

Project Status	
Proposed:	8/15/2005
Approved:	<input 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:	Noko-Wakiagun Elder Housing
Main Address:	1913 Columbus Ave
Project Aliases:	
Additional Addresses:	1919, 1929 Columbus Ave; 726-30 E Franklin Ave
Ward:	6
Neighborhood:	Ventura Village

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 type="checkbox"/> General	
<input type="checkbox"/> Family w/Children	
<input checked="" 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		0	0BR	0	0	0	0
1BR	0	0	1BR	0	0	0	0	0	0
2BR	32	32	2BR	32	0	0	0	0	0
3BR	0	0	3BR	0	0	0	0	0	0
4+BR	0	0	4+BR	0	0	0	0	0	0
TOT	32	32	TOT	32	0	0	0	0	0

Shelter Units:  + Conversion Units:   
 Section 8:

**GENERAL INFORMATION**

Located at East Franklin Avenue and Columbus Avenue South, this \$7 million facility will contain 32 well-appointed two-bedroom apartments plus community space on three floors above one floor of commercial space dedicated to serving the American Indian community.

To be constructed for Mille Lacs Band of Ojibwe elders, Noko-Wakiagun will be a four story 67,000 square foot, mixed-use building designed to serve as an elder-only residential facility. AICDC has secured exclusive development rights to the land from the City of Minneapolis and is presently in the predevelopment stage of architectural and financial planning for the project. Elder tenants are anticipated to be very low-income at 30% to 50%.

Partnership:

Developer:

Gordon Thayer  
 American Indian Community Development Corp  
 2020 Bloomington Ave S  
 Minneapolis, MN 55404  
 Phone: (612) 813-1610 ext-  
 Fax: (612) 813-1612  
 aihcdc@aol.com

Owner:

Gordon Thayer  
 American Indian Community Development Corp  
 2020 Bloomington Ave S  
 Minneapolis, MN 55404  
 Phone: (612) 813-1610 ext-  
 Fax: (612) 813-1612  
 aihcdc@aol.com

Contact Information:

Consultant:

Jim Graham  
 American Indian Community Development Corp  
 2020 Bloomington Ave S  
 Minneapolis, MN 55404-  
 Phone: (612) 240-5958 ext-  
 Fax: (612) 813-1612  
 gemgram@mn.rr.com

Contractor:

Architect:

Property Manager:

Support Services:

CPED Coordinator:

Tiffany Glasper  
 CPED  
 105 5th Ave S Suite 200  
 Minneapolis, MN 55401-  
 Phone: (612) 673-5221 ext-  
 Fax: (612) 673-5248  
 Tiffany.Glasper@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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**Impaction**  
 Non-Impacted  
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**Occupancy**  
 Rental  
 Ownership

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 Main Address: 1913 Columbus Ave  
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 Ward: 6 Neighborhood: Ventura Village

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3BR	0	0	3BR	0	0	0	0	0	0
4+BR	0	0	4+BR	0	0	0	0	0	0
<b>TOT</b>	<b>32</b>	<b>32</b>	<b>TOT</b>	<b>32</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Shelter Units: \_\_\_\_\_ + Conversion Units: \_\_\_\_\_  
 Section 8: \_\_\_\_\_

**USES AND PERMANENT SOURCES**

**Project Uses:**

Land: \$165,000.00  
 Construction: \$6,200,000.00  
 Construction Contingency: \$186,000.00  
 Construction Interest: \$0.00  
 Relocation: \$0.00  
 Developer Fee: \$434,000.00  
 Legal Fees: \$0.00  
 Architect Fees: \$157,000.00  
 Other Costs: \$35,000.00  
 Reserves: \$0.00  
 Non-Housing: \$0.00  
 TDC: \$7,177,000.00  
 TDC/Unit: \$224,281.00

**Project Permanent Sources:**

Source / Program	Amount	%	Term	Committed
Mille Lacs Band of Ojibwe	\$7,177,000.00			
<b>TDC:</b>	<b>\$7,177,000.00</b>			

**Financing Notes:**  
 The Mille Lacs Band of Ojibwe is providing 100% of the financing necessary for the development of the project via reimbursement of costs incurred by AICDC. The Mille Lacs Band is also fully subsidizing the housing costs for the residents.  
 "Other Costs" includes \$8K for taxes during construction, \$20K for Environmental Assessments and \$7K for soils survey.