

**Community Planning & Economic Development**

Crown Roller Mill, 105 Fifth Ave. S.

Suite 200

Minneapolis, MN 55401



September 24, 2015

**MEMO TO:** Kevin Carpenter, CFO  
Sandy Christensen, DCFO  
Craig Taylor, CPED Executive Director

**FROM:** Chuck Lutz, Co-Chair, Development Finance Committee *CL*

**SUBJECT:** Development Finance Committee reviewed staff reports recommending a total of up to \$5,691,213.00 in Affordable Housing Trust Fund (AHTF) Loans for 6 projects.

- **Aeon Prospect Park Project - 3001 4th Street SE, Minneapolis**  
Recommends an Affordable Housing Trust Fund (AHTF) loan for up to \$900,000 for the Aeon Prospect Park Project
- **Anishinabe Bii Gii Wiin project - 1600 block of 19th Street East**  
Recommends an AHTF loan for up to \$363,003 to assist in the development of the Anishinabe Bii Gii Wiin project. (Anishinabe Bii Gii Wiin is requesting a secondary AHTF Award. They were previously awarded \$1,170,000 in 2013.)
- **PRG Portfolio II project - 2730 Portland Avenue South and 2733 Portland Avenue, 3439-15th Avenue, 2205-11- 13th Avenue, 1300-04 E. 23rd Street, 1301-17 East 22nd Street**  
Recommends an AHTF loan for up to \$728,210 for the PRG Portfolio II project
- **Great River Landing project - 813 5th Street North**  
Recommends an AHTF loan for up to \$900,000 loan to Beacon Interfaith Housing Collaborative or an affiliated entity for the Great River Landing project
- **Plymouth Stevens House - The 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. The Stevens House apartment complex is located at 2625 Stevens Avenue South.** Recommends an AHTF loan for up to \$1,050,000 Program to Plymouth Stevens House LP or an affiliated entity for the purchase and renovation of the Plymouth Avenue Townhomes and Stevens House apartment complex. Also, recommends debt assumption of existing MCDA loan in the amount of \$228,000. (Plymouth Stevens House is requesting a secondary AHTF Award. They were previously awarded \$1,250,000 in 2014.)
- **PRG Portfolio I project - 3708 Elliot Avenue South and 1301-17, East 22nd, 1300-04 East 23rd Street, 3406-3431 Chicago Avenue, 3201-3205 Bloomington, etc.**  
Recommends an AHTF loan for up to \$525,000 for the PRG Portfolio I project

**cc:**

Irene Kasper  
Andrea Brennan  
Jon Clevenger  
Carrie Flack

Dollie Crowther  
Theresa Cunningham  
Shalaunda Holmes  
Arlene Robinson

**Community Planning & Economic Development**

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October 8, 2015

**MEMO TO:** Kevin Carpenter, CFO  
Sandy Christensen, DCFO  
Craig Taylor, CPED Executive Director

**FROM:** Chuck Lutz, Co-Chair, Development Finance Committee *CL*

**SUBJECT:** Development Finance Committee reviewed staff reports recommending a total of up to \$5,861,000.00 in Affordable Housing Trust Fund (AHTF) Loans for 6 projects.

- **Nicollet @ 36th Affordable Housing Project - 3601 Nicollet Avenue South**  
Recommends an Affordable Housing Trust Fund (AHTF) loan for up to \$550,000 for the Nicollet @ 36th Affordable Housing Project. \*The committee approves this project and asks that a check of references be done as this is our first experience with the developer. It was suggested that we continue this in the future with new developers. In addition, a check of HUD's debarment list is recommended for the project partners.
- **West Broadway Curve - West Building Affordable Housing Project – 1920 West Broadway Avenue**  
Recommends an AHTF loan for up to \$1,000,000 to assist in the development of the West Broadway Curve – West Building Affordable Housing Project.
- **House of Charity Housing (New Construction) – 615 South 7th Street and the land located at 714 Park Avenue**  
Recommends an AHTF loan for up to \$900,000 for the House of Charity Housing (New Construction) project.
- **Ebenezer Park Apartments - 2700 Park Ave South**  
Recommends an AHTF loan for up to \$1,861,000 for the rehabilitation of Ebenezer Park Apartments subject to due diligence requested.
- **Longfellow Fields Apartments - 2800 27th Ave South**  
Recommends an AHTF loan for up to \$1,550,000 for the development of Longfellow Fields Apartments.
- **Seward Towers Renovation LP - 2910 E. Franklin and 2515 S. 9th Street**  
Recommends an AHTF loan for up to \$4,116,621 for the development of the Seward Towers Renovation Project. The developer is requesting the Affordable Housing Trust Funds be awarded to Seward Towers Renovation LP outside of the normal RFP round to accommodate the following: (1) fund and facilitate the current renovation of the project (2) a portion of the current loan of \$4,116,621 will be refinanced with CDBG funds as a new AHTF loan and (3) approve the consolidation of the existing loans into a new, single loan with 0% interest and a 40 year term, with cash flow only payments, as defined by HUD, instead of hard debt payments. Cash flow payments, as defined by HUD, will be paid from 50% of surplus cash flow as applicable to our position in the waterfall and after the following benchmarks are reached: (1) deferred developer fee is fully paid; (2) seller note is repaid; and (3) after the funding of the replacement reserves to the \$2 million dollar level. Note previous action: On November 27th, 2013 the DFC reviewed and recommended the recasting of the third and fourth position loans at 1% simple interest for both Seward Towers East (2910 E. Franklin) and Seward Towers West (2515 S. 9th St.) retroactively to 4/23/2003 from the original rate of 5.47%.

cc: Jimmy Loyd  
Irene Kasper  
Andrea Brennan  
Jon Clevenger

Carrie Flack  
Tiffany Glasper  
Shalaunda Holmes