

**Project Status**

Proposed: 12/10/2010

Approved:

Closed:

Complete:

**Impaction**

Non-Impacted

Impacted

**Occupancy**

Rental

Ownership

Project Name: Harbor Light

Main Address: 1XXX Currie Ave

Project Aliases:

Additional Addresses:

Ward: 5 Neighborhood: Downtown West

Project Activity	Development	Household
<input type="checkbox"/> New Construction	<input type="radio"/> Apartment/Condo	<input type="checkbox"/> General
<input checked="" type="checkbox"/> Rehabilitation	<input type="radio"/> Townhome	<input type="checkbox"/> Family w/Children
<input type="checkbox"/> Stabilization	<input type="radio"/> Coop	<input type="checkbox"/> Senior
<input type="checkbox"/> Preservation	<input checked="" type="radio"/> Shelter	<input type="checkbox"/> Single
Year Built: 1925	<input type="radio"/> Transitional	<input type="checkbox"/> Special Needs
	<input type="radio"/> Scattered Site/Other	<input checked="" type="checkbox"/> Homeless

**Housing Production and Affordability**

UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT
	0BR	391		0BR	391	0	0	0	0
1BR	0	1BR	0	0	0	0	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	391	TOT	391	0	0	0	0	0	

Shelter Units: 391 + Conversion Units:

Section 8:

**GENERAL INFORMATION**

Harbor Light's major service areas are emergency housing, emergency overnight shelter, transitional housing for veterans and transitional sober housing.

The 2010 ESG request is for \$99,000 for roof replacement.

**Partnership:**

**Developer Contact:**

Carina Ruhlandt  
 Salvation Army - Harbor Light  
 1010 Currie Ave  
 Minneapolis, MN 55403-1332  
 Phone: (612) 767-3118 ext  
 Fax: (612) 338-4717  
 carina\_ruhlandt@USC.salvationarmy.org

**Owner Contact:**

Stephen Horsfield  
 Salvation Army  
 2445 Prior Ave  
 Roseville, MN 55113-2714  
 Phone: (612) 767-3102 ext-  
 Fax: (612) 338-4712  
 stephen\_horsfield@USC.salvationarmy.org

**Contact Information:**

**Consultant:**

**Contractor:**

**Architect:**

**Property Manager:**

Salvation Army - Harbor Light  
 Phone: (612) 767-3102 ext-  
 Fax: (612) 338-4717

**Support Services:**

**CPED Coordinator:**

**CPED Legal:**

**CPED Rehab:**

Dalene Lenneman  
 Phone: (612) 673-5254 ext-  
 Fax: (612) 673-5207

**CPED Support Coordinator**

**MPLS Affirmative Action**

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**Project Activity**

New Construction

Rehabilitation

Stabilization

Preservation

Year Built: 1925

**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
	UNIT	<30%	<50%	<60%	<80%		
0BR	391	0	0	0	0	0	0
1BR	0	0	0	0	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
<b>TOT</b>	<b>391</b>	<b>391</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Shelter Units: 391 + Conversion Units:

Section 8:

**USES AND PERMANENT SOURCES**

**Project Uses:**

Land: \$0.00

Construction: \$120,000.00

Construction Contingency: \$12,000.00

Construction Interest: \$0.00

Relocation: \$0.00

Developer Fee: \$0.00

Legal Fees: \$1,500.00

Architect Fees: \$7,000.00

Other Costs: \$2,200.00

Reserves: \$0.00

Non-Housing: \$0.00

TDC: \$142,700.00

TDC/Unit: \$0.00

**Project Permanent Sources:**

Source / Program	Amount	%	Term	Committed
Salvation Army	\$43,700.00			
CPED ESG (2010)	\$99,000.00		Grant	
<b>TDC:</b>	<b>\$142,700.00</b>			

**Financing Notes:**