

## Heritage Park Homeownership Activities - 2004

- **January:**
  - Habitat needs to begin construction immediately or lose substantial funding commitments
  - Habitat's construction designs are approved
  - Pre-construction conferences are held with the Heritage Park Approved Builders
  - MPHA, CPED, Habitat, and Civil Rights discuss Section 3 goals & Affirmative Action plan
- **February:**
  - Habitat receives early Right Of Entry on three single family lots to begin construction
  - CPED receives the Builder Participation and Builder Purchase Agreements for Heritage Park
  - An Upper Market Heritage Park Builder: Metro Prairie Homes is approved
  - PUD modifications are requested to combine two corner lots for a mixed-use building with commercial space, and a live-work building
  - Request to offer attached or detached garages.
- **March:**
  - Builder designs are submitted for review and approval
  - Habitat purchases three lots
  - CPED acquires parcel 10 and receives \$24,000 from HHLLC
  - Temporary sales center and marketing "hotline" are available.
  - For-Sale web site, project development logo, and sales brochures are in process
- **April:**
  - Four builder designs are submitted and rejected.
  - The Heritage Park Victorian Plans are received from UDA
  - One Heritage Park Approved Market Builder drops
  - MHFA CRV funds are awarded for use by affordable buyers as second mortgages
  - Search for a new Welcome Center location begins
- **May:**
  - PUD Modification allowing attached garages is approved
  - Approval to add 4 units and a commercial component is received
  - An Affordable and Market Rate Heritage Park Builder: Mississippi Pathways is approved
  - Meeting to resolve design submissions is held with public/private stakeholders, HHLLC, BrightKEYS, and Habitat
  - First HHLLC progress report is received (with mixed-income and marketing strategies)
  - HHLLC requests an access/construction easement from MPHA/MBS for parcel 1.
  - Heritage Park "Easy Street" publication is in the spring Parade of Homes
  - Two Heritage Park Builders decide to advertise in the fall Parade of Homes preview.
- **June:**

- BrightKEYS Townhome designs are approved.
- Continue discussions with MPHA/MBS to acquire the inner courtyard of the Townhome block and complete the rain garden
- For Sale web site is established. Negotiating with Summit Academy for Welcome Center location
- Lot sale prices are increased
- **July:**
  - Discussions to renegotiate the special assessment note begin
  - North Minneapolis Housing Moratorium initiated
  - Second Heritage Park Market Rate Builder drops
  - Market Rate Heritage Park Builder: Thor Construction is approved
  - Streetscape conceptual drawings are provided
  - Affordable builders (PPL & Mississippi Pathways) are seeking builder and buyer gap financing
- **August:**
  - HHLLC Welcome Center is opened
  - Resolution sought for prevailing wage relief for the single family builders
- **September:**
  - Homes by Three Rivers purchases two lots
  - Upper market-rate model home encounters lender appraisal problems
- **October:**
  - CPED sells parcel 10 to HHLLC
  - BrightKEYS obtains permit for townhomes on parcel 1
  - Additional discussions on the “rain garden and access parcel” with BrightKEYS ,HHLLC, MPHA, MBS
- **November:**
  - BrightKEYS closing delayed, need to resolve the levied special assessments against the MPHA/MBS parcel
  - Habitat homeowners move in
  - Post Office refuses to deliver mail to the single family homes
- **December:**
  - Planning commission approves “rain garden and access parcel” subdivision from the MPHA/MBS rental parcels
  - BrightKEYS purchases the townhome lots
  - Habitat purchases their townhome lots
  - Affordable Builders prepare buyer marketing information before submitting designs for approval