

Project Status	
Proposed:	7/15/2005
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 Addition
Main Address:	724 E 17th St
Project Aliases:	
Additional Addresses:	
Ward: <input type="text" value="7"/>	Neighborhood: <input type="text" value="Elliot Park"/>

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 checked="" type="checkbox"/> Single	
<input checked="" 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	37		0BR	30	7	0	0	0
1BR	23	1BR	0	0	12	11	0	0	
2BR	0	2BR	0	0	0	0	0	0	
3BR	0	3BR	0	0	0	0	0	0	
4+BR	0	4+BR	0	0	0	0	0	0	
TOT	60	TOT	30	7	12	11	0	0	

Shelter Units: + Conversion Units:

Section 8:

GENERAL INFORMATION

The Alliance Addition will be new construction of 60 rental units. 30 of the units will provide supportive housing for individuals who have experienced long-term homelessness. The project will be connected to the existing Alliance Apts on 18th Street. It will include 11 townhomes and 49 apartment units.

Partnership:

Developer:

CCHT
 1625 Park Avenue
 Minneapolis, MN 55404
 Phone: (612) 341-3148 ext-
 Fax: (612) 341-4208
 ccht@ccht.org

Owner:

CCHT
 1625 Park Avenue
 Minneapolis, MN 55404
 Phone: (612) 341-3148 ext-
 Fax: (612) 341-4208
 ccht@ccht.org

Contact Information:

Consultant:

Contractor:

To Be Determined
 ,
 Phone: ext-
 Fax:

Architect:

Cermak Rhoades Architects
 275 E 4 St Suite 800
 Saint Paul, MN 55101-1696
 Phone: (651) 225-8623 ext-
 Fax:
 info@cermakrhoades.com

Property Manager:

Gavzy Group
 Phone: (763) 543-8063 ext-
 Fax:

Support Services:

RS Eden
 Phone: (651) 222-4488 ext-
 Fax:

CPED Coordinator:

Donna Wiemann
 CPED
 105 5th Ave S Suite 200
 Minneapolis, MN 55401-
 Phone: (612) 673-5257 ext-
 Fax: (612) 673-5259
 donna.wiemann@ci.minneapolis.mn.us

CPED Legal:

CPED Support Coordinator

CPED Rehab:

MPLS Affirmative Action

Project Status
 Proposed: 7/15/2005
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Impaction
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Occupancy
 Rental
 Ownership

Project Name: Alliance Addition
 Main Address: 724 E 17th St
 Project Aliases:
 Additional Addresses:
 Ward: 7 Neighborhood: Elliot Park

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				MKT
	0BR	1BR	2BR	3BR	4+BR	TOT	
0BR	30	7	0	0	0	0	0
1BR	0	0	12	11	0	0	0
2BR	0	0	0	0	0	0	0
3BR	0	0	0	0	0	0	0
4+BR	0	0	0	0	0	0	0
TOT	30	7	12	11	0	0	0

Shelter Units: 0 + Conversion Units: 0
 Section 8: 0

USES AND PERMANENT SOURCES

Project Uses:

Land:	\$388,980.00
Construction:	\$7,140,672.00
Construction Contingency:	\$500,000.00
Construction Interest:	\$16,156.00
Relocation:	\$33,000.00
Developer Fee:	\$1,233,272.00
Legal Fees:	\$65,000.00
Architect Fees:	\$310,815.00
Other Costs:	\$460,595.00
Reserves:	\$371,510.00
Non-Housing:	\$0.00
TDC:	\$10,520,000.00
TDC/Unit:	\$175,333.00

Project Permanent Sources:

Source / Program	Amount	%	Term	Committed
CPED <i>Non Profit Admin</i>	\$30,000.00			
FHLB <i>FHLB</i>	\$300,000.00			
Hennepin County	\$550,000.00			
CPED <i>AHTF</i>	\$1,850,000.00			
MHFA / FHF	\$2,330,000.00			
<i>Syndication Proceeds</i>	\$5,460,000.00			
TDC:	\$10,520,000.00			

Financing Notes:
 \$300,000 AHTF funding recommendation being made at this time.