



**Project Status**  
 Proposed: 7/30/2007  
 Approved:   
 Closed:  
 Complete:

**Impaction**  
 Non-Impacted  
 Impacted

**Occupancy**  
 Rental  
 Ownership

Project Name: PPL Northside Recap  
 Main Address: 610 Logan Ave N  
 Project Aliases: Near North Community Housing Project  
 Additional Addresses: 1123, 1119 Logan, 909, 913, 914, 920 Oliver, et. al.  
 Ward: 5 Neighborhood: Near North

**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	6	0	6	0	0	0	0
1BR	20	8	12	0	0	0	0
2BR	33	12	21	0	0	0	0
3BR	3	0	3	0	0	0	0
4+BR	0	0	0	0	0	0	0
<b>TOT</b>	<b>62</b>	<b>20</b>	<b>42</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Shelter Units: \_\_\_\_\_ + Conversion Units: \_\_\_\_\_  
 Section 8: \_\_\_\_\_

**GENERAL INFORMATION**

Project for Pride in Living is planning major rehab on 62 units in 10 separate buildings. Most of these buildings exist as separate projects, but are being pulled together under a single project umbrella called PPL Northside Recap. The properties/projects include 610 Logan Ave N, 1123 Logan (Logan Apts), 1119 Logan and 920 Oliver (Oliver Logan LP), 909 and 913 Oliver Ave N (Oliver Apartments LP), 914 Oliver Ave N (Morgan Arms Apts), 1220 Morgan Ave N (Morgan Arms Apts II), 1027 Morgan Ave N (Morgan Apts), 1230 Morgan Ave N. NRRC is a limited partner on some of these projects. NRRC is exiting the LP and PPL is assuming all debt associated with these projects. PPL is also creating a new LLC Near North Community Redevelopment Project LLC in which they are the sole member and GP.

Green/sustainable building elements will be included in the rehabilitation work, including but not limited to increased insulation R values, installation of Energy Star appliances and stormwater solutions. The project will also use recycled materials where appropriate.

**Partnership:** Near North Community LLC (PPL)

**Developer:**  
 Barbara McCormick  
 PPL  
 1035 E Franklin Ave  
 Minneapolis, MN 55404-2920  
 Phone: (612) 455-5206 ext-  
 Fax: (612) 455-5101  
 barbara.mccormick@ppl-inc.org

**Owner:**  
 Barbara McCormick  
 PPL  
 1035 E Franklin Ave  
 Minneapolis, MN 55404-2920  
 Phone: (612) 455-5206 ext-  
 Fax: (612) 455-5101  
 barbara.mccormick@ppl-inc.org

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

**Architect:**  
 Paul Mellblom  
 MS & R  
 Phone: (612) 225-1042 ext-  
 Fax:

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

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

**CPED Coordinator:**  
 Tiffany Glasper  
 CPED  
 105 5th Ave S Suite 200  
 Minneapolis, MN 55401-  
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 Tiffany.Glasper@ci.minneapolis.mn.us

**CPED Legal:**  
 Gary Winter  
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**CPED Support Coordinator:**  
 Scott Ehrenberg  
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**CPED Rehab:**  
 Dalene Lenneman  
 Phone: (612) 673-5254 ext-  
 Fax: (612) 673-5207

**MPLS Affirmative Action**  
 Eddie Calderon  
 Phone: (612) 673-2697 ext-  
 Fax: (612) 673-2599

**Contact Information:**  
**Consultant:**



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<b>TOT</b>	<b>62</b>	<b>TOT</b>	<b>20</b>	<b>42</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

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Section 8: \_\_\_\_\_

**USES AND PERMANENT SOURCES**

**Project Uses:**

Land: \$4,268,477.00

Construction: \$4,731,370.00

Construction Contingency: \$551,697.00

Construction Interest: \$0.00

Relocation: \$90,000.00

Developer Fee: \$909,000.00

Legal Fees: \$65,000.00

Architect Fees: \$175,000.00

Other Costs: \$1,380,153.00

Reserves: \$1,138,000.00

Non-Housing: \$0.00

TDC: \$13,308,697.00

TDC/Unit: \$214,656.40

**Project Permanent Sources:**

Source / Program	Amount	%	Term	Committed
CPED	\$1,279,386.00			
<i>Return Credits</i>				
CPED	\$881,750.00			
<i>TCAP</i>				
Hennepin County	\$150,000.00			
<i>ERF</i>				
CPED	\$1,681,333.00			
<i>AHTF</i>				
CPED	\$30,000.00			11/1/2007
<i>Non Profit Admin</i>				
	\$4,268,477.00			
<i>Existing Debt</i>				
	\$3,770,000.00			
<i>Syndication Proceeds</i>				
City of Minneapolis	\$25,000.00			
<i>NRP</i>				
CPED	\$545,000.00			11/1/2007
<i>AHTF (CDBG)</i>				
MHFA	\$677,751.00			

**Financing Notes:**

50 CPED				10/28/2008
<i>LIHTC - \$150,516 (2009)</i>				
<b>TDC:</b>	\$13,308,697.00			