



Project Status	
Proposed:	7/10/2007
Approved:	<input 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:	Creekside Commons
Main Address:	5400-12 Stevens Ave S
Project Aliases:	
Additional Addresses:	
Ward:	11
Neighborhood:	Tangletown

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

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

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

Housing Production and Affordability									
UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT
	0BR	0		0BR	0	0	0	0	0
1BR	4	1BR	0	4	0	0	0	0	
2BR	14	2BR	2	12	0	0	0	0	
3BR	9	3BR	3	6	0	0	0	0	
4+BR	3	4+BR	1	2	0	0	0	0	
<b>TOT</b>	<b>30</b>	<b>TOT</b>	<b>6</b>	<b>24</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

Shelter Units:  + Conversion Units:

Section 8:

## GENERAL INFORMATION

Creekside Commons is a 30-unit new construction project with family housing being developed by Plymouth Church Neighborhood Foundation on land donated by Mayflower Congregational Church in Southwest Minneapolis.

The building will be L-shaped, facing 54th Street and Stevens Avenue, with a courtyard and playground facing west in the interior of the L. It will have three stories with a brick and Hardiboard exterior. Parking for residents will be in a one-level underground garage. Apartments open to a traditional double-loaded corridor, except on the first level where units facing 54th Street have individual doors opening to the sidewalk.

PCNF is proposing a unique mixed-income approach. There will be six (6) units for very low income families through a partnership with Minneapolis Public Housing Authority incorporating six public housing units into the building. There will also be eleven (11) units at 40% of MMI and thirteen (13) units at 50% of MMI.

Partnership: Creekside Commons LP

Developer:

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

Owner:

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

Contact Information:

Consultant:

Contractor:

Architect:

Noah Bly  
 Urban Works Architecture, LLC  
 901 North Third St Suite 145  
 Minneapolis, MN 55401-  
 Phone: (612) 455-3102 ext-  
 Fax: (612) 455-3199  
 nbly@urban-works.com

Property Manager:

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

Support Services:

CPED Coordinator:

Jerry LePage  
 CPED  
 105 5th Ave S Suite 200  
 Minneapolis, MN 55401  
 Phone: (612) 673-5240 ext-  
 Fax: (612) 673-5248  
 jerry.lepage@ci.minneapolis.mn.us

CPED Legal:

CPED Support Coordinator

CPED Rehab:

MPLS Affirmative Action



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TOT	30		TOT	6	24	0	0	0	0

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Section 8:

## USES AND PERMANENT SOURCES

Project Uses:	
Land:	\$637,257.00
Construction:	\$5,798,405.00
Construction Contingency:	\$231,936.00
Construction Interest:	\$74,000.00
Relocation:	\$0.00
Developer Fee:	\$1,075,000.00
Legal Fees:	\$70,000.00
Architect Fees:	\$229,068.00
Other Costs:	\$245,975.00
Reserves:	\$381,781.00
Non-Housing:	\$0.00
TDC:	\$8,743,422.00
TDC/Unit:	\$291,447.00

Project Permanent Sources:				
Source / Program	Amount	%	Term	Committed
General Partner <i>Cash</i>	\$400,000.00			
<i>Syndication Proceeds</i>	\$4,693,452.00			
Mayflower Church <i>Charitable Contributions</i>	\$600,000.00			
MHFA	\$320,000.00			
FHLB <i>FHLB</i>	\$120,000.00			
Hennepin County <i>AHIF</i>	\$436,174.00			
CPED <i>Non Profit Admin</i>	\$30,000.00			
CPED <i>AHTF</i>	\$683,750.00			
MPHA	\$1,460,046.00			
<b>TDC:</b>	\$8,743,422.00			

Financing Notes:	