



Project Status	
Proposed:	7/27/2006
Approved:	<input checked="" type="checkbox"/>
Closed:	6/26/2008
Complete:	

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

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

Project Name:	Van Cleve Apts West		
Main Address:	919 12th Ave SE		
Project Aliases:	Van Cleve (Phase II)		
Additional Addresses:			
Ward:	2	Neighborhood:	Como

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 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	12		1BR	12	0	0	0	0
	2BR	25		2BR	0	25	0	0	0
	3BR	13		3BR	0	13	0	0	0
4+BR	0	4+BR	0	0	0	0	0		
TOT	50	TOT	12	38	0	0	0		
Shelter Units: _____			+ Conversion Units: _____						
Section 8: _____									

GENERAL INFORMATION

The Van Cleve Apts West project is part of a three-phase, income-integrated development that will eventually include 236 housing units. This project consists of a new 50-unit rental apartment building that is being planned by Van Cleve Apartments West LLC, a partnership of Project For Pride in Living and Cabrini House. Of these 50 units, 12 units will be affordable @ 30% AMI with supportive services for chronically homeless single adults, with tenant-based rental assistance through the state-funded Long Term Homelessness Group Residential Housing (GRH) Program administered by Hennepin County. Cabrini House has been providing supportive services in the University area to homeless and disabled individuals. There will also be thirty-seven (37) units affordable at 50% MMI and one (1) unit that will be occupied by an employer caretaker.

The Van Cleve West development will also include "green-sustainable" elements.

Van Cleve Apts East (Phase I) is a 35-unit rental building that was completed in the summer of 2008.

Phase III will consist of 151 ownership townhomes and condo apartments, including some units in historic grain elevator structure which will be converted to housing.

Partnership: Van Cleve Apartments West LLC

Contact Information:

Developer:
 Chris Dettling
 PPL
 1035 E Franklin Ave
 Minneapolis, MN 55404-2920
 Phone: (612) 455-5219 ext
 Fax: (612) 455-5101
 chris.dettling@ppl-inc.org

Owner:

Contractor:
 Gerry Flannery
 Flannery Construction
 1375 St Anthony Ave
 Saint Paul, MN 55104-
 Phone: (651) 259-4293 ext-
 Fax: (651) 225-1100
 gflannery@flanneryconstruction.com

Consultant:

Architect:
 Bart Nelson
 Urban Works Architecture, LLC
 901 North Third St Suite 145
 Minneapolis, MN 55401-
 Phone: (612) 455-3105 ext-
 Fax: (612) 455-3199
 bnelson@urban-works.com

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

Support Services:
 Cabrini House
 Phone: (612) 331-7390 ext-
 Fax: (612) 331-4436

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:
 Shelley Roe
 Phone: (612) 673-5086 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
 Mary Tradewell
 Phone: (612) 673-2142 ext-
 Fax: (612) 673-2599



Project Status
 Proposed: 7/27/2006
 Approved:
 Closed: 6/26/2008
 Complete:

Impaction
 Non-Impacted
 Impacted

Occupancy
 Rental
 Ownership

Project Name: Van Cleve Apts West
 Main Address: 919 12th Ave SE
 Project Aliases: Van Cleve (Phase II)
 Additional Addresses:
 Ward: 2 Neighborhood: Como

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	12	1BR	12	0	0	0	0	0	
2BR	25	2BR	0	25	0	0	0	0	
3BR	13	3BR	0	13	0	0	0	0	
4+BR	0	4+BR	0	0	0	0	0	0	
TOT	50	TOT	12	38	0	0	0	0	

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

USES AND PERMANENT SOURCES

Project Uses:

Land:	\$421,632.00
Construction:	\$7,697,951.00
Construction Contingency:	\$538,727.00
Construction Interest:	\$175,000.00
Relocation:	\$0.00
Developer Fee:	\$1,175,000.00
Legal Fees:	\$71,000.00
Architect Fees:	\$211,000.00
Other Costs:	\$830,917.00
Reserves:	\$300,000.00
Non-Housing:	\$0.00
TDC:	\$11,421,227.00
TDC/Unit:	\$228,425.00

Project Permanent Sources:

Source / Program	Amount	%	Term	Committed
CPED Non Profit Admin	\$30,000.00			11/1/2006
Met Council LCDA	\$485,722.00			3/17/2008
Syndication Proceeds	\$7,692,370.00			
Other Private	\$119,000.00			3/17/2008
MHFA	\$600,000.00			3/17/2008
Cabrini House Private	\$141,893.00			3/17/2008
City of Minneapolis Pooled TIF / PPL Loan	\$45,650.00			3/17/2008
CPED AHTF (HOME)	\$670,000.00			12/22/2006 HD00000759
FHF FHF	\$100,000.00			3/17/2008
Wells Fargo 1st Mortgage	\$246,322.00			3/17/2008
Hennepin County (PPL) ERF	\$67,205.00		30 yrs Deferred	11/1/2006
City of Minneapolis TIF (pay-go)	\$595,000.00			3/17/2008
CPED AHTF (HOME)	\$508,065.00			HD00000759
Hennepin County AHIF	\$120,000.00	1.00%	30 yrs Deferred	3/17/2008
50 CPED LIHTC - \$ 68,680 (2007)				9/12/2006

Financing Notes:

CPED MULTIFAMILY HOUSING DEPARTMENT
Affordable Housing Inventory Project Data Worksheet



Project Status	
Proposed:	7/27/2006
Approved:	<input checked="" type="checkbox"/>
Closed:	6/26/2008
Complete:	

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

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

Project Name:	Van Cleve Apts West
Main Address:	919 12th Ave SE
Project Aliases:	Van Cleve (Phase II)
Additional Addresses:	
Ward: <input type="text" value="2"/>	Neighborhood: <input type="text" value="Como"/>

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 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	12	1BR	12	0	0	0	0	0	
2BR	25	2BR	0	25	0	0	0	0	
3BR	13	3BR	0	13	0	0	0	0	
4+BR	0	4+BR	0	0	0	0	0	0	
TOT	50	TOT	12	38	0	0	0	0	

Shelter Units: + Conversion Units:

Section 8:

51 CPED
 LIHTC - \$773,765 (2008)

10/9/2007

TDC:	\$11,421,227.00
-------------	-----------------