

Project Status	
Proposed:	8/16/2007
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:	Alliance Scattered Housing
Main Address:	2413 10th Ave S; 3037 Oakland Ave
Project Aliases:	
Additional Addresses:	2103 2nd Ave S; 3038 Bloomington; 3823 Columbus; 3231, 3327 Elliot; 3033-35 Oakland
Ward:	
Neighborhood:	

Project Activity	
<input type="checkbox"/> New Construction	
<input checked="" type="checkbox"/> Rehabilitation	
<input type="checkbox"/> Stabilization	
<input type="checkbox"/> Preservation	
Year Built:	1900

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	16			0BR	16	0	0	0
1BR	3		1BR	1	2	0	0	0	0
2BR	4		2BR	0	4	0	0	0	0
3BR	6		3BR	0	6	0	0	0	0
4+BR	0		4+BR	0	0	0	0	0	0
TOT	29		TOT	17	12	0	0	0	0

Shelter Units: + Conversion Units:

Section 8:

GENERAL INFORMATION

The Alliance Scattered Housing (ASH) Project includes the renovation of eight different structures providing 28 permanent residential housing units for singles and families in clean, well maintained and managed properties. Most residents were previously homeless. Alliance Housing Inc. (AHI) provides intensive management working closely with residents, visiting units many times a month and letting residents know what is expected of them as a resident. Alliance houses singles and families that most would not accept. The properties are located in four distinctive neighborhoods of South Minneapolis which includes Phillips, Central, Powderhorn Park, and Whittier.

Since this project is providing for the renovation of several older duplex and multi-family buildings, built in the early 1900's, the developer plans to incorporate as many green components or sustainable features to the proposed renovation plan as possible keeping in mind that these buildings may not provide optimal opportunities to upgrade to an acceptable and practical green feature. Their initial plan is to provide green modification standards to any exterior work calling for grading and drainage changes/improvement, provide for the inclusion of Energy Star replacement appliances, energy efficient lighting, formaldehyde-free wood, floor covering and any other environmental elements as those opportunities become evident.

Partnership:		Contact Information:	
Developer:		Owner:	
Herb Frey Alliance Housing Incorporated 2211 Clinton Ave Minneapolis, MN 55404-3656 Phone: (612) 874-0311 ext- Fax: (612) 874-0313 hfrey@ststephensmpls.org		Herb Frey Alliance Housing Incorporated 2211 Clinton Ave Minneapolis, MN 55404-3656 Phone: (612) 874-0311 ext- Fax: (612) 874-0313 hfrey@ststephensmpls.org	
Contractor:		Consultant:	
		Barb Broen Broen Housing Consultants 1437 Marshall Ave., #202 Saint Paul, MN 55104- Phone: (651) 645-8474 ext- Fax: (651) 645-8497 housing@broen.net	
Architect:		Property Manager:	
Terri Cermak Cermak Rhoades Architects 275 E 4 St Suite 800 Saint Paul, MN 55101-1696 Phone: (651) 225-8623 ext- Fax: tcermak@cermakrhoades.com		Alliance Housing Incorporated Phone: (612) 872-2310 ext- Fax: (612) 874-0313	
CPED Coordinator:		Support Services:	
Matt Goldstein CPED 105 5th Ave S Suite 200 Minneapolis, MN 55401- Phone: (612) 673-5075 ext- Fax: (612) 673-5259 matt.goldstein@ci.minneapolis.mn.us		St. Stephen's Human Services Phone: (612) 870-2278 ext- Fax: (612) 874-0313	
CPED Legal:		CPED Rehab:	
Ruben Acosta Phone: (612) 673-5052 ext- Fax: (612) 673-5112		Jim Edin Phone: (612) 673-5275 ext- Fax: (612) 673-5207	
CPED Support Coordinator:		MPLS Affirmative Action	
Connie Green Phone: (612) 673-5234 ext- Fax: (612) 673-5259		Mary Tradewell Phone: (612) 673-2142 ext- Fax: (612) 673-2599	

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1BR	3		1BR	1	2	0	0	0	0
2BR	4		2BR	0	4	0	0	0	0
3BR	6		3BR	0	6	0	0	0	0
4+BR	0		4+BR	0	0	0	0	0	0
TOT	29		TOT	17	12	0	0	0	0

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USES AND PERMANENT SOURCES

Project Uses:

Land:	\$0.00
Construction:	\$834,669.00
Construction Contingency:	\$83,467.00
Construction Interest:	\$0.00
Relocation:	\$10,140.00
Developer Fee:	\$54,600.00
Legal Fees:	\$7,020.00
Architect Fees:	\$72,314.00
Other Costs:	\$50,600.00
Reserves:	\$40,000.00
Non-Housing:	\$0.00
TDC:	\$1,152,810.00
TDC/Unit:	\$39,752.00

Project Permanent Sources:

Source / Program	Amount	%	Term	Committed
Met Council LHIA	\$193,000.00			12/20/2007
Hennepin County Lead Abatement	\$70,600.00			8/14/2008
CPED Non Profit Admin	\$30,000.00		Grant	12/7/2007
CPED AHTF	\$300,000.00	1.00%	30 yrs Deferred	12/7/2007
MHFA PARIF	\$200,000.00	0.00%	30 yrs Deferred	10/25/2007
Hennepin County AHIF	\$312,000.00	0.00%	30 yrs Deferred	5/1/2008
Private Funds	\$47,210.00			9/2/2008
TDC:	\$1,152,810.00			

Financing Notes:
 Properties were purchased in 1991 - 1996 with MHFA-HTC deferred loans.
 \$47,210 of private funds have been committed.