

Project Status	
Proposed:	9/1/2009
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:	Bii Di Gain Dash Anwebi Elder Housing
Main Address:	2401 Bloomington Ave S
Project Aliases:	
Additional Addresses:	2400, 2415, 2417, 2419 Bloomington Ave S
Ward:	9
Neighborhood:	Phillips East

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	0	0	0	0	0
1BR	47	0	0	47	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	47			0	47	0	0	0	

Shelter Units: + Conversion Units:

Section 8:

GENERAL INFORMATION

A joint partnership of the American Indian Community Development Corporation and CommonBond Communities proposes to purchase City owned land to be combined with land previously assembled and made available for development of this site from Powderhorn Residents Group. The site is being assembled to create a new 48-unit rental apartment development for senior Native American Indians at least 62 years old at the time of initial occupancy.

As proposed, the development would be funded through HUD's Section 202 Supportive Housing for the Elderly Program which provides assistance in the form of a capital advance and/or project rental assistance. The units will feature 1-bedroom with approximately 540 square feet of living space and rents starting at \$480/month plus electricity

Partnership:

Developer:

Thomas McElveen
 American Indian Community Development Corp
 1404 E Franklin Ave
 Minneapolis, MN 55404-
 Phone: (612) 813-1610 ext-
 Fax: (612) 813-1612
 tmcelveen@aicdc-mn.org

Owner:

Joseph Holmberg
 CommonBond Communities
 328 Kellogg Blvd W
 Saint Paul, MN 55102-1900
 Phone: (651) 291-1750 ext-
 Fax: (651) 291-1103
 holmberg@commonbond.org

Contact Information:

Consultant:

Contractor:

Architect:

Larry Opelt
 DJR Architecture, Inc.
 333 Washington Ave N Suite 210
 Minneapolis, MN 55401-
 Phone: (612) 676-2726 ext-
 Fax: (612) 676-2796

Property Manager:

CommonBond Communities
 Phone: (651) 290-6232 ext-
 Fax:

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

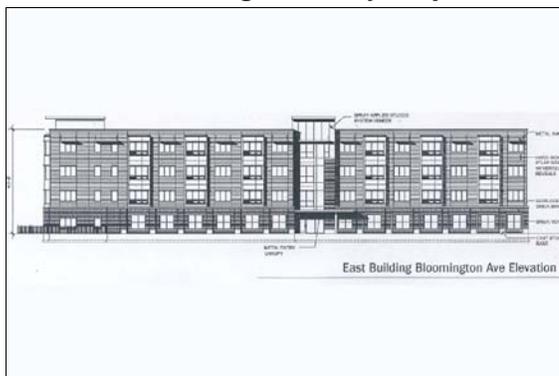
CPED Legal:

Ruben Acosta
 Phone: (612) 673-5052 ext-
 Fax: (612) 673-5112

CPED Support Coordinator

CPED Rehab:

MPLS Affirmative Action



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<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	47	0	1BR	0	47	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	47	0	TOT	0	47	0	0	0	0

Shelter Units: + Conversion Units:

Section 8:

USES AND PERMANENT SOURCES

Project Uses:	
Land:	\$304,259.00
Construction:	\$6,639,487.00
Construction Contingency:	\$140,000.00
Construction Interest:	\$0.00
Relocation:	\$27,842.00
Developer Fee:	\$150,000.00
Legal Fees:	\$66,141.00
Architect Fees:	\$275,000.00
Other Costs:	\$410,025.00
Reserves:	\$0.00
Non-Housing:	\$0.00
TDC:	\$8,012,754.00
TDC/Unit:	\$170,484.00

Project Permanent Sources:				
Source / Program	Amount	%	Term	Committed
1 HUD <i>HUD 202</i>	\$6,677,976.00			
2 City of Minneapolis <i>NRP (AHRF)</i>	\$305,000.00			9/1/2009
3 CPED <i>TIF</i>	\$300,000.00			
4 CPED <i>AHTF</i>	\$689,778.00			
5 CPED <i>Non Profit Admin</i>	\$30,000.00			
6 AICDC <i>Equity</i>	\$10,000.00			8/1/2009
TDC:	\$8,012,754.00			

Financing Notes:	



Project Status	
Proposed:	6/27/2008
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:	Clare Midtown		
Main Address:	3105 23rd Ave S		
Project Aliases:			
Additional Addresses:			
Ward:	9	Neighborhood:	Corcoran

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	18		0BR	0	9	9	0	0
	1BR	27		1BR	0	17	10	0	0
	2BR	0		2BR	0	0	0	0	0
	3BR	0		3BR	0	0	0	0	0
4+BR	0	4+BR	0	0	0	0	0		
TOT	45	TOT	0	26	19	0	0		
Shelter Units:			+ Conversion Units:						
Section 8:									

GENERAL INFORMATION

Clare Housing is proposing a new 3-story apartment building with 45 units of supportive housing for persons living with HIV or AIDS. The site is located on the southeast corner of 31st St E and 23rd Ave S, approximately 1 block from the Lake St LRT station. The project will consist of a mix of studio and 1-bedroom units, and is modeled on Clare Housing's existing supportive housing project in northeast Minneapolis, Clare Apartments. Eight units will be set aside for individuals experiencing long-term homelessness.

The building will include approximately 1,000 square feet of office space for the service provider (Clare Housing), and 1,000 square feet of program and community space for the residents.

The site is part of a remnant ROW parcel left over from the construction of the Hiawatha LRT line, which was acquired from Metro Transit in the summer of 2008. The project will contain underground parking, and complies with MN Green Communities criteria for affordable housing.

19 units will receive rental subsidy and service funding through GRH, and the remaining 26 will receive rental subsidy and service funding through HOPWA.

Partnership: Clare Hiawatha LLC

Developer:

Lee Lewis
 Clare Housing
 929 Central Ave NE
 Minneapolis, MN 55413-2404
 Phone: (612) 236-9515 ext x-521
 Fax: (612) 236-9520
 lee@clarehousing.org

Owner:

Lee Lewis
 Clare Housing
 929 Central Ave NE
 Minneapolis, MN 55413-2404
 Phone: (612) 236-9515 ext- x-521
 Fax: (612) 236-9520
 lee@clarehousing.org

Contact Information:

Consultant:

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

Contractor:

Chris Zuspahn
 Frerichs Construction Company
 3550 Labore Rd Suite 10
 Saint Paul, MN 55110-
 Phone: (651) 787-0687 ext-
 Fax: (651) 787-0407
 chris@frerichsconstruction.com

Architect:

Michelle Baltus
 Cermak Rhoades Architects
 275 E 4 St Suite 800
 Saint Paul, MN 55101-1696
 Phone: (651) 225-8623 ext-
 Fax:

Property Manager:

Health Service Innovations
 Phone: (612) 236-9515 ext-
 Fax: (612) 236-9520

Support Services:

Clare Housing
 Phone: (612) 236-9515 ext- x-521
 Fax: (612) 236-9520

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:

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 Fax: (612) 673-5112

CPED Support Coordinator

Connie Green
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 Fax: (612) 673-5259

CPED Rehab:

Geri Meyer
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 Fax: (612) 673-5207

MPLS Affirmative Action

Eddie Calderon
 Phone: (612) 673-2697 ext-
 Fax: (612) 673-2599



Project Status	
Proposed:	7/1/2009
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:	Corcoran Triangle
Main Address:	31XX 24th Ave S
Project Aliases:	32nd & Hiawatha
Additional Addresses:	
Ward:	9
Neighborhood:	Corcoran

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 checked="" type="checkbox"/> Homeless	

Housing Production and Affordability									
UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT
	0BR	2		0BR	2	0	0	0	0
1BR	19	1BR	4	0	10	0	5		
2BR	50	2BR	0	7	23	0	20		
3BR	32	3BR	0	8	24	0	0		
4+BR	0	4+BR	0	0	0	0	0		
TOT	103	TOT	6	15	57	0	25		

Shelter Units: + Conversion Units:

Section 8:

GENERAL INFORMATION

Wellington, McNellis, & Swenson are proposing a new construction, 103-unit, mixed-income rental housing project at the intersection of Hiawatha Ave and 32nd St. The site is also known as the Corcoran Triangle and is approximately 2 blocks from the Lake St LRT Station. The site is part of a remnant ROW parcel left over from the construction of the Hiawatha LRT line and was purchased from Metro Transit in 2008.

The project will contain a mix of units affordable at 30%, 50%, and 60% AMI, in addition to market-rate units. The developer is proposing 6 units be set aside for individuals experiencing long-term homelessness. The project is adjacent to Clare Midtown and the homeless units would receive services provided by Clare Housing.

Partnership: Corcoran Triangle LP		Contact Information:	
Developer:		Owner:	
Wellington, McNellis & Swenson 1625 Energy Park Dr Suite 100 Saint Paul, MN 55108- Phone: (651) 292-9844 ext- Fax: (651) 292-0072		Wellington, McNellis & Swenson 1625 Energy Park Dr Suite 100 Saint Paul, MN 55108- Phone: (651) 292-9844 ext- Fax: (651) 292-0072	
Contractor:		Consultant:	
To Be Determined Phone: ext- Fax:		Melodie Bridgeman Ponterre Group, LLC 4922 Aldrich Ave S Minneapolis, MN 55419- Phone: (612) 823-1122 ext- Fax: (612) 823-4916 mbridgeman@ponterregroup.com	
Architect:		Property Manager:	
Pete Keely Collage Urban Design Studio Phone: (651) 472-0500 ext- Fax: (651) 472-0060 pkeely@collage-uds.com		Michael Development Phone: (651) 698-3452 ext- Fax: (651) 699-6433	
CPED Coordinator:		Support Services:	
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		Clare Housing Phone: (612) 236-9515 ext- x-521 Fax: (612) 236-9520	
CPED Legal:		CPED Rehab:	
Shelley Roe Phone: (612) 673-5086 ext- Fax: (612) 673-5112			
CPED Support Coordinator		MPLS Affirmative Action	
Connie Green Phone: (612) 673-5234 ext- Fax: (612) 673-5259			



Project Status	
Proposed:	7/1/2009
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:	Corcoran Triangle
Main Address:	31XX 24th Ave S
Project Aliases:	32nd & Hiawatha
Additional Addresses:	
Ward: 9	Neighborhood: Corcoran

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 checked="" type="checkbox"/> Homeless	

Housing Production and Affordability									
UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT
	0BR	2		2	0BR	2	0	0	0
1BR	19	19	1BR	4	0	10	0	0	5
2BR	50	50	2BR	0	7	23	0	0	20
3BR	32	32	3BR	0	8	24	0	0	0
4+BR	0	0	4+BR	0	0	0	0	0	0
TOT	103	103	TOT	6	15	57	0	0	25

Shelter Units: + Conversion Units:

Section 8:

USES AND PERMANENT SOURCES

Project Uses:	
Land:	\$1,000,000.00
Construction:	\$12,654,000.00
Construction Contingency:	\$506,160.00
Construction Interest:	\$100,000.00
Relocation:	\$0.00
Developer Fee:	\$1,775,000.00
Legal Fees:	\$60,000.00
Architect Fees:	\$250,000.00
Other Costs:	\$805,034.00
Reserves:	\$674,806.00
Non-Housing:	\$0.00
TDC:	\$17,825,000.00
TDC/Unit:	\$173,058.25

Project Permanent Sources:				
Source / Program	Amount	%	Term	Committed
City of Minneapolis TIF	\$809,625.00			
Deferred Dev Fee	\$566,368.00			
Met Council / FHF/ MHFA	\$795,000.00			
Hennepin County TOD	\$400,000.00			
Hennepin County AHIF	\$500,000.00			
CPED AHTF	\$795,000.00			
Letter of Credit	\$379,582.00			
Syndication Proceeds	\$7,000,000.00			
MHFA LMIR	\$6,579,425.00			
TDC:	\$17,825,000.00			

Financing Notes:	



Project Status	
Proposed:	7/1/2004
Approved:	<input checked="" type="checkbox"/>
Closed:	
Complete:	

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

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

Project Name:	Gateway Lofts
Main Address:	2601 W Broadway
Project Aliases:	Broadway Workforce Housing
Additional Addresses:	
Ward:	5
Neighborhood:	Willard-Hay

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 checked="" type="checkbox"/> Single	
<input 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	26		0BR	26	0	0	0	0
1BR	14	1BR	5	4	0	0	0	5	
2BR	6	2BR	0	6	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	31	10	0	0	0	5	

Shelter Units: + Conversion Units:
 Section 8:

GENERAL INFORMATION

Alliance Housing Incorporated (AHI) proposes to develop 46 units of affordable rental workforce housing at 2601 West Broadway. Proposed site is at an entry point into Minneapolis near the border with Robbinsdale. The building will be a three-story structure over underground parking. The two-bedroom units will be located on the first floor and have their own separate entrances; these units could create an opportunity along West Broadway for home businesses. Four units will be reserved for long-term homeless. The project will have 51 parking spaces: 39 underground and 12 surface.

Partnership:

Developer:

Herb Frey
 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
 1437 Marshall Ave Suite 202
 Saint Paul, MN 55104-
 Phone: (651) 645-8474 ext-
 Fax: (651) 645-8497
 housing@broen.net

Contractor:

Architect:

Cermak Rhoades Architects
 275 E 4 St Suite 800
 Saint Paul, MN 55101-1696
 Phone: (651) 225-8623 ext-
 Fax:
 info@cermakrhoades.com

Property Manager:

CommonBond Housing
 Phone: (651) 290-1750 ext-
 Fax: (651) 291-1003

Support Services:

St. Stephen's Human Services
 Phone: (612) 870-2274 ext-
 Fax: (612) 874-0313

CPED Coordinator:

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 Legal:

CPED Support Coordinator

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

CPED Rehab:

MPLS Affirmative Action



Project Status	
Proposed:	7/1/2004
Approved:	<input checked="" type="checkbox"/>
Closed:	
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Impaction	
<input type="radio"/> Non-Impacted	
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Occupancy	
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Project Name:	Gateway Lofts
Main Address:	2601 W Broadway
Project Aliases:	Broadway Workforce Housing
Additional Addresses:	
Ward:	5
Neighborhood:	Willard-Hay

Project Activity	
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<input type="checkbox"/> Rehabilitation	
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Housing Production and Affordability									
UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT
	0BR	26		0BR	26	0	0	0	0
1BR	14	1BR	5	4	0	0	0	5	
2BR	6	2BR	0	6	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	31	10	0	0	0	5	

Shelter Units: + Conversion Units:

Section 8:

USES AND PERMANENT SOURCES

Project Uses:	
Land:	\$600,033.00
Construction:	\$4,950,165.00
Construction Contingency:	\$250,000.00
Construction Interest:	\$83,000.00
Relocation:	\$0.00
Developer Fee:	\$876,092.00
Legal Fees:	\$50,000.00
Architect Fees:	\$280,000.00
Other Costs:	\$762,018.00
Reserves:	\$850,234.00
Non-Housing:	\$0.00
TDC:	\$8,701,542.00
TDC/Unit:	\$189,163.96

Financing Notes:
 In 1/05 Council awarded \$236,192 of AHTF money to project, however, the award expired in late 2007.

Project Permanent Sources:				
Source / Program	Amount	%	Term	Committed
1	\$4,388,179.00			
<i>Syndication Proceeds</i>				
2 MHFA	\$1,719,566.00			
3 CPED AHTF (2008)	\$997,000.00	1.00%	30 yrs Deferred	12/12/2008
4 CPED Non Profit Admin	\$30,000.00			1/18/2005
5 CPED AHTF (2009)	\$636,334.00			
5 Foundations	\$100,000.00		Grant	11/1/2006
6 Hennepin County AHIF	\$200,000.00			
7 Hennepin County ERF	\$9,000.00			6/1/2008
8 Met Council LCDA	\$74,000.00			1/15/2010
9 Hennepin County Brownfield	\$341,520.00			10/1/2009
10 General Partner Cash	\$205,943.00			
TDC:	\$8,701,542.00			



Project Status	
Proposed:	6/27/2008
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Complete:	

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

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

Project Name:	Lyndale Green
Main Address:	610 28th St W
Project Aliases:	Salem Redevelopment
Additional Addresses:	28th St & Lyndale
Ward:	6
Neighborhood:	Whittier

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	31	1BR	0	17	14	0	0	0	
2BR	30	2BR	0	13	17	0	0	0	
3BR	0	3BR	0	0	0	0	0	0	
4+BR	0	4+BR	0	0	0	0	0	0	
TOT	61	TOT	0	30	31	0	0	0	

Shelter Units: + Conversion Units:
 Section 8:

GENERAL INFORMATION

Brighton Development Corporation is proposing to re-develop a portion of the Salem English Lutheran Church site on 28th and Lyndale with a new, mixed-use building composed of 3 stories of housing over 1st-floor retail. Brighton proposes to demolish the existing 1960s-era church addition, along with the existing surface parking lot, and construct the new building in their place. The original, historic church would be preserved and renovated for use by the two congregations: Salem English Lutheran Church, and Lyndale United Church of Christ, which is vacating its nearby facility at 810 31st St West.

The new mixed-use building will house 61 rental apartments and approximately 8,400 square feet of commercial space. The new building and the church will be served by 99 parking spaces, 52 of which will be underground. Brighton plans to install a geothermal heating system for the new building, which will contain other green elements. The commercial space is proposed for sale to a third party, and is expected to contain a mix of retail, restaurant, and/or office uses.

Partnership: Lyndale Salem Green LP

Developer:
 Peggy Lucas
 Brighton Development Corporation
 614 1st St N Suite 100
 Minneapolis, MN 55401-3101
 Phone: ext-
 Fax:
 plucas@brightondevelopment.com

Owner:
 Peggy Lucas
 Brighton Development Corporation
 614 1st St N Suite 100
 Minneapolis, MN 55401-3101
 Phone: ext-
 Fax:
 plucas@brightondevelopment.com

Contact Information:
Consultant:
 Heidi Rathmann
 Ponterre Group, LLC
 4554 Zenith Ave S
 Minneapolis, MN 55410-
 Phone: (612) 722-0729 ext-
 Fax: (612) 722-0729
 hrathmann@ponterregroup.com

Contractor:
 To Be Determined
 ,
 Phone: ext-
 Fax:

Architect:
 Kim Bretheim
 LHB+Madson
 250 3rd Ave N Suite 450
 Minneapolis, MN 55401-
 Phone: (612) 338-2029 ext-
 Fax: (612) 338-2088
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Property Manager:
 BDC Management
 Phone: (612) 371-0766 ext-
 Fax: (612) 371-1834

Support Services:

CPED Coordinator:
 Amy Geisler
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 105 5th Ave S Suite 200
 Minneapolis, MN 55401-
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 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:
 Jim Edin
 Phone: (612) 673-5275 ext-
 Fax: (612) 673-5207

MPLS Affirmative Action
 Melanie Bormett
 Phone: (612) 673-3511 ext-
 Fax: (612) 673-2599



Project Status	
Proposed:	6/27/2008
Approved:	<input checked="" 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:	Lyndale Green
Main Address:	610 28th St W
Project Aliases:	Salem Redevelopment
Additional Addresses:	28th St & Lyndale
Ward:	6
Neighborhood:	Whittier

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		0	0BR	0	0	0	0
1BR	31	1BR	0	17	14	0	0	0	0
2BR	30	2BR	0	13	17	0	0	0	0
3BR	0	3BR	0	0	0	0	0	0	0
4+BR	0	4+BR	0	0	0	0	0	0	0
TOT	61	TOT	0	30	31	0	0	0	0

Shelter Units: + Conversion Units:

Section 8:

USES AND PERMANENT SOURCES

Project Uses:	
Land:	\$1,100,000.00
Construction:	\$7,515,550.00
Construction Contingency:	\$300,622.00
Construction Interest:	\$188,524.00
Relocation:	\$0.00
Developer Fee:	\$1,245,000.00
Legal Fees:	\$85,000.00
Architect Fees:	\$345,619.00
Other Costs:	\$1,532,409.00
Reserves:	\$450,384.00
Non-Housing:	\$0.00
TDC:	\$12,763,108.00
TDC/Unit:	\$209,231.28

Project Permanent Sources:				
Source / Program	Amount	%	Term	Committed
MHFA 2009	\$500,000.00			
CPED AHTF (2009)	\$981,743.00			
Hennepin County ERF	\$65,000.00		Grant	4/1/2008
City of Minneapolis TIF	\$500,000.00			
Syndication Proceeds	\$3,050,000.00			
City of Minneapolis HRB (1st Mortgage)	\$4,416,705.00			10/2/2009
CPED AHTF (2008)	\$975,000.00			12/12/2008
Met Council LCDA	\$850,000.00			12/10/2008
Deferred Dev Fee	\$504,660.00			
Hennepin County AHIF	\$600,000.00			6/9/2009
Hennepin County TOD	\$150,000.00			7/29/2008
Add'l Brownfield Funds	\$170,000.00			
TDC:	\$12,763,108.00			

Financing Notes:
The sources and uses shown are for the housing component only.

The sources shown include a new 2009 AHTF request, which has not yet been fully reviewed and analyzed by staff.

The bonds would be issued as follows: Series A (approximately \$5 million), including TIF proceeds, to be used as permanent financing. Series B (approximately \$2.5 million) would be used as part of the construction financing.



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:	PPL Foreclosure Redirection
Main Address:	3824 Chicago Ave S
Project Aliases:	
Additional Addresses:	
Ward: 3	Neighborhood: Hawthorne

Project Activity	
<input type="checkbox"/> New Construction	
<input checked="" type="checkbox"/> Rehabilitation	
<input type="checkbox"/> Stabilization	
<input checked="" 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 checked="" 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	0BR	0	0	0	0
1BR	0	0	1BR	0	0	0	0	0	0
2BR	4	4	2BR	0	4	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	4	4	TOT	0	4	0	0	0	0

Shelter Units: + Conversion Units:

Section 8:

GENERAL INFORMATION

Acquisition of one property in South Minneapolis. Rehabilitate and rent to victims of foreclosure. PPL will work with foreclosure programs and Habitat for Humanity and the Home Ownership Center. After 5 years, PPL will reevaluate the acquisitions and provide a long-term solution.

Partnership:

Developer:

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:

Barbara McCormick
 PPL
 1035 E Franklin Ave
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 Phone: (612) 455-5206 ext-
 Fax: (612) 455-5101
 barbara.mccormick@ppl-inc.org

Contact Information:

Consultant:

Contractor:

To Be Determined
 ,
 Phone: ext-
 Fax:

Architect:

Property Manager:

PPL
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 Fax:

Support Services:

CPED Coordinator:

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CPED Support Coordinator

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CPED Rehab:

Duane Nygren
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 Fax: (612) 673-5207

MPLS Affirmative Action



Project Status

Proposed: 10/1/2009

Approved:

Closed:

Complete:

Impaction

Non-Impacted

Impacted

Occupancy

Rental

Ownership

Project Name: PPL Foreclosure Redirection

Main Address: 3824 Chicago Ave S

Project Aliases:

Additional Addresses:

Ward: 3 Neighborhood: Hawthorne

Project Activity

New Construction

Rehabilitation

Stabilization

Preservation

Year Built: _____

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	0	1BR	0	0	0	0	0	0	
2BR	4	2BR	0	4	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: 4

USES AND PERMANENT SOURCES

Project Uses:

Land: \$91,285.00

Construction: \$260,000.00

Construction Contingency: \$26,000.00

Construction Interest: \$5,000.00

Relocation: \$0.00

Developer Fee: \$65,000.00

Legal Fees: \$2,000.00

Architect Fees: \$12,870.00

Other Costs: \$37,845.00

Reserves: \$0.00

Non-Housing: \$0.00

TDC: \$500,000.00

TDC/Unit: \$125,000.00

Project Permanent Sources:

Source / Program	Amount	%	Term	Committed
<i>Pro Bono Legal</i>	\$2,000.00			10/1/2009
CPED <i>AHTF (2009)</i>	\$300,000.00			
City of Minneapolis <i>NSP I</i>	\$190,000.00			10/1/2009
CPED <i>Non Profit Admin</i>	\$8,000.00			
TDC:	\$500,000.00			

Financing Notes:

Project Status	
Proposed:	9/14/2009
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:	Rental Reclaim (Urban Homeworks)
Main Address:	2206 6th St N
Project Aliases:	
Additional Addresses:	2025 Emerson Ave N., 2902 Bryant Ave N, 1815 Emerson Ave N, 3351 Park Ave S, 3105
Ward:	3
Neighborhood:	Hawthorne

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

Housing Production and Affordability									
UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT
	0BR	1		0BR	0	1	0	0	0
1BR	7	1BR	0	7	0	0	0	0	
2BR	6	2BR	0	4	0	0	0	2	
3BR	18	3BR	0	15	0	0	0	3	
4+BR	8	4+BR	0	0	0	0	0	8	
TOT	40	TOT	0	27	0	0	0	13	

Shelter Units: _____ + Conversion Units: _____
 Section 8: _____

GENERAL INFORMATION

Urban Homeworks (UH) is proposing rehab of 13 buildings, containing a total of 40 units of mixed income rental housing. UH currently owns 11 of the 13 buildings - 2119 James Ave N will be purchased from the City and 2200 6th St N is pending deed recordation. The redevelopment proposed the establishment of a new LLC to own UH's rental inventory. The properties will be sold to the newly formed LLC for the assessed value and the sale proceeds will be used to pay off existing project debt. The units are part of UH's Urban Neighbors Program. Program participants are typically recent seminary of university graduates who commit to community service. This project proposes 13 "urban neighbors" who will occupy the market rate units; the remaining 27 units will be rented to individuals and families at or below 50% MMI.

Rehab includes HVAC and plumbing repairs/replacement, exterior masonry, roofs, security systems and lighting, common space improvements, appliances, etc.

Partnership:

Developer:
 Ben Post
 Urban Homeworks, Inc.
 2015 Emerson Ave N
 Minneapolis, MN 55411-
 Phone: (612) 272-4339 ext-
 Fax: (612) 722-2214
 benp@urbanhomeworks.com

Owner:
 Ben Post
 Urban Homeworks, Inc.
 2015 Emerson Ave N
 Minneapolis, MN 55411-
 Phone: (612) 272-4339 ext-
 Fax: (612) 722-2214
 benp@urbanhomeworks.com

Contact Information:

Consultant:
 Becky Landon
 Ponterre Group, LLC
 1402 Edmund Ave
 Saint Paul, MN 55104-
 Phone: (651) 647-3457 ext-
 Fax: (651) 647-4148
 blandon@ponterregroup.com

Contractor:

Architect:

Property Manager:
 Urban Homeworks, Inc.
 Phone: (612) 272-4339 ext-
 Fax: (612) 722-2214

Support Services:

CPED Coordinator:
 Tiffany Glasper
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 Minneapolis, MN 55401-
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 Fax: (612) 673-5259
 Tiffany.Glasper@ci.minneapolis.mn.us

CPED Legal:
 Gary Winter
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CPED Support Coordinator

CPED Rehab:
 Jim Edin
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 Fax: (612) 673-5207

MPLS Affirmative Action

Project Status
 Proposed: 9/14/2009
 Approved:
 Closed:
 Complete:

Impaction
 Non-Impacted
 Impacted

Occupancy
 Rental
 Ownership

Project Name: Rental Reclaim (Urban Homeworks)
 Main Address: 2206 6th St N
 Project Aliases:
 Additional Addresses: 2025 Emerson Ave N., 2902 Bryant Ave N, 1815 Emerson Ave N, 3351 Park Ave S, 3105
 Ward: 3 Neighborhood: Hawthorne

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

Housing Production and Affordability

UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT
	0BR	1		0BR	0	1	0	0	0
1BR	7	1BR	0	7	0	0	0	0	
2BR	6	2BR	0	4	0	0	0	2	
3BR	18	3BR	0	15	0	0	0	3	
4+BR	8	4+BR	0	0	0	0	0	8	
TOT	40	TOT	0	27	0	0	0	13	

Shelter Units: _____ + Conversion Units: _____
 Section 8: _____

USES AND PERMANENT SOURCES

Project Uses:

Land:	\$2,992,000.00
Construction:	\$909,590.00
Construction Contingency:	\$60,199.00
Construction Interest:	\$0.00
Relocation:	\$6,500.00
Developer Fee:	\$325,000.00
Legal Fees:	\$30,000.00
Architect Fees:	\$26,000.00
Other Costs:	\$436,650.00
Reserves:	\$30,000.00
Non-Housing:	\$0.00
TDC:	\$4,815,939.00
TDC/Unit:	\$120,398.00

Project Permanent Sources:

Source / Program	Amount	%	Term	Committed
	\$1,175,939.00			
<i>Sales Proceeds</i>				
CPED <i>Non Profit Admin</i>	\$30,000.00			
FHLB <i>FHLB</i>	\$300,000.00			
MHFA	\$800,000.00			1/29/2010
Hennepin County <i>ERF</i>	\$160,000.00			8/13/2009
Hennepin County <i>AHIF</i>	\$250,000.00			6/9/2009
Private Investor <i>Investment Equity</i>	\$1,000,000.00			11/4/2009
CPED <i>AHTF</i>	\$800,000.00			
CPED <i>NSP I</i>	\$300,000.00			3/27/2009
TDC:	\$4,815,939.00			

Financing Notes:



Project Status

Proposed: 6/19/2008

Approved:

Closed:

Complete:

Impaction

Non-Impacted

Impacted

Occupancy

Rental

Ownership

Project Name: Riverview Apts

Main Address: 5100 E 54th St

Project Aliases:

Additional Addresses: 5106-14 E 54th St; portions of 5344-60 Riverview Rd

Ward: 12 Neighborhood: Minnehaha

Project Activity

New Construction

Rehabilitation

Stabilization

Preservation

Year Built: _____

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				
			<30%	<50%	<60%	<80%	MKT
0BR	0	0	0	0	0	0	0
1BR	42	42	0	42	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
TOT	42	42	0	42	0	0	0

Shelter Units: _____ + Conversion Units: _____

Section 8: _____

GENERAL INFORMATION

The Riverview Apartments Project is proposed by Community Development Collaborative, LLC, a joint partnership of Plymouth Church Neighborhood Foundation and CommonBond Communities. The development promises the creation of 42 units of senior rental housing in a 3-story elevator building. Qualified families, age 62 & older, earning less than 50% of area median income are the proposed residents. The development will provide underground parking for 26 vehicles and 12 surface parking spaces.

The senior apartments will feature 1 bedroom units with three different floor plans and sizes ranging from 579 to 766 square feet. Rents will start at approximately \$437 per month.

Partnership: Community Development Collaborative LLC

Contact Information:

Developer:

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 Plymouth Church Neighborhood Foundation
 430 Oak Grove St Suite 130
 Minneapolis, MN 55403-
 Phone: (612) 871-0890 ext-
 Fax: (612) 871-0843
 slarson@plymouthfoundation.org

Owner:

Joseph Holmberg
 CommonBond Communities
 328 Kellogg Blvd W
 Saint Paul, MN 55102-1900
 Phone: (651) 291-1750 ext-
 Fax: (651) 291-1103
 holmberg@commonbond.org

Consultant:

Contractor:

Architect:

Todd Rhoades
 Cermak Rhoades Architects
 275 E 4 St Suite 800
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 Fax:
 info@cermakrhoades.com

Property Manager:

CommonBond Housing
 Phone: (651) 290-1750 ext-
 Fax: (651) 291-1003

Support Services:

CommonBond Communities
 Phone: (651) 291-1750 ext-
 Fax: (651) 291-1103

CPED Coordinator:

Theresa Cunningham
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 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

CPED Rehab:

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

MPLS Affirmative Action



Project Status

Proposed: 6/19/2008

Approved:

Closed:

Complete:

Impaction

Non-Impacted

Impacted

Occupancy

Rental

Ownership

Project Name: Riverview Apts

Main Address: 5100 E 54th St

Project Aliases:

Additional Addresses: 5106-14 E 54th St; portions of 5344-60 Riverview Rd

Ward: 12 Neighborhood: Minnehaha

Project Activity

New Construction

Rehabilitation

Stabilization

Preservation

Year Built: _____

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				
			<30%	<50%	<60%	<80%	MKT
0BR	0	0	0	0	0	0	0
1BR	42	42	0	42	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
TOT	42	42	0	42	0	0	0

Shelter Units: _____ + Conversion Units: _____

Section 8: _____

USES AND PERMANENT SOURCES

Project Uses:

Land: \$566,148.00

Construction: \$5,578,885.00

Construction Contingency: \$223,155.00

Construction Interest: \$15,000.00

Relocation: \$0.00

Developer Fee: \$700,000.00

Legal Fees: \$55,000.00

Architect Fees: \$274,691.00

Other Costs: \$579,457.00

Reserves: \$0.00

Non-Housing: \$0.00

TDC: \$7,992,336.00

TDC/Unit: \$190,294.00

Project Permanent Sources:

Source / Program	Amount	%	Term	Committed
Charitable Donations	\$45,034.00			8/14/2009
CPED Non Profit Admin	\$30,000.00			12/12/2008
HUD Section 202	\$6,082,700.00			
CPED AHTF (2009)	\$824,602.00			
FHLB AHP	\$210,000.00			11/25/2009
CPED AHTF (2008)	\$800,000.00			12/12/2008
TDC:	\$7,992,336.00			

Financing Notes:



Project Status	
Proposed:	6/1/2005
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:	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.

Partnership: PPL Touchstone LLC		Contact Information:	
Developer: 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: 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	
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	
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	
		Property Manager: PPL Phone: (612) 874-8512 ext- Fax:	
		Support Services: Touchstone Mental Health Phone: (612) 874-6409 ext- Fax: (612) 874-0157	
		CPED Rehab:	
		MPLS Affirmative Action	



Project Status

Proposed: 6/1/2005

Approved:

Closed:

Complete:

Impaction

Non-Impacted

Impacted

Occupancy

Rental

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

New Construction

Rehabilitation

Stabilization

Preservation

Year Built: _____

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

Shelter Units: _____ + Conversion Units: _____

Section 8: _____

USES AND PERMANENT SOURCES

Project Uses:

Land: \$1,100,000.00

Construction: \$6,761,800.00

Construction Contingency: \$270,472.00

Construction Interest: \$0.00

Relocation: \$0.00

Developer Fee: \$1,375,000.00

Legal Fees: \$60,000.00

Architect Fees: \$275,000.00

Other Costs: \$515,964.00

Reserves: \$300,000.00

Non-Housing: \$0.00

TDC: \$10,658,236.00

TDC/Unit: \$266,455.90

Project Permanent Sources:

Source / Program	Amount	%	Term	Committed
	\$198,027.00			
<i>Deferred Dev Fee</i>				
Partners Fund Grant	\$25,000.00		Grant	9/1/2009
CPED AHTF	\$1,300,000.00			
CPED Non Profit Admin	\$30,000.00			
MHFA	\$1,400,000.00			
Home Depot Foundation	\$100,000.00			
	\$6,201,209.00			
<i>Syndication Proceeds</i>				
MHFA LMIR	\$750,000.00			
	\$54,000.00			
<i>Environmental Remediation Grants</i>			Grant	
Hennepin County TOD	\$600,000.00			
TDC:	\$10,658,236.00			

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:	Whittier Cooperative Apts
Main Address:	2609 Blaisdell Ave S
Project Aliases:	
Additional Addresses:	
Ward:	6
Neighborhood:	Whittier

Project Activity	
<input type="checkbox"/> New Construction	
<input checked="" type="checkbox"/> Rehabilitation	
<input checked="" 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 checked="" 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	2		0BR	0	0	0	2	0
1BR	7	1BR	0	2	0	5	0		
2BR	26	2BR	0	10	0	16	0		
3BR	10	3BR	0	3	0	7	0		
4+BR	0	4+BR	0	0	0	0	0		
TOT	45	TOT	0	15	0	30	0		

Shelter Units: + Conversion Units:

Section 8:

GENERAL INFORMATION

This property was previously the Whittier School building, originally constructed in 1903 and converted to an equity cooperative in 1978 by PRG. CommonBond proposes to acquire and rehabilitate the existing property, converting it from an equity cooperative to a rental property. Existing debt will be assumed and restructured.

The scope of work for the rehabilitation includes a new roof, windows, flooring, cabinets, countertops, appliances, plumbing fixtures and doors. New financing will also be provided to allow for the creation of additional community center and service program space, designed to facilitate an enhanced service program menu to provide additional resources for the families living in the property. High quality, durable materials will be used throughout. MN Green Communities standards, including Energy Star appliances, low-flow fixtures, and low VOC finishes will result in increased energy savings and greater operating efficiency.

The development will serve a mix of single adults and families with children. Although it is a general occupancy property, it is serving a number of near-homeless and at-risk households. With the addition of CommonBond's Advantage Services and proposed accessibility improvements, the property will provide quality housing with services for the targeted population

Partnership:

Developer:

Cynthia Lee
 CommonBond Communities
 328 W Kellogg
 Saint Paul, MN 55102-
 Phone: (651) 290-6245 ext-
 Fax:
 clee@commonbond.org

Owner:

To Be Determined
 ,
 Phone: ext-
 Fax:

Contact Information:

Consultant:

Contractor:

To Be Determined
 ,
 Phone: ext-
 Fax:

Architect:

LHB Engineers & Architects
 250 3rd Ave N Suite 450
 Minneapolis, MN 55401-
 Phone: (612) 752-6928 ext-
 Fax:

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 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:

CPED Support Coordinator

CPED Rehab:

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:	Whittier Cooperative Apts
Main Address:	2609 Blaisdell Ave S
Project Aliases:	
Additional Addresses:	
Ward: 6	Neighborhood: Whittier

Project Activity	
<input type="checkbox"/> New Construction	
<input checked="" type="checkbox"/> Rehabilitation	
<input checked="" 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 checked="" 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	2		0BR	0	0	0	2	0
1BR	7	1BR	0	2	0	5	0		
2BR	26	2BR	0	10	0	16	0		
3BR	10	3BR	0	3	0	7	0		
4+BR	0	4+BR	0	0	0	0	0		
TOT	45	TOT	0	15	0	30	0		

Shelter Units: + Conversion Units:

Section 8:

USES AND PERMANENT SOURCES

Project Uses:	
Land:	\$640,000.00
Construction:	\$2,200,000.00
Construction Contingency:	\$154,000.00
Construction Interest:	\$0.00
Relocation:	\$45,500.00
Developer Fee:	\$275,000.00
Legal Fees:	\$48,000.00
Architect Fees:	\$120,000.00
Other Costs:	\$261,900.00
Reserves:	\$25,000.00
Non-Housing:	\$0.00
TDC:	\$3,769,400.00
TDC/Unit:	\$83,764.00

Project Permanent Sources:				
Source / Program	Amount	%	Term	Committed
MHFA 1st Mortgage	\$640,000.00			
MHFA Capital Loan	\$1,499,400.00			
MHFA PARIF	\$875,000.00			
CPED AHTF	\$525,000.00			
CPED Non Profit Admin	\$30,000.00			
Hennepin County ERF / TBRA	\$200,000.00			
TDC:	\$3,769,400.00			

Financing Notes:	

Project Status	
Proposed:	9/8/2009
Approved:	<input checked="" 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 Activity	
<input type="checkbox"/> New Construction	
<input checked="" 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 checked="" 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 type="checkbox"/> Single	
<input type="checkbox"/> Special Needs	
<input checked="" type="checkbox"/> Homeless	

Project Name:	ZOOM House
Main Address:	3244 Blaisdell Ave S
Project Aliases:	
Additional Addresses:	
Ward: 10	Neighborhood: Lyndale

Housing Production and Affordability									
UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT
	0BR	6		0BR	0	6	0	0	0
1BR	16	1BR	16	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	22	TOT	16	6	0	0	0	0	

Shelter Units: + Conversion Units:
 Section 8:

GENERAL INFORMATION

The ZOOM House is a transitional housing project that includes 10 homeless units. The ZOOM House also maintains a 4-plex, which is not included in the 2009 funding request. The project was previously funded through an MHFA MARIF Loan. The current funding request is for rehab at the 3244 Blaisdell structure which includes exterior masonry repair/replacement, soffit and fascia repairs, foundation repairs, door replacement, HVAC updates/repairs, flooring replacement in common areas and individual units, and lighting and security updates. There is one unit in the project that serves as office/common space for ZOOM House and Perennial Management staff and is available to tenants during normal business hours

Partnership:

Developer:

Kathy Nelson
 ZOOM House
 3244 Blaisdell Ave S Suite #7
 Minneapolis, MN 55408-
 Phone: (612) 825-2825 ext
 Fax: (612) 822-7941
 info@thezoomhouse.org

Owner:

Kathy Nelson
 ZOOM House
 3244 Blaisdell Ave S Suite #7
 Minneapolis, MN 55408-
 Phone: (612) 825-2825 ext-
 Fax: (612) 822-7941
 info@thezoomhouse.org

Contact Information:

Consultant:

Rosemary Fagrelus
 Minnesota Housing Partnership
 2446 University Ave W Suite 140
 Saint Paul, MN 55114-1740
 Phone: (651) 649-1710 ext- x-103
 Fax: (651) 649-1725
 rfagrelus@mhponline.org

Contractor:

Architect:

Property Manager:

Perennial Management
 Phone: (651) 644-9600 ext-
 Fax: (651) 644-0296

Support Services:

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

CPED Coordinator:

Tiffany Glasper
 CPED
 105 5th Ave S Suite 200
 Minneapolis, MN 55401-
 Phone: (612) 673-5221 ext-
 Fax: (612) 673-5259
 Tiffany.Glasper@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:

Geri Meyer
 Phone: (612) 673-5252 ext-
 Fax: (612) 673-5207

MPLS Affirmative Action

Project Status	
Proposed:	9/8/2009
Approved:	<input checked="" 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:	ZOOM House
Main Address:	3244 Blaisdell Ave S
Project Aliases:	
Additional Addresses:	
Ward: 10	Neighborhood: Lyndale

Project Activity
<input type="checkbox"/> New Construction
<input checked="" 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 checked="" 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 type="checkbox"/> Single
<input 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	6		0BR	0	6	0	0	0
1BR	16	1BR	16	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	22	TOT	16	6	0	0	0	0	

Shelter Units: _____ + Conversion Units: _____
Section 8: _____

USES AND PERMANENT SOURCES

Project Uses:	
Land:	\$0.00
Construction:	\$284,000.00
Construction Contingency:	\$18,900.00
Construction Interest:	\$0.00
Relocation:	\$0.00
Developer Fee:	\$33,000.00
Legal Fees:	\$7,000.00
Architect Fees:	\$21,000.00
Other Costs:	\$22,000.00
Reserves:	\$0.00
Non-Housing:	\$0.00
TDC:	\$385,900.00
TDC/Unit:	\$0.00

Project Permanent Sources:				
Source / Program	Amount	%	Term	Committed
CPED Non Profit Admin	\$22,000.00		Grant	
CPED AHTF	\$255,502.00			
CPED ESG (2009)	\$108,398.00		Grant	12/8/2009
TDC:	\$385,900.00			

Financing Notes:

Project Status	
Proposed:	9/18/2009
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:	3631 Penn Ave N
Main Address:	3631 Penn Ave N
Project Aliases:	
Additional Addresses:	
Ward: 5	Neighborhood: Cleveland

Project Activity
<input type="checkbox"/> New Construction
<input checked="" type="checkbox"/> Rehabilitation
<input checked="" 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 checked="" type="checkbox"/> Family w/Children
<input type="checkbox"/> Senior
<input type="checkbox"/> Single
<input 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	2	1BR	0	2	0	0	0	0	
2BR	4	2BR	2	2	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	6	TOT	2	4	0	0	0	0	

Shelter Units: _____ + Conversion Units: _____
 Section 8: _____

GENERAL INFORMATION

Alliance Housing proposes to acquire and rehabilitate an existing 2 1/2 story walk up property. After rehab the propoerty will be used for permanent supportive housing. 4 of the units will be for homeless families and families about to become homeless due to foreclosure. Rehab includes window and roof replacement, attic and wall insulation, stucco replacement, refrigerator and stove replacement.

Partnership:

Developer:

Herb Frey
 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
 1437 Marshall Ave Suite 202
 Saint Paul, MN 55104-
 Phone: (651) 645-8474 ext-
 Fax: (651) 645-8497
 housing@broen.net

Contractor:

To Be Determined
 ,
 Phone: ext-
 Fax:

Architect:

Cermak Rhoades Architects
 275 E 4 St Suite 800
 Saint Paul, MN 55101-1696
 Phone: (651) 225-8623 ext-
 Fax:
 info@cermakrhoades.com

Property Manager:

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

Support Services:

St. Stephen's Human Services
 Phone: (612) 870-2278 ext-
 Fax: (612) 874-0313

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:

Shelley Roe
 Phone: (612) 673-5086 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: 9/18/2009
 Approved:
 Closed:
 Complete:

Impaction
 Non-Impacted
 Impacted

Occupancy
 Rental
 Ownership

Project Name: 3631 Penn Ave N
 Main Address: 3631 Penn Ave N
 Project Aliases:
 Additional Addresses:
 Ward: 5 Neighborhood: Cleveland

Project Activity
 New Construction
 Rehabilitation
 Stabilization
 Preservation
 Year Built: _____

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	0	0	0	0	0	0	0
1BR	2	2	0	2	0	0	0
2BR	4	4	2	2	0	0	0
3BR	0	0	0	0	0	0	0
4+BR	0	0	0	0	0	0	0
TOT	6	6	2	4	0	0	0

Shelter Units: _____ + Conversion Units: _____
 Section 8: _____

USES AND PERMANENT SOURCES

Project Uses:
 Land: \$160,000.00
 Construction: \$298,000.00
 Construction Contingency: \$20,860.00
 Construction Interest: \$0.00
 Relocation: \$0.00
 Developer Fee: \$45,000.00
 Legal Fees: \$9,800.00
 Architect Fees: \$20,000.00
 Other Costs: \$51,000.00
 Reserves: \$0.00
 Non-Housing: \$0.00
 TDC: \$604,660.00
 TDC/Unit: \$100,777.00

Project Permanent Sources:

Source / Program	Amount	%	Term	Committed
MHFA	\$320,360.00	1.00%		1/28/2010
CPED Non Profit Admin	\$12,000.00			
CPED AHTF	\$272,300.00			
TDC:	\$604,660.00			

Financing Notes:

