



Project Status	
Proposed:	6/23/2010
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:	Emanuel Housing
Main Address:	822 3rd St S
Project Aliases:	
Additional Addresses:	
Ward: <input type="text" value="7"/>	Neighborhood: <input type="text" value="Downtown East"/>

Project Activity	
<input checked="" type="checkbox"/> New Construction	
<input checked="" type="checkbox"/> Rehabilitation	
<input type="checkbox"/> Stabilization	
<input type="checkbox"/> Preservation	
Year Built: <input type="text" value="1900"/>	

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 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	95		0BR	16	79	0	0	0
1BR	6	1BR	0	6	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	101	TOT	16	85	0	0	0	0	
Shelter Units: <input type="text"/>			+ Conversion Units: <input type="text" value="101"/>						
Section 8: <input type="text"/>									

GENERAL INFORMATION

RS Eden will redevelop the property into 101 units of permanent supportive housing. The target population will be individuals who have been or are experiencing long-term homelessness. Many of them will be disabled (chemically dependent and/or mental illness). The existing building will be renovated and an addition on the west side will be built. The new addition will include 15,000 sq ft of commercial space; it is planned that it will be office space for a non-profit organization; the Council on Crime and Justice has committed to leasing 2,730 square feet. RS Eden is working with MN Health Care for Homeless Veterans to secure 24 HUD Project-based VASH certificates. These will be used to subsidize units for returning veterans.

The project will meet all of the mandatory Minnesota Overlay to the Green Communities Criteria for new construction. The project will be located two blocks from the Downtown East LRT Station. The per sq foot cost of the residential portion of the property is \$198.

<u>Partnership:</u>		<u>Contact Information:</u>	
<u>Developer Contact:</u>		<u>Owner Contact:</u>	
RS Eden 357 Oneida St Saint Paul, MN 55102-3642 Phone: (651) 222-4488 ext- Fax:		RS Eden 357 Oneida St Saint Paul, MN 55102-3642 Phone: (651) 222-4488 ext- Fax:	
<u>Contractor:</u>		<u>Architect:</u>	
To Be Determined Phone: ext- Fax:		Cermak Rhoades Architects 275 E 4 St Suite 800 Saint Paul, MN 55101-1696 Phone: (651) 225-8623 ext- Fax: info@cermakrhoades.com	
<u>CPED Coordinator:</u>		<u>CPED Legal:</u>	
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 Rehab: Dalene Lenneman Phone: (612) 673-5254 ext- Fax: (612) 673-5207	
		<u>CPED Support Coordinator</u>	
		<u>MPLS Affirmative Action</u>	



Project Status	
Proposed:	6/23/2010
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:	Emanuel Housing
Main Address:	822 3rd St S
Project Aliases:	
Additional Addresses:	
Ward: <input type="text" value="7"/>	Neighborhood: <input type="text" value="Downtown East"/>

Project Activity	
<input checked="" type="checkbox"/> New Construction	
<input checked="" type="checkbox"/> Rehabilitation	
<input type="checkbox"/> Stabilization	
<input type="checkbox"/> Preservation	
Year Built:	<input type="text" value="1900"/>

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 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				
			<30%	<50%	<60%	<80%	MKT
0BR	95		16	79	0	0	0
1BR	6		0	6	0	0	0
2BR	0		0	0	0	0	0
3BR	0		0	0	0	0	0
4+BR	0		0	0	0	0	0
TOT	101		16	85	0	0	0

Shelter Units: + Conversion Units:

Section 8:

USES AND PERMANENT SOURCES

Project Uses:	
Land:	<input type="text" value="\$2,661,000.00"/>
Construction:	<input type="text" value="\$7,908,556.00"/>
Construction Contingency:	<input type="text" value="\$452,198.00"/>
Construction Interest:	<input type="text" value="\$221,484.00"/>
Relocation:	<input type="text" value="\$0.00"/>
Developer Fee:	<input type="text" value="\$1,325,500.00"/>
Legal Fees:	<input type="text" value="\$130,000.00"/>
Architect Fees:	<input type="text" value="\$318,001.00"/>
Other Costs:	<input type="text" value="\$872,638.00"/>
Reserves:	<input type="text" value="\$1,490,950.00"/>
Non-Housing:	<input type="text" value="\$940,000.00"/>
TDC:	<input type="text" value="\$16,320,327.00"/>
TDC/Unit:	<input type="text" value="\$152,280.47"/>

Project Permanent Sources:				
Source / Program	Amount	%	Term	Committed
MHFA <i>ELHIF</i>	\$1,400,000.00			10/26/2010
RS Eden <i>Deferred Dev Fee</i>	\$200,000.00			
CPED <i>AHTF (2010) (CDBG)</i>	\$1,900,000.00	1.00%	30 yrs Deferred	
CPED <i>Non Profit Admin</i>	\$30,000.00		Grant	
RS Eden	\$940,000.00			10/26/2010
TOD <i>TOD</i>	\$80,820.00			
Hennepin County <i>Hennepin County</i>	\$800,000.00			
SHP <i>SHP</i>	\$400,000.00			
FHLB <i>FHLB</i>	\$500,000.00			10/31/2010
MHFA <i>MHFA</i>	\$1,273,773.00			
<i>Syndication Proceeds</i>	\$8,795,734.00			
50 CPED <i>LIHTC - \$857,639 (2011)</i>				10/26/2010
TDC:	\$16,320,327.00			

Financing Notes:	



Project Status	
Proposed:	6/23/2010
Approved:	<input checked="" type="checkbox"/>
Closed:	
Complete:	

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

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

Project Name:	PPL Foreclosure Redirection II
Main Address:	3601 Fremont Ave N
Project Aliases:	
Additional Addresses:	
Ward:	4
Neighborhood:	Folwell

Project Activity	
<input type="checkbox"/> New Construction	
<input checked="" type="checkbox"/> Rehabilitation	
<input type="checkbox"/> Stabilization	
<input type="checkbox"/> Preservation	
Year Built:	1958

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 type="checkbox"/> Senior	
<input checked="" 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	0	0	0	0	0
1BR	4	4	0	4	0	0	0	0	
2BR	0	0	0	0	0	0	0	0	
3BR	0	0	0	0	0	0	0	0	
4+BR	0	0	0	0	0	0	0	0	
TOT	4	4	TOT	0	4	0	0	0	

Shelter Units: + Conversion Units:
 Section 8:

GENERAL INFORMATION

Acquisition and rehabilitation of a four-plex that is the first part of a larger anticipated 24-unit NSP II Project. PPL Hopes to keep 3 of the existing tenants. The building is in good condition but will require updates/replacements of electrical wiring, boiler, water heaters, roof, flooring.

A small amount of temporary relocation will be necessary.

This rehab project will provide a new high efficiency boiler and 4 new high efficiency water heaters, new roof w/new ventilation system. Bath, kitchen faucets will be 2.0 GPM and Energy Star washers and dryers and power vented fans that exhaust to the outdoors.

TDC per sq. ft. is \$175.

Partnership:

Developer Contact:
 Barbara McCormick
 PPL
 1035 E Franklin Ave
 Minneapolis, MN 55404-2920
 Phone: (612) 455-5206 ext-
 Fax: (612) 455-5101
 barbara.mccormick@ppl-inc.org

Owner Contact:
 Barbara McCormick
 PPL
 1035 E Franklin Ave
 Minneapolis, MN 55404-2920
 Phone: (612) 455-5206 ext-
 Fax: (612) 455-5101
 barbara.mccormick@ppl-inc.org

Contact Information:

Consultant:

Property Manager:
 PPL
 Phone: (612) 874-8512 ext-
 Fax:

Support Services:

Contractor:

To Be Determined

Phone: ext-
 Fax:

Architect:

To Be Determined

Phone: ext-
 Fax:

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
 Scott Ehrenberg
 Phone: (612) 673-5067 ext-
 Fax: (612) 673-5259

CPED Rehab:

Duane Nygren
 Phone: (612) 673-5249 ext-
 Fax: (612) 673-5207

MPLS Affirmative Action



Project Status

Proposed: 6/23/2010

Approved:

Closed:

Complete:

Impaction

Non-Impacted

Impacted

Occupancy

Rental

Ownership

Project Name: PPL Foreclosure Redirection II

Main Address: 3601 Fremont Ave N

Project Aliases:

Additional Addresses:

Ward: 4 Neighborhood: Folwell

Project Activity

New Construction

Rehabilitation

Stabilization

Preservation

Year Built: 1958

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	UNIT	<30%	<50%	<60%	<80%	MKT
	0BR	0		0BR	0	0	0	0	0
1BR	4	1BR	0	4	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	4	TOT	0	4	0	0	0	0	

Shelter Units: + Conversion Units:

Section 8:

USES AND PERMANENT SOURCES

Project Uses:

Land: \$180,000.00

Construction: \$218,200.00

Construction Contingency: \$21,820.00

Construction Interest: \$0.00

Relocation: \$12,000.00

Developer Fee: \$63,000.00

Legal Fees: \$2,800.00

Architect Fees: \$6,500.00

Other Costs: \$30,340.00

Reserves: \$10,000.00

Non-Housing: \$0.00

TDC: \$544,660.00

TDC/Unit: \$136,165.00

Project Permanent Sources:

Source / Program	Amount	%	Term	Committed
CPED AHTF (2010)	\$80,200.00			
CPED NSP II	\$240,000.00			7/2/2010
CPED Non Profit Admin	\$8,000.00			
Hennepin County Lead Abatement Funds	\$12,960.00			
MHFA	\$203,500.00			
TDC:	\$544,660.00			

Financing Notes:



Project Status	
Proposed:	10/1/2009
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:	Saint Annes Senior Housing
Main Address:	2323 26th Ave N
Project Aliases:	St. Anne's Assisted Living
Additional Addresses:	2300 W Broadway; 2306-2400 West Broadway; 2519-2531 Queen Ave N
Ward:	4
Neighborhood:	Jordan

Project Activity	
<input type="checkbox"/> New Construction	
<input checked="" type="checkbox"/> Rehabilitation	
<input type="checkbox"/> Stabilization	
<input type="checkbox"/> Preservation	
Year Built:	2007

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 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	13		0BR	4	9	0	0	0
1BR	30	1BR	0	12	18	0	0	0	
2BR	18	2BR	0	0	17	0	1		
3BR	0	3BR	0	0	0	0	0		
4+BR	0	4+BR	0	0	0	0	0		
TOT	61	TOT	4	21	35	0	1		

Shelter Units: + Conversion Units: 2

Section 8:

GENERAL INFORMATION

Conversion of commercial first floor space into two additional rental housing units. 4 units are set aside for persons experiencing long-term homelessness. This property was originally the new construction of 59 units of senior housing. The commercial space could not be leased and remained vacant. CommonBond is requesting funds to convert the existing commercial space (1,800 s.f.) into 2 studio apts.

Cost per square foot of the residential portion is \$90.22.

Partnership: Saint Annes Community Development LP		Contact Information:	
Developer Contact: Amanda Cline Novak CommonBond Communities 328 Kellogg Blvd W Saint Paul, MN 55102-1900 Phone: (651) 290-6213 ext- Fax: (651) 291-1003 novak@commonbond.org		Owner Contact: Amanda Cline Novak CommonBond Communities 328 Kellogg Blvd W Saint Paul, MN 55102-1900 Phone: (651) 290-6213 ext- Fax: (651) 291-1003 novak@commonbond.org	
Contractor: To Be Determined Phone: ext- Fax:		Architect: Sylvia Frank Carlson & Frank Architects 524 Selby Ave Saint Paul, MN 55102-1729 Phone: (651) 227-4576 ext- Fax: sfrank@carlsenfrank.com	
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: Nikki Newman Phone: (612) 673-5273 ext- Fax: (612) 673-5112	
		CPED Support Coordinator: Scott Ehrenberg Phone: (612) 673-5067 ext- Fax: (612) 673-5259	
		Property Manager: CommonBond Housing Phone: (651) 290-1750 ext- Fax: (651) 291-1003	
		Support Services: CommonBond Housing Phone: (651) 290-1750 ext- Fax: (651) 291-1003	
		CPED Rehab: Jim Edin Phone: (612) 673-5275 ext- Fax: (612) 673-5207	
		MPLS Affirmative Action	



Project Status	
Proposed:	10/1/2009
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:	Saint Annes Senior Housing
Main Address:	2323 26th Ave N
Project Aliases:	St. Anne's Assisted Living
Additional Addresses:	2300 W Broadway; 2306-2400 West Broadway; 2519-2531 Queen Ave N
Ward:	4
Neighborhood:	Jordan

Project Activity	
<input type="checkbox"/> New Construction	
<input checked="" type="checkbox"/> Rehabilitation	
<input type="checkbox"/> Stabilization	
<input type="checkbox"/> Preservation	
Year Built:	2007

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 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	13		0BR	4	9	0	0	0
1BR	30	1BR	0	12	18	0	0	0	
2BR	18	2BR	0	0	17	0	1		
3BR	0	3BR	0	0	0	0	0		
4+BR	0	4+BR	0	0	0	0	0		
TOT	61	TOT	4	21	35	0	1		

Shelter Units: + Conversion Units: 2

Section 8:

USES AND PERMANENT SOURCES

Project Uses:	
Land:	\$0.00
Construction:	\$237,001.00
Construction Contingency:	\$14,933.00
Construction Interest:	\$0.00
Relocation:	\$0.00
Developer Fee:	\$0.00
Legal Fees:	\$4,000.00
Architect Fees:	\$3,600.00
Other Costs:	\$10,466.00
Reserves:	\$0.00
Non-Housing:	\$0.00
TDC:	\$270,000.00
TDC/Unit:	\$135,000.00

Project Permanent Sources:				
Source / Program	Amount	%	Term	Committed
CPED AHTF (2010)	\$70,000.00	1.00%	Deferred	
MHFA	\$100,000.00			8/9/2010
Fundraising	\$30,000.00			
Hennepin County	\$70,000.00			
TDC:	\$270,000.00			

Financing Notes:
The TDC includes construction of kitchenette for senior and necessary energy/water conservation needs.



Project Status	
Proposed:	7/15/2005
Approved:	<input checked="" type="checkbox"/>
Closed:	
Complete:	

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

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

Project Name:	Spirit on Lake
Main Address:	1238 E Lake St
Project Aliases:	
Additional Addresses:	2930 13th Ave S
Ward:	9
Neighborhood:	Midtown Phillips

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 checked="" type="checkbox"/> General	
<input type="checkbox"/> Family w/Children	
<input 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		0BR	0	0	0	0	0
1BR	27	1BR	0	27	0	0	0	0	
2BR	19	2BR	0	19	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	46	TOT	0	46	0	0	0	0	

Shelter Units: + Conversion Units:
 Section 8:

GENERAL INFORMATION

Spirit on Lake is a housing project located on the northwest corner of 13th Ave. S. and E. Lake St. PRG Inc. is proposing to co-develop this project with Plymouth Church Neighborhood Foundation primarily with low income housing tax credits, bond proceeds and environmental remediation funding. The development plan for this .82 acre site was conceived through a cooperative community process with the Midtown Phillips and Powderhorn Park neighborhood associations. The project has shifted from an ownership to a rental model due to changes in the residential market and economy. This new construction project meets the Minnesota Overlay to the Green Communities Standards for energy efficiency, green and sustainable project components.

The TDC per square foot is \$137.32.

<u>Partnership:</u>		<u>Contact Information:</u>	
<u>Developer Contact:</u>		<u>Owner Contact:</u>	
Kathy Wetzel-Mastel Powderhorn Residents Group 2017 E 38th St Minneapolis, MN 55407- Phone: (612) 721-7556 ext x-15 Fax: (612) 721-7708 kathy.wetzel-mastel@prginc.org		Spirit of the Lakes Cooperative 2017 E 38th St Minneapolis, MN 55407- Phone: ext- Fax:	
<u>Contractor:</u>		<u>Architect:</u>	
		Paula Merrigan DJR Architecture, Inc. 212 2nd St SE Suite 314 Minneapolis, MN 55414- Phone: (612) 362-0431 ext- Fax: (612) 676-2796	
<u>CPED Coordinator:</u>		<u>CPED Legal:</u>	
Matt Goldstein CPED 105 5th Ave S Suite 200 Minneapolis, MN 55401- Phone: (612) 673-5075 ext- Fax: (612) 673-5259 matt.goldstein@ci.minneapolis.mn.us		Nikki Newman Phone: (612) 673-5273 ext- Fax: (612) 673-5112	
		<u>CPED Support Coordinator</u>	
		Connie Green Phone: (612) 673-5234 ext- Fax: (612) 673-5259	
		<u>CPED Rehab:</u>	
		<u>MPLS Affirmative Action</u>	
		<u>Property Manager:</u>	
		<u>Support Services:</u>	



Project Status	
Proposed:	7/15/2005
Approved:	<input checked="" type="checkbox"/>
Closed:	
Complete:	

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

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

Project Name:	Spirit on Lake
Main Address:	1238 E Lake St
Project Aliases:	
Additional Addresses:	2930 13th Ave S
Ward:	9
Neighborhood:	Midtown Phillips

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 checked="" type="checkbox"/> General	
<input type="checkbox"/> Family w/Children	
<input 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			0BR	0	0	0	0
1BR	27		1BR	0	27	0	0	0	0
2BR	19		2BR	0	19	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	46		TOT	0	46	0	0	0	0

Shelter Units: + Conversion Units:

Section 8:

USES AND PERMANENT SOURCES

Project Uses:	
Land:	\$930,794.00
Construction:	\$6,319,742.00
Construction Contingency:	\$290,914.00
Construction Interest:	\$120,000.00
Relocation:	\$0.00
Developer Fee:	\$728,000.00
Legal Fees:	\$100,000.00
Architect Fees:	\$345,000.00
Other Costs:	\$826,050.00
Reserves:	\$167,500.00
Non-Housing:	\$0.00
TDC:	\$9,828,000.00
TDC/Unit:	\$213,652.00

Financing Notes:
The project concept is shifting from ownership to rental. Several of the funding sources were committed to the ownership project. CPED is discussing this project change with the other funders. The non-housing space is approximately 5,500 square feet on the 1st floor for community and social services. This will be funded with other sources.

Project Permanent Sources:				
Source / Program	Amount	%	Term	Committed
1 Syndication Proceeds	\$2,439,143.00			
2 CPED Non Profit Admin	\$30,000.00			9/12/2006
3 Committed Grants	\$25,000.00			7/15/2005
4 Hennepin County TOD	\$75,000.00			1/18/2008
5 DEED Redevelopment	\$391,500.00		Grant	3/21/2008
6 Hennepin County ERF Investigation	\$37,150.00		Grant	8/3/2007
6 Hennepin County ERF Cleanup	\$235,600.00		Grant	1/1/2008
7 Met Council TBRA	\$328,800.00		Grant	1/9/2008
8 Program Space Grant	\$482,726.00			
9 CPED AHTF (2010)	\$1,449,000.00			
10 MHFA	\$900,000.00			
11 Hennepin County AHIF	\$225,000.00			3/10/2007
12 City of Minneapolis HRB	\$3,209,081.00			
TDC:	\$9,828,000.00			

Project Status	
Proposed:	6/23/2010
Approved:	<input type="checkbox"/>
Closed:	
Complete:	

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

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

Project Name:	Stradford Flats
Main Address:	16-22 E 15th St
Project Aliases:	Ivy League Credit II
Additional Addresses:	1408 1st Ave S
Ward:	7
Neighborhood:	Loring Park

Project Activity	
<input type="checkbox"/> New Construction	
<input checked="" type="checkbox"/> Rehabilitation	
<input type="checkbox"/> Stabilization	
<input type="checkbox"/> Preservation	
Year Built:	1911

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 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	24		0BR	2	22	0	0	0
1BR	37	1BR	2	35	0	0	0	0	
2BR	1	2BR	0	1	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	62	TOT	4	58	0	0	0	0	

Shelter Units: + Conversion Units:

Section 8:

GENERAL INFORMATION

Stradford Flats involves acquisition and rehabilitation of an existing 62-unit general occupancy rental apartment building located at 16 & 22 East 15th St in Minneapolis. The 3 story + lower level structure is a turn-of-the-century building originally constructed in 1911. It is a U-shaped building consisting of exterior brick bearing walls with wood floor, roof, and interior bearing walls. It is a walk-up building consisting of 24 studio apartments, 37 one-bedroom units, and 1 two-bedroom unit. The site includes the building, landscaped areas, driveway and approximately fifteen (15) parking spaces.

Although the building is in stable condition for its age, substantial renovations are needed to address code and accessibility compliance, to improve the building's energy efficiency and to enhance its marketability. The project is located downtown adjacent to the Minneapolis Convention Center and in near proximity to several employment centers and transit lines.

The population serve mainly single adults working in the downtown area. In addition, 4 units will be set aside to serve long-term homeless adults. Simpson Housing Services will provide ongoing supportive services to the residents.

The per s.f. cost of the proposed rehab is \$90.08/s.f. (\$3,675,000 / 40,800 s.f.).

Partnership: SA Stradford Flats LP

Contact Information:

Developer Contact:

George Sherman Sherman Associates, Inc. 233 Park Ave Suite 201 Minneapolis, MN 55415- Phone: (612) 332-3000 ext x-125 Fax: (612) 332-8119 gsherman@sherman-associates.com

Owner Contact:

George Sherman Sherman Associates, Inc. 233 Park Ave Suite 201 Minneapolis, MN 55415- Phone: (612) 332-3000 ext- x-125 Fax: (612) 332-8119 gsherman@sherman-associates.com
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Consultant:

Contractor:

Franca & Sons 633 2nd Ave S Hopkins, MN 55343-7779 Phone: (952) 935-8600 ext- Fax: (952) 352-2652

Architect:

Collin Kaas Kaas Wilson Architects 2104 4th Ave S Suite B Minneapolis, MN 55404- Phone: (612) 879-6000 ext- Fax: (612) 879-6666 collink@kaaswilson.com
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Property Manager:

Sherman Associates, Inc. Phone: (612) 604-0856 ext- Fax: (612) 332-8119

Support Services:

Simpson Housing Services Phone: (612) 455-0841 ext- Fax: (612) 879-0041

CPED Coordinator:

Jerry LePage CPED 105 5th Ave S Suite 200 Minneapolis, MN 55401 Phone: (612) 673-5240 ext- Fax: (612) 673-5248 jerry.lepage@ci.minneapolis.mn.us
--

CPED Legal:

CPED Support Coordinator

CPED Rehab:

MPLS Affirmative Action

Project Status
 Proposed: 6/23/2010
 Approved:
 Closed:
 Complete:

Impaction
 Non-Impacted
 Impacted

Occupancy
 Rental
 Ownership

Project Name: Stradford Flats
 Main Address: 16-22 E 15th St
 Project Aliases: Ivy League Credit II
 Additional Addresses: 1408 1st Ave S
 Ward: 7 Neighborhood: Loring Park

Project Activity
 New Construction
 Rehabilitation
 Stabilization
 Preservation
 Year Built: 1911

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
			<30%	<50%	<60%	<80%	
0BR	24	0BR	2	22	0	0	0
1BR	37	1BR	2	35	0	0	0
2BR	1	2BR	0	1	0	0	0
3BR	0	3BR	0	0	0	0	0
4+BR	0	4+BR	0	0	0	0	0
TOT	62	TOT	4	58	0	0	0

Shelter Units: + Conversion Units:
 Section 8:

USES AND PERMANENT SOURCES

Project Uses:

Land: \$1,400,000.00
 Construction: \$3,675,000.00
 Construction Contingency: \$246,750.00
 Construction Interest: \$140,000.00
 Relocation: \$125,000.00
 Developer Fee: \$300,000.00
 Legal Fees: \$50,000.00
 Architect Fees: \$150,000.00
 Other Costs: \$374,901.00
 Reserves: \$62,000.00
 Non-Housing: \$0.00
 TDC: \$6,523,651.00
 TDC/Unit: \$105,220.00

Project Permanent Sources:

Source / Program	Amount	%	Term	Committed
MHFA LMIR 1st Mortgage	\$1,300,000.00			
Syndication Proceeds	\$4,350,000.00			
CPED AHTF (2010)	\$873,651.00			
50 CPED LIHTC - \$300,000 (2011)				10/26/2010
TDC:	\$6,523,651.00			

Financing Notes:



Project Status	
Proposed:	6/1/2005
Approved:	<input checked="" type="checkbox"/>
Closed:	
Complete:	

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

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

Project Name:	Touchstone Supportive Housing
Main Address:	2304 Snelling Ave
Project Aliases:	Bystrom Bros, Franklin Station Redevelopment
Additional Addresses:	2310 Snelling Ave
Ward:	2
Neighborhood:	Seward

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 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	0		0BR	0	0	0	0	0
1BR	40	1BR	12	28	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	40	TOT	12	28	0	0	0	0	

Shelter Units: + Conversion Units:

Section 8:

GENERAL INFORMATION

PPL is proposing a 40-unit supportive housing project in partnership with Seward Redesign and Touchstone Mental Health. The project will serve individuals with severe and persistent mental health issues, including 4 units for persons experiencing long-term homelessness. The building will include service provision areas, office space for Touchstone staff, and a wellness center.

The project is the first phase of the redevelopment of the Bystrom Brothers site, an industrial property located near the Franklin Ave LRT Station. The overall site was acquired by Seward Redesign and the City in June, 2009 with a combination of private and public sources including funding from Hennepin County, City of Minneapolis, Metropolitan Council, and Minnesota Housing.

The construction cost of the project is \$105 per square foot for the residential space (not including costs associated with offices, service provision areas, or the underground parking).

The Touchstone project will meet all of the mandatory Minnesota Overlay to the Green Communities Criteria for new construction. In addition, the project will also exceed minimum requirements related to stormwater management, use of recycled construction materials, construction waste management, and will include solar thermal panels that are expected to replace 50% of the natural gas needed for domestic hot water. Touchstone is also a strong example of Transit Oriented Development, given its close proximity to the Franklin Ave LRT Station.

Partnership: PPL Touchstone LLC

Developer Contact:

Chris Wilson
PPL
1035 E Franklin Ave
Minneapolis, MN 55404-2920
Phone: (612) 455-5216 ext-
Fax: (612) 455-5101
chris.wilson@ppl-inc.org

Owner Contact:

Chris Wilson
PPL
1035 E Franklin Ave
Minneapolis, MN 55404-2920
Phone: (612) 455-5216 ext-
Fax: (612) 455-5101
chris.wilson@ppl-inc.org

Contact Information:

Consultant:

Contractor:

To Be Determined

Phone: ext-
Fax:

Architect:

David Haaland
Urban Works Architecture, LLC
901 North Third St Suite 145
Minneapolis, MN 55401-
Phone: (612) 455-3100 ext-
Fax: (612) 455-3199
dhaaland@urban-works.com

Property Manager:

PPL
Phone: (612) 874-8512 ext-
Fax:

Support Services:

Touchstone Mental Health
Phone: (612) 874-6409 ext-
Fax: (612) 874-0157

CPED Coordinator:

Amy Geisler
CPED
105 5th Ave S Suite 200
Minneapolis, MN 55401-
Phone: (612) 673-5266 ext-
Fax: (612) 673-5259
amy.geisler@ci.minneapolis.mn.us

CPED Legal:

Shelley Roe
Phone: (612) 673-5086 ext-
Fax: (612) 673-5112

CPED Support Coordinator

Connie Green
Phone: (612) 673-5234 ext-
Fax: (612) 673-5259

CPED Rehab:

MPLS Affirmative Action



Project Status	
Proposed:	6/1/2005
Approved:	<input checked="" type="checkbox"/>
Closed:	
Complete:	

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

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

Project Name:	Touchstone Supportive Housing
Main Address:	2304 Snelling Ave
Project Aliases:	Bystrom Bros, Franklin Station Redevelopment
Additional Addresses:	2310 Snelling Ave
Ward:	2
Neighborhood:	Seward

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 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	0		0	0BR	0	0	0	0
1BR	40	0	1BR	12	28	0	0	0	0
2BR	0	0	2BR	0	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	40	0	TOT	12	28	0	0	0	0

Shelter Units: + Conversion Units:

Section 8:

USES AND PERMANENT SOURCES

Project Uses:	
Land:	\$1,000,000.00
Construction:	\$5,300,000.00
Construction Contingency:	\$351,623.00
Construction Interest:	\$192,416.00
Relocation:	\$0.00
Developer Fee:	\$1,269,695.00
Legal Fees:	\$75,000.00
Architect Fees:	\$360,000.00
Other Costs:	\$1,061,421.00
Reserves:	\$300,000.00
Non-Housing:	\$1,732,450.00
TDC:	\$11,642,605.00
TDC/Unit:	\$247,753.88

Project Permanent Sources:				
Source / Program	Amount	%	Term	Committed
HUD SHP Capital	\$400,000.00			
Hennepin County AHIF	\$400,000.00			6/1/2010
DEED DEED	\$150,500.00		Grant	1/15/2010 HD00000980
CPED AHTF (2010)	\$400,000.00			
Partners Fund Grant	\$25,000.00		Grant	9/1/2009
Green Communities	\$5,000.00		Grant	8/1/2010
CPED AHTF (2009) (CDBG)	\$1,000,000.00			2/16/2010
CPED Non Profit Admin	\$30,000.00			2/16/2010
MHFA	\$1,100,000.00			
Home Depot Foundation	\$64,333.00			
Syndication Proceeds	\$7,197,772.00			
MHFA LMIR	\$600,000.00			
Hennepin County ERF	\$270,000.00		Grant	8/1/2009
TDC:	\$11,642,605.00			

Financing Notes:
"Other Costs" reflects costs associated with environmental remediation.