228 ext- Fax: (612) 673-5259
---

CPED Rehab:

MPLS Affirmative Action



Project Status	
Proposed:	7/1/2009
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:	Corcoran Triangle
Main Address:	3120 24th Ave S
Project Aliases:	32nd & Hiawatha
Additional Addresses:	
Ward:	9
Neighborhood:	Corcoran

Project Activity	
<input checked="" type="checkbox"/> New Construction	
<input type="checkbox"/> Rehabilitation	
<input type="checkbox"/> Stabilization	
<input type="checkbox"/> Preservation	
Year Built:	2015

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 checked="" type="checkbox"/> Homeless	

Housing Production and Affordability									
UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT
	0BR	0		0	0	0	0	0	0
1BR	59	9	13	37	0	0	0	0	
2BR	56	0	20	36	0	0	0	0	
3BR	20	0	4	16	0	0	0	0	
4+BR	0	0	0	0	0	0	0	0	
TOT	135	9	37	89	0	0	0	0	

Shelter Units:  + Conversion Units:

Section 8:

## USES AND PERMANENT SOURCES

Project Uses:	
Land:	\$1,100,000.00
Construction:	\$15,442,555.00
Construction Contingency:	\$2,139,751.00
Construction Interest:	\$1,592,497.00
Relocation:	\$0.00
Developer Fee:	\$1,855,000.00
Legal Fees:	\$125,000.00
Architect Fees:	\$398,000.00
Other Costs:	\$1,118,806.00
Reserves:	\$202,500.00
Non-Housing:	\$0.00
TDC:	\$23,974,109.00
TDC/Unit:	\$177,585.99

Project Permanent Sources:				
Source / Program	Amount	%	Term	Committed
MHFA	\$2,356,142.00			
<i>Deferred Loan</i>				
CPED	\$415,000.00			
<i>AHTF (2014)</i>				
Hennepin County	\$500,000.00			
<i>AHIF</i>				
Met Council	\$505,000.00			2/12/2013
<i>LCDA</i>				
Hennepin County	\$300,000.00			6/1/2010
<i>TOD</i>				
City of Minneapolis	\$11,915,000.00	4.40%	30 yrs	
<i>HRB (1st Mortgage)</i>			Fully Amortized	
CPED	\$735,000.00			2/16/2010
<i>AHTF (2009)</i>				
	\$6,372,967.00			
<i>Syndication Proceeds</i>				
	\$875,000.00			
<i>Deferred Dev Fee</i>				
<b>TDC:</b>	<b>\$23,974,109.00</b>			

**Financing Notes:**  
 HRB \$12M @ 2.75% / 18 yrs 1st mortgage  
 HTC Gap \$510,304  
 TIF \$2,028,000 (Fall, 2014)



Project Status	
Proposed:	7/8/2014
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	

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	

Project Name:	Indian Neighborhood Club Expansion
Main Address:	2101 S 5th St
Project Aliases:	
Additional Addresses:	
Ward:	6
Neighborhood:	Ventura Village

Housing Production and Affordability									
UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT
	0BR	20		0BR	10	10	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	20	TOT	10	10	0	0	0		
Shelter Units:			+ Conversion Units:						
Section 8:									

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	

**GENERAL INFORMATION**

The Indian Neighborhood Club Expansion provides sober housing and support for homeless and near homeless chemically dependent men. There will be 20 SRO units in four (4) pods. Each pod will have shared kitchens, bathrooms, and common areas and will provide residents with a supportive community. 10 of the units will be supported with GRH funding. 9 units will serve graduates who have stabilized their lives and are working and paying rent and need a sober community. 1 unit is for an on site staffperson. There will be surface parking for 4 cars.

Partnership:

Contact Information:

Developer Contact

Gregory LaFontaine Indian Neighborhood Club 1805 Portland Ave S Minneapolis, MN 55404 Phone: (612) 871-7412 ext- Fax (612) 874-8798 INDIANCLUB@comcast.net
--

Owner Contact

Gregory LaFontaine Indian Neighborhood Club 1805 Portland Ave S Minneapolis, MN 55404 Phone: (612) 871-7412 ext- Fax (612) 874-8798 INDIANCLUB@comcast.net
--

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:

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:

Indian Neighborhood Club Phone: (612) 871-7412 ext- Fax (612) 874-8798
--

Support Services:

Indian Neighborhood Club Phone: (612) 871-7412 ext- Fax (612) 874-8798
--

CPED Coordinator:

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
---

CPED Legal:

CPED Support Coordinator

CPED Rehab:

MPLS Affirmative Actio



Project Status	
Proposed:	7/8/2014
Approved:	<input type="checkbox"/>
Closed:	
Complete:	

Impactation	
<input type="radio"/> Non-Impacted	
<input checked="" type="radio"/> Impacted	

Occupancy	
<input checked="" type="radio"/> Rental	
<input type="radio"/> Ownership	

Project Name:	Indian Neighborhood Club Expansion
Main Address:	2101 S 5th St
Project Aliases:	
Additional Addresses:	
Ward:	6
Neighborhood:	Ventura Village

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				MKT
			<30%	<50%	<60%	<80%	
	0BR	20	10	10	0	0	0
	1BR	0	0	0	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
	TOT	20	10	10	0	0	0

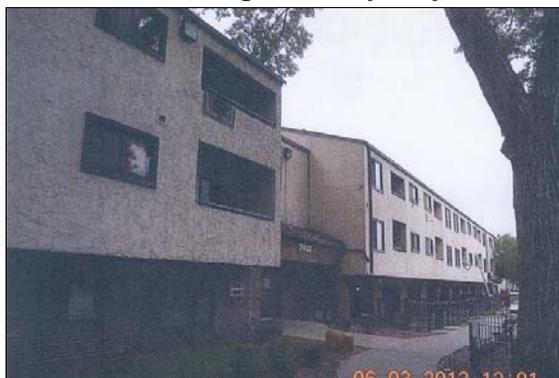
Shelter Units:  + Conversion Units:   
Section 8:

## USES AND PERMANENT SOURCES

Project Uses:	
Land:	\$57,388.00
Construction:	\$933,219.00
Construction Contingency:	\$65,603.00
Construction Interest:	\$0.00
Relocation:	\$0.00
Developer Fee:	\$110,000.00
Legal Fees:	\$30,000.00
Architect Fees:	\$82,000.00
Other Costs:	\$289,500.00
Reserves:	\$51,375.00
Non-Housing:	\$0.00
TDC:	\$1,619,085.00
TDC/Unit:	\$80,954.00

Project Permanent Sources:				
Source / Program	Amount	%	Term	Committed
CPED <i>AHTF (2014)</i>	\$160,000.00			
FHLB <i>FHLB</i>	\$500,000.00			
Hennepin County	\$405,000.00			
MHFA	\$554,085.00			
<b>TDC:</b>	<b>\$1,619,085.00</b>			

**Financing Notes:**



Project Status	
Proposed:	6/28/2013
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:	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:

Jon Clevenger  
 CPED  
 105 5th Ave S Suite 200  
 Minneapolis, MN 55401-  
 Phone: (612) 673-2495 ext-  
 Fax: (612) 673-5259  
 jon.clevenger@minneapolismn.gov

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

Arlene Robinson  
 Phone: (612) 673-5122 ext-  
 Fax: (612) 673-5036

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:

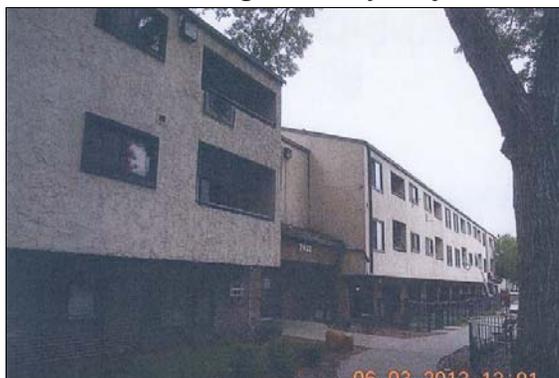
LEUTHC  
 Phone: (612) 455-2828 ext-  
 Fax: (612) 724-1703

CPED Rehab:

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

MPLS Affirmative Action

Mary Tradewell  
 Phone: (612) 673-2142 ext-  
 Fax: (612) 673-2599



**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				
			<30%	<50%	<60%	<80%	MKT
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:	\$3,574,244.00
Construction Contingency:	\$467,519.00
Construction Interest:	\$0.00
Relocation:	\$4,500.00
Developer Fee:	\$220,000.00
Legal Fees:	\$35,000.00
Architect Fees:	\$174,628.00
Other Costs:	\$138,448.00
Reserves:	\$0.00
Non-Housing:	\$0.00
TDC:	\$4,614,339.00
TDC/Unit:	\$59,158.19

**Project Permanent Sources:**

Source / Program	Amount	%	Term	Committed
CPED	\$190,000.00			
AHTF (2014)				
LEUTHC	\$5,000.00			6/28/2013
Equity				
Foundations	\$20,000.00			6/28/2013
Charitable Contributions				
CPED	\$500,000.00			10/8/2013
AHTF (2013)				
MHFA	\$3,899,339.00			
<b>TDC:</b>	<b>\$4,614,339.00</b>			

**Financing Notes:**

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



Project Status	
Proposed:	7/1/2013
Approved:	<input checked="" type="checkbox"/>
Closed:	
Complete:	

Impactation	
<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 POSITION	UNIT	QTY	UNIT AFFORDABILITY					MKT	
			<30%	<50%	<60%	<80%			
	0BR	21	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		
	TOT	36	21	15	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
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**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
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**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
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**Property Manager:**

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

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

Nikki Newman Phone: (612) 673-5273 ext- Fax (612) 673-5112
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**CPED Support Coordinator**

Nancy Pray Phone: (612) 673-5228 ext- Fax (612) 673-5259
--

**CPED Rehab:**

Duane Nygren Phone: (612) 673-5249 ext- Fax (612) 673-5207
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**MPLS Affirmative Actio**

Mary Tradewell Phone: (612) 673-2142 ext- Fax (612) 673-2599
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Project Status	
Proposed:	7/1/2013
Approved:	<input checked="" type="checkbox"/>
Closed:	
Complete:	

Impactation	
<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				MKT
			<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	
TOT	36	TOT	21	15	0	0	

Shelter Units:  + Conversion Units:   
Section 8:

### USES AND PERMANENT SOURCES

Project Uses:	
Land:	\$270,313.00
Construction:	\$5,132,968.00
Construction Contingency:	\$291,786.00
Construction Interest:	\$111,229.00
Relocation:	\$0.00
Developer Fee:	\$840,000.00
Legal Fees:	\$70,000.00
Architect Fees:	\$280,000.00
Other Costs:	\$1,246,425.00
Reserves:	\$762,631.00
Non-Housing:	\$0.00
TDC:	\$9,005,352.00
TDC/Unit:	\$250,149.00

Project Permanent Sources:				
Source / Program	Amount	%	Term	Committed
CPED AHTF (2014)	\$100,000.00			
Syndication Proceeds	\$6,604,629.00			
HUD HOPWA	\$150,000.00			5/10/2013
FHLB FHLB	\$500,000.00			
MHFA FFCC	\$727,351.00			
Hennepin County	\$368,372.00			
CPED AHTF (2013)	\$555,000.00			10/8/2013
<b>TDC:</b>	<b>\$9,005,352.00</b>			

**Financing Notes:**



Project Status	
Proposed:	2/11/2013
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:	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	115	115	1BR	0	40	75	0	0	0
2BR	35	35	2BR	0	20	15	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	150	150	TOT	0	60	90	0	0	0

Shelter Units:  + Conversion Units:

Section 8:

## GENERAL INFORMATION

Mill City Quarter is a new-construction, 150 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 completed 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 November 9, 2013. The TDC per unit is \$238,819. Approximately 88% of the funding sources have been secured. The AHTF request represents 4% of the TDC and is at the cap of 25% per unit at or below 50% AMI.

Partnership: Eagle Iron Partners

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

Contact Information:

Consultant:

Becky Landon  
 Landon Group, LLC  
 475 Cleveland Ave N Suite 375  
 Saint Paul, MN 55104-  
 Phone: (651) 647-3457 ext-  
 Fax: (651) 647-4148  
 becky@landon-group.com

Contractor:

Architect:

Gretchen Camp  
 BKV Group, Inc.  
 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

CPED Coordinator:

Carrie Flack  
 CPED  
 105 5th Ave S Suite 200  
 Minneapolis, MN 55415-  
 Phone: (612) 673-5240 ext-  
 Fax:  
 Carrie.Flack@minneapolismn.gov

CPED Legal:

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

CPED Rehab:

CPED Support Coordinator

Arlene Robinson  
 Phone: (612) 673-5122 ext-  
 Fax: (612) 673-5036

MPLS Affirmative Action



Project Status	
Proposed:	2/11/2013
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:	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	115	115	1BR	0	40	75	0	0	0
2BR	35	35	2BR	0	20	15	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	150	150	TOT	0	60	90	0	0	0

Shelter Units:  + Conversion Units:

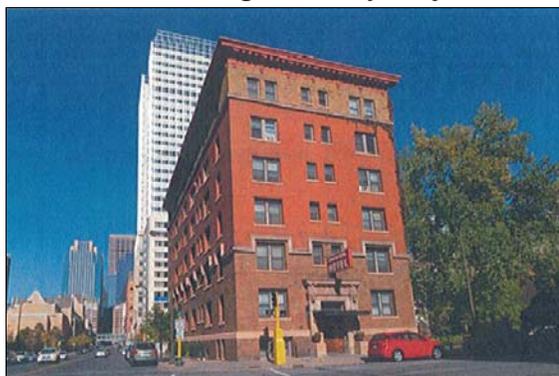
Section 8:

## USES AND PERMANENT SOURCES

Project Uses:	
Land:	\$1,500,000.00
Construction:	\$23,735,433.00
Construction Contingency:	\$3,300,000.00
Construction Interest:	\$535,200.00
Relocation:	\$0.00
Developer Fee:	\$2,435,327.00
Legal Fees:	\$145,000.00
Architect Fees:	\$520,000.00
Other Costs:	\$2,563,644.00
Reserves:	\$1,088,240.00
Non-Housing:	\$0.00
TDC:	\$35,822,844.00
TDC/Unit:	\$238,819.00

Project Permanent Sources:				
Source / Program	Amount	%	Term	Committed
Met Council <i>LCDA</i>	\$560,000.00			
MHFA <i>Deferred Loan Request</i>	\$3,500,000.00			
CPED <i>AHTF (2014)</i>	\$300,000.00			
CPED <i>AHTF (2013)</i>	\$1,200,000.00			10/18/2013
CitiBank <i>1st Mortgage</i>	\$17,840,000.00			
<i>Syndication Proceeds</i>	\$9,502,849.00			9/1/2014
Hennepin County <i>AHIF / TOD</i>	\$400,000.00			
Met Council <i>TBRA / TOD</i>	\$1,600,000.00			2/14/2013
<i>Deferred Dev Fee</i>	\$919,995.00			2/14/2013
<b>TDC:</b>	<b>\$35,822,844.00</b>			

**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.



Project Status	
Proposed:	7/7/2014
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:	Opportunity Housing Partnership Reserves
Main Address:	706 1st Ave N
Project Aliases:	see also Opportunity Housing; The Continental; Lamoreaux Expansion
Additional Addresses:	66 12th St S; 1801 LaSalle Ave
Ward:	7
Neighborhood:	Downtown West

Project Activity	
<input type="checkbox"/> New Construction	
<input checked="" type="checkbox"/> Rehabilitation	
<input type="checkbox"/> Stabilization	
<input checked="" type="checkbox"/> Preservation	
Year Built:	1910

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	112		0BR	57	55	0	0	0
1BR	5	1BR	1	4	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	
<b>TOT</b>	<b>117</b>	<b>TOT</b>	<b>58</b>	<b>59</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

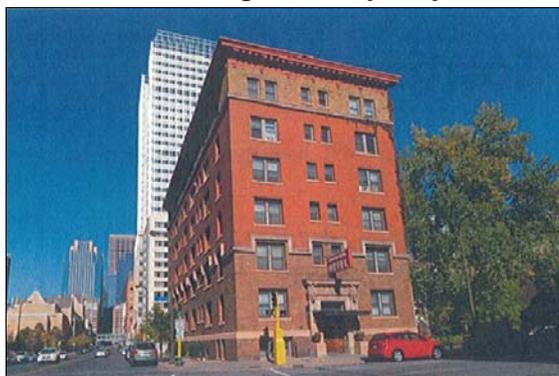
Shelter Units:  + Conversion Units:

Section 8:

## GENERAL INFORMATION

The Opportunity Housing Partnership provides formerly homeless adults with quality living and support services on site. There are 51 PBA units and 66 GRH units in the project. This project will require debt forgiveness and debt assumption by other lenders and CPED. OHP represents 3 buildings in downtown Minneapolis and has operated since 1992 as a resource to end homelessness. The Lamoreaux and Continental will be reconfigured to provide units with private kitchens and bathrooms while increasing supportive services on site. This reconfiguration will provide four 1BR units at the continental. Each building has a community room and property office. The Lamoreaux and Continental have 24-hour desk service. There are currently 130 units. After rehab there will be 117.

<u>Partnership:</u> OHP Preservation LP		<u>Contact Information:</u>	
<u>Developer Contact:</u>		<u>Owner Contact:</u>	
Alan Arthur Aeon 901 N 3rd St Suite 150 Minneapolis, MN 55415- Phone: (612) 341-3148 ext- Fax: (612) 341-4208 aarthur@aeonmn.org		Alan Arthur Aeon 901 N 3rd St Suite 150 Minneapolis, MN 55415- Phone: (612) 341-3148 ext- Fax: (612) 341-4208 aarthur@aeonmn.org	
<u>Contractor:</u>		<u>Architect:</u>	
Frerichs Construction Company 3600 Labore Rd Suite 8 Saint Paul, MN 55110- Phone: (651) 787-0687 ext- Fax: (651) 787-0407		Cermak Rhoades Architects 275 E 4 St Suite 800 Saint Paul, MN 55101-1696 Phone: (651) 225-8623 ext- Fax: info@cermakrhoades.com	
<u>CPED Coordinator:</u>		<u>CPED Legal:</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		CPED Support Coordinator Nancy Pray Phone: (612) 673-5228 ext- Fax: (612) 673-5259	
		<u>Property Manager:</u>	
		Aeon Management LLC Phone: (612) 376-7661 ext- Fax: (612) 338-4862	
		<u>Support Services:</u>	
		Simpson Housing Services Phone: (612) 455-0841 ext- Fax: (612) 879-0041	
		<u>CPED Rehab:</u>	
		Dustin Brandt Phone: (612) 673-5254 ext- Fax: (612) 673-5207	
		<u>MPLS Affirmative Action</u>	



Project Status	
Proposed:	7/7/2014
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:	Opportunity Housing Partnership Reserves
Main Address:	706 1st Ave N
Project Aliases:	see also Opportunity Housing; The Continental; Lamoreaux Expansion
Additional Addresses:	66 12th St S; 1801 LaSalle Ave
Ward:	7
Neighborhood:	Downtown West

Project Activity	
<input type="checkbox"/> New Construction	
<input checked="" type="checkbox"/> Rehabilitation	
<input type="checkbox"/> Stabilization	
<input checked="" type="checkbox"/> Preservation	
Year Built:	1910

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	112	0	57	55	0	0	0
1BR	5	1	1	4	0	0	0
2BR	0	0	0	0	0	0	0
3BR	0	0	0	0	0	0	0
4+BR	0	0	0	0	0	0	0
TOT	117	TOT	58	59	0	0	0

Shelter Units:  + Conversion Units:

Section 8:

## USES AND PERMANENT SOURCES

Project Uses:	
Land:	\$6,023,500.00
Construction:	\$9,643,898.00
Construction Contingency:	\$933,522.00
Construction Interest:	\$375,000.00
Relocation:	\$400,000.00
Developer Fee:	\$1,915,000.00
Legal Fees:	\$250,000.00
Architect Fees:	\$400,000.00
Other Costs:	\$1,038,461.00
Reserves:	\$963,430.00
Non-Housing:	\$0.00
TDC:	\$21,942,811.00
TDC/Unit:	\$187,545.00

Financing Notes:	

Project Permanent Sources:				
Source / Program	Amount	%	Term	Committed
	\$100.00			7/7/2014
GP Cash				
Syndication Proceeds	\$9,684,738.00			
Syndication Proceeds (Historic - State)	\$1,068,201.00			
Syndication Proceeds (Historic - Fede)	\$1,068,201.00			
Deferred Loan	\$2,550,000.00			
Sales Tax Rebate	\$245,000.00			7/7/2014
CPED AHTF (2014)	\$650,000.00			
Hennepin County	\$475,000.00			
FHF Assumed Debt	\$1,515,838.00			
CPED Assumed Debt	\$3,573,067.00			
MHFA Assumed Debt	\$518,146.00			
Aeon Assumed Loan	\$16,938.00			7/7/2014
Deferred Dev Fee	\$577,582.00			
<b>TDC:</b>	<b>\$21,942,811.00</b>			

Project Status	
Proposed:	6/26/2014
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:	Plymouth Stevens House
Main Address:	1500 Plymouth Ave N
Project Aliases:	see also Stevens House Coop
Additional Addresses:	2625 Stevens Ave S; 1405, 1414, 1501, 1516, 1611, 1701, 1815 Plymouth Ave
Ward:	5
Neighborhood:	Near North

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

Housing Production and Affordability									
UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT
	0BR	9		0BR	0	0	9	0	0
1BR	55	1BR	10	6	39	0	0	0	
2BR	114	2BR	5	45	64	0	0	0	
3BR	29	3BR	6	0	23	0	0	0	
4+BR	0	4+BR	0	0	0	0	0	0	
TOT	207	TOT	21	51	135	0	0	0	

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

## GENERAL INFORMATION

The Plymouth Stevens House project includes the acquisition and substantial rehabilitation of two affordable housing developments at the Plymouth Avenue Townhomes (PAT) and the Stevens House (SH) developments which include 12 buildings with 207 units of Section 8 and Section 236 housing.

The majority of the buildings are situated in the PAT development, which were built in 1974 in the Near North neighborhood of Minneapolis. This component of the development is a scattered site development of 11 buildings that provide 140 units of affordable housing subsidized under an existing Section 8 contract that will be preserved and extended by the new ownership.

The SH development was constructed in 1971 in the Whittier neighborhood of South Minneapolis. This component of the development provides 67 units of affordable housing in a single, 3-story apartment building.

Both the PAT and SH property renovations will address exterior renovations to the building's envelope with site and roof drainage and parking lot improvements. The interior renovations will include updating the existing plumbing, sanitation, mechanical and engineering systems and individual unit repairs to the walls, flooring, windows, electrical, and replacement of kitchen appliances, countertop and cabinet.

**Partnership:** Plymouth Stevens House LP

**Developer Contact:**

Joseph Holmberg  
 Affordable Homes for All  
 2507 Lake PI  
 Minneapolis, MN 55405-2476  
 Phone: (612) 377-0549 ext  
 Fax:  
 holmberg@usewireless.com

**Owner Contact:**

Joseph Holmberg  
 Affordable Homes for All  
 2507 Lake PI  
 Minneapolis, MN 55405-2476  
 Phone: (612) 377-0549 ext-  
 Fax:  
 holmberg@usewireless.com

**Contact Information:**

**Consultant:**

Becky Landon  
 Landon Group, LLC  
 475 Cleveland Ave N Suite 375  
 Saint Paul, MN 55104-  
 Phone: (651) 447-2330 ext-  
 Fax:  
 becky@landon-group.com

**Contractor:**

Barry Vulcan  
 Frerichs Construction Company  
 3600 Labore Rd Suite 8  
 Saint Paul, MN 55110-  
 Phone: (651) 717-4023 ext-  
 Fax: (651) 787-0407  
 barry@frerichsconstruction.com

**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:**

Premier Mgmt  
 Phone: (651) 815-0665 ext-  
 Fax: (651) 815-0735

**Support Services:**

Lutheran Social Services  
 Phone: (651) 969-2328 ext-  
 Fax:

**CPED Coordinator:**

Theresa Cunningham  
 CPED  
 105 5th Ave S Suite 200  
 Minneapolis, MN 55401-  
 Phone: (612) 673-5237 ext-  
 Fax: (612) 673-5248  
 theresa.cunningham@ci.minneapolis.mn.us

**CPED Legal:**

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

**CPED Support Coordinator**

Arlene Robinson  
 Phone: (612) 673-5122 ext-  
 Fax: (612) 673-5036

**CPED Rehab:**

Dustin Brandt  
 Phone: (612) 673-5254 ext-  
 Fax: (612) 673-5207

**MPLS Affirmative Action**

Project Status	
Proposed:	6/26/2014
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:	Plymouth Stevens House
Main Address:	1500 Plymouth Ave N
Project Aliases:	see also Stevens House Coop
Additional Addresses:	2625 Stevens Ave S; 1405, 1414, 1501, 1516, 1611, 1701, 1815 Plymouth Ave
Ward:	5
Neighborhood:	Near North

Project Activity
<input type="checkbox"/> New Construction
<input checked="" type="checkbox"/> Rehabilitation
<input type="checkbox"/> Stabilization
<input checked="" 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 checked="" type="checkbox"/> Family w/Children
<input 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	9		0BR	0	0	9	0	0
1BR	55	1BR	10	6	39	0	0		
2BR	114	2BR	5	45	64	0	0		
3BR	29	3BR	6	0	23	0	0		
4+BR	0	4+BR	0	0	0	0	0		
TOT	207	TOT	21	51	135	0	0		

Shelter Units: 21 + Conversion Units: \_\_\_\_\_  
Section 8: 192

## USES AND PERMANENT SOURCES

Project Uses:	
Land:	\$12,420,000.00
Construction:	\$9,598,656.00
Construction Contingency:	\$992,853.00
Construction Interest:	\$681,448.00
Relocation:	\$25,000.00
Developer Fee:	\$2,300,000.00
Legal Fees:	\$100,000.00
Architect Fees:	\$290,000.00
Other Costs:	\$1,991,263.00
Reserves:	\$1,227,368.00
Non-Housing:	\$0.00
TDC:	\$29,626,588.00
TDC/Unit:	\$143,124.00

Financing Notes:

Project Permanent Sources:				
Source / Program	Amount	%	Term	Committed
	\$431,193.00			6/26/2014
<i>Deferred Dev Fee</i>				
	\$6,500,000.00			6/26/2014
<i>Seller's Note</i>				
MHFA	\$2,972,347.00			
FFCC			Deferred	
HUD	\$240,800.00			
<i>Working Capital LOC</i>				
Hennepin County	\$600,000.00			
			Deferred	
Oak Grove	\$6,020,000.00			
<i>1st Mortgage (HUD 221(d)(4))</i>				
	\$9,033,804.00			
<i>Syndication Proceeds</i>				
	\$227,000.00			6/26/2014
<i>Existing Reserves</i>				
MHFA	\$250,000.00	0.00%		
<i>Debt Assumption</i>			Deferred	
CPED	\$1,250,000.00			
<i>AHTF (2014)</i>				
	\$485,444.00			6/26/2014
<i>Cash Flow from Operations</i>				
FHF	\$272,000.00	1.00%		
<i>Debt Assumption</i>			Deferred	
MCDA	\$228,000.00	1.00%		
<i>Debt Assumption</i>			Deferred	AA940104
MCDA	\$150,000.00	1.00%		
<i>Debt Assumption</i>			Deferred	AA960108
MCDA	\$466,000.00	1.00%		
<i>Debt Assumption</i>			Deferred	AA900030
FHLB	\$500,000.00			

Project Status	
Proposed:	6/26/2014
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 Activity	
<input type="checkbox"/> New Construction	
<input checked="" type="checkbox"/> Rehabilitation	
<input type="checkbox"/> Stabilization	
<input checked="" 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 checked="" type="checkbox"/> Family w/Children	
<input type="checkbox"/> Senior	
<input checked="" type="checkbox"/> Single	
<input type="checkbox"/> Special Needs	
<input checked="" type="checkbox"/> Homeless	

Project Name:	Plymouth Stevens House
Main Address:	1500 Plymouth Ave N
Project Aliases:	see also Stevens House Coop
Additional Addresses:	2625 Stevens Ave S; 1405, 1414, 1501, 1516, 1611, 1701, 1815 Plymouth Ave
Ward:	5
Neighborhood:	Near North

Housing Production and Affordability									
UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT
	0BR	9		0BR	0	0	9	0	0
1BR	55	1BR	10	6	39	0	0		
2BR	114	2BR	5	45	64	0	0		
3BR	29	3BR	6	0	23	0	0		
4+BR	0	4+BR	0	0	0	0	0		
TOT	207	TOT	21	51	135	0	0		

Shelter Units:  + Conversion Units:

Section 8:

FHLB

TDC:



**Project Status**

Proposed: 7/1/2013

Approved:

Closed:

Complete:

**Impaction**

Non-Impacted

Impacted

**Occupancy**

Rental

Ownership

Project Name: Prospect North Gardens

Main Address: 2901 4th St SE

Project Aliases: Boeser Site, Prospect Park Station (Acquisition)

Additional Addresses:

Ward: 2 Neighborhood: Prospect Park

**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				
			<30%	<50%	<60%	<80%	MKT
0BR	105	0BR	0	18	1	0	86
1BR	35	1BR	0	11	2	0	22
2BR	49	2BR	0	12	2	0	35
3BR	0	3BR	0	0	0	0	0
4+BR	0	4+BR	0	0	0	0	0
<b>TOT</b>	<b>189</b>	<b>TOT</b>	<b>0</b>	<b>41</b>	<b>5</b>	<b>0</b>	<b>143</b>

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

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

**GENERAL INFORMATION**

The Cornerstone Group plans to redevelop the Prospect North Gardens 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 189 units of rental housing, with 20% affordable at 50% and 60% 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 102 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:**

**Contractor:**

**Contact Information:**

**Consultant:**

**CPED Coordinator:**

Jon Clevenger  
 CPED  
 105 5th Ave S Suite 200  
 Minneapolis, MN 55401-  
 Phone: (612) 673-2495 ext-  
 Fax: (612) 673-5259  
 jon.clevenger@minneapolismn.gov

**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**

Arlene Robinson  
 Phone: (612) 673-5122 ext-  
 Fax: (612) 673-5036

**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:	Prospect North Gardens
Main Address:	2901 4th St SE
Project Aliases:	Boeser Site, 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	105		0BR	0	18	1	0	86
1BR	35	1BR	0	11	2	0	22		
2BR	49	2BR	0	12	2	0	35		
3BR	0	3BR	0	0	0	0	0		
4+BR	0	4+BR	0	0	0	0	0		
TOT	189	TOT	0	41	5	0	143		

Shelter Units:  + Conversion Units:   
 Section 8:

## USES AND PERMANENT SOURCES

Project Uses:	
Land:	\$1,692,978.00
Construction:	\$30,618,300.00
Construction Contingency:	\$0.00
Construction Interest:	\$1,051,316.00
Relocation:	\$0.00
Developer Fee:	\$2,629,436.00
Legal Fees:	\$150,000.00
Architect Fees:	\$1,555,859.00
Other Costs:	\$4,131,969.00
Reserves:	\$2,102,506.00
Non-Housing:	\$0.00
TDC:	\$43,932,364.00
TDC/Unit:	\$232,446.00

Project Permanent Sources:				
Source / Program	Amount	%	Term	Committed
Met Council COO LIC Grant	\$250,000.00			6/29/2012
Syndication Proceeds	\$2,646,278.00			
1st Mortgage	\$20,900,000.00			
City of Minneapolis TIF	\$2,658,891.00			
Energy Incentives	\$100,000.00			
Deferred Dev Fee	\$1,030,000.00			
Hennepin County ERF	\$260,000.00			10/31/2013
GP Cash	\$750,000.00			
Met Council TBRA	\$720,307.00			6/29/2012
CPED AHTF (2014)	\$1,025,000.00			
Hennepin County Challenge	\$275,000.00		SATISFIED Grant	6/29/2012 HD00001387
LP Equity	\$9,335,888.00			
Hennepin County TOD	\$200,000.00			
DEED Redevelopment Grant	\$300,000.00			
City of Minneapolis SAC Credits	\$239,000.00			
	\$1,242,000.00			

**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 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:	Prospect North Gardens
Main Address:	2901 4th St SE
Project Aliases:	Boeser Site, Prospect Park Station (Acquisition)
Additional Addresses:	
Ward: <input type="text" value="2"/>	Neighborhood: <input type="text" value="Prospect Park"/>

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 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	105		0BR	0	18	1	0	86
1BR	35	1BR	0	11	2	0	22		
2BR	49	2BR	0	12	2	0	35		
3BR	0	3BR	0	0	0	0	0		
4+BR	0	4+BR	0	0	0	0	0		
<b>TOT</b>	<b>189</b>	<b>TOT</b>	<b>0</b>	<b>41</b>	<b>5</b>	<b>0</b>	<b>143</b>		

Shelter Units:  + Conversion Units:

Section 8:

*Deferred Loan Request*

Met Council  
 LCDA

\$2,000,000.00    0.00%    4/30/2015    6/29/2012  
 FORGIVABLE    HD00001249

**TDC:**

Project Status	
Proposed:	6/26/2014
Approved:	<input type="checkbox"/>
Closed:	
Complete:	

Impaction	
<input type="radio"/> Non-Impacted	
<input type="radio"/> Impacted	

Occupancy	
<input checked="" type="radio"/> Rental	
<input type="radio"/> Ownership	

Project Name:	Rental Reclaim (Phase VI)
Main Address:	TBD
Project Aliases:	
Additional Addresses:	
Ward:	5
Neighborhood:	

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	0		0BR	0	0	0	0	0
1BR	0	1BR	0	0	0	0	0	0	
2BR	15	2BR	0	15	0	0	0	0	
3BR	15	3BR	0	15	0	0	0	0	
4+BR	0	4+BR	0	0	0	0	0	0	
<b>TOT</b>	<b>30</b>	<b>TOT</b>	<b>0</b>	<b>30</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

Shelter Units: \_\_\_\_\_ + Conversion Units: 30  
 Section 8: \_\_\_\_\_

## GENERAL INFORMATION

Urban Homeworks is pursuing Phase VI of their Rental Reclaim program, an effort to help stabilize north Minneapolis neighborhoods hardest hit by both the 2011 tornado and the preceding foreclosure crisis.

The phase proposes the acquisition and rehabilitation of up to 30 units of rental housing in structures containing two or more units. All units will serve households at or below 50% MMI. Previous phases of this initiative are complete and occupied.

At the time of application, the identification of the specific properties to be included had not been completed. This potential site control issue was addressed in previous iterations of the Rental Reclaim program and through the updated language in the AHTF RFP, which allows NSP funded projects to remain competitive without site control at the time of application.

The estimated Total Development Costs are \$5,300,370 of which 7% are private funds and of which less than 2% has been secured as of the time of application. The AHTF portion represents 14% of the TDC. Costs are equal to \$176,697 per unit.

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  
 475 Cleveland Ave N Suite 375  
 Saint Paul, MN 55104-  
 Phone: (651) 647-3457 ext-  
 Fax: (651) 647-4148  
 becky@landon-group.com

Contractor:

Architect:

Pete Keely  
 Collage Architects  
 705 Raymand Ave Suite 200  
 Saint Paul, MN 55114-  
 Phone: (651) 472-0051 ext-  
 Fax: (651) 472-0060  
 pkeely@collagearch.com

Property Manager:

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:

CPED Support Coordinator

CPED Rehab:

MPLS Affirmative Action

**Project Status**  
 Proposed: 6/26/2014  
 Approved:   
 Closed:  
 Complete:

**Impaction**  
 Non-Impacted  
 Impacted

**Occupancy**  
 Rental  
 Ownership

Project Name: Rental Reclaim (Phase VI)  
 Main Address: TBD  
 Project Aliases:  
 Additional Addresses:  
 Ward: 5 Neighborhood:

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

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

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

**Housing Production and Affordability**

UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT
	0BR	0		0BR	0	0	0	0	0
1BR	0	1BR	0	0	0	0	0	0	
2BR	15	2BR	0	15	0	0	0	0	
3BR	15	3BR	0	15	0	0	0	0	
4+BR	0	4+BR	0	0	0	0	0	0	
<b>TOT</b>	<b>30</b>	<b>TOT</b>	<b>0</b>	<b>30</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

Shelter Units: \_\_\_\_\_ + Conversion Units: 30  
 Section 8: \_\_\_\_\_

**USES AND PERMANENT SOURCES**

**Project Uses:**

Land:	\$1,325,000.00
Construction:	\$2,500,000.00
Construction Contingency:	\$290,000.00
Construction Interest:	\$20,000.00
Relocation:	\$75,000.00
Developer Fee:	\$450,000.00
Legal Fees:	\$30,000.00
Architect Fees:	\$55,000.00
Other Costs:	\$540,370.00
Reserves:	\$15,000.00
Non-Housing:	\$0.00
TDC:	\$5,300,370.00
TDC/Unit:	\$176,697.00

**Project Permanent Sources:**

Source / Program	Amount	%	Term	Committed
CPED	\$750,000.00			
AHTF (2014)				
FHLB	\$250,000.00			
FHLB				
MHFA	\$2,200,000.00			
CPED	\$100,000.00			6/3/2014
NSP (2014)				
CPED	\$350,000.00			
NSP (2015)				
Private Investor Pool	\$393,800.00			
Hennepin County Lead Abatement	\$95,570.00			
MN Healthy Homes	\$300,000.00			
Hennepin County AHIF	\$450,000.00			
1st Mortgage	\$411,000.00			

**Financing Notes:**

TDC: \$5,300,370.00



Project Status	
Proposed:	7/11/2007
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:	YouthLink
Main Address:	41 12th St N
Project Aliases:	
Additional Addresses:	
Ward: <input type="text" value="3"/>	Neighborhood: <input type="text" value="North Loop"/>

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 type="radio"/> Apartment/Condo	
<input type="radio"/> Townhome	
<input type="radio"/> Coop	
<input type="radio"/> Shelter	
<input checked="" type="radio"/> Transitional	
<input type="radio"/> Scattered Site/Other	

Household	
<input type="checkbox"/> General	
<input type="checkbox"/> Family w/Children	
<input 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	46		0BR	32	14	0	0	0
1BR	1	1BR	0	0	0	0	0	1	
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	
<b>TOT</b>	<b>47</b>	<b>TOT</b>	<b>32</b>	<b>14</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	

Shelter Units:  + Conversion Units:   
 Section 8:

## GENERAL INFORMATION

The proposed PPL YouthLink Supportive Housing development will provide 46 units of supportive housing in a new 5-story building attached to the Youth Opportunity Center for homeless youth ages 18-23. The majority of the SRO-style units will be grouped into suites of 4 rooms, with shared kitchens and bathrooms to encourage community building amongst residents and to fight against the isolation that can be a barrier to these youths' success. The ground floor will house community spaces such as lounge, activity room, and a computer lab, in addition to offices for property management and service provider staff.

Partnership: PPL YouthLink Community LP

Contact Information:

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:

Heather Huseby  
 Youth Link  
 41 N 12th St  
 Minneapolis, MN 55403-  
 Phone: (612) 252-1207 ext-  
 Fax: (612) 252-1201  
 Huseby@youthlinkmn.org

Consultant:

Contractor:

To Be Determined  
 ,  
 Phone: ext-  
 Fax:

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

Support Services:

Youth Link  
 Phone: (612) 252-1207 ext-  
 Fax: (612) 252-1201

CPED Coordinator:

Carrie Flack  
 CPED  
 105 5th Ave S Suite 200  
 Minneapolis, MN 55415-  
 Phone: (612) 673-5240 ext-  
 Fax:  
 Carrie.Flack@minneapolismn.gov

CPED Legal:

CPED Support Coordinator

Arlene Robinson  
 Phone: (612) 673-5122 ext-  
 Fax: (612) 673-5036

CPED Rehab:

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

MPLS Affirmative Action



**Project Status**

Proposed: 7/11/2007

Approved:

Closed:

Complete:

**Impaction**

Non-Impacted

Impacted

**Occupancy**

Rental

Ownership

Project Name: YouthLink

Main Address: 41 12th St N

Project Aliases:

Additional Addresses:

Ward: 3 Neighborhood: North Loop

**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				
			<30%	<50%	<60%	<80%	MKT
0BR	46	0BR	32	14	0	0	0
1BR	1	1BR	0	0	0	0	1
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
<b>TOT</b>	<b>47</b>	<b>TOT</b>	<b>32</b>	<b>14</b>	<b>0</b>	<b>0</b>	<b>1</b>

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

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

**USES AND PERMANENT SOURCES**

**Project Uses:**

Land: \$314,900.00

Construction: \$7,500,000.00

Construction Contingency: \$300,000.00

Construction Interest: \$180,000.00

Relocation: \$0.00

Developer Fee: \$900,000.00

Legal Fees: \$95,000.00

Architect Fees: \$300,000.00

Other Costs: \$899,000.00

Reserves: \$1,008,250.00

Non-Housing: \$0.00

TDC: \$11,497,150.00

TDC/Unit: \$244,620.00

**Project Permanent Sources:**

Source / Program	Amount	%	Term	Committed
Syndication Proceeds	\$7,210,931.00			
MHFA	\$1,625,000.00			
Deferred Loan Request				
CPED	\$1,150,000.00			
AHTF (2014)				
Hennepin County	\$75,000.00			
ERF				
Hennepin County	\$298,719.00			
AHIF				
Met Council	\$500,000.00			
TOD				
FHLB	\$450,000.00			
FHLB				
	\$180,000.00			
Sales Tax / Energy Rebates				
LISC	\$7,500.00			
Predevelopment Grant			Grant	
<b>TDC:</b>	<b>\$11,497,150.00</b>			

**Financing Notes:**

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



Project Status	
Proposed:	7/1/2014
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:	Flats on 46th
Main Address:	4022 E 46th St
Project Aliases:	
Additional Addresses:	
Ward:	12
Neighborhood:	Hiawatha

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				
			<30%	<50%	<60%	<80%	MKT
	0BR	6	0	2	0	0	4
	1BR	6	1	5	0	0	0
	2BR	19	2	17	0	0	0
	3BR	9	1	8	0	0	0
	4+BR	0	0	0	0	0	0
	TOT	40	4	32	0	0	4
Shelter Units:			+ Conversion Units:				
Section 8:							

**GENERAL INFORMATION**

This development proposes the new construction of a 40-unit, 90% affordable, and mixed-income workforce housing development. Four units will be reserved for households experiencing long-term homelessness, with four units at market rate and the remaining units affordable to families earning less than 50% of median income. The development is ideally located to access metro area jobs by transit, including downtown Minneapolis, downtown St. Paul and Bloomington.

The development will include the construction of a four-story elevator building plus one underground level for parking. Amenities will include walk-in or walk-through closets, in-unit washers and dryers, and multiple storage areas including linen closets. A 2,200 square foot common area/community room on the first floor, including an office, 33 stalls of parking in an underground garage, served by the building's elevator, a tot lot/playground area tucked safely along the building and secure bicycle parking will also be featured. All 2-bedroom units have two bathrooms; all but one 3-bedroom units have 2 bathrooms. There is no charge to residents for parking in the underground garage.

Partnership: Flats on 46th LP

Developer Contact

Blaine Waters  
 Quest Development  
 10700 Old County Rd 15 Suite 285  
 Plymouth, MN 55441-  
 Phone: ext-  
 Fax

Owner Contact

MN Attainable Housing Corp  
 4725 Excelsior Blvd Suite 500  
 Minneapolis, MN 55416-  
 Phone: ext-  
 Fax

Contact Information:

Consultant:  
 Katya Pilling  
 Landon Group, LLC  
 475 N Cleveland Suite 325  
 Saint Paul, MN 55104-  
 Phone: (612) 867-3656 ext-  
 Fax  
 katya@landon-group.com

Contractor:

Architect:  
 Paul Meyers  
 Paul Meyers Architects, Inc.  
 15650 36th Ave N #170  
 Minneapolis, MN 55446-  
 Phone: (763) 557-9081 ext-  
 Fax

Property Manager:  
 MBG Property Management  
 Phone: ext-  
 Fax

Support Services:  
 Lutheran Social Services  
 Phone: (651) 969-2328 ext-  
 Fax

CPED Coordinator:  
 Theresa Cunningham  
 CPED  
 105 5th Ave S Suite 200  
 Minneapolis, MN 55401-  
 Phone: (612) 673-5237 ext-  
 Fax (612) 673-5248  
 theresa.cunningham@ci.minneapolis.mn.us

CPED Legal:

CPED Support Coordinator  
 Arlene Robinson  
 Phone: (612) 673-5122 ext-  
 Fax (612) 673-5036

CPED Rehab:

MPLS Affirmative Actio



**Project Status**

Proposed: 7/1/2014

Approved:

Closed:

Complete:

**Impaction**

Non-Impacted

Impacted

**Occupancy**

Rental

Ownership

Project Name: Flats on 46th

Main Address: 4022 E 46th St

Project Aliases:

Additional Addresses:

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				MKT
			<30%	<50%	<60%	<80%	
0BR	6	0	2	0	0	4	
1BR	6	1	5	0	0	0	
2BR	19	2	17	0	0	0	
3BR	9	1	8	0	0	0	
4+BR	0	0	0	0	0	0	
<b>TOT</b>	<b>40</b>	<b>4</b>	<b>32</b>	<b>0</b>	<b>0</b>	<b>4</b>	

Shelter Units:  + Conversion Units:

Section 8:

**USES AND PERMANENT SOURCES**

**Project Uses:**

Land: \$750,000.00

Construction: \$5,750,000.00

Construction Contingency: \$287,500.00

Construction Interest: \$62,500.00

Relocation: \$48,000.00

Developer Fee: \$800,000.00

Legal Fees: \$65,000.00

Architect Fees: \$213,750.00

Other Costs: \$637,900.00

Reserves: \$112,000.00

Non-Housing: \$0.00

TDC: \$8,726,650.00

TDC/Unit: \$242,407.00

**Project Permanent Sources:**

Source / Program	Amount	%	Term	Committed
Syndication Proceeds	\$5,997,297.00			
1st Mortgage	\$1,853,000.00			
CPED AHTF (2014)	\$401,353.00		Deferred	
MHFA FFCC	\$475,000.00		Deferred	
<b>TDC:</b>	<b>\$8,726,650.00</b>			

**Financing Notes:**

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



Project Status	
Proposed:	5/10/2013
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:	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	4	14	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	4	33	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:

Jon Clevenger  
CPED  
105 5th Ave S Suite 200  
Minneapolis, MN 55401-  
Phone: (612) 673-2495 ext-  
Fax: (612) 673-5259  
jon.clevenger@minneapolismn.gov

CPED Legal:

CPED Support Coordinator

Susie Shepherd  
Phone: (612) 673-5244 ext-  
Fax: (612) 673-5259

CPED Rehab:

MPLS Affirmative Action



Project Status	
Proposed:	5/10/2013
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:	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	4	14	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	4	33	0	0	0	1	

Shelter Units:  + Conversion Units:

Section 8:

## USES AND PERMANENT SOURCES

Project Uses:	
Land:	\$80,000.00
Construction:	\$6,855,096.00
Construction Contingency:	\$342,755.00
Construction Interest:	\$148,407.00
Relocation:	\$0.00
Developer Fee:	\$1,110,000.00
Legal Fees:	\$72,462.00
Architect Fees:	\$310,000.00
Other Costs:	\$534,757.00
Reserves:	\$842,625.00
Non-Housing:	\$0.00
TDC:	\$10,296,102.00
TDC/Unit:	\$270,950.00

Project Permanent Sources:				
Source / Program	Amount	%	Term	Committed
CPED	\$505,308.00			
AHTF (2014)				
Syndication Proceeds	\$7,536,464.00			
CPED	\$444,692.00			10/8/2013
AHTF (2013)				
Sales Tax and Energy Rebate	\$120,000.00			
Deferred Loan Request	\$781,964.00			
Hennepin County	\$407,674.00			
AHIF (2013)				
FHLB	\$500,000.00			7/5/2014
FHLB				
<b>TDC:</b>	<b>\$10,296,102.00</b>			

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

**Community Planning & Economic Development**

Crown Roller Mill, 105 Fifth Ave. S.  
Suite 200  
Minneapolis, MN 55401



September 18, 2014

MEMO TO: Kevin Carpenter, CFO  
Sandy Christensen, DCFO  
Cathy Polasky, Director Economic Development

FROM: Bob Lind, Chair, Development Finance Committee 

SUBJECT: Development Finance Committee recommendations regarding proposals for Affordable Housing Trust Fund Loans and deferred payments on a City's CEDF/CDBG loan.

On September 18, 2014, the Development Finance Committee reviewed staff reports recommending a total of up to \$1,465,000.00 in Affordable Housing Trust Fund (AHTF) Loans for 3 projects and deferred payments on a City's CEDF/CDBG loan.

**Urban Homeworks' Rental Reclaim VI Project**

Recommends an AHTF loan of up to \$750,000 in Affordable Housing Trust funds for Urban Homeworks' Rental Reclaim VI affordable housing project be approved.

**Wellington Management Inc., Corcoran Triangle Apartments - 3100 24th Ave So**

Recommended an AHTF loan of up to \$415,000 for the Corcoran Triangle housing project be approved.

**Eagle Iron Partners, Mill City Quarter Project – 300 2nd St. S., 428 2nd St S**

Recommended an AHTF loan up to \$300,000 for the Mill City Quarter project be approved.

**Mercado Central Project**

Recommended deferral of monthly loan payments on the City's CEDF/CDBG loan to Mercado Central, LLC for two years, from August 1, 2014 through July 1, 2016, and execute amendments to the appropriate loan documents consistent with this report be approved. The committee suggested requiring NDC to provide monthly reports showing among other things the rent received from tenants.

cc: Wes Butler  
Jon Clevenger  
Tiffany Glasper  
Shalaunda Holmes  
Carrie Flack  
Rebecca Parrell  
Craig Taylor  
Irene Kasper  
Bob Lind

**Community Planning & Economic Development**

Crown Roller Mill, 105 Fifth Ave. S.  
Suite 200  
Minneapolis, MN 55401



October 2, 2014

MEMO TO: Kevin Carpenter, CFO  
Sandy Christensen, DCFO  
Cathy Polasky, Director Economic Development

FROM: Chuck Lutz, Chair, Development Finance Committee

SUBJECT: Development Finance Committee recommendations regarding proposals for Affordable Housing Trust Fund Loans.

On October 2, 2014, the Development Finance Committee reviewed staff reports recommending a total of up to \$4,075,000.00 in Affordable Housing Trust Fund (AHTF) Loans for 4 projects. *While there was not a quorum present*, the members agreed with staff recommendations as follows:

**Boeser Phase I (Prospect North Garden) - 2901 4th St. SE**

Supported an Affordable Housing Trust Fund (AHTF) loan of up to \$1,025,000 for the Boeser Phase I (Prospect North Garden) project.

**Opportunity Housing Partnership Preservation - 706 1st Avenue North, 66 12th Street South and 1801 LaSalle Avenue**

Supported an AHTF loan of up to \$650,000 for Opportunity Housing Partnership Preservation project.

**PPL – YouthLink Supportive Housing project - 41 12th Street North**

Supported an AHTF loan of up to \$1,150,000 for YouthLink, or an affiliated entity.

**Plymouth Stevens House, L.P. - The Plymouth Avenue Townhomes (PAT) scattered site properties are located at 1405, 1414, 1500, 1501, 1516, 1611, 1701, and 1815 Plymouth Avenue North, in addition to 1300 Irving Avenue North and the Stevens House apartment complex located at 2625 Stevens Avenue South.**

Supported an AHTF loan of up to \$1,250,000 for the Plymouth Stevens House, LP or an affiliated entity for the purchase and renovation of the Plymouth Avenue Townhomes and Stevens House apartment complex.

cc: Wes Butler  
Jon Clevenger  
Dollie Crowther  
Theresa Cunningham  
Carrie Flack  
Craig Taylor  
Irene Kasper  
Bob Lind