



Project Status	
Proposed:	2/25/2002
Approved:	<input checked="" type="checkbox"/>
Closed:	
Complete:	

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

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

Project Name:	Lowell School Site Housing Development
Main Address:	1900 Willow
Project Aliases:	
Additional Addresses:	
Ward:	3
Neighborhood:	Jordan

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
	2BR	0		2BR	0	0	0	0	0
	3BR	12		3BR	0	0	0	5	7
	4+BR	2		4+BR	0	0	0	2	0
	TOT	14		TOT	0	0	0	7	7
Shelter Units:				+ Conversion Units:			0		
Section 8:			0						

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

**GENERAL INFORMATION**

RFP was released Jan. 18, 2002 for development of up to 31 SF dwelling units on the former school site and adjacent scattered sites within the Jordan neighborhood of North Mpls. Affordable units (7) were developed by TC Habitat for Humanity and are affordable to families earning at or below 50% AMI.

A development proposed by PPL was selected by the neighborhood. PPL proposes to create a PUD at the site creating 14 single family homes and a public park bisecting the site along vacated Hillside Ave. The homes will feature 1,400 to 1,700 sq ft of finished living space, 3 & 4 bedrooms with 2+ baths and a detached 2 car garage. Due to site limitations; at the northeastern corner of the site, a home with an attached 2 car garage will be constructed.

A Phase II environmental assessment will be conducted just prior to the start of construction.

Partnership:  
Developer:  
 Sarah Larson  
 PPL  
 1035 E Franklin Ave  
 Minneapolis, MN 55404-2920  
 Phone: (612) 874-3317 ext-  
 Fax: (612) 874-8512  
 sarah.larson@ppl-inc.org

Owner:

Phone: \_\_\_\_\_ ext-  
 Fax: \_\_\_\_\_

Contact Information:  
Consultant:

Contractor:

Architect:  
 Gary Findell  
 LHB+Madson  
 250 3rd Ave N Suite 450  
 Minneapolis, MN 55401-  
 Phone: (612) 752-6928 ext-  
 Fax: (612) 338-2088  
 gary.findell@lhbcorp.com

Property Manager:  
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:  
 Shelley Roe  
 Phone: (612) 673-5086 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:	2/25/2002
Approved:	<input checked="" 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:	Lowell School Site Housing Development
Main Address:	1900 Willow
Project Aliases:	
Additional Addresses:	
Ward:	3
Neighborhood:	Jordan

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 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 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	0	0	1BR	0	0	0	0	0	0
2BR	0	0	2BR	0	0	0	0	0	0
3BR	12	12	3BR	0	0	0	5	7	7
4+BR	2	2	4+BR	0	0	0	2	0	0
<b>TOT</b>	<b>14</b>	<b>14</b>	<b>TOT</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>7</b>	<b>7</b>	<b>7</b>

Shelter Units:  + Conversion Units:  0

Section 8:  0

**USES AND SOURCES**

Project Uses:	
Land:	\$142,500.00
Construction:	\$2,512,625.00
Construction Contingency:	\$106,790.00
Construction Interest:	\$55,000.00
Relocation:	
Developer Fee:	\$154,000.00
Legal Fees:	\$3,500.00
Architect Fees:	\$64,638.00
Other Costs:	\$374,947.00
Reserves:	
Non-Housing:	\$168,000.00
TDC:	\$3,582,000.00
TDC/Unit:	\$243,857.00

Project Sources:				
Source / Program	Amount	%	Term	Committed
Hennepin County <i>TOD</i>	\$100,000.00			6/1/2004
Community Space Grant <i>Park improvement funds</i>	\$168,000.00			
Met Council <i>Pre-development</i>	\$50,000.00		Grant	11/14/2003
Met Council <i>Livable Communities</i>	\$100,000.00			4/1/2004
Hennepin County <i>ERF</i>	\$45,000.00			
MHFA <i>CRV</i>	\$180,000.00			4/1/2004
CPED <i>Non Profit Admin</i>	\$14,000.00			7/2/2004
City of Minneapolis <i>TIF</i>	\$220,000.00			
<i>Sales Revenues</i>	\$2,705,000.00			
<b>TDC:</b>	\$3,582,000.00			

**Financing Notes:**  
Site has been included in the Housing Replacement TIF District 2 to allow for repayment of 75% of the CDBG assistance provided.  
  
Hennepin County Environmental Relief Funds will be requested if needed.