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CERMAK RHOADES ARCHITECTS

MEMORANDUM

To: Broen Housing, Minneapolis CPED, Minnesota SHPO
 From: Matthew Finn
 Date: 28 October 2009
 Job No: 0734
 Re: Alliance Housing Inc. Scattered Site 8; 2103 2nd Avenue South

The comments collected here were originally compiled as a presentation outline for the Minneapolis HPC meeting held on 14 April 2009.

BACKGROUND

Project:

The building under review, 2103 2nd Avenue South, is part of a larger stabilization project by Alliance Housing Incorporated. The project is referred to as "Scattered Site 8" and includes 2103 and seven other duplexes across south Minneapolis. The larger project is funded by HUD CDBG, MHFA, Hennepin County, and Alliance Housing's capital fund. The project as a whole has a fixed budget and several priorities: structural stabilization, lead control, weatherization, window replacement, mechanical system upgrades, bathroom and kitchen rehabilitation.

Also noteworthy: Alliance Housing purchased 2103 2nd Avenue roughly 15 years ago with the condition that the property would remain as affordable housing for the next 40 years.

Building:

Originally constructed as a single family home, the building was converted into several small apartments roughly 60 years ago. It has spent more than half of its life as multi-family housing, and due to Alliance Housing's commitment, the building will remain as affordable, multi-family housing for at least the next 25 years.

Historic Status:

The building is within the boundary of the Washburn-Fair Oaks historic district as delineated by the City of Minneapolis. As best we can discern, the building is not listed as an individual landmark by the City of Minneapolis.

The National Register of Historic Places also recognizes a historic district, but appears to consider different boundaries than the City of Minneapolis. According to the Minnesota Historical Society, the nationally recognized district includes seven properties; 2103 2nd Avenue is not one of them. The seven contributing properties to the national register are notably larger and more opulent, and were home to families very notable in Minneapolis (Crosby, Pillsbury, etc.).



The policies, regulations, and jurisdictions surrounding the listing of and protection by historic registries are beyond our day-to-day expertise. It is, however, within our expertise to consider the historic appropriateness and long-term effects of practicing architecture in old buildings.

REVIEW HISTORY

The comments below were presented to the City of Minneapolis Heritage Preservation Commission (MHPC) in an effort to encourage further consideration of the staff report, which was based on the Secretary of Interior's standards. Several of the items in the staff report were well within the scope of the project and our general standards for rehabilitation. It was, and still is, our professional opinion that the proposals for window replacement and stabilization of a former porch at the rear of the building require additional consideration.

MHPC Staff Report (see Mr. Hanauer's full report for additional details)

Consent items included:

- Masonry restoration will meet Sec. Interior guidelines for Masonry
- Window sills will meet Sec. Interior guidelines for Masonry
- Window lintels will match existing profile
- Fascia and trim will match existing profile
- Detached garage appear to meet guidelines

Windows

Existing conditions:

There are 70 Wood, double hung windows in the building, all with fixed upper sashes. Some windows have leaded sashes, there are 3 leaded and stained windows at the main stair, and 2 paired in-swing adjacent to a fireplace. The application makes clear the myriad conditions the windows are currently in; about half are operable, most leak, ALL have lead paint at the exterior, some at the interior as well. Most of the interior casing remains; some is integrated into other interior casework.

Conversations with staff:

Both property management and our staff had conversations with HPC staff over the course of 2 years to discuss whether a Certificate of Appropriateness would be denied if window replacement were determined to be the desired course of action. The answer was a resounding "no" on the condition that high quality clad-wood single-hung windows are installed as replacements. Central to these conversations were issues related to future lead exposure to residents and visitors.

Later conversations with Mr. Hanauer suggested a significantly more stringent interpretation of MHPC and Dept. of Interior guidelines, an interpretation that was largely unanticipated by us, the owner, and development consultants.

Proposed strategy:



For all leaded and stained sashes, salvage and reconditioning, reinstallation as decorative inserts on the inside of new windows. For all double-hung windows, replacement window to be Marvin Clad-Ultimate – a clad wood window with 70% Kynar exterior finish, with permanently fixed muntins to match the existing configurations. The interior wood will be stained to match the existing adjacent woodwork and casing where it remains in place.

The strategy proposed here reflects a variety of concerns, including the following:

Economics:

Construction cost: Rehabilitation represents an undue financial hardship (about \$117,000, or \$33,000 more than replacement).

Utility cost: Alliance Housing pays heating & electric bills on behalf of the residents. Lower performance of existing single-pane wood windows will lead to higher utility bills and represents a hindrance to long-term affordability.

Maintenance cost: Refurbished windows will require paint on an 8 to 10 year cycle, in addition to seasonal adjustments to 100-year-old wood members increasingly subject to swelling, shrinking, water intrusion, and rot.

Environmental impact:

As a direct consequence of accepting funding from HUD and Hennepin County, this project includes Interim Lead Control (not lead abatement) at all of the 8 properties. Lead control can mean stabilization or encapsulation of painted surfaces, except at friction surfaces such as doors and windows, where removal is the best option.

In this case, window restoration would necessarily require the complete stripping of paint at the exterior and some interiors, of the sash, frame, jambs, wells, stops, and sill. Additionally, the removal of the lead paint would then be subject to clearance testing to be performed by Hennepin County. In several conversations with the individual responsible for the initial testing at 2103 and for any clearance testing, he has made clear that it is very, very difficult to achieve clearance on the first test. Additional testing would not only be costly, but would likely delay the progress of the project as a whole, incurring additional costs. Window replacement is the preferred option for ensuring a lead-safe environment.

Aesthetics:

In the interest of thermal performance and resident comfort, window restoration would require the installation of aluminum storms to replace the variety of storm windows currently on the building. Such an installation would absolutely obscure the detail so painstakingly stripped, reconstructed, and restored. The appearance of the proposed high-quality replacement windows (without storm



windows) will do more to maintain the visual historical integrity of the building and the District.

Summary:

High-quality clad- wood replacement windows offer clear advantages in terms of cost, long-term thermal performance, maintenance, lead hazard control and maintaining the historic appearance of the building.

Rear Porch

Condition:

In the absence of clear documentation of the building, we have reasonably surmised that a small portion of the rear of the building originally functioned as a semi-enclosed porch adjacent to the first floor kitchen and second floor bedroom. Evidence suggests that when the building was converted to a collection of apartments, the porch was remodeled to provide a bathroom and a small kitchen and the porch screen walls were converted to wood stud with an unsupported brick veneer. The porch in some ways remains a porch – it is largely un- or under-insulated, and at least some of the original windows remain or have been abandoned in place. At the exterior, a poorly-installed brick veneer is in real danger of delaminating and falling off the building.

Proposed Strategy:

The complete scope of work for the former porch area includes a new and complete foundation wall, first and second floor framing, and new roof framing and membrane. We are essentially proposing to take the porch off and completely replace it. The proposed scope of work completes this reconstruction by cladding the exterior with painted fiber-cement in a trim and panel configuration that takes cues from the adjacent brick window locations and soldier courses. (See sheet 1.10 of the construction documents dated 3/31/09.)

Staff recommendation:

Structural improvements would be in compliance with Washburn Fair Oaks standards. Masonry exterior to match adjacent wall in lieu of fiber-cement.

Further consideration:

The porch structure that is proposed to be re-built was originally constructed as a wood-framed lightweight structure with either open railings or screened walls, on a single corner post footing. Our intention is to reconstruct the porch to remain a distinctly separate element from the brick structure of the original house. The paneled detail on the proposed fiber-cement siding recalls the railing and mullion pattern of a wood porch while allowing the bathroom and kitchen to be enclosed.

Scale:

The porch as it exists is not a valuable historical feature, having been extensively altered from its original condition. Our proposed solution attempts to restore both structural and historical integrity.



Material:

We propose a fiber-cement trim and panel exterior. The fiber-cement product is a durable wood substitute (commonly called 'Hardie board' after its major manufacturer, James Hardie). Other wood-based materials – fascia, deep soffit, dormer above – are all visible on the rear elevation. Use of the fiber-cement product would complement the existing materials.

The home's original brick veneer is visible inside the kitchen and bathroom, and the porch-area floor structure is supported by a single post footing at the outside corner, with headers back to the house foundation wall, further suggesting that the original exterior material at the porch was NOT brick.

There is a reasonable chance that small portions of the rear porch were covered in stucco between large expanses of porch windows. While it is not unreasonable to consider stucco as an alternative to a wood-based material (fiber-cement), stucco *would* add another material to the rear elevation as it exists today. Additionally, the fiber-cement trim and panel configuration as proposed carefully responds to the horizontal details in the brick, something a stucco finish would not be able to do.

Period of significance:

The brick currently applied to the porch area was clearly (and incorrectly) installed long after the original period of significance for the building. The proposed trim and panel configuration, responding to the adjacent brick detail and window location, is intended to be appropriate and complementary to the existing masonry veneer.

Summary:

The recommendation for masonry veneer on the former porch seems to be based on an incorrect assumption that this element was originally constructed with masonry. The proposed solution will create a visual appearance that is more historically accurate and more structurally sound.



**M Minnesota
Historical Society**
STATE HISTORIC PRESERVATION OFFICE

October 21, 2009

Mr. Matthew Bower
IGR-Grants and Special Projects
City of Minneapolis
Room 307M City Hall
350 South 5th Street
Minneapolis MN 55415

RE: Alliance Housing Scattered Site Project: 2103 2nd Avenue South
Minneapolis, Hennepin County
SHPO Number: 2009-3632

Dear Mr. Bower:

Thank you for the opportunity to review and comment on the above project. It has been reviewed pursuant to the responsibilities given the State Historic Preservation Officer by the National Historic Preservation Act of 1966 and the Procedures of the Advisory Council on Historic Preservation (36CFR800).

As you know, this building is a contributing element of the Washburn Fair Oaks Historic District, which has been designated by the city of Minneapolis and which has been certified as meeting the criteria of the National Register of Historic Places. As such, rehabilitation of the building should meet the Secretary of the Interior's Standards for Rehabilitation.

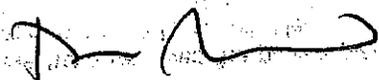
We have reviewed the project plans prepared by Cermak Rhoades (15 sheets, 1/29/2009). We have also reviewed the Minneapolis Heritage Preservation Commission Staff Report (publication date 4/7/2009), as well as the record of the Commission's action on a Certificate of Appropriateness at their meeting of 4/14/2009, adopting the Staff Report with certain changes.

We concur that the Heritage Preservation Commission's review was consistent with the Rehabilitation Standards, with the following exceptions:

1. The existing historic windows need to be rehabilitated, not replaced. We note that the contactor evaluated these windows and determined that they are repairable.
2. The proposed new addition should use stucco or other masonry material, not fiberboard.

We look forward to resolving the above issues with you and to completing this review. Contact us at (651) 259-3456 with questions or concerns.

Sincerely,



Dennis A. Gimmesad
Government Programs & Compliance Officer

cc: Jack Byers, Minneapolis Heritage Preservation Commission
Aaron Hanauer, CPED, City of Minneapolis

Broen Housing Consultants

1437 Marshall Ave. suite 202
Saint Paul MN 55104

651/645-8474

Mr. Matt Goldstein
Mr. Matt Bowers
Minneapolis CPED

DATE: October 29, 2009

RE: 2103 2nd Av So and the Certificate of Appropriateness (SHPO #2009-3632)

This is in response to the letter from Dennis Gimmestad of the State Historic Preservation Office, dated October 21, 2009. As you know from our conversations, we feel that the project should proceed as approved in the Certificate of Appropriateness issued by Minneapolis Historic Preservation Commission. Regarding the two exceptions cited, it is our position that the Minneapolis HPC acted reasonably and correctly, and that carrying out the work as we have proposed is the most prudent course of action, given the circumstances.

Mr. Gimmestad reviewed the project plans, the HPC staff report, and the record of the HPC action granting a Certificate of Appropriateness. There is additional information that explains why we requested, and the HPC issued, the Certificate of Appropriateness. Included here are:

- relevant sections of the January 16, 2009 Application for Certificate of Appropriateness to the Minneapolis HPC
- memo from Cermak Rhoades/Matt Finn summarizing his presentation to the Commission

Any discussion of the two items in dispute should start with acknowledging that both the HPC staff report and the project plans include many areas of agreement where this project is designed to preserve the historic nature of the property. Among the areas of mutual agreement are the proposed work to masonry, window sills, window lintels, leaded window restoration, garage, and fascia and trim. Even in the two areas in dispute, sensitivity to the historic nature of the building and area is central to our proposal.

The accompanying materials are more complete, but there are several considerations that led us to conclude, and the HPC to concur, that window replacement was preferable to rehabilitation:

- Aesthetics/historic appearance – replacement actually yields a more desirable appearance
- Capital cost – there are significant savings to this publicly-funded, affordable housing development, freeing scarce resources for other priorities
- Operating cost – the cost of *operating* affordable housing is a significant and often-overlooked burden to those who live there; replacement promises to yield savings over rehabilitation
- Energy efficiency – directly related to operating cost, replacement yields more certainty of long-term energy efficiency
- Lead reduction – other HUD funding sources for the project are aimed at reducing future lead exposure for residents and visitors; replacement promises greater certainty in fulfilling this goal

Regarding the issue of the material to be used to be used in the rebuilding of the rear porch, the architect determined, and the HPC concurred, that the proposed scope of work *better* maintains the historic integrity of the building. The proposed fiber-cement trim and panel strategy is integral to the strategy. Note that the material to be used is not 'fiberboard' as the term is often understood, but a higher quality 'fiber-cement' product often referred to as 'Hardie board'.

Broen Housing Consultants

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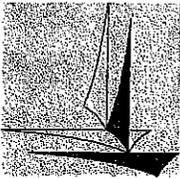
651/645-8474

We also note that the building is referred to as a "contributing element" to the Washburn Fair Oaks Historic District. While the building is in the District, and the required Certificate of Appropriateness has been obtained, it has been our understanding that this is not a contributing building. Whereas the seven contributing buildings in the District have been found to meet the National Register of Historic Places, it is not clear that this building meets the eligibility criteria. A more detailed discussion is found in the architect's memo.

We look forward to resolving this issue.

Sincerely,

Mark Richardson



Minneapolis
City of Lakes

**Office of the
City Coordinator**

Steven Bosacker
City Coordinator

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Dennis Gimmestad
State Historic Preservation Office
Minnesota Historical Society
345 Kellogg Blvd. W.
St. Paul, MN 55102-1903

Subject: Alliance Housing Scattered Site 106 Review -2103 2nd Avenue South; SHPO# 2009-3632

Dear Mr. Gimmestad:

This letter serves to provide further detail on why the developer cannot meet Secretary of Interior Rehabilitation Standards with respect to the windows of the property and the proposed replacement of the rear porch addition. The subject property is a contributing element to the Washburn -Fair Oaks district. It is also a long term affordable housing property that needs to factor housing affordability considerations into its rehabilitation.

Windows

Minneapolis HPC staff recommended that the existing windows be repaired in accordance with Secretary Standards. The developer undertook an analysis of windows and determined that the course of replacement was more advantageous in terms of cost, aesthetics, energy efficiency and lead paint reduction. With the certificate of appropriateness, the Minneapolis HPC approved replacement with the exception of the leaded windows which will be repaired to Secretary Standards. In terms of cost, proposed replacement windows provide for a longer life (50 years) than repair of windows consistent with the remaining housing affordability term of the property (25 years). Estimates of replacement over repair yield a savings of \$33,000. Aluminum clad windows were chosen over wood windows for long term maintenance considerations. Repairing existing windows would necessitate retaining aluminum storm windows as well obscuring any window detail that a repaired window could offer. The proposed replacement windows to be used also allow for less shrinkage and swelling and with a quality finish to reduce long-term maintenance costs.

Developer proposes to use Marvin Clad Ultimate windows as they closely resemble existing wood profile, allow for replacement parts and hardware and provide for an increased energy efficiency rating.

Further, repair of the existing windows would necessitate interim lead paint control measures that are a consequence of accepting funding from HUD. In this case, window restoration would necessarily require the complete stripping of paint at the exterior and some interiors, of the sash, frame, jambs, wells, stops, and sill. This removal of the lead paint would then be subject to clearance testing. In several conversations with the County staff responsible for the initial testing at 2103 and for any clearance testing, he has made clear that it is very, very difficult to achieve clearance on the first test. Additional testing would not only be costly, but would likely delay the progress of



SHPO letter re 2103 2nd Ave. S. - Alliance Scattered Site

Affirmative Action Employer

the project as a whole, incurring additional costs. Window replacement is the preferred option for ensuring a lead-safe environment.

Rear Porch

In the absence of clear documentation of the building, the developer surmised that a small portion of the rear of the building originally functioned as a semi-enclosed porch adjacent to the first floor kitchen and second floor bedroom. Evidence suggests that when the building was converted to a collection of apartments, the porch was remodeled to provide a bathroom and a small kitchen and the porch screen walls were converted to wood stud with an unsupported brick veneer. The porch in some ways remains a porch – it is largely un- or under-insulated, and at least some of the original windows remain or have been abandoned in place. At the exterior, a poorly-installed brick veneer is in real danger of delaminating and falling off the building.

The complete scope of work for the former porch area includes a new and complete foundation wall, first and second floor framing, and new roof framing and membrane. In essence, the porch will be taken off completely and replaced. The proposed scope of work completes this reconstruction by cladding the exterior with painted fiber-cement (Hardie board) in a trim and panel configuration that takes cues from the adjacent brick window locations and soldier courses. Other wood-based materials – fascia, deep soffit, dormer above – are all visible on the rear elevation. Use of the fiber-cement product would complement the existing materials. The intention is reconstruct the porch to remain a distinctly separate element from the brick structure of the original house. The paneled detail on the proposed fiber-cement siding recalls the railing and mullion pattern of a wood porch while allowing the bathroom and kitchen to be enclosed.

Considering the issues raised above especially affordability concerns, the City as Responsible Entity concurs with the Minneapolis HPC conditions imposed upon the project and requests SHPO concurrence as well.

Sincerely,



Matt Bower, Project Coordinator
IGR-Grants & Special Projects
City of Minneapolis
307M City Hall
350 South Fifth St.
Minneapolis, MN 55415
(612) 673-2188

CC: Jack Byers, Minneapolis HPC
Matt Goldstein, Minneapolis CPED

Broen Housing Consultants
1437 Marshall Ave. suite 202
Saint Paul MN 55104

651/645-8474

Minneapolis CPED

DATE: November 5, 2009

RE: Alliance Scattered Site 8

As you know, we are having a problem drawing down the HUD funds for the Alliance Scattered Site 8 project due to a problem securing the HUD mandated SHPO approval letter. The hang-up in getting this letter is due to concerns the State Historic Preservation Office has with the proposed rehab work on the building located at 2103 2nd Avenue South. In particular, they disagree with the HPC approved plan for dealing with windows throughout and the siding on a rear addition.

All parties involved in this project have expended considerable resources to come to an agreement on the scope of the rehab work, the bidding process, the prices and the overall development budget. If we were forced to change either the windows or the rear addition siding on 2103 2nd Avenue South the cost of the rehabilitation work would increase and we would have to renegotiate a revised scope of work and budget with all of the funders. We might even run the risk of having to put the project out for bid again. Given the time, energy and funds already expended to get to the current budget and scope we would really like to find an alternative solution that does not involve opening up this process again.

The heart of the problem revolves around using HUD funds for the work on the 2103 building. As a way to solve this problem, we would like to propose that the 2103 building be eliminated from the HUD funded Grant agreements (Non-profit Admin & AHTF). Under the disbursement agreement and schedule, we are not actually using any of the HUD funds to pay for any of the costs of the 2103 building. The proposed change would change some of the documents but it would not materially change the Master Disbursement Agreement or the disbursement schedule.

Currently the HUD funds are proposed to be paid out as follows:

Non-profit admin funds - \$30,000 of this \$10,000 is for architects (10.5% of the total architect's fee) and \$20,000 for consultant's fees (71% of the total consultant's fee). The 8 units in 2103 represent 27.6% of all of the units in the project. The remaining units, the ones to be funded with the AHTF and non-profit admin money represent 72.4% of the total. In both cases above, the proposed payments out of Non-profit admin funds are at or below 72.4% - the pro-rata share of the project excluding 2103.

The other HUD funds are going into this project through the AHTF. These funds will be drawn out of later draws, most likely #6 and #7. At that point in time, all of the rehabilitation work on 2103 will have been completed. That building is scheduled to start first and should be done in the first two months of construction, well before the 6th or 7th draw.

We may be able to accomplish this by adding provisions to the master disbursing agreement that would prohibit the use of non-profit admin and AHTF funds for 2103 2nd Avenue South. This may not, however, satisfy the HUD requirements since the property would still be listed on the Grant agreement and on the AHTF loan documents. If we cannot satisfy the concern through the Master Disbursement Agreement the other alternative would be to remove 2103 from the AHTF loan documents. If we decide to take this course of action we would need to take the following steps:

- Amend the Non-Profit Admin Grant Agreement and the AHTF Loan Agreement to eliminate 2103 2nd Avenue South. The number of units in these documents would also have to be changed, from 29 to 21. The legal description would be changed, eliminating 2103 2nd Av So.

Broen Housing Consultants

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Saint Paul MN 55104

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- The unit mix would show 11 units with rents affordable below 30% AMI, and 10 affordable below 50% AMI. (Original figures were 29 units, 17 affordable below 30% AMI and 12 affordable below 50% AMI). This change would not affect the number of units funded with the LCDA funds.

We recognize that we will have to work through the CPED process in order to implement this proposed change. Even though this may take some time we believe it may be the most efficient way to move this project on to closing.



Mark Richardson

CPED MULTIFAMILY HOUSING DEPARTMENT
Affordable Housing Inventory Project Data Worksheet

Project Status

Proposed: 8/16/2007

Approved:

Closed:

Complete:

Project Name: Alliance Scattered Housing

Main Address: 2413 10th Ave S; 3037 Oakland Ave

Project Aliases:

Additional Addresses: 3038 Bloomington; 3823 Columbus; 3231, 3327 Elliot; 3033-35 Oakland

Ward: 9 Neighborhood: Midtown Phillips

Impaction

Non-Impacted

Impacted

Occupancy

Rental

Ownership

Housing Production and Affordability

UNIT	QTY	UNIT	<30%	<50%	<60%	<80%	MKT
0BR	11	0BR	11	0	0	0	0
1BR	0	1BR	0	0	0	0	0
2BR	4	2BR	0	4	0	0	0
3BR	6	3BR	0	6	0	0	0
4+BR	0	4+BR	0	0	0	0	0
TOT	21	TOT	11	10	0	0	0

Shelter Units: + Conversion Units:

Section 8:

Project Activity	Development	Household
<input type="checkbox"/> New Construction	<input checked="" type="radio"/> Apartment/Condo	<input type="checkbox"/> General
<input checked="" type="checkbox"/> Rehabilitation	<input 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 checked="" type="checkbox"/> Single
Year Built: 1900	<input type="radio"/> Transitional	<input type="checkbox"/> Special Needs
	<input type="radio"/> Scattered Site/Other	<input checked="" type="checkbox"/> Homeless

GENERAL INFORMATION

The Alliance Scattered Housing (ASH) Project includes the renovation of seven different structures providing 21 permanent residential housing units for singles and families in clean, well maintained and managed properties. Most residents were previously homeless. Alliance Housing Inc. (AHI) provides intensive management working closely with residents, visiting units many times a month and letting residents know what is expected of them as a resident. Alliance houses singles and families that most would not accept. The properties are located in four distinctive neighborhoods of South Minneapolis which includes Phillips, Central, Powderhorn Park, and Whittier.

Since this project is providing for the renovation of several older duplex and multi-family buildings, built in the early 1900's, the developer plans to incorporate as many green components or sustainable features to the proposed renovation plan as possible keeping in mind that these buildings may not provide optimal opportunities to upgrade to an acceptable and practical green feature. Their initial plan is to provide green modification standards to any exterior work calling for grading and drainage changes/improvement, provide for the inclusion of Energy Star replacement appliances, energy efficient lighting, formaldehyde-free wood, floor covering and any other environmental elements as those opportunities become evident.

Partnership:

Developer:

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 Alliance Housing Incorporated
 2211 Clinton Ave
 Minneapolis, MN 55404-3656
 Phone: (612) 874-0311 ext
 Fax: (612) 874-0313
 hfrey@ststephensmpls.org

Owner:

Herb Frey
 Alliance Housing Incorporated
 2211 Clinton Ave
 Minneapolis, MN 55404-3656
 Phone: (612) 874-0311 ext-
 Fax: (612) 874-0313
 hfrey@ststephensmpls.org

Contact Information:

Consultant:

Barbara Broen
 Broen Housing Consultants
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 Saint Paul, MN 55104-
 Phone: (651) 645-8474 ext-
 Fax: (651) 645-8497
 housing@broen.net

Contractor:

Architect:

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 Cermak Rhoades Architects
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 Saint Paul, MN 55101-1696
 Phone: (651) 225-8623 ext-
 Fax:
 tcermak@cermakrhoades.com

Property Manager:

Alliance Housing Incorporated
 Phone: (612) 872-2310 ext-
 Fax: (612) 874-0313

CPED Coordinator:

Matt Goldstein
 CPED
 105 5th Ave S Suite 200
 Minneapolis, MN 55401-
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 Fax: (612) 673-5259
 matt.goldstein@ci.minneapolis.mn.us

CPED Legal:

Ruben Acosta
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 Fax: (612) 673-5112

Support Services:

St. Stephen's Human Services
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 Fax: (612) 874-0313

CPED Support Coordinator

Connie Green
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 Fax: (612) 673-5259

CPED Rehab:

Jim Edin
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 Fax: (612) 673-5207

MPLS Affirmative Action

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

CPED MULTIFAMILY HOUSING DEPARTMENT
Affordable Housing Inventory Project Data Worksheet

Project Status
 Proposed: 8/16/2007
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 Closed:
 Complete:

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1BR	0	1BR	0	0	0	0	0
2BR	4	2BR	0	4	0	0	0
3BR	6	3BR	0	6	0	0	0
4+BR	0	4+BR	0	0	0	0	0
TOT	21	TOT	11	10	0	0	0

Shelter Units: + Conversion Units:
 Section 8:

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Year Built: 1900	<input type="radio"/> Transitional	<input type="checkbox"/> Special Needs
	<input type="radio"/> Scattered Site/Other	<input checked="" type="checkbox"/> Homeless

USES AND PERMANENT SOURCES

Project Uses:

Land:	\$0.00
Construction:	\$743,041.00
Construction Contingency:	\$52,013.00
Construction Interest:	\$0.00
Relocation:	\$11,174.00
Developer Fee:	\$35,214.00
Legal Fees:	\$4,502.00
Architect Fees:	\$65,000.00
Other Costs:	\$36,708.00
Reserves:	\$12,596.00
Non-Housing:	\$0.00
TDC:	\$960,248.00
TDC/Unit:	\$45,726.00

Project Permanent Sources:

Source / Program	Amount	%	Term	Committed
Met Council LCDA	\$193,000.00		Grant	12/20/2007 HD00000953
Hennepin County Lead Abatement	\$49,014.00			8/14/2008
CPED Non Profit Admin	\$30,000.00		Grant	12/7/2007
CPED AHTF (2007) (CDBG)	\$300,000.00	1.00%	30 yrs Deferred	11/27/2007 HD00000952
MHFA PARIF	\$138,851.00	0.00%	30 yrs Deferred	10/25/2007
Hennepin County AHIF	\$216,607.00	0.00%	30 yrs Deferred	5/1/2008
Private Funds	\$32,776.00			9/2/2008
TDC:	\$960,248.00			

Financing Notes:
 Properties were purchased in 1991 - 1996 with MHFA-HTC deferred loans.
 \$47,210 of private funds have been committed.

