



**Request for City Council Committee Action
From the Department of Community Planning & Economic Development**

Date: January 18, 2005

To: Council Member Lisa Goodman, Community Development Cmte

Prepared by: Donna Wiemann, Principal Project Coordinator,
Phone 612-673-5257

**Presenter in
Committee:** Donna Wiemann

Approved by: Elizabeth Ryan, Director, Housing _____

Subject: Affordable Housing Trust Fund (AHTF) Recommendations
For the Second Round of 2004 AHTF Money

RECOMMENDATION: Approve up to \$7,027,297 of AHTF monies for the following proposals and up to \$170,000 from the Non-Profit Development Assistance fund as itemized below and authorize the execution of the necessary documents relative to the AHTF monies and the Non-Profit Development Assistance funds:

1. Up to \$300,000 from the AHTF for 2100 Bloomington by Volunteers of America;
2. Up to \$433,746 from the AHTF "Seed Money" Program and up to \$20,000 from the Non-Profit Assistance fund for Anpa Waste Apartments at 3146 Cedar Avenue South by Plymouth Church Neighborhood Foundation;
3. Up to \$236,192 from the AHTF and \$30,000 from the Non-Profit Assistance fund for Broadway Workforce Housing at 2601 West Broadway by Alliance Housing Incorporated;
4. Up to \$600,000 from the AHTF and \$30,000 from the Non-Profit Assistance fund for Camden Apartments at 4643-51 Lyndale Avenue North by Project for Pride in Living;
5. Up to \$400,000 from the AHTF for Central Avenue Lofts at 2338 Central Avenue N.E. by Sherman Associates, Inc.;
6. Up to \$362,359 from the AHTF and \$30,000 from the Non-Profit Assistance fund for Echo Flats at 2612 and 2616 Third Avenue South, 319 W. 25th Street, and 2800 Pleasant Avenue South by Community Housing Development Corporation;
7. Up to \$900,000 from the AHTF and \$30,000 from the Non-Profit Assistance fund for Franklin Gateway – The Wellstone at 1931 Portland Avenue South by Hope Community, Inc. and Central Community Housing Trust;
8. Up to \$500,000 from the AHTF and \$30,000 from the Non-Profit Assistance fund for Little Earth Phase IV at 2501 Cedar Avenue South by Little Earth United Tribes Housing Corporation;

9. Up to \$2,250,000 from the AHTF for Midtown Exchange at 2929 Chicago Avenue South by Sherman Associates, Inc.;
10. Up to \$945,000 from the AHTF for Ripley Gardens at 300 Queen Avenue North by Central Community Housing Trust; and
11. Up to \$100,000 from the AHTF for Structured Independent Living for Homeless Veterans at 4226 Portland, 4308 – 29th Avenue South, 4632 First Avenue South, 5521 – 32nd Avenue South, and 5612 – 46th Avenue South by Minnesota Assistance Council for Veterans.

Previous Directives: None

Financial Impact (Check those that apply)

- No financial impact - or - Action is within current department budget.
(If checked, go directly to next box)
- Action requires an appropriation increase to the Capital Budget
- Action requires an appropriation increase to the Operating Budget
- Action provides increased revenue for appropriation increase
- Action requires use of contingency or reserves
- Other financial impact (Explain):
- Request provided to the Budget Office when provided to the Committee Coordinator

Community Impact (Summarize below)

Ward: The projects recommended for funding are located in the following wards: 3, 4, 5, 6, 8, 9, 11 and 12.

Neighborhood Notification: Neighborhood review of each recommended proposal has occurred.

City Goals: Foster the development and preservation of a mix of quality housing types that is available, affordable, meets current needs, and promotes future growth.

Comprehensive Plan: Sections 4.9 and 4.10: Minneapolis will grow by increasing its supply of housing and will increase the housing that is affordable to low and moderate income households.

Zoning Code: Projects will comply.

Living Wage/Job Linkage: NA

Background/Supporting Information

In July, 2004, CPED Multi-Family issued a Request for Proposals (RFP) for the SECOND round of 2004 Affordable Housing Trusts Fund (AHTF) money. The AHTF Program provides gap funding for the development and stabilization of affordable rental housing.

The Council establishes the selection criteria of the AHTF and staff uses the selection criteria to score and rank the funding requests. The projects receiving the highest number of points based upon their conformance with the selection criteria are recommended for funding.

There are two sets of AHTF selection criteria – one set for projects located in impacted areas of the City and one set for projects located in non-impacted areas of the City. Attachment A-1 is a map showing the current impacted and non-impacted areas of the City. Attachment A-2 states the selection criteria for impacted areas of the City and Attachment A-3 states the selection criteria for non impacted areas of the City.

There is approximately \$7,741,000 AHTF money available which is a combination of CDBG, HOME, and levy. \$1.3 million of the total AHTF money is available through the CDBG “Seed Money” program; the purpose of this program is to create an incentive to attract new outside funding resources to AHTF rental projects. Also, \$500,000 of the total AHTF money is federal HOME funds to be used specifically for the development of permanent housing with support services for chronically homeless single adults and this money was included in the second round of 2004 AHTF RFP.

Seventeen (17) proposals were received in response to the AHTF RFP. Each eligible AHTF proposal was underwritten and evaluated for its conformance to the AHTF’s selection criteria. Attachment B is a list of the projects being recommended for funding and a list of the projects now being recommended for funding. Attachment C shows the scoring and ranking of each proposal in the impacted areas of the City and in the non-impacted areas of the City. Attachment D is a comparative analysis of the proposals being recommended for funding.

PROJECT FUNDING RECOMMENDATIONS

Eleven (11) proposals are being recommended for AHTF funding at this time. Approval of these projects will result in the total expenditure of up to \$7,027,297 of AHTF monies and up to \$170,000 of Non-Profit Development Assistance funds. Details of each project are provided in the attached Project Data Worksheets (Attachments E1 to E11). The projects are:

1. Up to \$300,000 from the AHTF for 2100 Bloomington by Volunteers of America (Attachment E1);
2. Up to \$433,746 from the AHTF “Seed Money” Program and up to \$20,000 from the Non-Profit Assistance fund for Anpa Waste Apartments at 3146 Cedar Avenue South by Plymouth Church Neighborhood Foundation (Attachment E2);

3. Up to \$236,192 from the AHTF and \$30,000 from the Non-Profit Assistance fund for Broadway Workforce Housing at 2601 West Broadway by Alliance Housing Incorporated (Attachment E3);
4. Up to \$600,000 from the AHTF and \$30,000 from the Non-Profit Assistance fund for Camden Apartments at 4643-51 Lyndale Avenue North by Project for Pride in Living (Attachment E4);
5. Up to \$400,000 from the AHTF for Central Avenue Lofts at 2338 Central Avenue N.E. by Sherman Associates, Inc. (Attachment E5);
6. Up to \$362,359 from the AHTF and \$30,000 from the Non-Profit Assistance fund for Echo Flats at 2612 and 2616 Third Avenue South, 319 W. 25th Street, and 2800 Pleasant Avenue South by Community Housing Development Corporation (Attachment E6);
7. Up to \$900,000 from the AHTF and \$30,000 from the Non-Profit Assistance fund for Franklin Gateway – The Wellstone at 1931 Portland Avenue South by Hope Community, Inc. and Central Community Housing Trust (Attachment E7);
8. Up to \$500,000 from the AHTF and \$30,000 from the Non-Profit Assistance fund for Little Earth Phase IV at 2501 Cedar Avenue South by Little Earth United Tribes Housing Corporation (Attachment E8);
9. Up to \$2,250,000 from the AHTF for Midtown Exchange at 2929 Chicago Avenue South by Sherman Associates, Inc. (Attachment E9);
10. Up to \$445,000 from the AHTF and \$500,000 from the HOME funds for chronically homeless single adults for Ripley Gardens at 300 Queen Avenue North by Central Community Housing Trust (Attachment E10); and
11. Up to \$100,000 from the AHTF for Structured Independent Living for Homeless Veterans at 4226 Portland, 4308 – 29th Avenue South, 4632 First Avenue South, 5521 – 32nd Avenue South, and 5612 – 46th Avenue South by Minnesota Assistance Council for Veterans (Attachment E11).

PROJECTS NOT BEING RECOMMENDED

Six projects are not being recommended for funding; the projects are 1822 Park Avenue, PPL Southside Recap, East Village Cooperative, Franklin Portland Site C, Mid River Cooperative, and Riverview Senior Housing. Details of each projects are provided in the attached Project Data Worksheets (Attachments E12 to E16). A brief explanation about the factors for not recommending funding is provided as follows:

1. East Village Cooperative – PRG submitted a stabilization funding request for this seven (7) unit affordable housing project at 2733 Portland Avenue. The project is not being recommended for funding at this time to provide staff with additional time to complete their analysis (Attachment E12)
2. Franklin Portland Site C – This is the final phase of the Franklin Portland Gateway corridor. Staff is presently focusing on closing Franklin Portland Phase II and securing the necessary funding for Franklin Portland Phase III (Attachment E13)
3. PPL Southside Recap – PPL has proposed renovating 44 units of scattered site affordable rental housing in six buildings in South Minneapolis. The project is not being recommended for funding at this time to provide staff with additional time to review funding options for this proposal. (Attachment E14)

4. Mid River Cooperative – The proposal was dropped from consideration because it is not eligible for funding through the AHTF rental program; the cooperative organization plans to convert the project into a limited equity cooperative project, a form of homeownership.
5. Riverview Senior Housing – JACT proposes to develop 45 units of senior rental housing at 22nd Avenue North between 1st Street North and West River Road. The project proposal scored very low on its conformance with the AHTF selection criteria for impacted areas; it did not receive enough points to meet minimum point threshold or to meet total point threshold. Staff is also reviewing funding requests from JACT for tax increment financing and limited equity cooperative program funds. As a result, the project is not being recommended for funding at this time. (Attachment E15).
6. 1822 Park Avenue – CCHT submitted a request for additional AHTF funds to renovate this property. The feasibility and financing plan for this project have not yet been demonstrated (Attachment E16).

EMPOWERMENT ZONE PROPOSALS

Four projects were submitted in response to the Empowerment Zone (EZ) rental housing RFP. The projects are the following:

1. Hiawatha Commons - \$277,667 is requested. This project was approved for up to \$760,000 of AHTF monies by the Council in 2003.
2. Little Earth IV - \$300,000. As noted previously, CPED staff is recommending \$500,000 up to AHTF monies.
3. Midtown Exchange - \$1,000,000. As noted previously, CPED staff is recommending up to \$2,250,000 of AHTF monies.
4. Riverview Senior Rental - \$400,000. As noted previously, CPED staff is not recommending up to \$900,000 of AHTF monies for this project to provide staff with additional time to finish its feasibility work taking into account the funding requests for tax increment and the limited equity cooperative program development funds.

The expected time frame for EZ decisions is as follows:

1. January, 2005 - Staff recommendations finalized.
2. January 13th or February 10th – Review by the EZ governance Board Executive Committee and committee forwards a recommendation to the full Board.
3. March 10th – EZ Governance Board Recommendations. Board forwards recommendation to City Council.
4. March, 2004 – Ways and Means Committee and City Council action.

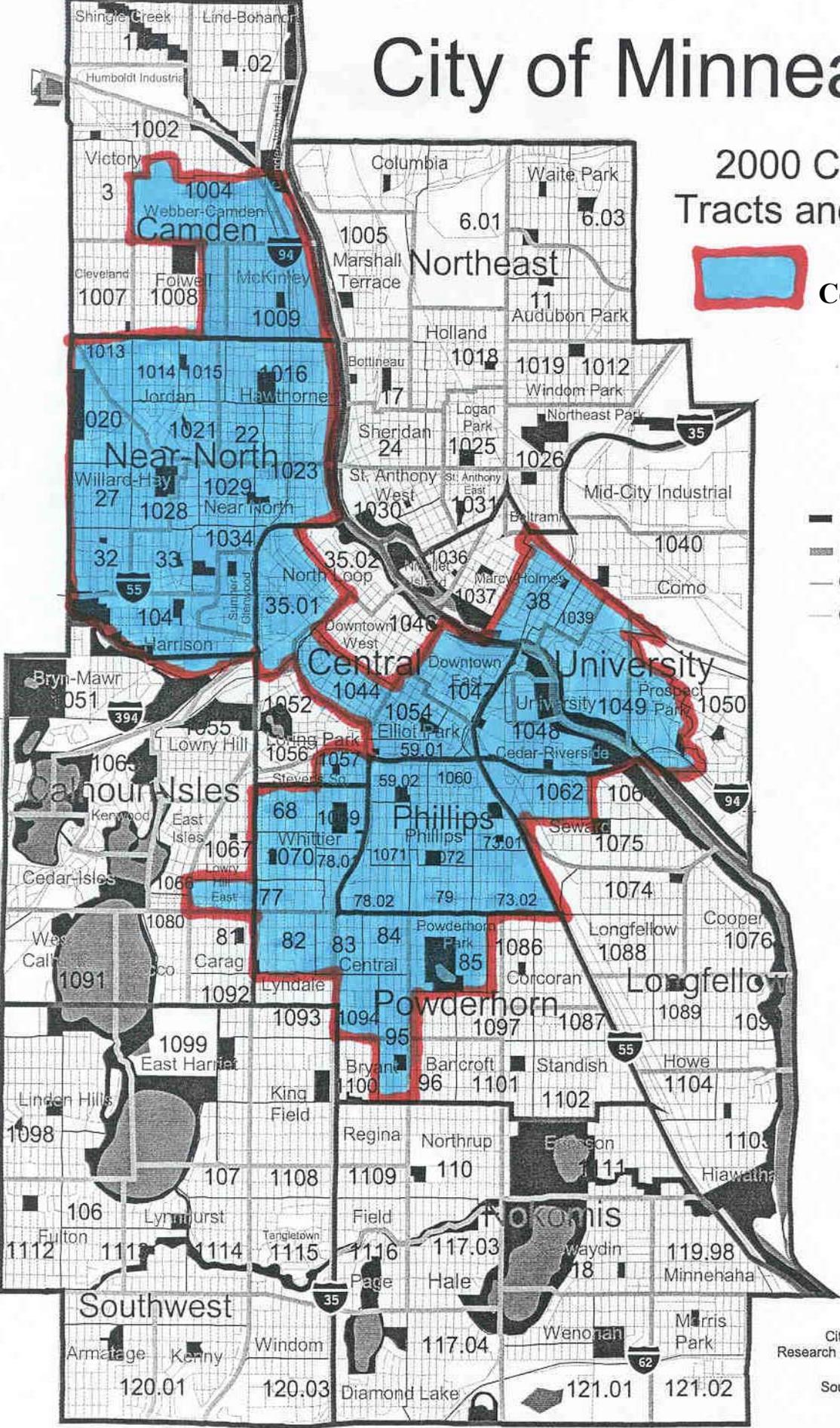
City of Minneapolis

2000 Census Tracts and Blocks



Concentrated Area

- Community
- Neighborhood
- Census Tract
- Census Block



City Planning Department
 Research and Strategic Planning Division
 July 2001
 Source: US Census Bureau

AHTF SELECTION CRITERIA FOR IMPACTED AREAS

	Maximum Points
1. Financial Soundness and Management	25
Underwriting	10
% of Funds Secured	5
Developer Exp	5
Mgmt Exp	5
2. Economic Integration	20
% of units at 50% MMI:	
20% of total units	15
40%	20
60%	10
80%	5
100%	5
3. Ratio of Soft Costs (%) to Total Project Costs	8
30.1% - 35%	2
24.1% - 30%	4
15.1% - 24%	6
0% - 15%	8
4. Family Housing	20
% of Units 3+ BR:	
At least 25%	10
At least 50%	15
At least 75%	20
5. Design Quality and Compatibility	10
6. Provision of Resident and Support Services	10
System provide support Services	10
Strong, integrated support referral system	5
7. Plan Conformance	10
8. Proximity to Transit and Jobs: Density	15
9. Project-Based Section 8 Program Assistance	10
Project owner agrees to apply for either	
a) Project Based Section 8 units or	
b) other ongoing assistance such as HUD SHP Program	
10. Housing for Homeless (at 30% or less of MMI)	10
40% of total units at 30% or less	10
20% of total units at 30% or less	5
11. Long Term Affordability	10
30 years or more	10
25 years or more	8
20 years or more	5
15 years or more	3
12. Preservation, Rehabilitation, Stabilization	5
13. Senior Housing	10
14. Neighborhood Support	5
15. Expiring Tax Credits	5
16. Leverage	10
5 private dollars for every 1 AHTF dollar	10
5 private & other public dollars for every 1	8
3 private dollars for every 1 AHTF dollar	6
3 private & other public dollars for every 1	4
3 other public dollars for every 1 AHTF dollar	2
17. Community Housing Development Corporation (CHDO)	5

AHTF SELECTION CRITERIA FOR NON-IMPACTED AREAS

		Maximum Points
1. Financial Soundness and Management		25
Underwriting	10	
% of Funds Secured	5	
Developer Exp	5	
Mgmt Exp	5	
2. Economic Integration (% of units at 50% MMI)		20
20% of total units	10	
40%	15	
60%	20	
80%	10	
100%	10	
3. Ratio of Soft Costs (%) to Total Project Costs		8
30.1% - 35%	2	
24.1% - 30%	4	
15.1% - 24%	6	
0% - 15%	8	
4. Family Housing - % of Units 3+ BR		20
At least 25%	10	
At least 50%	15	
At least 75%	20	
5. Design Quality and Compatibility		10
6. Provision of Resident and Support Services		10
System provide support Services	10	
Strong, integrated support referral system	5	
7. Plan Conformance		10
8. Proximity to Transit and Jobs: Density		15
9. Project-Based Section 8 Program Assistance		10
Project owner agrees to apply for either		
a) Project Based Section 8 units or		
b) other ongoing assistance such as HUD SHP Program		
10. Housing for Homeless (at 30% or less of MMI)		15
60% of total units at 30% or less	15	
40% of total units at 30% or less	10	
20% of total units at 30% or less	5	
11. Long Term Affordability		10
30 years or more	10	
25 years or more	8	
20 years or more	5	
15 years or more	3	
12. New Construction or Positive Conversion		5
13. Incorporates MHOP Units		12
14. Senior Housing		10
15. Neighborhood Support		5
16. Expiring Tax Credits		5
17. Leverage		10
5 private dollars for every 1 AHTF dollar	10	
5 private & other public dollars for every 1	8	
3 private dollars for every 1 AHTF dollar	6	
3 private & other public dollars for every 1	4	
3 other public dollars for every 1 AHTF dollar	2	
18. Community Housing Development Corporation (CHDO)		5

**AHTF and NON PROFIT ADMIN Funding Recommendations
Second Round 2004 AHTF RFP**

ATTACHMENT B

PROJECT	ADDRESS	DEVELOPER	Stabilization / New Development	AHTF		NPA		UNITS					UNITS						
				Recommendation		Recommendation	ation	TOTAL UNITS	<30%	<50%	<60%	<80%	MKT	0 BR	1 BR	2 BR	3 BR	4+ BR	
2100 Bloomington Court	2100 Bloomington	VOA	Rehab	\$ 300,000.00	\$ -		90	90	0	0	0	0	0	0	0	61	29	0	0
Anpa Waste Apartments	3146 Cedar Ave S	PCNF	Rehab	\$ 433,746.00	\$ 20,000.00		11	11	0	0	0	0	0	0	11	0	0	0	0
Broadway Workforce Housing	2601 W Broadway	Alliance Housing	New Development	\$ 236,192.00	\$ 30,000.00		31	10	21	0	0	0	30	1	0	0	0	0	
Camden Apts	4643-51 Lyndale Ave N	PPL	New Development	\$ 600,000.00	\$ 30,000.00		23	22	0	0	0	1	0	0	10	8	5		
Central Avenue Lofts	2338 Central Ave NE	Sherman Associates	New Development	\$ 400,000.00	\$ -		59	8	12	27	0	12	0	13	25	21	0		
Echo Flats	2612-16 3rd Ave S	CHDC	Rehab	\$ 362,359.00	\$ 30,000.00		20	4	8	8	0	0	0	0	4	12	4		
Franklin Gateway (Wellstone)	1931 Portland Ave	Hope Community / CCHT	New Development	\$ 900,000.00	\$ 30,000.00		54	4	7	11	0	32	10	4	30	10	0		
Little Earth (Phase IV)	2501 Cedar Ave S	LEUTHC	Rehab	\$ 500,000.00	\$ 30,000.00		52	52	0	0	0	0	0	0	10	34	8		
Midtown Exchange	2929 Chicago Ave S	Sherman Associates	New Development	\$ 2,250,000.00	\$ -		219	0	62	116	0	41	6	146	57	10	0		
Ripley Gardens	300 Queen Ave N	CCHT	New Development	\$ 945,000.00	\$ -		52	6	20	0		26	6	12	27	7	0		
Structured Independent Living	4632 1st Ave S	MN Assistance Council for Veterans	Rehab	\$ 100,000.00	\$ -		16	14	2	0	0	0	16	0	0	0	0		
TOTALS				\$ 7,027,297.00	\$ 170,000.00		627	221	132	162	0	112	0	68	248	192	102	17	

AHTF Proposals Not Being Recommended for Funding

PROJECT	ADDRESS	DEVELOPER	Stabilization / New Development	AHTF		NPA		UNITS					UNITS					
				Requested		Requested	TOTAL UNITS	<30%	<50%	<60%	<80%	MKT	0 BR	1 BR	2 BR	3 BR	4+ BR	
1822 Park	1822 Park	CCHT	Rehab	\$ 500,000.00	\$ 30,000.00		19	6	13	0		0	0	19	0	0	0	
East Village Cooperative	2733-37 Portland Ave S	PRG	Stabilization	\$ 300,000.00	\$ -		7	0	2	5		0	0	0	1	6		
Franklin Gateway (Site C)	1914, 1920, 1928 Portland Ave	Hope Community / CCHT	New Development	\$ 2,000,000.00	\$ 30,000.00		91	0	19	12	0	60	18	7	47	19	0	
PPL Southside Recap	205 W 26th St	PPL	Stabilization	\$ 259,310.00	\$ 30,000.00		44	0	22	22	0	0	2	1	29	12	0	
Riverview Senior Rental	22nd Ave N	Metro Plains	New Development	\$ 900,000.00	\$ -		45	0	45	0		0	0	15	30	0	0	
				\$ 3,959,310.00	\$ 90,000.00		206	6	101	39	0	60	0	20	42	106	32	6

RANKING OF 2004 MF/AHTF PROGRAM PROPOSALS

ATTACHMENT C

IMPACTED

PROJECT NAME	25 FINANCIAL SOUND MGMT.	20 ECO- NOMIC INTE- GRATION	TOTAL PTS COMBINED 1 & 2	8 RATIO OF SOFT COSTS TO TDC	20 FAMILY HOUSING	10 DESIGN QUALITY & COMP	10 PROVIDE RESIDENT SUPPORT SERVICES	10 PLAN CONFORM- ANCE	15 PROXIMITY TO JOBS & TRANSIT DENSITY	10 SEC. 8 PBA	10 HOUSING FOR HOMELESS (AT 30% MMI)	10 LONG TERM AFFORD- ABILITY	5 PRESER- VATION STAB & REHAB	10 SENIOR HOUSING	5 NEIGHBOR- HOOD SUPPORT	8 EXISTING LIHTC	10 LEVERAGE	8 CHODO	TOTAL PTS
Little Earth (Phase IV)	16	5	21	4	15	10	10	10	13	10	10	10	5	5	5	0	8	5	141
Echo Flats	17	10	27	6	20	8	0	10	14	10	5	10	5	0	5	0	0	0	120
East Village Cooperative	16	15	31	4	20	4	5	10	14	10	0	3	5	0	5	0	0	5	116
PPL Southside Recap	12	10	22	6	10	10	5	10	12	0	0	10	5	0	5	5	10	5	115
Franklin Gateway (Wellstone)	19	20	39	2	0	10	10	10	14	0	0	10	0	0	5	0	10	5	115
Midtown Exchange	25	15	40	4	0	10	0	10	15	10	0	10	0	0	5	0	10	0	114
Ripley Gardens	20	10	30	2	0	10	5	10	11	10	0	10	0	0	5	0	10	5	108
2100 Bloomington	20	5	25	2	0	4	10	10	15	10	0	10	5	0	5	0	10	0	106
Franklin Gateway (Site C)	19	15	34	4	0	10	10	10	14	0	0	3	0	0	5	0	10	5	105
Broadway Workforce Housing	19	5	24	4	0	4	10	0	14	10	5	10	0	0	5	0	10	5	101
Riverview Senior Rental	13	5	18	4	0	4	0	10	8	0	0	10	0	10	5	0	8	0	77

NON-IMPACTED

PROJECT NAME	25 FINANCIAL SOUND & MGMT	20 ECO- NOMIC INTE- GRATION	TOTAL PTS COMBINED 1 & 2	8 RATIO OF SOFT COSTS TO TDC	20 FAMILY HOUSING	10 DESIGN QUALITY & COMP	10 PROVIDE RESIDENT SUPPORT SERVICES	10 PLAN CONFORM- ANCE	15 PROXIMITY TO JOBS & TRANSIT DENSITY	10 SEC. 8 PBA	15 HOUSING FOR HOMELESS (AT 30% MMI)	10 LONG TERM AFFORD- ABILITY	5 NEW CONST. POSITIVE CONVERSION	12 INCORPT MHOP UNITS	10 SENIOR HOUSING	5 NEIGHBOR- HOOD SUPPORT	5 EXPIRING LIHTC	10 LEVERAGE	5 CHODO	TOTAL PTS
Camden Apts	22	5	27	4	15	10	10	10	10	10	15	10	5	0	0	5	0	8	5	144
Central Avenue Lofts	20	15	35	4	10	10	0	10	11.5	10	0	10	5	0	0	5	0	10	0	120.5
Anpa Waste Apartments	20	10	30	4	0	7	10	10	13	10	15	10	5	0	0	5	0	0	0	119
Structured Independent Living	15	10	25	6	0	8	10	9	9	0	15	10	0	0	0	5	0	0	0	97

*Proposal needs a minimum of 20 points to meet minimum point threshold.

NEW CONSTRUCTION PROPOSALS

PROJECT	PC	TOTAL UNITS	TOTAL BRs	UNITS <50%	BRs <50%	UNITS <30%	TDC	TDC/UNIT	CPED AHTF		AHTF / TDC	AHTF / UNIT <50%	AHTF / BR <50%	DEV FEE	DEV / UNIT	DEV / TDC
									*EZ, NRP, ADD'L CITY GAP FUNDING	FUNDING (incl. Non Profit Admin)						
Broadway Workforce Housing	DW	31	31	31	31	10	\$ 2,941,686.00	\$ 94,893.10	\$ 236,192.00	\$ 266,192.00	9.0%	\$ 8,586.84	\$ 8,586.84	\$ 283,000.00	\$ 9,129.03	9.6%
Camden Apts	DC	23	64	22	62	22	\$ 6,513,340.00	\$ 270,536.52	\$ -	\$ 630,000.00	9.7%	\$ 28,636.36	\$ 10,161.29	\$ 550,000.00	\$ 23,913.04	8.4%
Central Avenue Lofts	DW	59	126	20	41	8	\$ 11,936,800.00	\$ 185,369.49	\$ -	\$ 400,000.00	3.4%	\$ 20,000.00	\$ 9,756.10	\$ 1,200,000.00	\$ 20,338.98	10.1%
Franklin Gateway (Site C)	DC	91	176	19	35	0	\$ 18,359,821.00	\$ 201,756.27	\$ 620,000.00	\$ 2,030,000.00	11.1%	\$ 106,842.11	\$ 58,000.00	\$ 835,886.00	\$ 9,185.56	4.6%
Franklin Gateway (Wellstone)	DC	54	104	11	19	4	\$ 12,690,738.00	\$ 206,709.56	\$ 747,595.00	\$ 930,000.00	7.3%	\$ 84,545.45	\$ 48,947.37	\$ 1,061,372.00	\$ 19,655.04	8.4%
Midtown Exchange	KD	219	296	62	83	0	\$ 48,597,443.00	\$ 221,906.13	\$ 7,100,000.00	\$ 4,050,000.00	8.3%	\$ 65,322.58	\$ 48,795.18	\$ 4,000,000.00	\$ 18,264.84	8.2%
Ripley Gardens	DW	52	93	26	53	6	\$ 12,483,150.00	\$ 240,060.58	\$ 1,100,000.00	\$ 1,175,000.00	9.4%	\$ 45,192.31	\$ 22,169.81	\$ 1,444,227.00	\$ 27,773.60	11.6%
Riverview Senior Rental	DW	45	75	45	75	0	\$ 7,167,004.00	\$ 159,266.76	\$ 804,808.00	\$ 900,000.00	12.6%	\$ 20,000.00	\$ 12,000.00	\$ 900,000.00	\$ 20,000.00	12.6%
TOTALS		574	965	236	399	50	\$ 120,689,982.00	\$ 210,261.29	\$ 10,608,595.00	\$ 10,381,192.00	8.6%	\$ 43,988.10	\$ 26,018.03	\$ 10,274,485.00	\$ 17,899.80	8.5%

REHABILITATION PROPOSALS

PROJECT	PC	TOTAL UNITS	TOTAL BRs	UNITS <50%	BRs <50%	UNITS <30%	TDC (less assumed debt)	TDC/UNIT	CPED AHTF		AHTF / TDC	AHTF / UNIT <50%	AHTF / BR <50%	DEV FEE	DEV / UNIT	DEV / TDC
									*EZ, NRP, ADD'L CITY GAP FUNDING	FUNDING (incl. Non Profit Admin)						
1822 Park	JL	19	19	19	19	6	\$ 2,925,700.00	\$ 153,984.21	\$ 475,000.00	\$ 530,000.00	18.1%	\$ 27,894.74	\$ 27,894.74	\$ 374,044.00	\$ 19,686.53	12.8%
2100 Bloomington Court	DC	90	119	90	119	90	\$ 5,370,000.00	\$ 59,666.67	\$ -	\$ 300,000.00	5.6%	\$ 3,333.33	\$ 2,521.01	\$ 550,000.00	\$ 6,111.11	10.2%
Anpa Waste Apartments	BH	11	11	11	11	11	\$ 1,029,700.00	\$ 93,609.09	\$ -	\$ 453,746.00	44.1%	\$ 41,249.64	\$ 41,249.64	\$ 73,750.00	\$ 6,704.55	7.2%
East Village Cooperative	DW	7	27	2	7	0	\$ 300,000.00	\$ 42,857.14	\$ -	\$ 300,000.00	100.0%	\$ 150,000.00	\$ 42,857.14	\$ -	\$ -	0.0%
Echo Flats	TC	20	60	12	39	4	\$ 412,759.00	\$ 20,637.95	\$ -	\$ 392,359.00	95.1%	\$ 32,696.58	\$ 10,060.49	\$ -	\$ -	0.0%
Little Earth (Phase IV)	KD	52	154	52	154	52	\$ 4,816,636.00	\$ 92,627.62	\$ 585,000.00	\$ 530,000.00	11.0%	\$ 10,192.31	\$ 3,441.56	\$ 154,462.00	\$ 2,970.42	3.2%
PPL Southside Recap	BH	44	97	22	43	0	\$ 5,855,374.00	\$ 133,076.68	\$ -	\$ -	0.0%	\$ -	\$ -	\$ 535,000.00	\$ 12,159.09	9.1%
Structured Independent Living	DC	16	16	16	16	14	\$ 506,842.00	\$ 31,677.63	\$ -	\$ 100,000.00	19.7%	\$ 6,250.00	\$ 6,250.00	\$ 16,000.00	\$ 1,000.00	3.2%
TOTALS		259	503	224	408	177	\$ 21,217,011.00	\$ 628,136.98	\$ 1,060,000.00	\$ 2,606,105.00	12.3%	\$ 11,634.40	\$ 6,387.51	\$ 1,703,256.00	\$ 6,576.28	8.0%

* EZ, NRP, ADD'L funding includes both committed and uncommitted funds.

CPED MULTIFAMILY HOUSING DEPARTMENT
Affordable Housing Inventory Project Data Worksheet



Project Status	
Proposed:	12/13/2004
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:	2100 Bloomington Court		
Main Address:	2100 Bloomington		
Project Aliases:			
Additional Addresses:			
Ward:	6	Neighborhood:	Ventura Village

Project Activity	
<input type="checkbox"/> New Construction	
<input checked="" type="checkbox"/> Rehabilitation	
<input type="checkbox"/> Stabilization	
<input type="checkbox"/> Preservation	
Year Built:	1977

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	0		0BR	0	0	0	0	0	0
	1BR	61		1BR	61	0	0	0	0	0
	2BR	29		2BR	29	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	90	TOT	90	0	0	0	0	0		
Shelter Units:		0	+ Conversion Units:		0					
Section 8:		90								

GENERAL INFORMATION

This project is sponsored by Volunteers of America (VOA) and Dominion Development & Acquisition, LLC. VOA will be the owner and provide supportive services to the disabled residents. DDA will be the consultant and property manager. This property is a 27 year old HUD subsidized property. All 90 units are handicap-accessible. This is a 3-story elevator building. Project caters to disabled families. There will be an on-site resident coordinator.

Partnership: 2100 Bloomington LP

Developer:
 Mike Weber
 Volunteers of America
 5905 Golden Valley Road Suite 110
 Minneapolis, MN 55422-
 Phone: (763) 546-3242 ext-
 Fax: (763) 546-2774
 mweber@voamn.org

Owner:
 Mike Weber
 Volunteers of America
 5905 Golden Valley Road Suite 110
 Minneapolis, MN 55422-
 Phone: (763) 546-3242 ext-
 Fax: (763) 546-2774
 mweber@voamn.org

Contact Information:
Consultant:
 Dominion Management Services
 524 E Willow St
 Elburn, IL 60119-
 Phone: ext-
 Fax:

Contractor:
 To Be Determined
 ,
 Phone: ext-
 Fax:

Architect:
 To Be Determined
 ,
 Phone: ext-
 Fax:

Property Manager:
 Dominion Management Services
 Phone: ext-
 Fax:
Support Services:
 Volunteers of America
 Phone: (763) 546-3242 ext-
 Fax: (763) 546-2774

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
 Scott Ehrenberg
 Phone: (612) 673-5067 ext-
 Fax: (612) 673-5259

CPED Rehab:
 Dalene Lenneman
 Phone: (612) 673-5254 ext-
 Fax: (612) 673-5207
MPLS Affirmative Action

CPED MULTIFAMILY HOUSING DEPARTMENT
Affordable Housing Inventory Project Data Worksheet



Project Status	
Proposed:	12/13/2004
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:	2100 Bloomington Court
Main Address:	2100 Bloomington
Project Aliases:	
Additional Addresses:	
Ward: 6	Neighborhood: Ventura Village

Project Activity	
<input type="checkbox"/> New Construction	
<input checked="" type="checkbox"/> Rehabilitation	
<input type="checkbox"/> Stabilization	
<input type="checkbox"/> Preservation	
Year Built:	1977

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	0			0BR	0	0	0	0
1BR	61		1BR	61	0	0	0	0	0
2BR	29		2BR	29	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	90		TOT	90	0	0	0	0	0

Shelter Units: 0 + Conversion Units: 0
 Section 8: 90

USES AND SOURCES

Project Uses:	
Land:	\$2,250,000.00
Construction:	\$1,550,000.00
Construction Contingency:	\$108,500.00
Construction Interest:	\$50,000.00
Relocation:	\$45,000.00
Developer Fee:	\$550,000.00
Legal Fees:	\$250,000.00
Architect Fees:	\$102,000.00
Other Costs:	\$290,328.00
Reserves:	\$174,172.00
Non-Housing:	\$0.00
TDC:	\$5,370,000.00
TDC/Unit:	\$59,667.00

Project Sources:				
Source / Program	Amount	%	Term	Committed
City of Minneapolis <i>Entitlement Bonds</i>	\$2,505,000.00	6.50%		
<i>Syndication Proceeds</i>	\$1,565,000.00			
Hennepin County <i>AHIF</i>	\$400,000.00	3.00%		
CPED <i>AHTF</i>	\$300,000.00	0.00%		
MHFA <i>PARIF</i>	\$600,000.00	0.00%		
TDC:	\$5,370,000.00			

Financing Notes:



Project Status	
Proposed:	11/22/2004
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:	Anpa Waste Apartments
Main Address:	3146 Cedar Ave S
Project Aliases:	
Additional Addresses:	
Ward:	9
Neighborhood:	Powderhorn Park

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 checked="" 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	0		0BR	0	0	0	0	0
1BR	11	1BR	11	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	11	TOT	11	0	0	0	0	0	
Shelter Units: 0				+ Conversion Units: 0					
Section 8: 0									

GENERAL INFORMATION

The Anpa Waste Apartments project is a joint effort by the Division of Indian Work (DIW) of the Greater Minneapolis Council of Churches and the Plymouth Church Neighborhood Foundation (Foundation). The Foundation is the developer of the project with the DIW providing supportive services. Anpa Waste (pronounced Onpah Washtay) means New Beginnings in the Dakota Indian language. The project is to purchase and rehabilitate an existing 11-unit apartment building at 3146 Cedar Avenue South for permanent supportive housing for chronically homeless teen parents and their children. The Division of Indian Work will provide supportive services through the Teen Indian Parent Program (TI PP). The Foundation will provide asset management and supervise professional property management and professional administration of the Minnesota Housing Finance Agency HTF Rental Assistance contract.

Partnership:

Developer:

Lee Blons
 Plymouth Church Neighborhood Foundation
 1 E 19th St Suite 400
 Minneapolis, MN 55403-
 Phone: (612) 871-0890 ext-
 Fax: (612) 871-0843
 lblons@plymouthfoundation.org

Owner:

Lee Blons
 Plymouth Church Neighborhood Foundation
 1 E 19th St Suite 400
 Minneapolis, MN 55403-
 Phone: (612) 871-0890 ext-
 Fax: (612) 871-0843
 lblons@plymouthfoundation.org

Contact Information:

Consultant:

Contractor:

Jerry Flannery
 Flannery Construction
 351 Kellogg Blvd
 Saint Paul, MN 55101-1411
 Phone: (651) 225-1105 ext-
 Fax:

Architect:

Peter Kramer
 Roark Kramer Kosowski DESIGN
 2929 4th Ave S
 Minneapolis, MN 55408-
 Phone: (612) 822-4200 ext-
 Fax: (612) 822-4298

Property Manager:

CommonBond Communities
 Phone: (651) 290-6247 ext-
 Fax: (651) 291-1003

Support Services:

Division of Indian Work
 Phone: ext-
 Fax:

CPED Coordinator:

Bernadette Hornig
 CPED
 105 5th Ave S Suite 200
 Minneapolis, MN 55401-
 Phone: (612) 673-5236 ext-
 Fax: (612) 673-5259
 bernadette.hornig@ci.minneapolis.mn.us

CPED Legal:

CPED Support Coordinator

Scott Ehrenberg
 Phone: (612) 673-5067 ext-
 Fax: (612) 673-5259

CPED Rehab:

Kathleen Murphy
 Phone: (612) 673-5275 ext-
 Fax: (612) 673-5207

MPLS Affirmative Action



Project Status	
Proposed:	11/22/2004
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:	Anpa Waste Apartments
Main Address:	3146 Cedar Ave S
Project Aliases:	
Additional Addresses:	
Ward:	9
Neighborhood:	Powderhorn Park

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 checked="" 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	0		0	0BR	0	0	0	0
1BR	11	11	1BR	11	0	0	0	0	0
2BR	0	0	2BR	0	0	0	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	11	11	TOT	11	0	0	0	0	0

Shelter Units: + Conversion Units:

Section 8:

USES AND SOURCES

Project Uses:	
Land:	\$646,000.00
Construction:	\$203,231.00
Construction Contingency:	\$20,323.00
Construction Interest:	\$0.00
Relocation:	\$0.00
Developer Fee:	\$73,750.00
Legal Fees:	\$15,000.00
Architect Fees:	\$10,696.00
Other Costs:	\$43,200.00
Reserves:	\$17,500.00
Non-Housing:	\$0.00
TDC:	\$1,029,700.00
TDC/Unit:	\$93,609.00

Project Sources:				
Source / Program	Amount	%	Term	Committed
MPLS Council of Churches <i>Charitable Contributions</i>	\$100,000.00	0.00%	Grant	11/22/2004
MHFA <i>Urban Indian Housing Fund</i>	\$475,954.00	1.00%	30 years Deferred	11/22/2004
CPED <i>AHTF (Seed Money)</i>	\$433,746.00	1.00%	30 years Deferred	
CPED <i>Non Profit Admin</i>	\$20,000.00	0.00%	Grant	
TDC:	\$1,029,700.00			

Financing Notes:
MHFA has committed \$380,000 in deferred financing.

Project Status	
Proposed:	7/1/2004
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:	Broadway Workforce Housing
Main Address:	2601 W Broadway
Project Aliases:	
Additional Addresses:	
Ward: 5	Neighborhood: Willard-Hay

Project Activity	Development	Household
<input checked="" type="checkbox"/> New Construction	<input checked="" type="radio"/> Apartment/Condo	<input type="checkbox"/> General
<input 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="radio"/> Transitional	<input type="checkbox"/> Special Needs
	<input type="radio"/> Scattered Site/Other	<input type="checkbox"/> Homeless

Housing Production and Affordability									
UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT
	0BR	30		0BR	10	20	0	0	0
1BR	1	1BR	0	1	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	31	TOT	10	21	0	0	0	0	

Shelter Units: + Conversion Units:

Section 8:

GENERAL INFORMATION

Alliance Housing Incorporated (AHI) proposes to develop 31 units of affordable rental workforce housing at 2601 West Broadway. Proposed site is currently vacant land. Project will include thirty efficiencies and one 1 bedroom caretaker unit, laundry, office, and surface parking for 9 vehicles. Project targets low-wage workers, disabled adults, retired adults; a third of the units will be preferred for homeless singles who are working and ready for housing. Rents will be affordable to persons earning between \$7.75 - \$10.00 an hour.

Another possible component of this site is the construction of six (6) ownership townhomes along Upton Ave N. These could be a combination of market rate and affordable; another non-profit, PRG, is interested in working on them. It is too early in the development process to know whether or not the townhouses will be developed. It depends on the neighborhood's wishes and the site configuration among other considerations.

Saint Stephen's Human Services will provide support services to 12-15 residents. The services will include individual case management and referrals to employers and educational programs.

Partnership:

Developer:
 Herb Frey
 Alliance Housing Incorporated
 118 E 26th St., #202
 Minneapolis, MN 55404-
 Phone: (612) 874-0311 ext-
 Fax: (612) 874-0313
 hfrey@ststephensmpls.org

Owner:
 Herb Frey
 Alliance Housing Incorporated
 118 E 26th St., #202
 Minneapolis, MN 55404-
 Phone: (612) 874-0311 ext-
 Fax: (612) 874-0313
 hfrey@ststephensmpls.org

Contact Information:

Consultant:

Contractor:

Architect:
 Cermak Rhoades Architects
 275 E 4 St Suite 800
 Saint Paul, MN 55101-1696
 Phone: (651) 225-8623 ext-
 Fax:

Property Manager:

Support Services:
 St. Stephen's Human Services
 Phone: (612) 870-2274 ext-
 Fax: (612) 874-0313

CPED Coordinator:
 Donna Wiemann
 CPED
 105 5th Ave S Suite 200
 Minneapolis, MN 55401-
 Phone: (612) 673-5257 ext-
 Fax: (612) 673-5259
 donna.wiemann@ci.minneapolis.mn.us

CPED Legal:

CPED Support Coordinator

CPED Rehab:

MPLS Affirmative Action

Project Status	
Proposed:	7/1/2004
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:	Broadway Workforce Housing
Main Address:	2601 W Broadway
Project Aliases:	
Additional Addresses:	
Ward:	5
Neighborhood:	Willard-Hay

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 type="checkbox"/> Single	
<input type="checkbox"/> Special Needs	
<input type="checkbox"/> Homeless	

Housing Production and Affordability							
UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY				
			<30%	<50%	<60%	<80%	MKT
0BR	30	0BR	10	20	0	0	0
1BR	1	1BR	0	1	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	31	TOT	10	21	0	0	0

Shelter Units: + Conversion Units:

Section 8:

USES AND SOURCES

Project Uses:	
Land:	\$460,000.00
Construction:	\$1,558,001.00
Construction Contingency:	\$62,000.00
Construction Interest:	\$0.00
Relocation:	\$0.00
Developer Fee:	\$283,000.00
Legal Fees:	\$40,000.00
Architect Fees:	\$81,023.00
Other Costs:	\$147,662.00
Reserves:	\$310,000.00
Non-Housing:	\$0.00
TDC:	\$2,941,686.00
TDC/Unit:	\$94,893.00

Project Sources:				
Source / Program	Amount	%	Term	Committed
	\$1,694,965.00			
<i>Syndication Proceeds</i>				
MHFA	\$544,337.00			
CPED <i>AHTF</i>	\$236,192.00			
Hennepin County <i>AHIF</i>	\$100,000.00			
CPED <i>Non Profit Admin</i>	\$30,000.00			
City of Minneapolis <i>NRP (AHRF)</i>	\$236,192.00			
FHLB/Foundations	\$100,000.00			
TDC:	\$2,941,686.00			

Financing Notes:	



Project Status

Proposed: 10/26/2004

Approved:

Closed:

Complete:

Impaction

Non-Impacted

Impacted

Occupancy

Rental

Ownership

Project Name: Camden Apts

Main Address: 4643-51 Lyndale Ave N

Project Aliases:

Additional Addresses:

Ward: 4 Neighborhood: Lind-Bohanon

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	0	0	0	0	0	0	0
1BR	0	0	0	0	0	0	0
2BR	10	9	0	0	1	0	0
3BR	8	8	0	0	0	0	0
4+BR	5	5	0	0	0	0	0
TOT	23	22	0	0	1	0	0

Shelter Units: _____ + Conversion Units: _____

Section 8: 22

GENERAL INFORMATION

Pillsbury United Communities (PUC) and Project for Pride in living (PPL) jointly propose to build 23 units of permanent supportive housing headed predominately by single custodial fathers. Many of the families will be homeless or have experienced homelessness resulting from mental or chemical disabilities. PUC has operated the FACT (Fathers and Children Together) for 8 years. On site delivery service will allow easy access to case workers.

The existing building will be demolished (Camden Hotel). The proposed building will be three-stories. There will also be community space for meetings and social gatherings. There is also an outdoor play area and computer/study rooms and 17 underground parking spaces.

Partnership: PPL/PUC Camden Apts LLC

Developer:

Barbara McCormick
PPL
1035 E Franklin Ave
Minneapolis, MN 55404-2920
Phone: (612) 874-8512 ext-
Fax: (612) 872-8995
barbara.mccormick@ppl-inc.org

Owner:

Brad Kinder
Pillsbury United Communities
2507 Fremont Ave N
Minneapolis, MN 55411-
Phone: (612) 529-9267 ext-
Fax: (612) 588-5611
kinderb@puc-mn.org

Contact Information:

Consultant:

Contractor:

To Be Determined

Phone: _____ ext-
Fax: _____

Architect:

Toby Rapson
Rapson Architects
409 Cedar Ave
Minneapolis, MN 55454-
Phone: _____ ext-
Fax: _____

Property Manager:

PPL
Phone: (612) 874-8511 ext-
Fax: (612) 874-6444

Support Services:

Pillsbury United Communities
Phone: (612) 529-9267 ext-
Fax: (612) 588-5611

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 Action

CPED MULTIFAMILY HOUSING DEPARTMENT
Affordable Housing Inventory Project Data Worksheet



Project Status

Proposed: 10/26/2004

Approved:

Closed:

Complete:

Impaction

Non-Impacted

Impacted

Occupancy

Rental

Ownership

Project Name: Camden Apts

Main Address: 4643-51 Lyndale Ave N

Project Aliases:

Additional Addresses:

Ward: 4 Neighborhood: Lind-Bohanon

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	0	1BR	0	0	0	0	0	0
2BR	10	10	2BR	9	0	0	1	0	0
3BR	8	8	3BR	8	0	0	0	0	0
4+BR	5	5	4+BR	5	0	0	0	0	0
TOT	23	23	TOT	22	0	0	0	1	0

Shelter Units: _____ + Conversion Units: _____

Section 8: 22

USES AND SOURCES

Project Uses:

Land: \$725,000.00

Construction: \$4,426,500.00

Construction Contingency: \$0.00

Construction Interest: \$0.00

Relocation: \$225,000.00

Developer Fee: \$550,000.00

Legal Fees: \$33,000.00

Architect Fees: \$105,000.00

Other Costs: \$157,840.00

Reserves: \$0.00

Non-Housing: \$291,000.00

TDC: \$6,513,340.00

TDC/Unit: \$270,537.00

Project Sources:

Source / Program	Amount	%	Term	Committed
MHFA <i>Open Pipeline</i>	\$1,605,283.00	1.00%		
Hennepin County <i>AHIF</i>	\$425,000.00	1.00%		11/30/2004
CPED <i>AHTF</i>	\$600,000.00	1.00%		
FHLB <i>AHP</i>	\$115,000.00	1.00%		12/17/2004
HUD <i>SHP</i>	\$420,000.00	1.00%		12/19/2003
<i>Syndication Proceeds</i>	\$3,318,057.00			11/1/2004
CPED <i>Non Profit Admin</i>	\$30,000.00			
50 CPED <i>LIHTC - \$404,208 (2005)</i>				
TDC:	\$6,513,340.00			

Financing Notes:



Project Status	
Proposed:	2/1/2004
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:	Central Avenue Lofts
Main Address:	2338 Central Ave NE
Project Aliases:	
Additional Addresses:	
Ward:	3
Neighborhood:	Holland

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 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		0	0	0	0	0	0
1BR	13	0	7	0	0	0	0	6	
2BR	25	0	5	14	0	0	0	6	
3BR	21	8	0	13	0	0	0	0	
4+BR	0	0	0	0	0	0	0	0	
TOT	59	8	12	27	0	0	0	12	

Shelter Units: + Conversion Units:

Section 8:

GENERAL INFORMATION

The Central Avenue Lofts will be located on the current US Bank site at 2338 Central Ave NE. The redevelopment project includes the demolition of the current bank building to allow for the new construction of a four-story building along Central Ave and 24th Avenue, and up to seven new townhomes along Jackson St. The four-story building will include approximately 7,500 sf of retail space on the first floor facing Central Avenue, of which 50% will be occupied by US Bank, who has signed a 40-year lease for the space. Fifty-nine (59) rental units will be provided in the building, with the majority of these units being two- and three-bedroom units, in order that the new housing may accommodate families.

The redevelopment will address an underutilized site located on a major transit and central commercial corridor.

Partnership:

Contact Information:

Developer:

Sherman Associates, Inc.
 1525 S 4th St Suite 201
 Minneapolis, MN 55404-
 Phone: (612) 332-5000 ext-
 Fax: (612) 332-8119

Owner:

Sherman Associates, Inc.
 1525 S 4th St Suite 201
 Minneapolis, MN 55404-
 Phone: (612) 332-5000 ext-
 Fax: (612) 332-8119

Consultant:

Contractor:

Architect:

Paula Merrigan
 DJR Architecture, Inc.
 333 Washington Ave N Suite 210
 Minneapolis, MN 55401-
 Phone: (612) 362-0431 ext-
 Fax: (612) 676-2796

Property Manager:

Sherman Associates, Inc.
 Phone: (612) 332-5000 ext-
 Fax: (612) 332-8119

Support Services:

CPED Coordinator:

Donna Wiemann
 CPED
 105 5th Ave S Suite 200
 Minneapolis, MN 55401-
 Phone: (612) 673-5257 ext-
 Fax: (612) 673-5259
 donna.wiemann@ci.minneapolis.mn.us

CPED Legal:

CPED Support Coordinator

Connie Green
 Phone: (612) 673-5234 ext-
 Fax: (612) 673-5259

CPED Rehab:

MPLS Affirmative Action



Project Status	
Proposed:	2/1/2004
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:	Central Avenue Lofts
Main Address:	2338 Central Ave NE
Project Aliases:	
Additional Addresses:	
Ward: <input type="text" value="3"/> Neighborhood:	Holland

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 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		0	0BR	0	0	0	0
1BR	13	13	1BR	0	7	0	0	6	
2BR	25	25	2BR	0	5	14	0	6	
3BR	21	21	3BR	8	0	13	0	0	
4+BR	0	0	4+BR	0	0	0	0	0	
TOT	59	59	TOT	8	12	27	0	12	

Shelter Units: + Conversion Units:

Section 8:

USES AND SOURCES

Project Uses:	
Land:	\$1,850,000.00
Construction:	\$6,050,000.00
Construction Contingency:	\$300,000.00
Construction Interest:	\$260,000.00
Relocation:	\$0.00
Developer Fee:	\$1,200,000.00
Legal Fees:	\$150,000.00
Architect Fees:	\$280,000.00
Other Costs:	\$489,000.00
Reserves:	\$257,800.00
Non-Housing:	\$1,000,000.00
TDC:	\$11,936,800.00
TDC/Unit:	\$185,369.00

Project Sources:				
Source / Program	Amount	%	Term	Committed
1 CPED AHTF	\$400,000.00			
2 City of Minneapolis HRB	\$6,750,000.00			
3 Syndication Proceeds	\$4,400,000.00			
4 Hennepin County AHIF	\$386,800.00			
TDC:	\$11,936,800.00			

Financing Notes:
The project cost information and the project financing information do not include the for-sale townhomes.

Project Status	
Proposed:	10/28/2004
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:	Echo Flats
Main Address:	2612-16 3rd Ave S
Project Aliases:	
Additional Addresses:	319 W 25th St, 2800 Pleasant Ave
Ward:	6
Neighborhood:	Whittier

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

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 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	4	2BR	1	0	3	0	0	0	
3BR	12	3BR	3	4	5	0	0	0	
4+BR	4	4+BR	0	4	0	0	0	0	
TOT	20	TOT	4	8	8	0	0	0	
Shelter Units: 0				+ Conversion Units: 0					
Section 8: 0									

GENERAL INFORMATION

Echo Flats Cooperative is a four building scattered site development created in 1992 and provides 20 units of affordable housing in the Whittier neighborhood of South Minneapolis. The development provides a range of 2, 3, and 4 bedroom units with the 4-bedroom units featuring over 2,000 sq. ft. of living space and the 3-bedroom units with more than 1,000 sq. ft. of living space.

CHDC proposes to completely renovate all four building's exteriors and update the interiors with emphasis on remodeling the kitchens, baths, and all common areas.

Partnership: Echo Flats LP

Developer:

CHDC
 710 S 2nd St Suite 603
 Minneapolis, MN 55401-
 Phone: (612) 332-6264 ext-
 Fax: (612) 332-2627

Owner:

Phone: _____ ext- Fax: _____	
---------------------------------	--

Contact Information:

Consultant:

Rachel Robinson
 J.L. Pope Associates
 1248 Como Blvd. E
 Saint Paul, MN 55117-
 Phone: (651) 489-8560 ext-
 Fax: (651) 489-8569
 rachel@jlpope.com

Contractor:

Architect:

Roark Kramer Kosowski DESIGN
 2929 4th Ave S
 Minneapolis, MN 55408-
 Phone: (612) 822-4200 ext-
 Fax: (612) 822-4298

Property Manager:

BDC Management
 Phone: (612) 215-6822 ext-
 Fax: (612) 371-1834

Support Services:

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:

Gary Winter
 Phone: (612) 673-5132 ext-
 Fax: (612) 673-5112

CPED Support Coordinator

Connie Green
 Phone: (612) 673-5234 ext-
 Fax: (612) 673-5259

CPED Rehab:

Dalene Lenneman
 Phone: (612) 673-5254 ext-
 Fax: (612) 673-5207

MPLS Affirmative Action

Project Status
 Proposed: 10/28/2004
 Approved:
 Closed:
 Complete:

Impaction
 Non-Impacted
 Impacted

Occupancy
 Rental
 Ownership

Project Name: Echo Flats
 Main Address: 2612-16 3rd Ave S
 Project Aliases:
 Additional Addresses: 319 W 25th St, 2800 Pleasant Ave
 Ward: 6 Neighborhood: Whittier

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	0	0	0	0	0	0	0
1BR	0	0	0	0	0	0	0
2BR	4	4	1	0	3	0	0
3BR	12	12	3	4	5	0	0
4+BR	4	4	0	4	0	0	0
TOT	20	20	4	8	8	0	0

Shelter Units: 0 + Conversion Units: 0
 Section 8: 0

USES AND SOURCES

Project Uses:

Land: \$0.00
 Construction: \$341,759.00
 Construction Contingency: \$35,000.00
 Construction Interest: \$0.00
 Relocation: \$0.00
 Developer Fee: \$0.00
 Legal Fees: \$10,000.00
 Architect Fees: \$15,000.00
 Other Costs: \$11,000.00
 Reserves: \$0.00
 Non-Housing: \$0.00
 TDC: \$412,759.00
 TDC/Unit: \$20,638.00

Project Sources:

Source / Program	Amount	%	Term	Committed
Echo Flats <i>Replacement Reserves</i>	\$20,400.00			10/28/2004
CPED <i>Non Profit Admin</i>	\$30,000.00		Grant	
CPED <i>AHTF (Seed Money)</i>	\$362,359.00		Deferred	
TDC:	\$412,759.00			

Financing Notes:



Project Status	
Proposed:	12/31/2002
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:	Franklin Gateway (Phase IIB1) Wellstone
Main Address:	1931 Portland Ave
Project Aliases:	(see also Phase II-Wellstone-Own)
Additional Addresses:	612, 616, 620, 624 Franklin Ave E
Ward:	6
Neighborhood:	Phillips

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 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	10		0BR	0	5	0	0	0
1BR	4	1BR	0	0	0	0	0	4	
2BR	30	2BR	2	2	3	0	0	23	
3BR	10	3BR	2	0	8	0	0	0	
4+BR	0	4+BR	0	0	0	0	0	0	
TOT	54	TOT	4	7	11	0	0	32	

Shelter Units: + Conversion Units:

Section 8:

GENERAL INFORMATION

Located at the northeast corner of Franklin & Portland, The Wellstone features 54 units of mixed income townhome-style rental units, 13 units of moderately priced homeownership and 9,000 sf of commercial space that will house a restaurant, retail and second floor office space. CRV funds committed. Parking for residents will be provided via a below grade parking garage which will preserve much of the site for shared green space, playground and landscaping. 4 units designated for long-term homelessness.

Partnership: Franklin-Portland Gateway Phase II LP

Developer:

Deanna Foster
 Hope Community, Inc.
 2101 Portland Ave S
 Minneapolis, MN 55404-
 Phone: (612) 874-8867 ext x-105
 Fax: (612) 874-8650
 dfoster@hope-community.org

Owner:

CCHT
 1625 Park Avenue
 Minneapolis, MN 55404
 Phone: (612) 341-3148 ext-
 Fax: (612) 341-4208
 ccht@ccht.org

Contact Information:

Consultant:

Contractor:

Watson-Forsberg Co.
 1433 Utica Ave S Suite 252
 Minneapolis, MN 55416-
 Phone: ext-
 Fax:

Architect:

Noah Bly
 Cuningham Group, Construction Serv.
 201 Main St SE Suite 222
 Minneapolis, MN 55414
 Phone: (612) 379-3400 ext-
 Fax: (612) 979-4400
 nbly@cuningham.com

Property Manager:

Hope Community, Inc.
 Phone: (612) 874-8867 ext- x-209
 Fax: (612) 874-8650

Support Services:

Hope Community, Inc.
 Phone: (612) 874-8867 ext- x-105
 Fax: (612) 874-8650

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:

Ruben Acosta
 Phone: (612) 673-5052 ext-
 Fax: (612) 673-5112

CPED Support Coordinator

Scott Ehrenberg
 Phone: (612) 673-5067 ext-
 Fax: (612) 673-5259

CPED Rehab:

Kathleen Murphy
 Phone: (612) 673-5275 ext-
 Fax: (612) 673-5207

MPLS Affirmative Action



Project Status	
Proposed:	12/31/2002
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:	Franklin Gateway (Phase IIB1) Wellstone
Main Address:	1931 Portland Ave
Project Aliases:	(see also Phase II-Wellstone-Own)
Additional Addresses:	612, 616, 620, 624 Franklin Ave E
Ward:	6
Neighborhood:	Phillips

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 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	10		0BR	0	5	0	0	5
	1BR	4		1BR	0	0	0	0	4
	2BR	30		2BR	2	2	3	0	23
	3BR	10		3BR	2	0	8	0	0
4+BR	0	4+BR	0	0	0	0	0		
TOT	54	TOT	4	7	11	0	32		
Shelter Units:		4	+ Conversion Units:						
Section 8:									

USES AND SOURCES

Project Uses:	
Land:	\$887,645.00
Construction:	\$7,493,002.00
Construction Contingency:	\$344,245.00
Construction Interest:	\$165,662.00
Relocation:	
Developer Fee:	\$1,061,372.00
Legal Fees:	\$140,000.00
Architect Fees:	\$308,158.00
Other Costs:	\$680,982.00
Reserves:	\$71,250.00
Non-Housing:	\$1,528,422.00
TDC:	\$12,690,738.00
TDC/Unit:	\$234,828.00

Project Sources:				
Source / Program	Amount	%	Term	Committed
1 Glaser 1st Mortgage	\$5,300,000.00	6.00%	40 yrs	
2 Deferred Developer Fee	\$417,505.00			11/1/2004
3 Syndication Proceeds	\$2,706,000.00			
4 CPED AHTF	\$900,000.00			
5 CPED Non Profit Admin	\$30,000.00			
6 City of Minneapolis Empowerment Zone	\$339,669.00			
7 Met Council TEA-21	\$332,000.00			12/20/2002
8 Met Council LCDA	\$246,100.00			1/16/2003
9 Met Council LCDA	\$500,000.00			
10 MHFA	\$450,000.00			
11 FHF	\$200,000.00			
12 Hennepin County TOD	\$100,000.00			10/1/2003
13 Hennepin County ERF	\$10,000.00			2/6/2003
14 Hennepin County AHIF	\$300,000.00			
15 FHLB	\$141,968.00			

Financing Notes:
TDC/unit is \$206,710 excluding non-housing.
\$289,514 of MHFA CRV funds committed for the Wellstone homeownership.



Project Status	
Proposed:	12/31/2002
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:	Franklin Gateway (Phase IIB1) Wellstone
Main Address:	1931 Portland Ave
Project Aliases:	(see also Phase II-Wellstone-Own)
Additional Addresses:	612, 616, 620, 624 Franklin Ave E
Ward:	6
Neighborhood:	Phillips

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 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	10		0BR	0	5	0	0	0
1BR	4	1BR	0	0	0	0	0	4	
2BR	30	2BR	2	2	3	0	0	23	
3BR	10	3BR	2	0	8	0	0	0	
4+BR	0	4+BR	0	0	0	0	0	0	
TOT	54	TOT	4	7	11	0	0	32	

Shelter Units: + Conversion Units:

Section 8:

16 \$299,570.00 3/16/2004

For Sale Pro-Rated Parking Reimburs

17 City of Minneapolis \$407,926.00

TIF (pay go note)

TDC:	\$12,680,738.00
-------------	-----------------

Project Status	
Proposed:	9/1/2003
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:	Little Earth (Phase IV)
Main Address:	2501 Cedar Ave So
Project Aliases:	
Additional Addresses:	
Ward:	6
Neighborhood:	Phillips

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 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 checked="" type="checkbox"/> Senior	
<input checked="" 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	10	10	2BR	10	0	0	0	0	0
3BR	34	34	3BR	34	0	0	0	0	0
4+BR	8	8	4+BR	8	0	0	0	0	0
TOT	52	52	TOT	52	0	0	0	0	0

Shelter Units: + Conversion Units:

Section 8: 52

GENERAL INFORMATION

LEUTHC has developed a comprehensive plan that addresses its physical improvement needs. This project is Phase IV of that comprehensive plan. Phase IV includes cluster 3, 4, 5 & 6. Clusters 3, 4, and 5 encompass 52 townhouse units.

Rehab and site improvements are meant to address health and safety, security, and environmental issues. Work includes replacement of gas stove vents and installation of central air conditioning in townhouses, replacement of sidewalks and retaining walls, perimeter fencing and signage for security, and resurfacing of reconfigured parking lots.

Partnership:

Developer:

Jackie Dionne LEUTHC 2501 Cedar Ave S Minneapolis, MN 55404-4096 Phone: ext Fax:

Owner:

Jackie Dionne LEUTHC 2501 Cedar Ave S Minneapolis, MN 55404-4096 Phone: ext Fax:

Contact Information:

Consultant:

Rosemary Fagrelus 665 Prior Ave S Saint Paul, MN 55116- Phone: (651) 696-2999 ext- Fax: (651) 696-0731 rgf711@aol.com
--

Contractor:

Morcon Construction, Inc. 4300 Glumack Dr Minneapolis, MN Phone: (612) 970-9878 ext- Fax:

Architect:

Meyer, Scherer & Rockcastle, Ltd. Phone: ext- Fax:
--

Property Manager:

LaSalle Management Phone: (952) 876-9200 ext- Fax:
--

Support Services:

Little Earth Residents Assoc. Phone: ext- Fax:
--

CPED Coordinator:

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

CPED Legal:

Ruben Acosta Phone: (612) 673-5052 ext- Fax: (612) 673-5112

CPED Support Coordinator

Connie Green Phone: (612) 673-5234 ext- Fax: (612) 673-5259

CPED Rehab:

Geri Meyer Phone: (612) 673-5252 ext- Fax: (612) 673-5207

MPLS Affirmative Action

Project Status	
Proposed:	9/1/2003
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:	Little Earth (Phase IV)
Main Address:	2501 Cedar Ave So
Project Aliases:	
Additional Addresses:	
Ward:	6
Neighborhood:	Phillips

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 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 checked="" type="checkbox"/> Senior	
<input checked="" 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	10	10	2BR	10	0	0	0	0	0
3BR	34	34	3BR	34	0	0	0	0	0
4+BR	8	8	4+BR	8	0	0	0	0	0
TOT	52	52	TOT	52	0	0	0	0	0

Shelter Units: + Conversion Units:

Section 8:

USES AND SOURCES

Project Uses:	
Land:	\$0.00
Construction:	\$3,803,002.00
Construction Contingency:	\$345,727.00
Construction Interest:	
Relocation:	
Developer Fee:	\$154,462.00
Legal Fees:	
Architect Fees:	\$276,581.00
Other Costs:	\$236,864.00
Reserves:	
Non-Housing:	
TDC:	\$4,816,636.00
TDC/Unit:	\$92,628.00

Project Sources:				
Source / Program	Amount	%	Term	Committed
1 MHFA PARIF	\$2,300,000.00	0.00%	30 yr Deferred	
2 MCDA AHTF	\$500,000.00	1.00%	30 yr Deferred	
3 MCDA Non Profit Admin	\$30,000.00		Grant	
4 City of Minneapolis NRP (AHRF)	\$285,000.00	1.00%	30 yrs Deferred	12/15/2003
5 MCDA Empowerment Zone	\$300,000.00	1.00%	30 yr Deferred	
6 Hennepin County AHIF	\$600,000.00	0.00%	30 yr Deferred	
7 MHFA Urban Indian Housing	\$500,000.00	0.00%	30 yr Deferred	
8 Foundations/Tribes/Other	\$301,636.00			
TDC:	\$4,816,636.00			

Financing Notes:	



Project Status	
Proposed:	4/12/2004
Approved:	<input checked="" type="checkbox"/>
Closed:	12/30/2004
Complete:	

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

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

Project Name:	Midtown Exchange (Sears) - Rental
Main Address:	2929 Chicago Ave S
Project Aliases:	Sears, Chicago Condominiums
Additional Addresses:	
Ward:	8
Neighborhood:	Phillips

Project Activity	
<input checked="" type="checkbox"/> New Construction	
<input type="checkbox"/> Rehabilitation	
<input type="checkbox"/> Stabilization	
<input type="checkbox"/> Preservation	
Year Built:	1928

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	6		0BR	0	4	0	0	0
1BR	146	1BR	0	38	90	0	0	18	
2BR	57	2BR	0	19	24	0	0	14	
3BR	10	3BR	0	1	2	0	0	7	
4+BR	0	4+BR	0	0	0	0	0	0	
TOT	219	TOT	0	62	116	0	0	41	

Shelter Units: + Conversion Units: 219
 Section 8:

GENERAL INFORMATION

219 affordable and market rate rental units (approximately 267,000 sf) on floors 2-8 of the historic 1928 Sears Tower. 52% of units @ 60% income and rents; 28% of units @ 50% income and rents; 20% of units with no income restrictions.

This rental project is one component of the adaptive reuse of the former Sears retail and catalog facility. After renovation, the 12-story historic building will have more than 1 million square feet of leasable space and include the Allina corporate headquarters, rental and ownership housing, commercial/retail space and a 100-plus room full service hotel.

Partnership:

Developer:
 Elizabeth Flannery
 Sherman Associates, Inc.
 233 Park Ave Suite 201
 Minneapolis, MN 55415-
 Phone: (612) 332-5000 ext-
 Fax: (612) 332-8119
 ElizabethF@go2sherman.com

Owner:
 Sherman Associates, Inc.
 1525 S 4th St Suite 201
 Minneapolis, MN 55404-
 Phone: (612) 332-5000 ext-
 Fax: (612) 332-8119

Contact Information:

Consultant:
 Sherman Associates, Inc.
 Phone: (612) 332-5000 ext-
 Fax: (612) 332-8119

Contractor:

Ryan Companies
 50 S 10th St Suite 300
 Minneapolis, MN 55403-2012
 Phone: (612) 492-4000 ext-
 Fax:

Architect:

Ellness, Swenson, Graham Architects Inc.
 500 Washington Ave
 Minneapolis, MN 55415-
 Phone: (612) 339-5508 ext-
 Fax: (612) 339-5382

Property Manager:

Sherman Associates, Inc.
 Phone: (612) 332-5000 ext-
 Fax: (612) 332-8119

CPED Coordinator:

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

CPED Legal:

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

CPED Rehab:

Kathleen Murphy
 Phone: (612) 673-5275 ext-
 Fax: (612) 673-5207

CPED Support Coordinator

Connie Green
 Phone: (612) 673-5234 ext-
 Fax: (612) 673-5259

MPLS Affirmative Action

CPED MULTIFAMILY HOUSING DEPARTMENT
Affordable Housing Inventory Project Data Worksheet



Project Status	
Proposed:	4/12/2004
Approved:	<input checked="" type="checkbox"/>
Closed:	12/30/2004
Complete:	

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

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

Project Name:	Midtown Exchange (Sears) - Rental
Main Address:	2929 Chicago Ave S
Project Aliases:	Sears, Chicago Condominiums
Additional Addresses:	
Ward:	8
Neighborhood:	Phillips

Project Activity	
<input checked="" type="checkbox"/> New Construction	
<input type="checkbox"/> Rehabilitation	
<input type="checkbox"/> Stabilization	
<input type="checkbox"/> Preservation	
Year Built:	1928

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	6		0BR	0	4	0	0	0
1BR	146	1BR	0	38	90	0	0	18	
2BR	57	2BR	0	19	24	0	0	14	
3BR	10	3BR	0	1	2	0	0	7	
4+BR	0	4+BR	0	0	0	0	0	0	
TOT	219	TOT	0	62	116	0	0	41	

Shelter Units: + Conversion Units: 219
 Section 8:

USES AND SOURCES

Project Uses:	
Land:	\$0.00
Construction:	\$36,681,641.00
Construction Contingency:	\$1,559,610.00
Construction Interest:	\$1,800,000.00
Relocation:	\$0.00
Developer Fee:	\$4,000,000.00
Legal Fees:	\$400,000.00
Architect Fees:	\$425,000.00
Other Costs:	\$1,660,442.00
Reserves:	\$2,070,750.00
Non-Housing:	\$0.00
TDC:	\$48,597,443.00
TDC/Unit:	\$221,906.00

Project Sources:		Amount	%	Term	Committed
1	CPED HRB	\$10,265,000.00			11/19/2004
2	Syndication Proceeds (LIHTC)	\$14,125,622.00			10/1/2004
3	CPED HRB (TIF Mortgage)	\$3,000,000.00			5/14/2004
4	Syndication Proceeds (Historic)	\$8,256,821.00			10/1/2004
5	CPED AHTF (HOME)	\$1,800,000.00	1.00%	30 yrs Deferred	5/1/2004 HD00000562
6	City of Minneapolis NRP	\$1,200,000.00			
7	MHFA Challenge	\$1,400,000.00			11/1/2004
8	FHF	\$600,000.00			11/1/2004
9	City of Minneapolis EZ	\$500,000.00			
10	Hennepin County AHIF	\$500,000.00			11/30/2004
11	City of Minneapolis Gen'l Obligation Bonds (For Sale TIF)	\$2,400,000.00			5/14/2004
12	CPED AHTF	\$2,250,000.00			
13	MHFA Challenge	\$1,600,000.00			
14	FHF	\$400,000.00			
15	Hennepin County AHIF	\$300,000.00			

Financing Notes:
 1/5/05 CPED Bridge Financing = \$6,250,000

CPED MULTIFAMILY HOUSING DEPARTMENT
Affordable Housing Inventory Project Data Worksheet



Project Status	
Proposed:	4/12/2004
Approved:	<input checked="" type="checkbox"/>
Closed:	12/30/2004
Complete:	

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

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

Project Name:	Midtown Exchange (Sears) - Rental
Main Address:	2929 Chicago Ave S
Project Aliases:	Sears, Chicago Condominiums
Additional Addresses:	
Ward:	8
Neighborhood:	Phillips

Project Activity	
<input checked="" type="checkbox"/> New Construction	
<input type="checkbox"/> Rehabilitation	
<input type="checkbox"/> Stabilization	
<input type="checkbox"/> Preservation	
Year Built:	1928

Development	
<input checked="" type="checkbox"/> Apartment/Condo	
<input type="checkbox"/> Townhome	
<input type="checkbox"/> Coop	
<input type="checkbox"/> Shelter	
<input type="checkbox"/> Transitional	
<input type="checkbox"/> 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	6		0BR	0	4	0	0	0
1BR	146	1BR	0	38	90	0	0	18	
2BR	57	2BR	0	19	24	0	0	14	
3BR	10	3BR	0	1	2	0	0	7	
4+BR	0	4+BR	0	0	0	0	0	0	
TOT	219	TOT	0	62	116	0	0	41	
Shelter Units:			+ Conversion Units: 219						
Section 8:									

50 CPED
 LIHTC - \$1,582,861 (HRB-2003)

12/18/2004

TDC:	\$48,597,443.00
-------------	-----------------



Project Status	
Proposed:	2/7/2002
Approved:	<input checked="" 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:	Ripley Gardens
Main Address:	300 Queen Ave N
Project Aliases:	Queen Care Center
Additional Addresses:	
Ward:	5
Neighborhood:	Harrison

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 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	6		0BR	6	0	0	0	0
1BR	12	1BR	0	0	0	0	0	12	
2BR	27	2BR	0	13	0	0	0	14	
3BR	7	3BR	0	7	0	0	0	0	
4+BR	0	4+BR	0	0	0	0	0	0	
TOT	52	TOT	6	20	0	0	0	26	

Shelter Units: + Conversion Units: 30
 Section 8:

GENERAL INFORMATION

CCHT proposes to redevelop the historic Ripley Maternity Hospital site to create a mixed-use, mixed-income housing development containing rental and home ownership opportunities for households at very-low, low, moderate, and median income levels. In addition to the renovations of the three existing buildings into housing and community space, it is the intention of CCHT to add to the site two new buildings containing rental and homeownership units that will enhance and reflect the existing structures. There will be approximately 62 total units, with roughly 52 rental units and between 8 and 12 owner occupied units.

Four of the rental units will be for chronically homeless single adults needing support services. The entire Ripley Gardens site is on the National and Local Register of Historic Places and all design plans must be approved through the appropriate historic processes.

Partnership:

Developer:

Gina Ciganik
 CCHT
 1625 Park Avenue
 Minneapolis, MN 55404-
 Phone: (612) 341-3148 ext x-204
 Fax:
 gciganik@ccht.org

Owner:

CCHT
 1625 Park Avenue
 Minneapolis, MN 55404
 Phone: (612) 341-3148 ext-
 Fax: (612) 341-4208
 ccht@ccht.org

Contact Information:

Consultant:

Contractor:

Stahl Construction
 5755 Wayzata Blvd
 Saint Louis Park, MN 55416-
 Phone: (952) 931-9300 ext-
 Fax:

Architect:

LHB Engineers & Architects
 250 3rd Ave N Suite 450
 Minneapolis, MN 55401-
 Phone: (612) 752-6928 ext-
 Fax:

Property Manager:

To Be Determined
 Phone: ext-
 Fax:

CPED Coordinator:

Donna Wiemann
 CPED
 105 5th Ave S Suite 200
 Minneapolis, MN 55401-
 Phone: (612) 673-5257 ext-
 Fax: (612) 673-5259
 donna.wiemann@ci.minneapolis.mn.us

CPED Legal:

Gary Winter
 Phone: (612) 673-5132 ext-
 Fax: (612) 673-5112

CPED Rehab:

Dalene Lenneman
 Phone: (612) 673-5254 ext-
 Fax: (612) 673-5207

CPED Support Coordinator

Connie Green
 Phone: (612) 673-5234 ext-
 Fax: (612) 673-5259

MPLS Affirmative Action



Project Status	
Proposed:	2/7/2002
Approved:	<input checked="" 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:	Ripley Gardens
Main Address:	300 Queen Ave N
Project Aliases:	Queen Care Center
Additional Addresses:	
Ward:	5
Neighborhood:	Harrison

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 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	6			0BR	6	0	0	0
1BR	12		1BR	0	0	0	0	0	12
2BR	27		2BR	0	13	0	0	0	14
3BR	7		3BR	0	7	0	0	0	0
4+BR	0		4+BR	0	0	0	0	0	0
TOT	52		TOT	6	20	0	0	0	26

Shelter Units: + Conversion Units: 30
 Section 8:

USES AND SOURCES

Project Uses:	
Land:	\$428,530.00
Construction:	\$8,159,001.00
Construction Contingency:	\$727,510.00
Construction Interest:	\$128,000.00
Relocation:	
Developer Fee:	\$1,444,227.00
Legal Fees:	\$110,000.00
Architect Fees:	\$550,000.00
Other Costs:	\$771,282.00
Reserves:	\$164,600.00
Non-Housing:	
TDC:	\$12,483,150.00
TDC/Unit:	\$240,061.00

Project Sources:				
Source / Program	Amount	%	Term	Committed
1 Hennepin County <i>ERF</i>	\$411,000.00		Grant	12/30/2002
2 CPED <i>Non Profit Admin</i>	\$30,000.00		Grant	5/1/2004
3 <i>Syndication Proceeds</i>	\$3,720,000.00			11/1/2004
4 <i>Syndication Proceeds (Historic)</i>	\$691,637.00			
5 <i>Syndication Proceeds (Historic)</i>	\$270,270.00			
6 CPED <i>AHTF</i>	\$1,145,000.00		*	5/1/2004
7 HUD <i>221D4</i>	\$2,954,949.00	6.25%		
8 CCHT <i>Land Donation</i>	\$207,419.00			5/1/2004
9 CCHT <i>Equity</i>	\$150,000.00			5/1/2004
10 Hennepin County <i>AHIF</i>	\$350,000.00			
11 FHF	\$250,000.00			
12 MHFA	\$500,000.00			
13 City of Minneapolis <i>NRP</i>	\$300,000.00			
14 City of Minneapolis <i>TIF Supplemental Mtg</i>	\$800,000.00			
15 <i>Historic Preservation Grants</i>	\$100,000.00		Grant	

Financing Notes:
 The project sources and uses are for the rental housing development only.
 *CPED AHTF funding partially approved in the amount of \$200,000.

CPED MULTIFAMILY HOUSING DEPARTMENT
Affordable Housing Inventory Project Data Worksheet



Project Status	
Proposed:	2/7/2002
Approved:	<input checked="" 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:	Ripley Gardens
Main Address:	300 Queen Ave N
Project Aliases:	Queen Care Center
Additional Addresses:	
Ward: 5	Neighborhood: Harrison

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 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	6		0BR	6	0	0	0	0
1BR	12	1BR	0	0	0	0	0	12	
2BR	27	2BR	0	13	0	0	0	14	
3BR	7	3BR	0	7	0	0	0	0	
4+BR	0	4+BR	0	0	0	0	0	0	
TOT	52	TOT	6	20	0	0	0	26	

Shelter Units: + Conversion Units: 30

Section 8:

16 Foundations/Corporations	\$452,875.00
17 CCHT	\$150,000.00
<i>Deferred Developer Fee</i>	
50 CPED	<i>LIHTC - \$465,000 (2005)</i>
51 CPED	<i>LIHTC - \$33,784 (2006-MHFA)</i>
TDC:	\$12,483,150.00



Project Status	
Proposed:	11/18/2003
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:	Structured Independent Living
Main Address:	4632 1st Ave S
Project Aliases:	Structured Independent Living for Homeless Veterans
Additional Addresses:	5521 32nd Ave S, 5612 46th Ave S, 4653 Columbus, 4308 29th Ave S, 4226 Portland,
Ward:	Neighborhood: Standish

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

Development
<input type="radio"/> Apartment/Condo
<input type="radio"/> Townhome
<input type="radio"/> Coop
<input type="radio"/> Shelter
<input type="radio"/> Transitional
<input checked="" 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 checked="" type="checkbox"/> Homeless

Housing Production and Affordability									
UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT
	0BR	16		0BR	14	2	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	16	TOT	14	2	0	0	0	0	

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

GENERAL INFORMATION

16 SRO units in 6 properties which are owned by the Minnesota Assistance Council for Veterans (MACV) and are used as transitional housing for participants in the Structured Independent Living program for homeless veterans. Each veteran is assigned a bedroom. These properties were purchased from the Veterans Administration as foreclosures in 1994 and leased to MVAC for \$1 a year. In 2001, MACV negotiated a sale for the balance of the original mortgage. Residents reside in the units for 24 months and then move on to less structured housing. This program is drug and alcohol free in a structured environment that provides food, housing, employment, school and work. MACV has 13 years experience in serving over 2,400 homeless veterans.

<u>Partnership:</u>		<u>Contact Information:</u>	
<u>Developer:</u> Jim Coulthard MN Assistance Council for Veterans 1 Veteran's Dr Bldg 47 VAMC Minneapolis, MN 55417- Phone: (612) 726-9375 ext- Fax: (612) 726-1138	<u>Owner:</u> Jim Coulthard MN Assistance Council for Veterans 1 Veteran's Dr Bldg 47 VAMC Minneapolis, MN 55417- Phone: (612) 726-9375 ext- Fax: (612) 726-1138	<u>Consultant:</u> Barb Broen Broen Housing Consultants 1437 Marshall Ave., #201 Saint Paul, MN 55104- Phone: (651) 645-8474 ext- Fax: (651) 645-8497 bbroen@mm.com	
<u>Contractor:</u>	<u>Architect:</u> Housing Resource Center - Southside 3749 Cedar Ave S Minneapolis, MN 55407- Phone: (612) 722-7141 ext- Fax: (612) 722-6367	<u>Property Manager:</u> MN Assistance Council for Veterans Phone: (612) 726-9375 ext- Fax: (612) 726-1138	
<u>CPED Coordinator:</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	<u>CPED Legal:</u> Ruben Acosta Phone: (612) 673-5052 ext- Fax: (612) 673-5112	<u>CPED Rehab:</u> Kathleen Murphy Phone: (612) 673-5275 ext- Fax: (612) 673-5207	
	<u>CPED Support Coordinator:</u> Scott Ehrenberg Phone: (612) 673-5067 ext- Fax: (612) 673-5259	<u>MPLS Affirmative Action</u>	

Project Status	
Proposed:	7/3/2002
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:	East Village Cooperative
Main Address:	2733-37 Portland Ave S
Project Aliases:	
Additional Addresses:	
Ward: 6	Neighborhood: Phillips

Project Activity	
<input type="checkbox"/> New Construction	
<input type="checkbox"/> Rehabilitation	
<input checked="" type="checkbox"/> Stabilization	
<input type="checkbox"/> Preservation	
Year Built:	1919

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 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	1	3BR	0	1	0	0	0	0	
4+BR	6	4+BR	0	1	5	0	0	0	
TOT	7	TOT	0	2	5	0	0	0	

Shelter Units: + Conversion Units:
 Section 8:

GENERAL INFORMATION

Stabilization of 7 units of large family housing.

Partnership: East Village LP

Developer:

Powderhorn Residents Group
 2017 E 38th St
 Minneapolis, MN 55407-2915
 Phone: (612) 721-7556 ext-
 Fax:

Owner:

Powderhorn Residents Group
 2017 E 38th St
 Minneapolis, MN 55407-2915
 Phone: (612) 721-7556 ext-
 Fax:

Contact Information:

Consultant:

Contractor:

Architect:

Property Manager:

DMW Properties
 Phone: (763) 531-9166 ext-
 Fax: (763) 537-7675

Support Services:

CPED Coordinator:

Donna Wiemann
 CPED
 105 5th Ave S Suite 200
 Minneapolis, MN 55401-
 Phone: (612) 673-5257 ext-
 Fax: (612) 673-5259
 donna.wiemann@ci.minneapolis.mn.us

CPED Legal:

CPED Support Coordinator

CPED Rehab:

Dalene Lenneman
 Phone: (612) 673-5254 ext-
 Fax: (612) 673-5207

MPLS Affirmative Action

Project Status

Proposed: 7/3/2002

Approved:

Closed:

Complete:

Impaction

Non-Impacted

Impacted

Occupancy

Rental

Ownership

Project Name: East Village Cooperative

Main Address: 2733-37 Portland Ave S

Project Aliases:

Additional Addresses:

Ward: 6 Neighborhood: Phillips

Project Activity

New Construction

Rehabilitation

Stabilization

Preservation

Year Built: 1919

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	0	2BR	0	0	0	0	0	0	
3BR	1	3BR	0	1	0	0	0	0	
4+BR	6	4+BR	0	1	5	0	0	0	
TOT	7	TOT	0	2	5	0	0	0	

Shelter Units: + Conversion Units:

Section 8:

USES AND SOURCES

Project Uses:

Land: \$0.00

Construction: \$230,181.00

Construction Contingency: \$23,004.00

Construction Interest:

Relocation:

Developer Fee:

Legal Fees:

Architect Fees: \$11,815.00

Other Costs: \$35,000.00

Reserves:

Non-Housing:

TDC: \$300,000.00

TDC/Unit: \$42,857.00

Project Sources:

Source / Program	Amount	%	Term	Committed
CPED	\$300,000.00			
AHTF				
TDC:	\$300,000.00			

Financing Notes:

CPED MULTIFAMILY HOUSING DEPARTMENT
Affordable Housing Inventory Project Data Worksheet



Project Status	
Proposed:	12/2/2004
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:	Franklin Gateway (Site C)
Main Address:	1914, 1920, 1928 Portland
Project Aliases:	
Additional Addresses:	500 E Franklin Ave, 1919-25 5th Ave S
Ward:	6
Neighborhood:	Phillips

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	18		0BR	0	6	0	5	7
1BR	7	1BR	0	0	0	0	7		
2BR	47	2BR	0	10	0	12	25		
3BR	19	3BR	0	3	12	0	4		
4+BR	0	4+BR	0	0	0	0	0		
TOT	91	TOT	0	19	12	17	43		

Shelter Units: + Conversion Units:

Section 8:

GENERAL INFORMATION

This phase of Franklin-Portland Gateway will feature 91 units of mixed-income housing with the majority of units priced at market rate rents. Unit styles will consist of studios to large 3-bedroom townhome style family units. A limited amount of retail/commercial space is planned for the site. Resident parking via below grade parking garage.

Partnership:

Developer:

CCHT
 1625 Park Avenue
 Minneapolis, MN 55404
 Phone: (612) 341-3148 ext
 Fax: (612) 341-4208
 ccht@ccht.org

Owner:

Deanna Foster
 Hope Community, Inc.
 2101 Portland Ave S
 Minneapolis, MN 55404-
 Phone: (612) 874-8867 ext- x-105
 Fax: (612) 874-8650
 dfoster@hope-community.org

Contact Information:

Consultant:

Property Manager:
 Hope Community, Inc.
 Phone: (612) 874-8867 ext- x-105
 Fax: (612) 874-8650

Support Services:

Contractor:

Watson-Forsberg Co.
 1433 Utica Ave S Suite 252
 Minneapolis, MN 55416-
 Phone: ext-
 Fax:

Architect:

Noah Bly
 Cuningham Group, Construction Serv.
 201 Main St SE Suite 222
 Minneapolis, MN 55414
 Phone: (612) 379-3400 ext-
 Fax: (612) 979-4400
 nbly@cuningham.com

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:

Ruben Acosta
 Phone: (612) 673-5052 ext-
 Fax: (612) 673-5112

CPED Support Coordinator

Scott Ehrenberg
 Phone: (612) 673-5067 ext-
 Fax: (612) 673-5259

CPED Rehab:

Kathleen Murphy
 Phone: (612) 673-5275 ext-
 Fax: (612) 673-5207

MPLS Affirmative Action



Project Status	
Proposed:	12/2/2004
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:	Franklin Gateway (Site C)
Main Address:	1914, 1920, 1928 Portland
Project Aliases:	
Additional Addresses:	500 E Franklin Ave, 1919-25 5th Ave S
Ward:	6
Neighborhood:	Phillips

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	18		0BR	0	6	0	5	7
1BR	7	1BR	0	0	0	0	7		
2BR	47	2BR	0	10	0	12	25		
3BR	19	3BR	0	3	12	0	4		
4+BR	0	4+BR	0	0	0	0	0		
TOT	91	TOT	0	19	12	17	43		

Shelter Units: + Conversion Units:

Section 8:

USES AND SOURCES

Project Uses:	
Land:	\$1,824,689.00
Construction:	\$11,965,156.00
Construction Contingency:	\$488,026.00
Construction Interest:	\$178,444.00
Relocation:	\$0.00
Developer Fee:	\$835,886.00
Legal Fees:	\$160,000.00
Architect Fees:	\$510,111.00
Other Costs:	\$1,745,876.00
Reserves:	\$161,500.00
Non-Housing:	\$490,133.00
TDC:	\$18,359,821.00
TDC/Unit:	\$201,756.00

Project Sources:				
Source / Program	Amount	%	Term	Committed
1 Glaser <i>1st Mortgage</i>	\$10,442,485.00	5.75%		
2 CCHT/HOPE	\$575,000.00			12/2/2004
3 Foundations <i>Charitable Contrubtions</i>	\$250,000.00			
4 <i>Syndication Proceeds</i>	\$1,702,336.00			
5 CPED <i>AHTF</i>	\$2,000,000.00			
6 CPED <i>Non Profit Admin</i>	\$30,000.00			
7 City of Minneapolis <i>EZ</i>	\$200,000.00			
8 Met Council <i>LCDA</i>	\$1,000,000.00			
9 MHFA	\$750,000.00			
10 FHF	\$250,000.00			
11 City of Minneapolis <i>NRP</i>	\$420,000.00			
12 Hennepin County <i>AHIF</i>	\$465,000.00			
13 Hennepin County <i>TOD</i>	\$75,000.00			12/2/2004
14 FHLB	\$200,000.00			
TDC:	\$18,359,821.00			

Financing Notes:	

CPED MULTIFAMILY HOUSING DEPARTMENT
Affordable Housing Inventory Project Data Worksheet



Project Status	
Proposed:	9/22/2004
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:	PPL Southside Recap Project
Main Address:	205 W 26th St
Project Aliases:	
Additional Addresses:	2746 Pleasant Ave S, 3628 Columbus Ave S, 2835 Park Ave S, 3044-48 5th Ave S, 3521
Ward:	6
Neighborhood:	Whittier

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

Development
<input type="radio"/> Apartment/Condo
<input type="radio"/> Townhome
<input type="radio"/> Coop
<input type="radio"/> Shelter
<input type="radio"/> Transitional
<input checked="" 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	2		0BR	0	2	0	0	0
1BR	1	1BR	0	1	0	0	0	0	
2BR	29	2BR	0	17	12	0	0	0	
3BR	12	3BR	0	2	10	0	0	0	
4+BR	0	4+BR	0	0	0	0	0	0	
TOT	44	TOT	0	22	22	0	0	0	
Shelter Units: 0			+ Conversion Units: 0						
Section 8: 0									

GENERAL INFORMATION

This proposal for the Southside Recapitalization project is a response to both an expiring tax credit project and five other low-income rental properties that have all experienced physical deterioration over the many years of providing stable family housing in South Minneapolis. Six properties have been grouped together in order to maximize the benefits of the Low Income Housing Tax Credit Program: 205 W. 26th Street, 2746 Pleasant Ave S, 3521 2nd Ave S, 2835 Park Ave S, 3628 Columbus Ave S and 3044-48 5th Ave S. All of the buildings are located within a one-mile radius of one another.

Partnership:

Developer:

PPL
 1035 E Franklin Ave
 Minneapolis, MN 55404-2920
 Phone: (612) 874-8511 ext-
 Fax: (612) 874-6444

Owner:

PPL
 1035 E Franklin Ave
 Minneapolis, MN 55404-2920
 Phone: (612) 874-8511 ext-
 Fax: (612) 874-6444

Contact Information:

Consultant:

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:

Property Manager:

PPL
 Phone: (612) 874-3309 ext-
 Fax:

Support Services:

PPL
 Phone: (612) 874-8512 ext-
 Fax:

CPED Coordinator:

Bernadette Hornig
 CPED
 105 5th Ave S Suite 200
 Minneapolis, MN 55401-
 Phone: (612) 673-5236 ext-
 Fax: (612) 673-5259
 bernadette.hornig@ci.minneapolis.mn.us

CPED Legal:

CPED Support Coordinator

Scott Ehrenberg
 Phone: (612) 673-5067 ext-
 Fax: (612) 673-5259

CPED Rehab:

Geri Meyer
 Phone: (612) 673-5252 ext-
 Fax: (612) 673-5207

MPLS Affirmative Action

CPED MULTIFAMILY HOUSING DEPARTMENT
Affordable Housing Inventory Project Data Worksheet



Project Status	
Proposed:	9/22/2004
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:	PPL Southside Recap Project
Main Address:	205 W 26th St
Project Aliases:	
Additional Addresses:	2746 Pleasant Ave S, 3628 Columbus Ave S, 2835 Park Ave S, 3044-48 5th Ave S, 3521
Ward:	6
Neighborhood:	Whittier

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

Development	
<input type="radio"/> Apartment/Condo	
<input type="radio"/> Townhome	
<input type="radio"/> Coop	
<input type="radio"/> Shelter	
<input type="radio"/> Transitional	
<input checked="" 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	2		0BR	0	2	0	0	0
1BR	1	1BR	0	1	0	0	0	0	
2BR	29	2BR	0	17	12	0	0	0	
3BR	12	3BR	0	2	10	0	0	0	
4+BR	0	4+BR	0	0	0	0	0	0	
TOT	44	TOT	0	22	22	0	0	0	

Shelter Units: + Conversion Units:

Section 8:

USES AND SOURCES

Project Uses:	
Land:	\$3,237,563.00
Construction:	\$2,779,185.00
Construction Contingency:	\$279,500.00
Construction Interest:	\$0.00
Relocation:	\$79,100.00
Developer Fee:	\$535,000.00
Legal Fees:	\$34,000.00
Architect Fees:	\$101,454.00
Other Costs:	\$285,236.00
Reserves:	\$170,000.00
Non-Housing:	\$0.00
TDC:	\$7,521,038.00
TDC/Unit:	\$170,932.00

Project Sources:				
Source / Program	Amount	%	Term	Committed
CPED	\$30,000.00			
Non Profit Admin			Grant	
CPED	\$259,310.00			
MHFA	\$285,000.00			
PPL Note	\$1,374,899.00	1.00%	30 yrs	9/22/2004
Debt Assumption	\$1,665,664.00	1.00%	30 yrs	9/22/2004
Syndication Proceeds	\$3,906,165.00			
TDC:	\$7,521,038.00			

Financing Notes:	

Project Status	
Proposed:	12/23/2004
Approved:	<input type="checkbox"/>
Closed:	
Complete:	

Project Name:	Riverview Senior Rental
Main Address:	22nd Ave N
Project Aliases:	
Additional Addresses:	btwn 1st N & W River Rd
Ward:	3
Neighborhood:	Hawthorne

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

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

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 checked="" 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	15	15	1BR	0	15	0	0	0	0
2BR	30	30	2BR	0	30	0	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	45	45	TOT	0	45	0	0	0	0
Shelter Units:		0	+ Conversion Units:		0				
Section 8:		0							

GENERAL INFORMATION

New construction of 45 units of 1 & 2 bedroom senior apartments affordable to households earning less than 50% of the area median income. This project is part of a 90 unit senior campus included in the larger Riverview Site development which includes market rate ownership condos, and a proposed limited equity senior condominium development.

Partnership:

Developer:

Metro Plains Development LLC
 1600 University Ave
 Saint Paul, MN 55104-3800
 Phone: (651) 646-7848 ext-
 Fax:

Owner:

Metro Plains Development LLC
 1600 University Ave
 Saint Paul, MN 55104-3800
 Phone: (651) 646-7848 ext-
 Fax:

Contact Information:

Consultant:

Contractor:

Architect:

Ellness, Swenson, Graham Architects Inc.
 500 Washington Ave
 Minneapolis, MN 55415-
 Phone: (612) 339-5508 ext-
 Fax: (612) 339-5382

Property Manager:

Garsten/Perennial Management
 Phone: (651) 523-1210 ext-
 Fax: (651) 644-0296

Support Services:

CPED Coordinator:

Donna Wiemann
 CPED
 105 5th Ave S Suite 200
 Minneapolis, MN 55401-
 Phone: (612) 673-5257 ext-
 Fax: (612) 673-5259
 donna.wiemann@ci.minneapolis.mn.us

CPED Legal:

CPED Support Coordinator

CPED Rehab:

MPLS Affirmative Action

Project Status

Proposed: 12/23/2004

Approved:

Closed:

Complete:

Impaction

Non-Impacted

Impacted

Occupancy

Rental

Ownership

Project Name: Riverview Senior Rental

Main Address: 22nd Ave N

Project Aliases:

Additional Addresses: btwn 1st N & W River Rd

Ward: 3 Neighborhood: Hawthorne

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	0	0	0	0	0	0	0
1BR	15	15	0	15	0	0	0
2BR	30	30	0	30	0	0	0
3BR	0	0	0	0	0	0	0
4+BR	0	0	0	0	0	0	0
TOT	45	45	0	45	0	0	0

Shelter Units: 0 + Conversion Units: 0

Section 8: 0

USES AND SOURCES

Project Uses:

Land: \$875,000.00

Construction: \$4,491,500.00

Construction Contingency: \$125,000.00

Construction Interest: \$89,555.00

Relocation: \$0.00

Developer Fee: \$900,000.00

Legal Fees: \$31,750.00

Architect Fees: \$189,338.00

Other Costs: \$415,734.00

Reserves: \$49,127.00

Non-Housing: \$0.00

TDC: \$7,167,004.00

TDC/Unit: \$159,267.00

Project Sources:

Source / Program	Amount	%	Term	Committed
City of Minneapolis <i>HRB</i>	\$2,641,000.00	0.00%	40 yrs	
Metro Plains Development, LLC <i>Def Dev Fee</i>	\$300,219.00			12/23/2004
<i>Syndication Proceeds</i>	\$2,145,977.00			
CPED <i>AHTF</i>	\$900,000.00			
City of Minneapolis <i>EZ</i>	\$400,000.00			
City of Minneapolis <i>TIF</i>	\$404,808.00			
County, Met Council, DEED <i>Environmental Resources</i>	\$375,000.00			
TDC:	\$7,167,004.00			

Financing Notes:



Project Status	
Proposed:	12/31/2001
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:	1822 Park
Main Address:	1822 Park Ave
Project Aliases:	Peaceful Home
Additional Addresses:	
Ward:	6
Neighborhood:	Ventura Village

Project Activity	
<input type="checkbox"/> New Construction	
<input checked="" type="checkbox"/> Rehabilitation	
<input type="checkbox"/> Stabilization	
<input type="checkbox"/> Preservation	
Year Built:	1916

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	19	19	1BR	6	13	0	0	0	0
2BR	0	0	2BR	0	0	0	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	19	19	TOT	6	13	0	0	0	0

Shelter Units: + Conversion Units:

Section 8:

GENERAL INFORMATION

In June 2000, CCHT was named administrator of 1822 Park by the Hennepin County District Court, and acquired it in August 2003. CCHT has already made some improvements to the property but has applied for AHTF and MHFA/FHF for funding to complete the rehabilitation of this property. It will be converted back to its original configuration of 19 one-bedroom units.

Partnership:

Developer:

Kirk Moorhead
 CCHT
 1625 Park Avenue
 Minneapolis, MN 55404-1634
 Phone: (612) 341-3148 ext x-205
 Fax: (612) 341-4208
 kmoorhead@ccht.org

Owner:

Kirk Moorhead
 CCHT
 1625 Park Avenue
 Minneapolis, MN 55404-1634
 Phone: (612) 341-3148 ext- x-205
 Fax: (612) 341-4208
 kmoorhead@ccht.org

Contact Information:

Consultant:

Contractor:

Architect:

CCHT
 1625 Park Avenue
 Minneapolis, MN 55404
 Phone: (612) 341-3148 ext-
 Fax: (612) 341-4208
 ccht@ccht.org

Property Manager:

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:

Gary Winter
 Phone: (612) 673-5132 ext-
 Fax: (612) 673-5112

CPED Support Coordinator

Scott Ehrenberg
 Phone: (612) 673-5067 ext-
 Fax: (612) 673-5259

CPED Rehab:

Dalene Lenneman
 Phone: (612) 673-5254 ext-
 Fax: (612) 673-5207

MPLS Affirmative Action

Pat Behrend
 Phone: (612) 673-2583 ext-
 Fax: (612) 673-2599



Project Status	
Proposed:	12/31/2001
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:	1822 Park
Main Address:	1822 Park Ave
Project Aliases:	Peaceful Home
Additional Addresses:	
Ward:	6
Neighborhood:	Ventura Village

Project Activity	
<input type="checkbox"/> New Construction	
<input checked="" type="checkbox"/> Rehabilitation	
<input type="checkbox"/> Stabilization	
<input type="checkbox"/> Preservation	
Year Built:	1916

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	19	19	1BR	6	13	0	0	0	0
2BR	0	0	2BR	0	0	0	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	19	19	TOT	6	13	0	0	0	0

Shelter Units: + Conversion Units:

Section 8:

USES AND SOURCES

Project Uses:	
Land:	\$727,500.00
Construction:	\$1,266,024.00
Construction Contingency:	\$119,602.00
Construction Interest:	
Relocation:	\$20,000.00
Developer Fee:	\$374,044.00
Legal Fees:	\$185,000.00
Architect Fees:	\$32,240.00
Other Costs:	\$163,290.00
Reserves:	\$38,000.00
Non-Housing:	
TDC:	\$2,925,700.00
TDC/Unit:	\$153,984.00

Project Sources:				
Source / Program	Amount	%	Term	Committed
	\$1,453,500.00			
<i>Syndication Proceeds</i>				
Hennepin County <i>ERF</i>	\$55,200.00			3/11/2004
Mpls Health Dept	\$32,000.00			3/11/2004
FHF <i>FHF</i>	\$180,000.00			
CPED <i>AHTF</i>	\$475,000.00			3/11/2004
CPED <i>Non Profit Admin</i>	\$30,000.00			
CCHT <i>Deferred Developer Fee</i>	\$200,000.00			12/17/2002
CPED <i>AHTF</i>	\$500,000.00			
TDC:	\$2,925,700.00			

Financing Notes:	