



**Project Status**

Proposed: 7/1/2013

Approved:

Closed:

Complete:

**Impact**

Non-Impacted

Impacted

**Occupancy**

Rental

Ownership

Project Name: Anishinabe Bii Gii Wiin

Main Address: 1600 19th St E

Project Aliases:

Additional Addresses:

Ward:  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              | 77   | 0BR  | 24                 | 53   | 0    | 0   | 0 |
| 1BR              | 0    | 1BR  | 0                  | 0    | 0    | 0   | 0 |
| 2BR              | 0    | 2BR  | 0                  | 0    | 0    | 0   | 0 |
| 3BR              | 0    | 3BR  | 0                  | 0    | 0    | 0   | 0 |
| 4+BR             | 0    | 4+BR | 0                  | 0    | 0    | 0   | 0 |
| TOT              | 77   | TOT  | 24                 | 53   | 0    | 0   | 0 |

Shelter Units:  + Conversion Units:

Section 8:

**GENERAL INFORMATION**

American Indian Community Development Corporation (AICDC) and Project for Pride in Living (PPL) are again partnering on this second phase of the Anishinabe project, which includes the rehabilitation of Anishinabe Wakiagun and the new construction of Anishinabe Bii Gii Wiin. Wakiagun is located at 1600 19th St. S. near the Franklin Avenue LRT station, and includes 45 single-room occupancy (SRO) housing units for homeless and near-homeless persons living with disability challenges.

The Wakiagun building was developed in 1996, and was funded with 9% Low-Income Housing Tax Credits provided by the MCDA, along with deferred funds provided by the State, MCDA, HUD, and others. The new Bii Gii Wiin building will be constructed south of Wakiagun along Franklin Avenue, and will contain 32 units of supportive housing for the same population. Unlike Wakiagun, Bii Gii Wiin will be a sober housing facility.

AICDC currently provides services at Wakiagun, and will continue to provide services at the new Bii Gii Wiin facility. The proposed rehabilitation work at Wakiagun includes window replacement, mechanical systems repair and upgrades, lighting and electrical upgrades, site drainage/landscaping improvements, and commercial kitchen appliance replacement. Wakiagun currently includes an additional 15 temporary beds, which will transfer to the new Bii Gii Wiin facility once it is constructed. There are 60 Group Residential Housing (GRH) subsidized units currently in place for Wakiagun.

Partnership: Anishinabe Bii Gii Wiin Housing LP

**Contact Information:**

**Developer Contact:**

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**Owner Contact:**

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 American Indian Community Development Corp  
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**Consultant:**

**Contractor:**

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 Loeffler Construction & Consulting  
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 Fax:

**Architect:**

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 DJR Architecture, Inc.  
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 Fax:

**Property Manager:**

American Indian Community Development Corp  
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 Fax: (612) 813-1612

**Support Services:**

American Indian Community Development Corp  
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 Fax: (612) 813-1612

**CPED Coordinator:**

Theresa Cunningham  
 CPED  
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 theresa.cunningham@ci.minneapolis.mn.us

**CPED Legal:**

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**CPED Support Coordinator**

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**CPED Rehab:**

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**MPLS Affirmative Action**

Nekoal Phoenix  
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 Fax: (612) 673-2599



**Project Status**  
 Proposed: 7/1/2013  
 Approved:   
 Closed:   
 Complete:

**Impaction**  
 Non-Impacted  
 Impacted

**Occupancy**  
 Rental  
 Ownership

Project Name: Anishinabe Bii Gii Wiin  
 Main Address: 1600 19th St E  
 Project Aliases:  
 Additional Addresses:  
 Ward: 6 Neighborhood: Ventura Village

**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  | 77   |                    | 0BR  | 24   | 53   | 0    | 0    | 0   |
| 1BR              | 0    | 1BR  | 0                  | 0    | 0    | 0    | 0    | 0    |     |
| 2BR              | 0    | 2BR  | 0                  | 0    | 0    | 0    | 0    | 0    |     |
| 3BR              | 0    | 3BR  | 0                  | 0    | 0    | 0    | 0    | 0    |     |
| 4+BR             | 0    | 4+BR | 0                  | 0    | 0    | 0    | 0    | 0    |     |
| TOT              | 77   | TOT  | 24                 | 53   | 0    | 0    | 0    | 0    |     |

Shelter Units:  + Conversion Units:   
 Section 8:

**USES AND PERMANENT SOURCES**

**Project Uses:**

|                           |                 |
|---------------------------|-----------------|
| Land:                     | \$1,886,698.00  |
| Construction:             | \$6,167,532.00  |
| Construction Contingency: | \$340,540.00    |
| Construction Interest:    | \$90,000.00     |
| Relocation:               | \$25,000.00     |
| Developer Fee:            | \$855,000.00    |
| Legal Fees:               | \$72,500.00     |
| Architect Fees:           | \$280,000.00    |
| Other Costs:              | \$613,549.00    |
| Reserves:                 | \$1,047,257.00  |
| Non-Housing:              | \$0.00          |
| TDC:                      | \$11,378,076.00 |
| TDC/Unit:                 | \$147,767.00    |

**Project Permanent Sources:**

| Source / Program                  | Amount         | % | Term               | Committed  |
|-----------------------------------|----------------|---|--------------------|------------|
| CPED<br>LIHTC - \$ 692,572 (2015) |                |   |                    | 10/31/2014 |
| CPED<br>Non Profit Admin          | \$30,000.00    |   | Grant              |            |
| FHF<br>Debt Assumption            | \$100,000.00   |   |                    |            |
| CPED<br>Debt Assumption (NRP)     | \$300,000.00   |   | Deferred           | AA950049   |
| CPED<br>Debt Assumption (HOME)    | \$65,000.00    |   | Deferred           | AA950049   |
| CPED<br>Debt Assumption (HOME)    | \$200,000.00   |   | Deferred           | AA950049   |
| CPED<br>AHTF (2015)               | \$363,000.00   |   | 30 yrs<br>Deferred |            |
| Sales Tax Rebate                  | \$125,000.00   |   |                    |            |
| MHFA<br>Debt Assumption           | \$875,000.00   |   |                    |            |
| Hennepin County<br>AHIF           | \$300,000.00   |   |                    |            |
| CPED<br>AHTF (2013)(CDBG)         | \$1,170,000.00 |   | 30 yrs<br>Deferred | 10/18/2013 |
| Syndication Proceeds              | \$6,551,076.00 |   |                    | 10/31/2014 |
| Met Council<br>LCDA TOD           | \$1,045,000.00 |   |                    | 3/28/2014  |
| General Partner<br>Cash           | \$30,000.00    |   |                    | 7/8/2015   |

**Financing Notes:**  
 This project proposes to utilize a 9% LIHTC structure; LIHTC with the City have been committed.  
 The Bii Gii Wiin building will be constructed on excess ROW, acquired by AICDC from Hennepin County  
 The estimated TDC per square foot is \$167.35.  
 TDC w/out Debt Assumption = \$9,727,276.  
 TDC/Unit w/out Debt Assumption = \$126,328.

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



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

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

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

|                       |                         |
|-----------------------|-------------------------|
| Project Name:         | Anishinabe Bii Gii Wiin |
| Main Address:         | 1600 19th St E          |
| Project Aliases:      |                         |
| Additional Addresses: |                         |
| Ward:                 | 6                       |
| Neighborhood:         | Ventura Village         |

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

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

| Household   |  |
|---|--|
| <input type="checkbox"/> General                  |  |
| <input type="checkbox"/> Family w/Children        |  |
| <input type="checkbox"/> Senior                   |  |
| <input checked="" type="checkbox"/> Single        |  |
| <input checked="" type="checkbox"/> Special Needs |  |
| <input checked="" type="checkbox"/> Homeless      |  |

| Housing Production and Affordability |      |     |                    |      |      |      |      |      |     |
|--------------------------------------|------|-----|--------------------|------|------|------|------|------|-----|
| UNIT COMPOSITION                     | UNIT | QTY | UNIT AFFORDABILITY | UNIT | <30% | <50% | <60% | <80% | MKT |
|                                      | 0BR  | 24  |                    | 77   | 0BR  | 24   | 53   | 0    | 0   |
| 1BR                                  | 0    | 0   | 1BR                | 0    | 0    | 0    | 0    | 0    |     |
| 2BR                                  | 0    | 0   | 2BR                | 0    | 0    | 0    | 0    | 0    |     |
| 3BR                                  | 0    | 0   | 3BR                | 0    | 0    | 0    | 0    | 0    |     |
| 4+BR                                 | 0    | 0   | 4+BR               | 0    | 0    | 0    | 0    | 0    |     |
| TOT                                  | 24   | 77  | TOT                | 24   | 53   | 0    | 0    | 0    |     |

Shelter Units:  + Conversion Units:

Section 8:

Wakiagun \$224,000.00 7/8/2015  
 Operating & Replacement Reserve C

|             |                 |
|-------------|-----------------|
| <b>TDC:</b> | \$11,378,076.00 |
|-------------|-----------------|