

Project Status	
Proposed:	9/20/2004
Approved:	<input checked="" type="checkbox"/>
Closed:	
Complete:	

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

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

Project Name:	Pokegama
Main Address:	2313 13th Ave S
Project Aliases:	
Additional Addresses:	2111-19 14th Ave S
Ward:	6
Neighborhood:	Ventura Village

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

Development	
<input type="radio"/> Apartment/Condo	
<input checked="" 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 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	0	0	3BR	0	0	0	0	0	0
4+BR	26		4+BR	0	13	11	0	0	2
TOT	26		TOT	0	13	11	0	0	2

Shelter Units: + Conversion Units:

Section 8:

GENERAL INFORMATION

Pokegama is a new construction affordable homeownership housing project consisting of 6 single family homes and 20 townhomes. All units are 4 bedrooms with square footage ranging from 1,680 to 1,825 and will include attached garages. Sales prices will range from \$120,000 to \$140,000. Staff have identified the project as consisting of two phases - Pokegama North and Pokegama South. The 6 single family units located at 2111-2119 14th Ave S are Pokegama North and the 20 townhome units located at 2313 13th Ave S are Pokegama South.

Partnership:

Developer:

Gordon Thayer
 AICDC
 2020 Bloomington Ave
 Minneapolis, MN 55404
 Phone: (612) 813-1610 ext-
 Fax: (612) 813-1612
 aihcdc@aol.com

Owner:

Contact Information:

Consultant:

Jim Graham
 ,
 Phone: ext-
 Fax:
 gemgram1@yahoo.com

Contractor:

Architect:

Property Manager:

Support Services:

CPED Coordinator:

Tiffany Glasper
 CPED
 105 5th Ave S Suite 200
 Minneapolis, MN 55401-
 Phone: (612) 673-5221 ext-
 Fax: (612) 673-5248
 Tiffany.Glasper@ci.minneapolis.mn.us

CPED Legal:

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

CPED Rehab:

MPLS Affirmative Action

Project Status	
Proposed:	9/20/2004
Approved:	<input checked="" type="checkbox"/>
Closed:	
Complete:	

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

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

Project Name:	Pokegama
Main Address:	2313 13th Ave S
Project Aliases:	
Additional Addresses:	2111-19 14th Ave S
Ward:	6
Neighborhood:	Ventura Village

Project Activity	Development	Household
<input checked="" type="checkbox"/> New Construction	<input type="radio"/> Apartment/Condo	<input type="checkbox"/> General
<input type="checkbox"/> Rehabilitation	<input checked="" type="radio"/> Townhome	<input checked="" 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 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	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	0	0	3BR	0	0	0	0	0	0
4+BR	26		4+BR	0	13	11	0	0	2
TOT	26		TOT	0	13	11	0	0	2

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

USES AND PERMANENT SOURCES

Project Uses:	
Land:	\$205,800.00
Construction:	\$4,785,800.00
Construction Contingency:	\$144,727.00
Construction Interest:	\$140,400.00
Relocation:	\$0.00
Developer Fee:	\$314,600.00
Legal Fees:	\$20,000.00
Architect Fees:	\$50,000.00
Other Costs:	\$78,673.00
Reserves:	\$0.00
Non-Housing:	\$0.00
TDC:	\$5,740,000.00
TDC/Unit:	\$220,769.00

Project Permanent Sources:				
Source / Program	Amount	%	Term	Committed
Franklin Bank <i>Line of Credit</i>	\$250,000.00			
MHFA	\$480,000.00		Grant	
Mille Lacs Tribe	\$4,800,000.00		Grant	9/10/2004
CPED <i>Non Profit Admin</i>	\$30,000.00		Grant	4/5/2005
CPED	\$180,000.00			
TDC:	\$5,740,000.00			

Financing Notes:
Mille Lacs Band of Ojibwe Tribe will provide gap, mortgage and construction financing. They will finance up to \$160,000 per unit as well as pay association fee for Mille Lacs members. 1/2 of their grant amount has been committed.