

| Project Status | |
|----------------|-------------------------------------|
| Proposed: | 9/20/2004 |
| Approved: | <input checked="" type="checkbox"/> |
| Closed: | |
| Complete: | |

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

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

| | |
|-----------------------|--------------------|
| Project Name: | Pokegama |
| Main Address: | 2313 13th Ave S |
| Project Aliases: | |
| Additional Addresses: | 2111-19 14th Ave S |
| Ward: | 6 |
| Neighborhood: | Ventura Village |

| Project Activity | Development | Household |
|--|--|---|
| <input checked="" type="checkbox"/> New Construction | <input type="radio"/> Apartment/Condo | <input type="checkbox"/> General |
| <input type="checkbox"/> Rehabilitation | <input checked="" type="radio"/> Townhome | <input checked="" type="checkbox"/> Family w/Children |
| <input type="checkbox"/> Stabilization | <input type="radio"/> Coop | <input type="checkbox"/> Senior |
| <input type="checkbox"/> Preservation | <input type="radio"/> Shelter | <input type="checkbox"/> Single |
| Year Built: _____ | <input type="radio"/> Transitional | <input type="checkbox"/> Special Needs |
| | <input type="radio"/> Scattered Site/Other | <input type="checkbox"/> Homeless |

| Housing Production and Affordability | | | | | | | | | |
|--------------------------------------|------|-----|--------------------|------|------|------|------|------|-----|
| UNIT COMPOSITION | UNIT | QTY | UNIT AFFORDABILITY | UNIT | <30% | <50% | <60% | <80% | MKT |
| | 0BR | 0 | | 0 | 0BR | 0 | 0 | 0 | 0 |
| 1BR | 0 | 0 | 1BR | 0 | 0 | 0 | 0 | 0 | 0 |
| 2BR | 0 | 0 | 2BR | 0 | 0 | 0 | 0 | 0 | 0 |
| 3BR | 13 | 13 | 3BR | 0 | 7 | 3 | 2 | 1 | 1 |
| 4+BR | 13 | 13 | 4+BR | 0 | 6 | 3 | 3 | 1 | 1 |
| TOT | 26 | 26 | TOT | 0 | 13 | 6 | 5 | 2 | 2 |

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

GENERAL INFORMATION

Pokegama is a home ownership housing project consisting of 6 single family homes and 20 townhouse units for Native Americans. The units will be approximately 1,680 to 1,825 s.f. with an estimated sales price of \$120,000 to \$160,000. The units will have attached garages.

Partnership:

Developer:

Gordon Thayer
 AICDC
 2020 Bloomington Ave
 Minneapolis, MN 55404
 Phone: (612) 813-1610 ext-
 Fax: (612) 813-1612
 aihcdc@aol.com

Owner:

Contact Information:

Consultant:

Jim Graham
 ,
 Phone: _____ ext-
 Fax: _____
 gemgram1@yahoo.com

Contractor:

Architect:

Property Manager:

Support Services:

CPED Coordinator:

Dollie Crowther
 CPED
 105 5th Ave S Suite 200
 Minneapolis, MN 55401
 Phone: (612) 673-5263 ext-
 Fax: (612) 673-5259
 dollie.crowther@ci.minneapolis.mn.us

CPED Legal:

Ruben Acosta
 Phone: (612) 673-5052 ext-
 Fax: (612) 673-5112

CPED Support Coordinator

CPED Rehab:

MPLS Affirmative Action

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| | 0BR | 0 | | 0 | 0BR | 0 | 0 | 0 | 0 |
| 1BR | 0 | 0 | 1BR | 0 | 0 | 0 | 0 | 0 | 0 |
| 2BR | 0 | 0 | 2BR | 0 | 0 | 0 | 0 | 0 | 0 |
| 3BR | 13 | 13 | 3BR | 0 | 7 | 3 | 2 | 1 | 1 |
| 4+BR | 13 | 13 | 4+BR | 0 | 6 | 3 | 3 | 1 | 1 |
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Section 8: _____

USES AND SOURCES

| Project Uses: | | Project Sources: | | | | |
|---------------------------|----------------|-------------------------|----------------|---|-------|-----------|
| | | Source / Program | Amount | % | Term | Committed |
| Land: | \$205,800.00 | Franklin Bank | \$250,000.00 | | | |
| Construction: | \$4,785,800.00 | <i>Line of Credit</i> | | | | |
| Construction Contingency: | \$144,727.00 | MHFA | \$520,000.00 | | Grant | |
| Construction Interest: | \$140,400.00 | Mille Lacs Tribe | \$4,520,000.00 | | Grant | 9/10/2004 |
| Relocation: | \$0.00 | CPED | \$30,000.00 | | Grant | 4/5/2005 |
| Developer Fee: | \$314,600.00 | <i>Non Profit Admin</i> | | | | |
| Legal Fees: | \$20,000.00 | MHFA | \$30,000.00 | | Grant | 5/27/2005 |
| Architect Fees: | \$50,000.00 | Green Architect | \$130,000.00 | | | |
| Other Costs: | \$78,673.00 | Met Council | \$260,000.00 | | | |
| Reserves: | \$0.00 | <i>LCDA</i> | | | | |
| Non-Housing: | \$0.00 | TDC: | \$5,740,000.00 | | | |
| TDC: | \$5,740,000.00 | | | | | |
| TDC/Unit: | \$220,769.00 | | | | | |

Financing Notes:

Mille Lacs Band of Ojibwe Tribe will provide gap, mortgage and construction financing. They will finance up to \$160,000 per unit as well as pay association fee for Mille Lacs members. 1/2 of their grant amount has been committed.