

CPED MULTIFAMILY HOUSING DEPARTMENT
Affordable Housing Inventory Project Data Worksheet



Project Status	
Proposed:	4/1/2007
Approved:	<input type="checkbox"/>
Closed:	
Complete:	

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

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

Project Name:	Van Cleve - Habitat for Humanity
Main Address:	917 13th Ave SE
Project Aliases:	
Additional Addresses:	
Ward: <input type="text" value="2"/>	Neighborhood: <input type="text" value="Como"/>

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 checked="" 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	0	0	1BR	0	0	0	0	0	0
2BR	0	0	2BR	0	0	0	0	0	0
3BR	5	5	3BR	0	5	0	0	0	0
4+BR	0	0	4+BR	0	0	0	0	0	0
TOT	5	5	TOT	0	5	0	0	0	0

Shelter Units: + Conversion Units:

Section 8:

GENERAL INFORMATION

The Van Cleve Habitat for Humanity townhomes is part of three-phased, income-integrated project which will eventually include 236 housing units that is being developed by PPL as the master developer. This component of the project consists of the construction of 5 ownership townhomes by Habitat for Humanity.

<u>Partnership:</u>	<u>Contact Information:</u>
<u>Developer:</u> Susan Haigh Habitat for Humanity 3001 4th St SE Minneapolis, MN 55414-3301 Phone: (612) 331-4090 ext x-604 Fax: (612) 331-1540 susan.haigh@tchabitat.org	<u>Owner:</u>
<u>Contractor:</u>	<u>Consultant:</u>
<u>Architect:</u>	<u>Property Manager:</u>
<u>CPED Coordinator:</u> Jerry LePage CPED 105 5th Ave S Suite 200 Minneapolis, MN 55401 Phone: (612) 673-5240 ext- Fax: (612) 673-5248 jerry.lepage@ci.minneapolis.mn.us	<u>Support Services:</u>
<u>CPED Legal:</u> Shelley Roe Phone: (612) 673-5086 ext- Fax: (612) 673-5112 <u>CPED Support Coordinator</u>	<u>CPED Rehab:</u> Dalene Lenneman Phone: (612) 673-5254 ext- Fax: (612) 673-5207 <u>MPLS Affirmative Action</u>



Project Status	
Proposed:	4/1/2007
Approved:	<input type="checkbox"/>
Closed:	
Complete:	

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

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

Project Name:	Van Cleve - Habitat for Humanity
Main Address:	917 13th Ave SE
Project Aliases:	
Additional Addresses:	
Ward: <input type="text" value="2"/>	Neighborhood: <input type="text" value="Como"/>

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 checked="" 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	0	0	1BR	0	0	0	0	0	0
2BR	0	0	2BR	0	0	0	0	0	0
3BR	5	5	3BR	0	5	0	0	0	0
4+BR	0	0	4+BR	0	0	0	0	0	0
TOT	5	5	TOT	0	5	0	0	0	0

Shelter Units: + Conversion Units:

Section 8:

USES AND PERMANENT SOURCES

Project Uses:	
Land:	\$175,000.00
Construction:	\$719,000.00
Construction Contingency:	\$19,650.00
Construction Interest:	\$0.00
Relocation:	\$0.00
Developer Fee:	\$0.00
Legal Fees:	\$5,000.00
Architect Fees:	\$60,000.00
Other Costs:	\$28,490.00
Reserves:	\$0.00
Non-Housing:	\$0.00
TDC:	\$1,007,140.00
TDC/Unit:	\$201,428.00

Project Permanent Sources:				
Source / Program	Amount	%	Term	Committed
<i>In Kind Donation</i>	\$110,000.00			
<i>Private Sponsors</i>	\$300,000.00			
Habitat for Humanity <i>Habitat Funds</i>	\$347,140.00			
City of Minneapolis <i>AHTF</i>	\$60,000.00			
HUD <i>SHOP Loan</i>	\$18,750.00			
HUD <i>SHOP Grant</i>	\$56,250.00			
Hennepin County <i>AHIF</i>	\$115,000.00			
TDC:	\$1,007,140.00			

Financing Notes:	



Project Status	
Proposed:	7/1/2007
Approved:	<input type="checkbox"/>
Closed:	
Complete:	

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

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

Project Name:	Lonoke Cooperative		
Main Address:	1926 3rd Ave S		
Project Aliases:			
Additional Addresses:			
Ward:	6	Neighborhood:	Stevens Sq-Loring Hts

Project Activity	
<input type="checkbox"/> New Construction	
<input checked="" type="checkbox"/> Rehabilitation	
<input type="checkbox"/> Stabilization	
<input type="checkbox"/> Preservation	
Year Built:	1915

Development	
<input type="radio"/> Apartment/Condo	
<input type="radio"/> Townhome	
<input checked="" 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	19		1BR	0	19	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	19	TOT	0	19	0	0	0	0	
Shelter Units:			+ Conversion Units:						
Section 8:									

GENERAL INFORMATION

PCNF Proposes to convert a run down apartment building into a limited equity cooperative. The goal of the project is to provide perpetually affordable homeownership opportunities in a neighborhood that is rapidly gentrifying.

The Lonoke includes several Green Communities components, incorporated into the project to increase sustainability of the units, including: Phase I Environmental Site Assessment and abatement plan; water conserving appliances and fixtures; Energy Star appliances; efficient lighting; energy-efficient windows; energy-efficient water heater; energy-efficient furnace; healthy paints and stains; and healthy carpets/flooring.

1926 3rd Ave S is the sister building to 1920 3rd Ave S (Nokoma Cooperative).

<u>Partnership:</u>	<u>Contact Information:</u>
<u>Developer:</u> Lee Blons Plymouth Church Neighborhood Foundation 430 Oak Grove St Suite 130 Minneapolis, MN 55403- Phone: (612) 871-0890 ext Fax: (612) 871-0843 lblons@plymouthfoundation.org	<u>Consultant:</u>
<u>Owner:</u>	<u>Property Manager:</u> BDC Management Phone: (612) 215-6822 ext- Fax: (612) 371-1834
<u>Contractor:</u> Gerry Flannery Flannery Construction 1375 St Anthony Ave Saint Paul, MN 55104- Phone: (651) 259-4293 ext- Fax: (651) 225-1100 gflannery@flanneryconstruction.com	<u>Support Services:</u>
<u>Architect:</u> Roark Kramer Kosowski DESIGN 2929 4th Ave S Minneapolis, MN 55408- Phone: (612) 822-4200 ext- Fax: (612) 822-4298	<u>CPED Rehab:</u> Geri Meyer Phone: (612) 673-5252 ext- Fax: (612) 673-5207
<u>CPED Coordinator:</u> Kevin Dockry CPED 105 5th Ave S Suite 200 Minneapolis, MN 55401- Phone: (612) 673-5075 ext- Fax: (612) 673-5259 kevin.dockry@ci.minneapolis.mn.us	<u>MPLS Affirmative Action</u>
<u>CPED Legal:</u> Nikki Newman Phone: (612) 673-5273 ext- Fax: (612) 673-5112	
<u>CPED Support Coordinator:</u> Connie Green Phone: (612) 673-5234 ext- Fax: (612) 673-5259	



Project Status	
Proposed:	7/1/2007
Approved:	<input type="checkbox"/>
Closed:	
Complete:	

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

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

Project Name:	Lonoke Cooperative
Main Address:	1926 3rd Ave S
Project Aliases:	
Additional Addresses:	
Ward:	6
Neighborhood:	Stevens Sq-Loring Hts

Project Activity	
<input type="checkbox"/> New Construction	
<input checked="" type="checkbox"/> Rehabilitation	
<input type="checkbox"/> Stabilization	
<input type="checkbox"/> Preservation	
Year Built:	1915

Development	
<input type="radio"/> Apartment/Condo	
<input type="radio"/> Townhome	
<input checked="" 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	0	0	0	0	0
1BR	19	0	0	19	0	0	0	0	
2BR	0	0	0	0	0	0	0	0	
3BR	0	0	0	0	0	0	0	0	
4+BR	0	0	0	0	0	0	0	0	
TOT	19		TOT	0	19	0	0	0	

Shelter Units: + Conversion Units:

Section 8:

USES AND PERMANENT SOURCES

Project Uses:	
Land:	\$950,000.00
Construction:	\$1,360,185.00
Construction Contingency:	\$132,519.00
Construction Interest:	\$323,026.00
Relocation:	\$9,856.00
Developer Fee:	\$231,500.00
Legal Fees:	\$44,280.00
Architect Fees:	\$79,511.00
Other Costs:	\$82,276.00
Reserves:	\$67,938.00
Non-Housing:	\$0.00
TDC:	\$3,281,091.00
TDC/Unit:	\$172,689.00

Project Permanent Sources:				
Source / Program	Amount	%	Term	Committed
1 <i>1st Mortgage</i>	\$704,091.00	7.00%	Fully Amortized	
2 <i>Equity Shares</i>	\$57,000.00			
3 FHLB <i>FHLB</i>	\$134,000.00	0.00%	30 yrs Deferred	
4 Bremer Foundation	\$50,000.00		Grant	11/1/2005
5 CPED <i>AOHP</i>	\$855,000.00		30 yrs Deferred	
6 City of Minneapolis <i>NRP (SSCO)</i>	\$240,000.00		30 yrs Deferred	
7 MHFA <i>CRV</i>	\$284,000.00		Deferred	
8 Hennepin County <i>AHIF</i>	\$550,000.00		Grant	
9 Met Council <i>LHIA</i>	\$250,000.00		Deferred	
10 Hennepin County <i>Lead Hazard Control</i>	\$72,000.00		Grant	4/1/2007
11 Hennepin County <i>ERF</i>	\$35,000.00		Grant	
12 <i>Foundations</i>	\$50,000.00		Grant	4/1/2007
TDC:	\$3,281,091.00			

Financing Notes:
Construction interest, taxes, and insurance will be paid through property operations.



Project Status	
Proposed:	3/1/2007
Approved:	<input type="checkbox"/>
Closed:	
Complete:	

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

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

Project Name:	Jackson St NE Artist Housing
Main Address:	18XX Jackson St NE
Project Aliases:	
Additional Addresses:	9XX 18 1/2 Ave NE; 9XX 19th Ave NE
Ward:	1
Neighborhood:	Logan 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	0		0	0BR	0	0	0	0
1BR	0	0	1BR	0	0	0	0	0	0
2BR	39		2BR	0	19	0	12	8	
3BR	0		3BR	0	0	0	0	0	
4+BR	0		4+BR	0	0	0	0	0	
TOT	39		TOT	0	19	0	12	8	

Shelter Units: + Conversion Units:

Section 8:

GENERAL INFORMATION

The Jackson Street NE Artist Affordable Housing Project will provide 39 units of owner-occupied environmentally sustainable, fully-accessible housing that is permanently affordable to low/moderate income families. The entire project will consist of all land trust units.

Units will range in size from 957 to 1,156 sq. ft. with sales prices ranging from \$149,900 to \$179,900. Various levels of affordability gap assistance will be provided to qualified buyers.

Partnership:

Developer:

John Vaughn
 Northeast Community Development Corporation
 P.O. Box 18398
 Minneapolis, MN 55418-
 Phone: (612) 627-9366 ext-
 Fax: (612) 627-9366
 jvaughn@necdc.org

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

CPED Coordinator:

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

Owner:

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:

Pollock / Buchana Architects
 ,
 Phone: ext-
 Fax:

CPED Legal:

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

CPED Support Coordinator

Contact Information:

Consultant:

Jim Gabler
 Gabler Housing Solutions
 1437 Marshall Avenue Suite 101
 Saint Paul, MN 55104-
 Phone: (651) 917-2200 ext-
 Fax: (651) 917-2232
 jim@gablerhousing.com

Property Manager:

Support Services:

CPED Rehab:

MPLS Affirmative Action



Project Status

Proposed: 3/1/2007
Approved:
Closed:
Complete:

Impaction

Non-Impacted
 Impacted

Occupancy

Rental
 Ownership

Project Name: Jackson St NE Artist Housing
Main Address: 18XX Jackson St NE
Project Aliases:
Additional Addresses: 9XX 18 1/2 Ave NE; 9XX 19th Ave NE
Ward: 1 Neighborhood: Logan 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	UNIT	<30%	<50%	<60%	<80%	MKT
	0BR	0		0BR	0	0	0	0	0
1BR	0	1BR	0	0	0	0	0	0	
2BR	39	2BR	0	19	0	12	8		
3BR	0	3BR	0	0	0	0	0		
4+BR	0	4+BR	0	0	0	0	0		
TOT	39	TOT	0	19	0	12	8		

Shelter Units: _____ + Conversion Units: _____
Section 8: _____

USES AND PERMANENT SOURCES

Project Uses:

Land: \$763,900.00
Construction: \$5,284,000.00
Construction Contingency: \$211,360.00
Construction Interest: \$553,962.00
Relocation: \$87,720.00
Developer Fee: \$739,810.00
Legal Fees: \$40,000.00
Architect Fees: \$243,123.00
Other Costs: \$953,525.00
Reserves: \$0.00
Non-Housing: \$314,468.00
TDC: \$9,191,868.00
TDC/Unit: \$235,689.00

Project Permanent Sources:

Source / Program	Amount	%	Term	Committed
Met Council LCDA	\$624,000.00			
Hennepin County TOD	\$195,000.00			
Wells Fargo Construction Loan	\$6,304,400.00			
FHLB AHP	\$93,100.00		Grant	
CPED AOHP	\$75,000.00			
Green Construction Grant	\$160,000.00		Grant	
City of Minneapolis TIF (pay-go)	\$340,000.00			
Hennepin County AHIF	\$462,900.00			
MHFA CRV	\$359,000.00		Grant	
Hennepin County TOD	\$100,000.00			3/1/2007
Corporations & Foundations	\$453,468.00			
City of Minneapolis NRP (Logan Park)	\$25,000.00			
TDC:	\$9,191,868.00			

Financing Notes:
Interim site assembly funds provided by:
- Wells Fargo (\$550,000)
- GMHC (\$550,000)
Funds will be paid off at closing.



Project Status	
Proposed:	9/1/2007
Approved:	<input type="checkbox"/>
Closed:	
Complete:	

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

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

Project Name:	Brightkeys
Main Address:	710-726 Van White Memorial Blvd
Project Aliases:	
Additional Addresses:	843-849 8th Ave N; 901-907 Bryant Ave N
Ward:	5
Neighborhood:	Near North

Project Activity	
<input type="checkbox"/> New Construction	
<input type="checkbox"/> Rehabilitation	
<input type="checkbox"/> Stabilization	
<input type="checkbox"/> Preservation	
Year Built:	2006

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	0	0	1BR	0	0	0	0	0	0
2BR	20	20	2BR	0	12	0	0	0	8
3BR	4	4	3BR	0	0	0	0	0	4
4+BR	0	0	4+BR	0	0	0	0	0	0
TOT	24	24	TOT	0	12	0	0	0	12

Shelter Units: + Conversion Units:

Section 8:

GENERAL INFORMATION

BrightKEYS Sumnerfield, LLC is a 24-unit townhome style condominium project, comprised of a 4-unit; 8-unit and two 6-unit buildings, located on a pentagon shaped block south of Sumner Park. Habitat constructed and sold the four-unit building located at 741-747 Aldrich Avenue North, the remaining units were built by Kraus Anderson for BrightKEYS. The development, which was substantially completed in early 2006, offers three floor plans, of 1200 to 1500 square feet, 2+ baths, and 2-bedroom units with an optional den or bonus room. There are four 3-bedroom corner units facing Van White Memorial Boulevard. The initial sale prices of these units ranged from \$229,000 to \$277,000.

As a condominium project, the developer needs to meet a 50 percent pre-sale requirement. This requirement effectively eliminated the developer's ability to close on the sale of a single unit with an individual buyer. Over the past 3 years, BrightKEYS has at various times received 2 to 3 purchase agreements from interested buyers, yet without eight signed purchase agreements they were unable to close with these buyers.

Twin Cities Habitat for Humanity has offered to purchase 8 of the 20 unsold units at a discounted price of \$160,000/unit. Habitat will finish the units and sell them to households earning <50% area median income. The sale of these 8 units is critical to retain this development as an ownership project. Otherwise, the development is at risk of being sold to investors with no guarantee of quality control.

<u>Partnership:</u> Brightkeys Sumner Field, LLC		<u>Contact Information:</u>	
<u>Developer:</u>	<u>Owner:</u>	<u>Consultant:</u>	
Brightkeys Development Corp 1809 Northwestern Ave Stillwater, MN 55082- Phone: (651) 439-1857 ext Fax:			
<u>Contractor:</u>	<u>Architect:</u>	<u>Property Manager:</u>	
Kraus-Anderson Construction 525 S 8th St Minneapolis, MN 55404- Phone: ext- Fax:		LHB Engineers & Architects 250 3rd Ave N Suite 450 Minneapolis, MN 55401- Phone: (612) 752-6928 ext- Fax:	
		<u>Support Services:</u>	
<u>CPED Coordinator:</u>	<u>CPED Legal:</u>	<u>CPED Rehab:</u>	
Cherre Palenius CPED 105 5th Ave S Suite 200 Minneapolis, MN 55401- Phone: (612) 673-5241 ext- Fax: (612) 673-5259 cherre.palenius@ci.minneapolis.mn.us		Shelley Roe Phone: (612) 673-5086 ext- Fax: (612) 673-5112	
		<u>MPLS Affirmative Action</u>	
<u>CPED Support Coordinator</u>			



Project Status

Proposed: 9/1/2007

Approved:

Closed:

Complete:

Impaction

Non-Impacted

Impacted

Occupancy

Rental

Ownership

Project Name: Brightkeys

Main Address: 710-726 Van White Memorial Blvd

Project Aliases:

Additional Addresses: 843-849 8th Ave N; 901-907 Bryant Ave N

Ward: 5 Neighborhood: Near North

Project Activity

New Construction

Rehabilitation

Stabilization

Preservation

Year Built: 2006

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	0	0	0	0	0	0	0
1BR	0	0	0	0	0	0	0
2BR	20	20	0	12	0	0	8
3BR	4	4	0	0	0	0	4
4+BR	0	0	0	0	0	0	0
TOT	24	24	0	12	0	0	12

Shelter Units: + Conversion Units:

Section 8:

USES AND PERMANENT SOURCES

Project Uses:

Land: \$1,280,000.00

Construction: \$40,000.00

Construction Contingency: \$0.00

Construction Interest: \$0.00

Relocation: \$0.00

Developer Fee: \$0.00

Legal Fees: \$0.00

Architect Fees: \$0.00

Other Costs: \$0.00

Reserves: \$0.00

Non-Housing: \$0.00

TDC: \$1,328,000.00

TDC/Unit: \$0.00

Project Permanent Sources:

Source / Program	Amount	%	Term	Committed
Habit for Humanity Construction	\$40,000.00			9/1/2007
HLLC	\$80,000.00			9/1/2007
Habitat for Humanity DCC	\$400,000.00			9/1/2007
City of Minneapolis NRP	\$166,000.00		Grant	9/1/2007
Hennepin County AHIF	\$200,000.00			
CPED AOHP	\$360,000.00			
FHF FHF	\$74,000.00			
TDC:	\$1,320,000.00			

Financing Notes:

LISC has offered to provide Habitat with a bridge loan.



Project Status	
Proposed:	7/1/2002
Approved:	<input checked="" type="checkbox"/>
Closed:	
Complete:	

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

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

Project Name:	Old 3rd Avenue Townhomes
Main Address:	929 3rd Ave NE
Project Aliases:	Clare Apts (Ownership)
Additional Addresses:	
Ward:	1
Neighborhood:	St. Anthony East

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

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

Household	
<input type="checkbox"/> General	
<input checked="" type="checkbox"/> Family w/Children	
<input type="checkbox"/> Senior	
<input type="checkbox"/> Single	
<input 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	0	2BR	0	0	0	0	0	0	
3BR	8	3BR	0	8	0	0	0	0	
4+BR	0	4+BR	0	0	0	0	0	0	
TOT	8	TOT	0	8	0	0	0	0	

Shelter Units: + Conversion Units:

Section 8:

GENERAL INFORMATION

In a joint partnership between CCHT and Twin Cities Habitat for Humanity, the co-developers are proposing to develop the Old 3rd Avenue Townhomes project as part of a broader development initiative located at Central Ave and 3rd Ave NE. CCHT has been working collaboratively with Clare Housing, Inc. to develop this long vacant and blighted parcel of land into a mixed-use, mixed-income housing development serving a variety of housing needs. The Old Third Ave development is comprised of three distinct development initiatives including, Clare Apartments - which provides services, shelter, and compassionate care to persons living with HIV and AIDS; the development of common green space, and Old Third Avenue Townhomes. Both the Clare Apt development and the shared green space are completed.

The Old 3rd Ave Townhome component of the development will provide eight units of long-term affordable home ownership housing, located at the western edge of the development site adjacent the common green space. It is anticipated that sales prices will start at \$126,000 and up based on the eligible families affordability levels. The Old 3rd Avenue Townhomes will be affordable to families earning from 30-50% of MMI.

Partnership:

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 CCHT
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Owner:

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 Habitat For Humanity
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 Phone: (612) 331-1540 ext-
 Fax:
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Contact Information:

Consultant:

Contractor:

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 Phone: (612) 331-1540 ext-
 Fax:
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Architect:

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 Cermak Rhoades Architects
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 Phone: (651) 225-8623 ext-
 Fax:

Property Manager:

Support Services:

CPED Coordinator:

Theresa Cunningham
 CPED
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MPLS Affirmative Action

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



Project Status	
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Project Name:	Old 3rd Avenue Townhomes
Main Address:	929 3rd Ave NE
Project Aliases:	Clare Apts (Ownership)
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4+BR	0	0	4+BR	0	0	0	0	0	0
TOT	8	8	TOT	0	8	0	0	0	0

Shelter Units: + Conversion Units:

Section 8:

USES AND PERMANENT SOURCES

Project Uses:	
Land:	\$326,257.00
Construction:	\$1,286,903.00
Construction Contingency:	
Construction Interest:	\$44,292.00
Relocation:	
Developer Fee:	\$86,712.00
Legal Fees:	\$34,927.00
Architect Fees:	\$104,609.00
Other Costs:	\$26,992.00
Reserves:	
Non-Housing:	
TDC:	\$1,910,692.00
TDC/Unit:	\$238,837.00

Project Permanent Sources:				
Source / Program	Amount	%	Term	Committed
CPED <i>Land Donation</i>	\$200,000.00			
TCHFH <i>Donated Materials and Labor</i>	\$141,786.00			8/1/2007
Foundations / Corporate <i>Fundraising</i>	\$3,742.00			
CCHT <i>Equity - Staffing Overhead</i>	\$36,711.00			6/8/2004
MHFA <i>CRV</i>	\$140,000.00		Deferred	
CPED <i>AOHP</i>	\$360,000.00			
Hennepin County <i>AHIF</i>	\$225,000.00			
TCHFH <i>Construction Financing</i>	\$803,453.00			7/10/2007
TDC:	\$1,910,692.00			

Financing Notes:
Interim construction financing of \$803,453 will be provided by TCHFH as of August, 2007.