



Project Status	
Proposed:	2/25/2002
Approved:	<input checked="" type="checkbox"/>
Closed:	10/26/2005
Complete:	

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

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

Project Name:	Lowell Curve
Main Address:	1900 Willow Ave
Project Aliases:	Lowell School Site Housing Development
Additional Addresses:	
Ward:	3
Neighborhood:	Jordan

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

Development	
<input type="radio"/> Apartment/Condo	
<input type="radio"/> Townhome	
<input type="radio"/> Coop	
<input type="radio"/> Shelter	
<input type="radio"/> Transitional	
<input checked="" type="radio"/> Scattered Site/Other	

Household	
<input type="checkbox"/> General	
<input checked="" 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	0		1BR	0	0	0	0	0
	2BR	0		2BR	0	0	0	0	0
	3BR	12		3BR	0	0	0	5	7
4+BR	2	4+BR	0	0	0	2	0		
TOT	14	TOT	0	0	0	7	7		
Shelter Units: _____		+ Conversion Units: _____							
Section 8: _____									

**GENERAL INFORMATION**

RFP was released Jan. 18, 2002 for development of up to 31 SF dwelling units on the former school site and adjacent scattered sites within the Jordan neighborhood of North Mpls. Affordable units (7) were developed by Twin Cities Habitat for Humanity and are affordable to families earning at or below 50% AMI. PPL also constructed 10 additional single family homes on scattered in-fill lots in the Jordan neighborhood.

PPL proposes to create a Planned Unit Development (PUD) at the site creating 14 single family homes on the site. The homes will feature 1,400 to 1,700 sq ft of finished living space, 3 & 4 bedrooms with 2+ baths and a detached 2 car garage. Due to site limitations; at the northeastern corner of the site, a home with an attached 2 car garage will be constructed.

A Phase II environmental assessment will be conducted just prior to the start of construction.

Partnership:  
Developer:  
 Sarah Larson  
 PPL  
 1035 E Franklin Ave  
 Minneapolis, MN 55404-2920  
 Phone: (612) 455-5220 ext  
 Fax: (612) 455-5101  
 sarah.larson@ppl-inc.org

Owner:  
Contractor:  
 Mohammed Thabet  
 AA Contracting  
 12425 53rd St N  
 Stillwater, MN 55082-  
 Phone: (612) 275-7125 ext-  
 Fax:

Contact Information:  
Consultant:  
Property Manager:  
Support Services:

Contractor:  
 Mohammed Thabet  
 AA Contracting  
 12425 53rd St N  
 Stillwater, MN 55082-  
 Phone: (612) 275-7125 ext-  
 Fax:

Architect:  
 Gary Findell  
 LHB+Madson  
 250 3rd Ave N Suite 450  
 Minneapolis, MN 55401-  
 Phone: (612) 752-6928 ext-  
 Fax: (612) 338-2088  
 gary.findell@lhbcorp.com

Property Manager:  
Support Services:

CPED Coordinator:  
 Theresa Cunningham  
 CPED  
 105 5th Ave S Suite 200  
 Minneapolis, MN 55401-  
 Phone: (612) 673-5237 ext-  
 Fax: (612) 673-5248  
 theresa.cunningham@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:  
 Dalene Lenneman  
 Phone: (612) 673-5254 ext-  
 Fax: (612) 673-5207  
MPLS Affirmative Action  
 Shirley Wilcox  
 Phone: (612) 673-3810 ext-  
 Fax: (612) 673-2599



Project Status	
Proposed:	2/25/2002
Approved:	<input checked="" type="checkbox"/>
Closed:	10/26/2005
Complete:	

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

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

Project Name:	Lowell Curve
Main Address:	1900 Willow Ave
Project Aliases:	Lowell School Site Housing Development
Additional Addresses:	
Ward:	3
Neighborhood:	Jordan

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

Development	
<input type="radio"/> Apartment/Condo	
<input type="radio"/> Townhome	
<input type="radio"/> Coop	
<input type="radio"/> Shelter	
<input type="radio"/> Transitional	
<input checked="" type="radio"/> Scattered Site/Other	

Household	
<input type="checkbox"/> General	
<input checked="" 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		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	12		3BR	0	0	0	5	7	
4+BR	2		4+BR	0	0	0	2	0	
TOT	14		TOT	0	0	0	7	7	

Shelter Units:  + Conversion Units:

Section 8:

## USES AND PERMANENT SOURCES

Project Uses:	
Land:	\$142,500.00
Construction:	\$2,800,850.00
Construction Contingency:	\$81,322.00
Construction Interest:	\$41,006.00
Relocation:	
Developer Fee:	\$140,000.00
Legal Fees:	\$7,000.00
Architect Fees:	\$72,000.00
Other Costs:	\$180,272.00
Reserves:	
Non-Housing:	
TDC:	\$3,464,950.00
TDC/Unit:	\$247,496.00

Project Permanent Sources:				
Source / Program	Amount	%	Term	Committed
Hennepin County TOD	\$100,000.00			6/1/2004
PPL Private Funds	\$19,600.00			
MHFA CRV	\$180,000.00			4/1/2004
CPED Non Profit Admin	\$14,000.00			7/2/2004
City of Minneapolis TIF	\$220,000.00			HD00000603
Met Council Livable Communities	\$100,000.00			4/1/2004
Met Council Pre-development	\$50,000.00		Grant	11/14/2003
Sales Revenues	\$2,705,000.00			
<b>TDC:</b>	<b>\$3,388,600.00</b>			

**Financing Notes:**  
Site has been included in the Housing Replacement TIF District 2 to allow for repayment of 75% of the CDBG assistance provided.  
  
Hennepin County Environmental Relief Funds will be requested if needed.