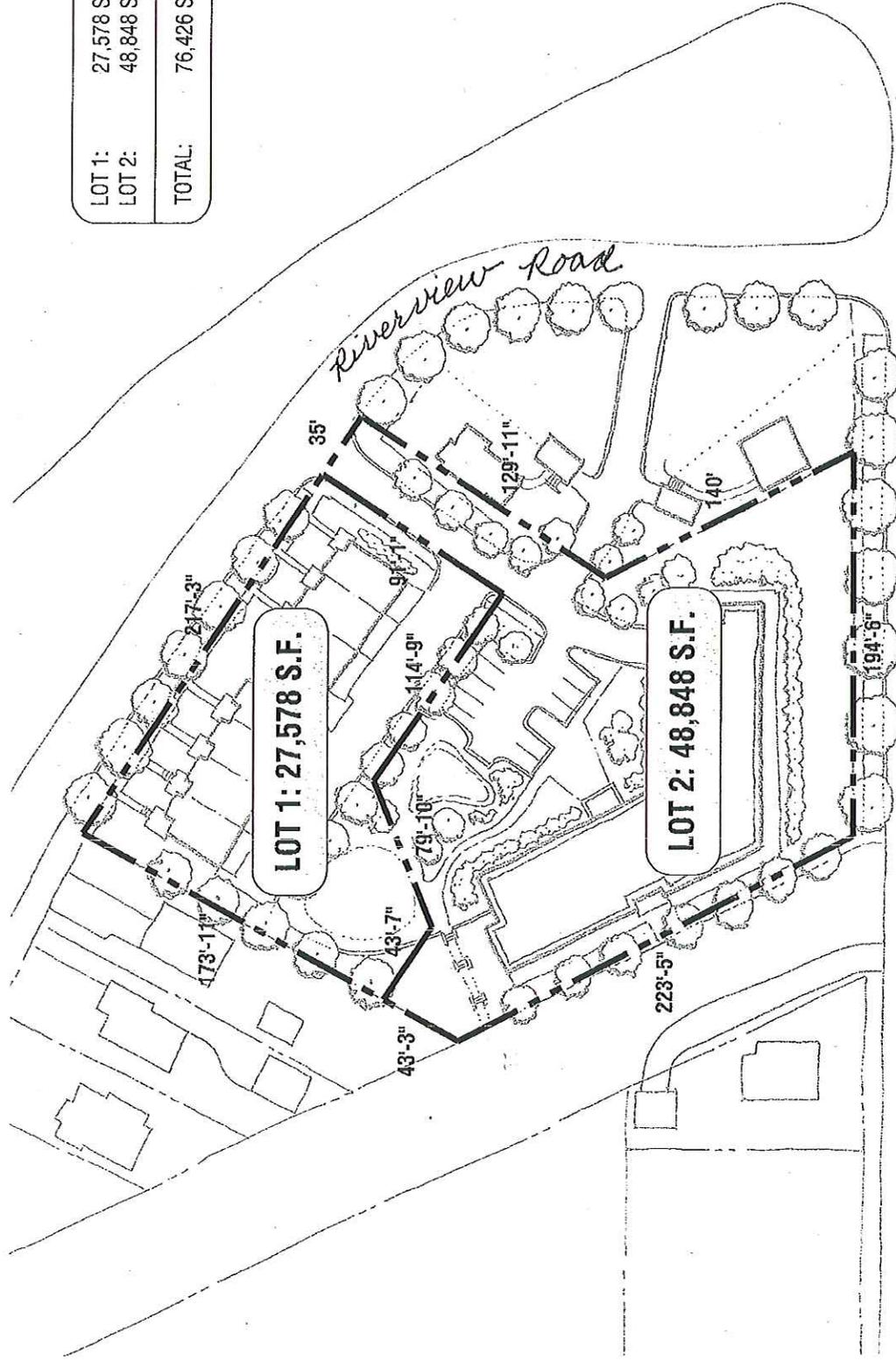


LOT 1:	27,578 S.F.
LOT 2:	48,848 S.F.
TOTAL:	76,426 S.F.



54TH STREET

54TH & RIVERVIEW

CERMAK RHOADES ARCHITECTS

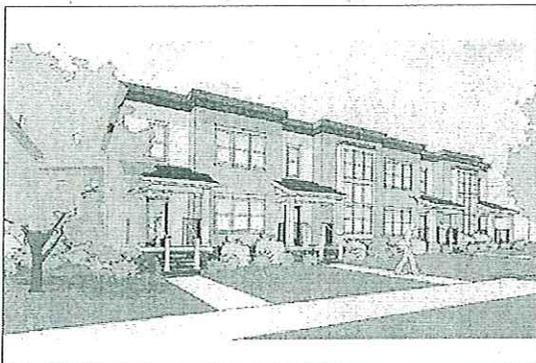


EAST FACADE OF TOWNHOMES

DATE: 04/20/2007
08:01:00

DEEP ROOTS NEW BRANCHES INITIATIVE
Plymouth Church Neighborhood Foundation
Commonbond Communities
Habitat for Humanity

08/20/2007 10:00:00 AM



Project Status
 Proposed: 6/19/2008
 Approved:
 Closed:
 Complete:

Project Name: Riverview Townhomes
 Main Address: 5344 Riverview Rd
 Project Aliases:
 Additional Addresses: 5344-60 Riverview Rd
 Ward: 12 Neighborhood: Minnehaha

Impaction
 Non-Impacted
 Impacted

Occupancy
 Rental
 Ownership

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	
2BR	0	0	2BR	0	0	0	0	0	
3BR	8	8	3BR	0	8	0	0	0	
4+BR	0	0	4+BR	0	0	0	0	0	
TOT	8	8	TOT	0	8	0	0	0	

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

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

GENERAL INFORMATION

The Riverview Townhomes Project is proposed by Twin Cities Habitat for Humanity. The development promises the creation of 8 residential dwelling units of for-sale townhomes. The units will be affordable to qualified families earning less than 50% of area median income.

The townhome units will feature two-story, 3 bedroom units with approximately 1,504 square feet of living space, 2 baths, a 2-car tuck-under garage. All of the townhomes will have large window areas, brick and painted cement board siding, and front porches to provide welcoming, covered entries facing the public sidewalk. All garages are on the rear of the building to maintain the front lawn pattern of existing homes on the street. Rear decks will overlook a wooded, sloped play area. These townhomes will be constructed with green roofs.

Partnership: Riverview Rd Townhomes Association, LLC

Contact Information:

Developer:
 Susan Haigh
 Twin Cities Habitat For Humanity
 3001 4th St SE
 Minneapolis, MN 55414-3301
 Phone: (612) 331-4090 ext x-604
 Fax: (612) 331-1540
 susan.haigh@tchabitat.org

Owner:

Consultant:

Contractor:

Architect:

Property Manager:

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

Support Services:

CPED Coordinator:

CPED Legal:

CPED Rehab:

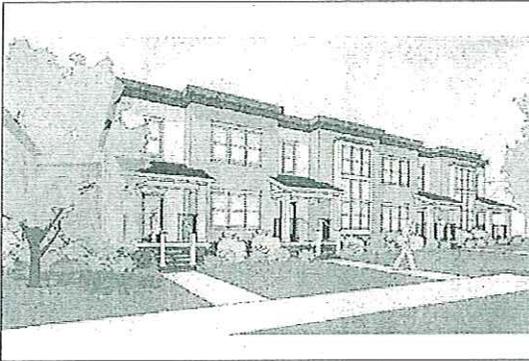
Theresa Cunningham
 CPED
 105 5th Ave S Suite 200
 Minneapolis, MN 55401-
 Phone: (612) 673-5237 ext-
 Fax: (612) 673-5248
 theresa.cunningham@ci.minneapolis.mn.us

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

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

CPED Support Coordinator

MPLS Affirmative Action



Project Status
 Proposed: 6/19/2008
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TOT	8	8	TOT	0	8	0	0	0	0

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 Section 8: _____

USES AND PERMANENT SOURCES

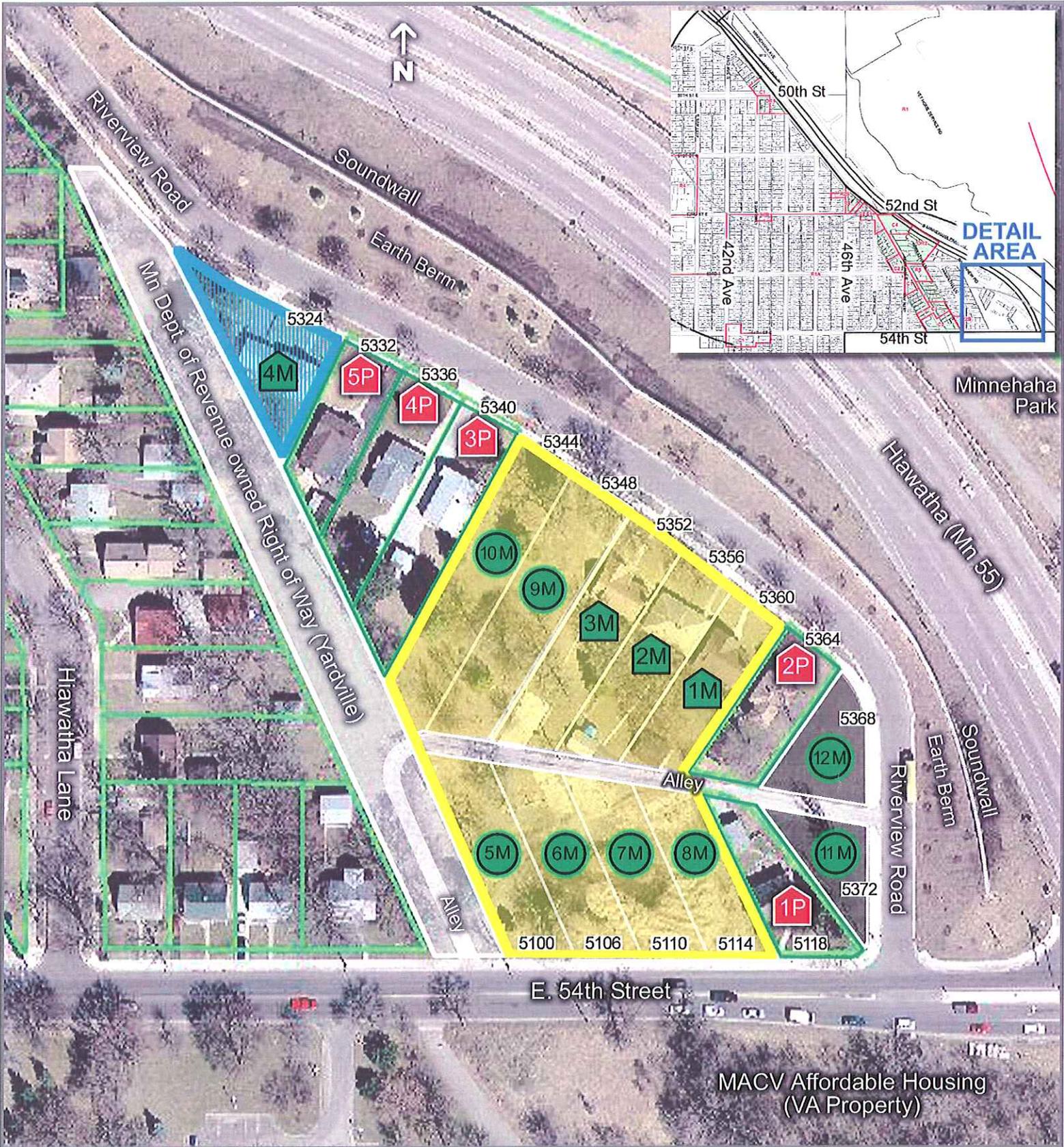
Project Uses:

Land:	\$327,272.00
Construction:	\$1,256,500.00
Construction Contingency:	\$0.00
Construction Interest:	\$0.00
Relocation:	\$0.00
Developer Fee:	\$0.00
Legal Fees:	\$33,500.00
Architect Fees:	\$50,000.00
Other Costs:	\$0.00
Reserves:	\$0.00
Non-Housing:	\$0.00
TDC:	\$1,667,272.00
TDC/Unit:	\$208,409.00

Project Permanent Sources:

Source / Program	Amount	%	Term	Committed
CPED AOHP	\$140,000.00			
Hennepin County AHIF	\$195,000.00			
TCHCH In Kind Donations	\$80,000.00			
TCHCH Equity	\$404,892.00			
Net Sales Proceeds	\$693,280.00			
MN Green Communities	\$54,514.00			
MHFA CRV	\$99,586.00			
TDC:	\$1,667,272.00			

Financing Notes:



MACV Affordable Housing
(VA Property)

-  Privately owned parcels (5)
-  MnDOT rental parcels w/ house (4)
-  MnDOT vacant parcels (8)
-  MnDOT purchase - Primary Redevelopment Area
-  MnDOT purchase - with potential for home rehabilitation (not in RFP)

E. 54th & Riverview Road RFP Area

(Yardville Precinct, Nokomis East Station Area Plan)

Nena002/.../triangle-plat-rfp-06.png

03/20/2007

Prepared by the Nokomis East Neighborhood Association

(612) 724-5652

www.nokomiseast.org