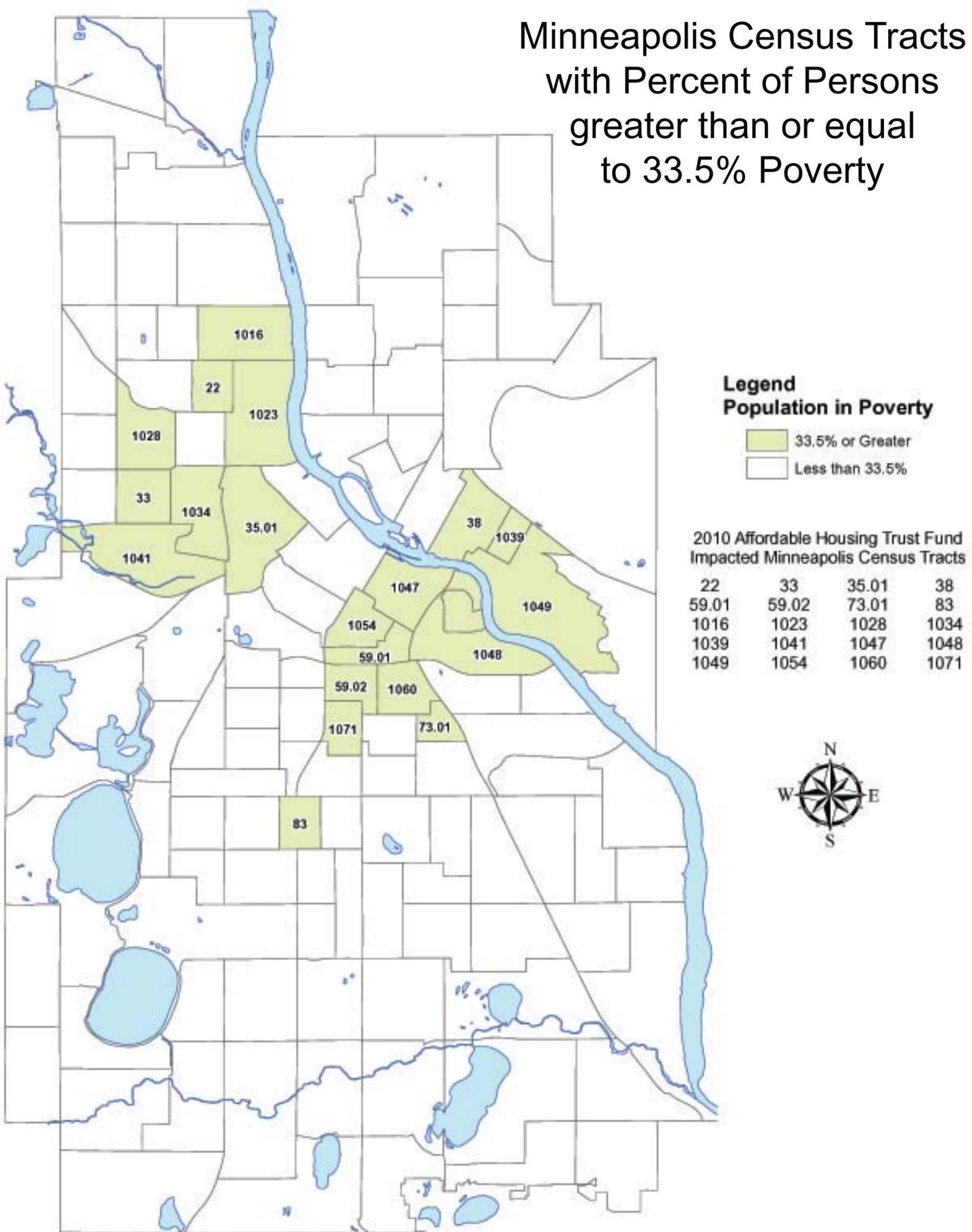


# Minneapolis Census Tracts with Percent of Persons greater than or equal to 33.5% Poverty



**Selection Criteria for Projects in Impacted Areas:**

The point structure for projects in impacted areas has 18 selection criteria. A proposal needs at least 20 points in two selection criteria (“Financial Soundness and Management” and “Economic Integration”) to meet the minimum point threshold and 80 points in all categories to meet the total point threshold. A proposed project must meet both the minimum and total point thresholds to be considered for funding.

1. **Financial Soundness and Management** (Maximum # of points - 25 )

A project can receive up to 10 points for being underwritten according to the CPED's underwriting standards (Attachment #5); up to 5 points for the percentage amount of other funding sources which have been secured; up to 5 points for the quality of the management plan, and up to 5 points for the developer's experience in developing and operating projects of this type. With respect to the operating fees of the project, the following should be considered: A 5 to 8% vacancy estimate, sufficient operating reserves and reserves for replacement, a 1.2 debt service coverage, and sufficient cash flow to cover any unforeseen expenses. Projects are to be underwritten with these projections: a 4% annual operating cost increase and a 2% annual income increase.

2. **Economic Integration** (Maximum # of points - 20)

Project meets the mixed-income goals on basis of percentage of low-income units (affordable to 50% of MMI) to the total number of units.

<u>Percentage of Low-Income Units</u>	<u>Points</u>
20% of total units	15
40%	20
60%	10
80%	5
100%	5

3. **Ratio of Soft Costs to Total Project Costs** (Maximum # of points - 8)

Points given to projects on a sliding scale of intermediary (soft) costs based on the % of total project costs. For the purposes of this provision, “Costs of Intermediaries” shall be consistent with Minnesota Housing Finance Agency..

<u>% of Total Project Cost</u>	<u>Points</u>
30.1% - 35%	2
24.1% - 30%	4
15.1% - 24%	6
0% - 15%	8

4. **Family Housing** (Maximum # of points - 20)

The project provides family housing whereby 25% or more of the rental units project have three or more bedrooms. Points are awarded as follows:

<u>Percentage of Units 3+ BR</u>	<u>Points</u>
At least 25%	10
At least 50%	15
At least 75% or more	20

5. **Design Quality and Compatibility** (Maximum # of points - 10)  
Projects are evaluated to insure quality construction and aesthetically pleasing design which is compatible with the neighborhood will be awarded up to 5 points. The City Planning Department will be part of this review.

Rehabilitation projects incorporating green/sustainable elements consistent with the "Minnesota Overlay to the Green Communities Criteria" and/or National Green Communities Criteria will be awarded up to 5 points.

6. **Provision of Resident Support Services** (Maximum # of points - 10)  
Preference given to projects that provide resident support services or establish a strong, integrated referral system. Examples of support services include information and referral, advocacy, case management, self-reliance training, formation/existence of a resident association, and community building activities.

System in place to provide support services - 10 points  
Strong, integrated support referral system - 5 points

7. **Plan Conformance** (Maximum # of points - 10)  
Preference to projects which conform to the City of Minneapolis Consolidated Plan, Comprehensive Plan, and/or to a city-adopted neighborhood plan document.

8. **Proximity to Transit and Jobs; Density** (Maximum # of points - 15)  
Preference to projects that demonstrate transit access and proximity to jobs (oriented to primary commercial and community corridors) and proposed project contributes to the City's goal to "promote future growth" through new higher-density housing development. Points to be awarded for project's contribution to this goal given consideration of unique site characteristics to be determined in consultation with the City's Planning Department staff.

9. **Project-Based Section 8 Program Assistance** (Maximum # of points - 10)  
Project owner agrees to apply for 1) Project-based Section 8 units and obtains a letter of support from Minneapolis Public Housing Authority, or 2) For other ongoing project assistance such as the HUD Supportive Housing Program.

10. **Housing for Homeless (at 30% or less of MMI)** (Maximum # of points -10)  
Project provides housing units for homeless households; household income must be 30% or less of MMI.

40% of total units at <30% = 10 points  
20% of total units at <30% = 5 points

11. **Long-Term Affordability** (Maximum # of points - 10)  
Preference is given to those projects that demonstrate the ability to serve tenants for the longest period of time. The project must either cash flow for the period of proposed affordability or an operating deficit fund must be established at the beginning of the project.

30 years or more	10 points
25 years or more	8 points
20 years or more	5 points
15 years or more	3 points

12. **Preservation, Rehabilitation, Stabilization** (Maximum # of points - 5)  
Project provides preservation, rehabilitation, and stabilization in impacted areas.
13. **Senior Housing** (Maximum # of points - 10)  
Senior independent rental congregate and/or assisted living meeting development goals and objectives of the Minneapolis Senior Housing Policy.
14. **Neighborhood Support** (Maximum # of points - 5)  
Proposed project is supported by the recognized neighborhood organization based on review of design and land use issues.
15. **Expiring Tax Credits** (Maximum # of points - 5)  
Proposed project results in preserving long-term affordability of expiring tax credit units.
16. **Leverage** (Maximum # of points - 10)  
Project must leverage additional resources. The point structure is:
- | <u>Leverage Ratio</u>   | <u>Points</u> |
|---|---------------|
| 5 private dollars for every 1 AHTF-dollar, or<br>5 private & other public dollars | 10            |
| for every 1 AHTF dollar, or   | 8             |
| 3 private dollars for every 1 AHTF dollar, or                                     | 6             |
| 3 private & other public dollars  |               |
| for every 1 AHTF dollar, or   | 4             |
| 3 other public dollars for every 1 AHTF dollar                                    | 2             |
17. **Community Housing Development Organization** (Maximum # of points - 5)  
Project is owned, developed or sponsored by a Community Housing Development Corporation (CHDO) as defined by HUD.
18. **Commercial or Community Corridor** (Maximum # of points – 10)  
Preference to projects located on a Commercial Corridor or Community Corridor. The list of Commercial Corridors and the list of Community Corridors are found on Pages 1-27 AND 1-28 (Table 1a and Table 1b) of the Land Use Chapter of the Minneapolis Plan  
[http://www.ci.minneapolis.mn.us/cped/comp\\_plan\\_update\\_draft\\_plan.asp](http://www.ci.minneapolis.mn.us/cped/comp_plan_update_draft_plan.asp).

**Selection Criteria for Projects in Non-Impacted Areas:**

The point structure for projects in non-impacted areas has 19 selection criteria. A proposal needs at least 20 points in two selection criteria ("Financial Soundness and Management" and "Economic Integration") to meet the minimum point threshold and 85 points in all categories to meet the total point threshold. A proposed project must meet both the minimum and total point thresholds to be considered for funding.

1. **Financial Soundness and Management** (Maximum # of points - 25)  
 A project can receive up to 10 points for being underwritten according to the CPED'S underwriting standards (Attachment #5); up to 5 points for the percentage amount of other funding sources which have been secured; up to 5 points for the quality of the management plan, and up to 5 points for the developer's experience in developing and operating projects of this type. With respect to the operating fees of the project, the following should be considered: a 5 to 8% vacancy estimate, sufficient operating reserves and replacement reserves, a 1.2 debt service coverage, and sufficient cash flow to cover any unforeseen expenses. Projects are to be underwritten using these projections: a 4% annual operating cost increase and a 2% annual income increase.
  
2. **Economic Integration** (Maximum # of points - 20)  
 Project meets the mixed-income goals on basis of percentage of low-income units (affordable to 50% of MMI) to the total number of units.

<u>Percentage of Low-Income Units</u>	<u>Points</u>
20% of total project units	10
40%	15
60%	20
80%	10
100%	10

3. **Ratio of Soft Costs to Total Project Costs** (Maximum # of points - 8)  
 Points given to projects on a sliding scale of intermediary (soft) costs based on the % of total project costs. For the purposes of this provision, "Costs of Intermediaries" shall be consistent with MHFA.

<u>% of Total Project Cost</u>	<u>Points</u>
30.1% - 35%	2
24.1% - 30%	4
15.1% - 24%	6
0 - 15%	8

4. **Family Housing** (Maximum # of points - 20)  
 The project provides family housing whereby 25% or more of the rental units in the project have three or more bedrooms. Points are awarded as follows:

<u>% of Units 3+ Bedroom</u>	<u>Points</u>
At least 25% or more	10
At least 50% or more	15
At least 75% or more	20

5. **Design Quality and Compatibility** (Maximum # of points -10)  
Projects are evaluated to insure quality construction and aesthetically pleasing design which is compatible with the neighborhood will be awarded up to 5 points. The City Planning Department will be part of this review.

Rehabilitation projects incorporating green/sustainable elements consistent with the "Minnesota Overlay to the Green Communities Criteria" and/or National Green Communities Criteria will be awarded up to 5 points.

6. **Provision of Resident Support Services** (Maximum # of points - 10)  
Preference given to projects that either provide resident support services or establish a strong, integrated referral system. Examples of support services include information and referral, advocacy, case management, self-reliance training, formation/existence of resident association, and community building activities.

System in place to provide support services - 10 points  
Strong, integrated support referral system - 5 points

7. **Plan Conformance** (Maximum # of points – 10)  
Preference to projects which conform to the City of Minneapolis Consolidated Plan, Comprehensive Plan, and/or a city-adopted neighborhood plan document.

8. **Proximity to Jobs and Transit; Density** (Maximum # of points - 15)  
Preference to projects that demonstrate transit access and proximity to jobs (oriented to primary commercial and community corridors) and proposed project contributes to the City's goal to "promote future growth" through new higher-density housing development. Points to be awarded for project's contribution to this goal given consideration of unique site characteristics to be determined in consultation with the City's Planning Department staff.

9. **Project-Based Section 8 Program Assistance** (Maximum # of points - 10)  
Project owner agrees to apply for 1) Project-based Section 8 units and obtains a letter of support from Minneapolis Public Housing Authority, or 2) For other ongoing project assistance such as the HUD Supportive Housing Program.

10. **Housing for Homeless (at 30% or less of MMI)** (Maximum # of points - 15)  
Project provides housing units for homeless households; household income must be 30% or less of MMI.

60% of total units at <30% = 15 points  
40% of total units at <30% = 10 points  
20% of total units at <30% = 5 points

11. **Long-Term Affordability**(Maximum # of points -10)  
Preference is given to those projects that demonstrate the ability to serve tenants for the longest period of time. The project must either cash flow for the period of proposed affordability or an operating deficit fund must be established at the beginning of the project.

30 years or more	10 points
25 years or more	8 points
20 years or more	5 points
15 years or more	3 points

12. **New Construction or Positive Conversion** (Maximum # of points - 5)  
 Project provides new construction and positive conversion in non-impacted areas. NOTE: Positive conversion means conversion in any manner of units that do not currently have affordable rents to units with affordable rents or conversion of non-residential property to affordable rental housing.

13. **Incorporates MHOP Units** (Maximum # of points - 12)  
 Two points for projects that incorporate MHOP units as at least 5% of the total units. An additional two points for each additional percentage up to 10% for a total of 12 points.

Percentage of Units	Points
5%	2
6%	4
7%	6
8%	8
9%	10
10%	12

14. **Senior Housing** (Maximum # of points - 10)  
 Senior independent rental congregate and/or assisted living meeting development goals and objectives of the Minneapolis Senior Housing Policy.

15. **Neighborhood Support** (Maximum # of points - 5)  
 Proposed project is supported by the recognized neighborhood organization based on review of design and land use issues.

16. **Expiring Tax Credits** (Maximum # of points - 5)  
 Proposed project results in preserving long-term affordability of expiring tax credit units.

17. **Leverage** (Maximum # of points - 10)  
 Project must leverage additional resources. The point structure is:

<u>Leverage Ratio</u>	<u>Points</u>
5 private dollars for every 1 AHTF-dollar, or 5 private & other public dollars	10
for every 1 AHTF dollar, or	8
3 private dollars for every 1 AHTF dollar, or	6
3 private & other public dollars	
for every 1 AHTF dollar, or	4
3 other public dollars for every 1 AHTF dollar	2

18. **Community Housing Development Corporation (CHDO)** (Maximum # of points - 5)  
 Project is owned, developed or sponsored by a community housing development corporation.

19. **Commercial or Community Corridor** (Maximum # of points – 10)  
 Preference to projects located on a Commercial Corridor or Community Corridor  
 The list of Commercial Corridors and the list of Community Corridors are found on Pages 1-27 AND 1-28 (Table 1a and Table 1b) of the Land Use Chapter of the Minneapolis Plan  
[http://www.ci.minneapolis.mn.us/cped/comp\\_plan\\_update\\_draft\\_plan.asp](http://www.ci.minneapolis.mn.us/cped/comp_plan_update_draft_plan.asp).

PROJECT	ADDRESS	DEVELOPER	AHTF Application	NPA Application	TOTAL UNITS					MKT	0 BR	1 BR	2 BR	3 BR	4+ BR
					<30%	<50%	<60%	<80%							
Alliance Northside Properties	2519 Fremont Ave N 3725 Penn Ave N 2655 Thomas Ave N	Alliance Housing	\$ 188,311.00	\$ 23,500.00	13	0	12	0	0	1	7	0	6	0	0
City Place Lofts	730 Hennepin	City Place Developer LLC	\$ 945,000.00	\$ -	45	0	27	18	0	0	10	30	5	0	0
Dunwoody Apts	110 18th St E	Gateway Commons, LLC	\$ 875,000.00	\$ -	123	0	25	0	0	98	9	90	24	0	0
Rental Reclaim (Phase IV)	1514 & 1601 Irving Ave N 2026 Fremont Ave N 1811 & 2129 Emerson Ave N 2701 Lyndale Ave N	Urban Homeworks	\$ 345,375.00	\$ 30,000.00	16	0	16	0	0	0	0	0	8	8	0
<b>TOTALS</b>			<b>\$ 2,353,686.00</b>	<b>\$ 53,500.00</b>	<b>197</b>	<b>0</b>	<b>80</b>	<b>18</b>	<b>0</b>	<b>99</b>	<b>26</b>	<b>120</b>	<b>43</b>	<b>8</b>	<b>0</b>

**PROJECTS LOCATED IN IMPACTED AREAS**

PROJECT NAME	25 FINANCIAL SOUND MGMT.	20 ECO- NOMIC INTE- GRATION	*TOTAL PTS COMBINED 1 & 2	8 RATIO OF SOFT COSTS TO TDC	20 FAMILY HOUSING	10 DESIGN QUALITY & GREEN COMPONENTS	10 PROVIDE RESIDENT SUPPORT SERVICES	10 PLAN CONFORM- ANCE	15 PROXIMITY TO JOBS & TRANSIT DENSITY	10 SEC. 8 PBA	10 HOUSING FOR HOMELESS (AT 30% MMI)	10 LONG TERM AFFORD- ABILITY	5 PRESER- VATION STAB & REHAB	10 SENIOR HOUSING	5 NEIGHBOR- HOOD SUPPORT	5 EXPIRING LIHTC	10 LEVERAGE	5 CHODO	10 COMMUNITY COMMERCIAL CORRIDOR	**TOTAL PTS
Rental Reclaim (Phase IV)	22	5	27	8	15	10	5	7	12	0	0	10	5	0	5	0	8	0	7	119

**PROJECTS LOCATED IN NON-IMPACTED AREAS**

PROJECT NAME	25 FINANCIAL SOUND & MGMT	20 ECO- NOMIC INTE- GRATION	*TOTAL PTS COMBINED 1 & 2	8 RATIO OF SOFT COSTS TO TDC	20 FAMILY HOUSING	10 DESIGN QUALITY & GREEN COMPONENTS	10 PROVIDE RESIDENT SUPPORT SERVICES	10 PLAN CONFORM- ANCE	15 PROXIMITY TO JOBS & TRANSIT DENSITY	10 SEC. 8 PBA	15 HOUSING FOR HOMELESS (AT 30% MMI)	10 LONG TERM AFFORD- ABILITY	5 NEW CONST. POSITIVE CONVERSION	10 SENIOR HOUSING	5 NEIGHBOR- HOOD SUPPORT	5 EXPIRING LIHTC	10 LEVERAGE	5 CHODO	10 COMMUNITY COMMERCIAL CORRIDOR	**TOTAL PTS
City Place Lofts	14	20	34	6	0	10	0	10	15	0	0	10	5	0	5	0	10	0	10	115
Alliance Northside Properties	22	10	32	8	0	10	5	7	10	0	0	5	0	0	5	0	8	5	0	95
Dunwoody Apts	17	10	27	8	0	9	0	7	13	0	0	10	5	0	5	0	10	0	0	94

AHTF RULES: Proposal must meet both minimum point threshold and total point threshold:

\*Proposal needs a minimum of 20 points total in Financial Soundness / Management and Economic Integration combined to meet minimum point threshold.

\*\*Proposal in impacted area needs a minimum of 80 points to meet total point threshold. Proposal in non-impacted area needs a minimum of 85 points to meet total point threshold.

## REHABILITATION PROPOSALS

PROJECT	TOTAL UNITS	TOTAL BRs	UNITS <50%	BRs <50%	UNITS <30%	TDC (less assumed debt)	TDC/UNIT	NSP, NRP, TIF, ADD'L CITY GAP FUNDING	CPED AHTF FUNDING (incl. Non Profit Admin)	AHTF / TDC	AHTF / UNIT <50%	AHTF / BR <50%	DEV FEE	DEV FEE/ UNIT	DEV FEE/ TDC
Alliance Northside Properties	13	19	12	18	0	\$ 1,255,409.00	\$ 96,569.92	\$ 325,000.00	\$ 211,811.00	16.9%	\$ 17,650.92	\$ 11,767.28	\$ 79,000.00	\$ 6,076.92	6.3%
City Place Lofts	45	50	27	27	0	\$ 9,254,983.00	\$ 205,666.29	\$ -	\$ 945,000.00	10.2%	\$ 35,000.00	\$ 35,000.00	\$ 926,020.00	\$ 20,578.22	10.0%
Dunwoody Apts	123	147	25	25	0	\$ 19,555,556.00	\$ 158,988.26	\$ 1,600,000.00	\$ 875,000.00	4.5%	\$ 35,000.00	\$ 35,000.00	\$ 991,500.00	\$ 8,060.98	5.1%
Rental Reclaim (Phase IV)	16	40	16	40	0	\$ 2,302,500.00	\$ 143,906.25	\$ 960,000.00	\$ 375,375.00	16.3%	\$ 23,460.94	\$ 9,384.38	\$ 182,000.00	\$ 11,375.00	7.9%
<b>TOTALS</b>	<b>197</b>	<b>256</b>	<b>80</b>	<b>110</b>	<b>0</b>	<b>\$ 32,368,448.00</b>	<b>\$ 164,306.84</b>	<b>\$ 2,885,000.00</b>	<b>\$ 2,407,186.00</b>	<b>7.4%</b>	<b>\$ 30,089.83</b>	<b>\$ 21,883.51</b>	<b>\$ 2,178,520.00</b>	<b>\$ 11,058.48</b>	

NOTES:

1) Units at 50% consist of total of 30% and 50% units.

2) NSP, NRP, TIF and Add'l City Gap funding includes both committed and uncommitted funds.

Project Status	
Proposed:	3/16/2011
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:	Alliance Northside Properties (NSPI)
Main Address:	2519 Fremont Ave N
Project Aliases:	
Additional Addresses:	3725 Penn Ave N; 2655 Thomas Ave N
Ward:	5
Neighborhood:	Jordan

Project Activity	Development	Household
<input type="checkbox"/> New Construction	<input type="radio"/> Apartment/Condo	<input type="checkbox"/> General
<input checked="" type="checkbox"/> Rehabilitation	<input 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 checked="" 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	7		0BR	0	6	0	0	0
1BR	0	1BR	0	0	0	0	0	0	
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	
<b>TOT</b>	<b>13</b>	<b>TOT</b>	<b>0</b>	<b>12</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	

Shelter Units: \_\_\_\_\_ + Conversion Units: \_\_\_\_\_  
 Section 8: \_\_\_\_\_

**GENERAL INFORMATION**

Alliance Housing requests funds to purchase and rehab three properties in North Minneapolis. The properties include a two-story, 7-unit garden apartment building (all efficiencies) at 2519 Fremont Ave N, a two-story duplex at 2655 Thomas Ave N, and a two-story four-plex at 3725 Penn Ave N. The apartment building is in relatively good shape with the exception of the plumbing where the copper has been stripped and will have to be replaced. The four-plex and duplex are well designed. GMHC has done lead and asbestos remediation on both of these properties so they are ready for rehab. Unfortunately, the copper has been stripped from these buildings as well. Both the duplex and the four-plex have two-bedroom units. All three buildings have mostly stucco exteriors.

Two properties (3725 Penn Ave N and 2655 Thomas Ave N) were vacant and foreclosed. The third property was vacant and tax forfeited and was purchased by Alliance Housing in December, 2010 from the City of Minneapolis.

Alliance will operate 3725 Penn Ave N and 2655 Thomas Ave N as permanent supportive housing. 2519 Fremont Ave N will be leased to the Network for Better Futures to be used as housing for people in a program that serves newly released ex-offenders.

**Partnership:**

**Developer Contact:**  
 Herb Frey  
 Alliance Housing Incorporated  
 2211 Clinton Ave  
 Minneapolis, MN 55404-3656  
 Phone: (612) 874-2310 ext-  
 Fax: (612) 874-0313  
 hfrey@ststephensmpls.org

**Owner Contact:**  
 Herb Frey  
 Alliance Housing Incorporated  
 2211 Clinton Ave  
 Minneapolis, MN 55404-3656  
 Phone: (612) 874-2310 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) 874-2310 ext-  
 Fax: (612) 874-0313

**Support Services:**

**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**

**CPED Rehab:**  
 Jim Edin  
 Phone: (612) 673-5275 ext-  
 Fax: (612) 673-5207

**MPLS Affirmative Action**

**Project Status**  
 Proposed: 3/16/2011  
 Approved:   
 Closed:  
 Complete:

**Impaction**  
 Non-Impacted  
 Impacted

**Occupancy**  
 Rental  
 Ownership

Project Name: Alliance Northside Properties (NSPI)  
 Main Address: 2519 Fremont Ave N  
 Project Aliases:  
 Additional Addresses: 3725 Penn Ave N; 2655 Thomas Ave N  
 Ward: 5 Neighborhood: Jordan

**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	7	0	6	0	0	0	1
1BR	0	0	0	0	0	0	0
2BR	6	0	6	0	0	0	0
3BR	0	0	0	0	0	0	0
4+BR	0	0	0	0	0	0	0
<b>TOT</b>	<b>13</b>	<b>0</b>	<b>12</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>

Shelter Units: \_\_\_\_\_ + Conversion Units: \_\_\_\_\_  
 Section 8: \_\_\_\_\_

**USES AND PERMANENT SOURCES**

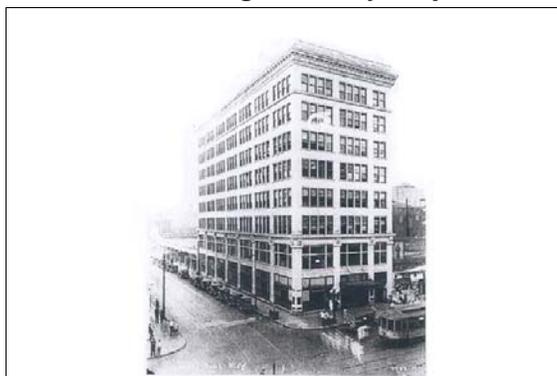
**Project Uses:**

Land:	\$216,000.00
Construction:	\$803,750.00
Construction Contingency:	\$56,263.00
Construction Interest:	\$0.00
Relocation:	\$0.00
Developer Fee:	\$79,000.00
Legal Fees:	\$9,000.00
Architect Fees:	\$41,546.00
Other Costs:	\$49,850.00
Reserves:	\$0.00
Non-Housing:	\$0.00
TDC:	\$1,255,409.00
TDC/Unit:	\$96,596.92

**Project Permanent Sources:**

Source / Program	Amount	%	Term	Committed
City of Minneapolis <i>NSP I</i>	\$325,000.00			3/16/2011
Hennepin County <i>AHIF</i>	\$290,000.00			3/16/2010
Hennepin County <i>AHIF</i>	\$170,000.00			5/3/2011
FHLB <i>FHLB</i>	\$191,700.00			3/16/2011
<i>Private Foundation</i>	\$41,100.00			3/16/2011
CPED <i>AHTF</i>	\$188,311.00			
<i>Financing Gap</i>	\$25,798.00			
CPED <i>Non Profit Admin</i>	\$23,500.00			
<b>TDC:</b>	\$1,255,409.00			

**Financing Notes:**



Project Status	
Proposed:	4/7/2011
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:	City Place Lofts
Main Address:	730 Hennepin Ave
Project Aliases:	
Additional Addresses:	
Ward:	7
Neighborhood:	Downtown West

Project Activity
<input type="checkbox"/> New Construction
<input checked="" 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 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	10		0BR	0	10	0	0	0
1BR	30	1BR	0	17	13	0	0	0	
2BR	5	2BR	0	0	5	0	0	0	
3BR	0	3BR	0	0	0	0	0	0	
4+BR	0	4+BR	0	0	0	0	0	0	
<b>TOT</b>	<b>45</b>	<b>TOT</b>	<b>0</b>	<b>27</b>	<b>18</b>	<b>0</b>	<b>0</b>	<b>0</b>	

Shelter Units: \_\_\_\_\_ + Conversion Units: 45  
 Section 8: \_\_\_\_\_

## GENERAL INFORMATION

City Place Lofts involves the adaptive reuse of an eight (8) story building. The property is currently and will continue to be occupied by the Institute for New Americans (INA) which provides adult education services. The development will involve the construction of 45 affordable rental apartments on floors three (3) through eight (8).

The building also features a commercial space on the 1st floor and in the mezzanine level. Approximately 5,000 sf of this space will be subdivided and sold to an already identified entity - a local architectural services firm.

Units will include washers/dryers, microwaves, and garbage disposals. On site amenities will include bike storage, and exercise room, and community/theater room.

Construction will consist of preserving the original façade and preserving and reusing as many of the historical components of the building as possible. National Register of Historical Places designation will be sought. The development will adhere to the MN Green Communities criteria and possibly some level of LEED certification.

Partnership: City Place Housing LP

Developer Contact:  
 Elizabeth Flannery  
 City Place Developer, LLC  
 3550 Labore Rd Suite 100  
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 Phone: (612) 644-1649 ext-  
 Fax:

Owner Contact:  
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 City Place Housing LP  
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 Saint Paul, MN 55110-  
 Phone: (612) 644-1649 ext-  
 Fax:

Contact Information:

Consultant:

Contractor:  
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CPED Support Coordinator  
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Support Services:

CPED Rehab:  
 Jim Edin  
 Phone: (612) 673-5275 ext-  
 Fax: (612) 673-5207

MPLS Affirmative Action





Project Status	
Proposed:	8/28/2008
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:	Dunwoody Apts
Main Address:	110 18th St E
Project Aliases:	Dunwoody Flats
Additional Addresses:	
Ward:	6
Neighborhood:	Stevens Sq-Loring Hts

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	9		0BR	0	7	0	0	0
1BR	90	1BR	0	18	0	0	0	72	
2BR	24	2BR	0	0	0	0	0	24	
3BR	0	3BR	0	0	0	0	0	0	
4+BR	0	4+BR	0	0	0	0	0	0	
TOT	123	TOT	0	25	0	0	0	98	

Shelter Units:  + Conversion Units: 123  
 Section 8:

## GENERAL INFORMATION

Dunwoody Apartments is a proposed substantial rehab of an existing 4-story hospital building, originally constructed in 1910. The building is currently vacant, but originally housed the first Abbott hospital in Minneapolis, and is in the process of being listed on the National Register of Historic Places. Once rehabilitated, the building will contain 123 rental apartments, including studio, 1BR, and 2BR units.

Gateway Commons, LLC acquired the site in 2005 and has been working to stabilize the building and secure historic tax credits. The project has received its Part II approval from the National Park Service. The building is also expected to include space for 1-2 commercial tenants, along the East 18th Street frontage.

Partnership: Gateway Commons, LLC

Developer Contact:

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 Palanisami & Associates  
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 Minneapolis, MN 55428-  
 Phone: (763) 504-5301 ext-  
 Fax: (763) 533-9586  
 swami.engineer@palanisami.com

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 swami.engineer@palanisami.com

Contact Information:

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Contractor:

To Be Determined  
 ,  
 Phone: ext-  
 Fax:

Architect:

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 Adsit Architecture & Planning  
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Property Manager:

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 Fax:

Support Services:

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MPLS Affirmative Action



**Project Status**

Proposed: 8/28/2008

Approved:

Closed:

Complete:

**Impaction**

Non-Impacted

Impacted

**Occupancy**

Rental

Ownership

Project Name: Dunwoody Apts

Main Address: 110 18th St E

Project Aliases: Dunwoody Flats

Additional Addresses:

Ward: 6 Neighborhood: Stevens Sq-Loring Hts

**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	9	0	7	0	0	2	
1BR	90	0	18	0	0	72	
2BR	24	0	0	0	0	24	
3BR	0	0	0	0	0	0	
4+BR	0	0	0	0	0	0	
<b>TOT</b>	<b>123</b>	<b>0</b>	<b>25</b>	<b>0</b>	<b>0</b>	<b>98</b>	

Shelter Units: \_\_\_\_\_ + Conversion Units: 123

Section 8: \_\_\_\_\_

**USES AND PERMANENT SOURCES**

**Project Uses:**

Land: \$3,058,787.00

Construction: \$11,545,961.00

Construction Contingency: \$1,154,596.00

Construction Interest: \$399,339.00

Relocation: \$0.00

Developer Fee: \$991,500.00

Legal Fees: \$30,000.00

Architect Fees: \$616,500.00

Other Costs: \$1,278,873.00

Reserves: \$480,000.00

Non-Housing: \$0.00

TDC: \$19,555,556.00

TDC/Unit: \$158,988.26

**Project Permanent Sources:**

Source / Program	Amount	%	Term	Committed
	\$5,184,000.00			
<i>Syndication Proceeds (Historic)</i>				
HUD 221(d)(4)	\$9,600,000.00			
CPED AHIF	\$875,000.00			
City of Minneapolis TIF	\$1,600,000.00			
Hennepin County TOD	\$361,500.00			5/3/2011
Hennepin County AHIF	\$275,000.00			
<i>Deferred Dev Fee</i>	\$465,000.00			
<i>GP Loan</i>	\$539,056.00			3/16/2011
Hennepin County ERF	\$494,400.00			5/1/2008
Met Council TBRA	\$161,600.00			5/1/2008
<b>TDC:</b>	<b>\$19,555,556.00</b>			

**Financing Notes:**

Other costs include costs associated with environmental remediation, sewer & water access charges, and financing costs.

Project Status	
Proposed:	4/4/2011
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:	Rental Reclaim (Phase IV)
Main Address:	1514 & 1601 Irving Ave N
Project Aliases:	
Additional Addresses:	2026 Fremont Ave N; 1811 & 2129 Emerson Ave N; 2701 Lyndale Ave N
Ward:	5
Neighborhood:	Jordan

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	0		0BR	0	0	0	0	0
1BR	0	1BR	0	0	0	0	0	0	
2BR	8	2BR	0	8	0	0	0	0	
3BR	8	3BR	0	8	0	0	0	0	
4+BR	0	4+BR	0	0	0	0	0	0	
<b>TOT</b>	<b>16</b>	<b>TOT</b>	<b>0</b>	<b>16</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

Shelter Units: \_\_\_\_\_ + Conversion Units: \_\_\_\_\_  
 Section 8: \_\_\_\_\_

**GENERAL INFORMATION**

The Rental Reclaim (Phase IV) project consists of a 16-unit, scattered-site rental development in Minneapolis. Urban Homeworks (UHW) has been approved for \$560,500 from MHFA, \$160,000 from Hennepin County AHIF, and \$960,000 of NSP II funding from the City of Minneapolis to complete this proposal. UHW has site control for the 16 units, located in six buildings. These buildings are in the Jordan, Hawthorne, and Near North neighborhoods and in Wards 5 and 3. Under its Rental Reclaim Program, UHW has acquired and improved duplexes, triplexes, fourplexes or a small apartment building in North Minneapolis neighborhoods that have been significantly affected by foreclosure.

Rental Reclaim will replicate UHW's People-Oriented Development Strategy which focuses development efforts within 11 geographically specific areas, dubbed "PODs", usually two- or four-block areas. POD locations are determined by the existence of other UHW rental and/or home ownership development and the presence of condemned, vacant, boarded and foreclosed property. Some of the POD locations converge with the Northside Home Fund and City of Minneapolis' "Clusters".

Units will be rented to low-income individuals and households. UHW will partner with the Hmong American Partnership (HAP) to offer intergenerational housing in up to 10 of the units. In addition, UHW maintains partnerships with local social service organizations to provide additional support for the low income families being served including financial counseling / literacy, case management, advocacy, dependency, and other social services.

Partnership:

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 Urban Homeworks, Inc.  
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 Fax: (612) 722-2214  
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Owner Contact:  
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 Fax: (612) 722-2214  
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Contractor:

Architect:

Property Manager:  
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Support Services:

CPED Coordinator:  
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CPED Legal:

CPED Rehab:  
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 Fax: (612) 673-5207

CPED Support Coordinator

MPLS Affirmative Action

Project Status	
Proposed:	4/4/2011
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:	Rental Reclaim (Phase IV)
Main Address:	1514 & 1601 Irving Ave N
Project Aliases:	
Additional Addresses:	2026 Fremont Ave N; 1811 & 2129 Emerson Ave N; 2701 Lyndale Ave N
Ward:	5
Neighborhood:	Jordan

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	0		0	0BR	0	0	0	0
1BR	0	0	1BR	0	0	0	0	0	0
2BR	8	8	2BR	0	8	0	0	0	0
3BR	8	8	3BR	0	8	0	0	0	0
4+BR	0	0	4+BR	0	0	0	0	0	0
TOT	16	16	TOT	0	16	0	0	0	0

Shelter Units: \_\_\_\_\_ + Conversion Units: \_\_\_\_\_  
Section 8: \_\_\_\_\_

### USES AND PERMANENT SOURCES

Project Uses:		Project Permanent Sources:				
		Source / Program	Amount	%	Term	Committed
Land:	\$464,000.00	Other Public	\$214,625.00			
Construction:	\$1,411,500.00	CPED NSP II	\$960,000.00			5/12/2011
Construction Contingency:	\$135,000.00	Hennepin County Lead Funds	\$32,000.00			4/4/2011
Construction Interest:	\$7,500.00	MHFA MHFA	\$460,500.00			5/12/2011
Relocation:	\$0.00	FHF FHF	\$100,000.00			5/12/2011
Developer Fee:	\$182,000.00	CPED AHTF	\$345,375.00			
Legal Fees:	\$10,000.00	Hennepin County AHIF	\$160,000.00			5/12/2011
Architect Fees:	\$45,000.00	CPED Non Profit Admin	\$30,000.00			Grant
Other Costs:	\$47,500.00	<b>TDC:</b>	\$2,302,500.00			
Reserves:	\$0.00					
Non-Housing:	\$0.00					
TDC:	\$2,302,500.00					
TDC/Unit:	\$143,906.00					
<b>Financing Notes:</b>						