CPED MULTIFAMILY HOUSING DEPARTMENT Affordable Housing Inventory Project Data Worksheet

| | | Project Status Project N | | | | | me: | e: Clare Midtown | | | | | | | | | |
|--------------------------|---|--------------------------|-------------------------------------|------------------------------|--------------------------|--------------------|------------------------|---------------------|--------------------|--------------------------|----------------------------|---------------------------|--------------------------|--------|--|--|--|
| | | | Proposed: 6/27/2008 | | | Main Address: | | | | 3105 23rd Ave S | | | | | | | |
| | | | Closed: | | oject ises: | | | | | | | | | | | | |
| | | Complete: Impaction | | | Additional Addresses: | | | | | | | | | | | | |
| | | | | | | | | ghbo | rhood | :[| | | Cor | coran | | | |
| | | \bigcirc | Impacted | | | | Housi | ng Pı | oducti | on and | l Affor | dabilit | <u>r</u> | | | | |
| | | _ | Occupancy Rental Ownership | | UNITEOMPOSITION | UNIT OBR 1BR | QTY 19 26 | IT AFFORDABILITY | UNIT 0BR 1BR | <u><30%</u> 0 0 | <u><50%</u> 10 16 | <60% 9 10 | <u><80%</u> 0 0 | 0 0 | | | |
| Project Activity | Development | | <u>Household</u> | | ΑΡΌ | 2BR | 0 | 3RD | 2BR | 0 | 0 . | 0 | 0 | 0 | | | |
| New Construction | Apartment/Condo | | General | | Ö | 3BR | 0 | E | 3BR | 0 | 0 | 0 | 0 | 0 | | | |
| Rehabilitation | Townhome | | Family w/Childi | ren | b | 4+BR | 0 | Ě | 4+BR | 0 | 0 | 0 | 0 | 0 | | | |
| Stabilization | Coop | | Senior | | 5 | TOT | 45 | Ž | TOT | 0 | 26 | 19 | 0 | 0 | | | |
| Preservation Year Built: | Shelter Transitional Scattered Site/Other | \ \ \ | Single Special Needs Homeless | Shelter Units: Section 8: 45 | | | | + Conversion Units: | | | | | | | | | |

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.

| Partnership: Clare Hiawatha LLC | | Contact Information: | | | | | | | |
|----------------------------------|----------------------------------|----------------------------------|--|--|--|--|--|--|--|
| Developer. | Owner: | Consultant: | | | | | | | |
| Lee Lewis | Lee Lewis | Barb Broen | | | | | | | |
| Clare Housing | Clare Housing | Broen Housing Consultants | | | | | | | |
| 929 Central Ave NE | 929 Central Ave NE | 1437 Marshall Ave. #202 | | | | | | | |
| Minneapolis, MN 55413-2404 | Minneapolis, MN 55413-2404 | Saint Paul, MN 55104- | | | | | | | |
| Phone: (612) 236-9515 ext x-521 | Phone: (612) 236-9515 ext- x-521 | Phone: (651) 645-8474 ext- | | | | | | | |
| Fax: (612) 236-9520 | Fax: (612) 236-9520 | Fax: (651) 645-8497 | | | | | | | |
| iee@clarehousing.org | lee@clarehousing.org | housing@broen.net | | | | | | | |
| Contractor: | Architect: | Property Manager: | | | | | | | |
| · | Michelle Baltus | Health Service Innovations | | | | | | | |
| To Be Determined | Cermak Rhoades Architects | Phone: (612) 236-9515 ext- | | | | | | | |
| | 275 E 4 St Suite 800 | Fax: (612) 236-9520 | | | | | | | |
| <u> </u> | Saint Paul, MN 55101-1696 | Support Services: | | | | | | | |
| Phone: ext- | Phone: (651) 225-8623 ext- | Clare Housing | | | | | | | |
| Fax: | Fax: | Phone: (612) 236-9515 ext- x-521 | | | | | | | |
| · | | Fax: (612) 236-9520 | | | | | | | |
| CPED Coordinator: | CPED Legal: | CPED Rehab: | | | | | | | |
| Amy Geisler | Gary Winter | | | | | | | | |
| CPED | Phone: (612) 673-5132 ext- | | | | | | | | |
| 105 5th Ave S Suite 200 | Fax: (612) 673-5112 | _ | | | | | | | |
| Minneapolis, MN 55401- | CPED Support Coordinator | MPLS Affirmative Action | | | | | | | |
| Phone: (612) 673-5266 ext- | Connie Green | Eddie Calderon | | | | | | | |
| Fax: (612) 673-5259 | Phone: (612) 673-5234 ext- | Phone: (612) 673-2697 ext- | | | | | | | |
| amy.geisler@ci.minneapolis.mn.us | Fax: (612) 673-5259 | Fax: (612) 673-2599 | | | | | | | |

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| Affordable Hous | ing Inventory F | Project Data V | Vorksheet | - | | | | | | 8/4/ | 2009 | 1:07:4 | 4 PW |
|--|-----------------|-----------------|--------------------------|------------|-------------------------------|-------------------------|---------------------|------------|---------------------|----------------------|---------------------|--|------------|
| | | Project | | Project N | | Clare Midtown | | | | | | | |
| | | | | 6/27/2008 | Main Add | dress: | | | | | 3105 | 23rd . | Ave S |
| | | 1.5 | Approved: Closed: | ✓. | F | roject | | • | | | | | |
| | | | Complete: | | | liases: | - | | | | | <u>: </u> | |
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| and climber | | E . B . L | Impacted | | | | | | | | | | oran |
| The second second | | | Occup | ancy | | | ing Pro | | | | | | 111/7 |
| | | | Rental | | UNIT OBR 1BR 2BR 2BR 4+BR TOT | | | OBR | <u><30%</u> 9 | <u><50%</u> 10 | <u><60%</u> 0 | 0 | <u>MKT</u> |
| | | | Ownersh | nip | 1BR | _ | JAB | 1BR | <u> </u> | 26 | 0 | 0 | 0 |
| Project Activity | <u>Deve</u> | <u>elopment</u> | House | hold | € 2BR | 0 | 图上 | 2BR | 0 | 0 | 0 | 0 | 0 |
| New Construction | 11 🙂 ' | nent/Condo | Generai | | § 3BR | . 0 | Ĕ | 3BR | 0 | 0 | 0 | 0 | 0 |
| Rehabilitation | O Townh | ome | | //Children | Ė 4+BR | _ | \$ == \$ | 4+BR | 0 | 0 | 0 | 0 | Ó |
| Stabilization | Coop Shelte | - | ☐ Senior ✓ Single | | 🚊 тот | 45 | 5 | TOT | 9 | 36 | 0 | 0 | Q . |
| Preservation | Transit | | ✓ Single ✓ Special I | Needs | Shelter U | nits: | | | + | Conve | ersion l | Jnits: | |
| Year Built: | | red Site/Other | ✓ Homeles | 1 | Section | ภ 8: | | | | | | | |
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| | | USES AN | ND PEK | | | | | | | | | | |
| <u>Project L</u> | Jses: | | | <u>Pr</u> | oject Perma | | | _ | | | | | |
| Land: | \$0.00 | Source / Progra | <u>ım</u> | | Amoi \$4.4 | <u>.int</u> 25,557.0 | <u>%</u> | · | Term | <u> </u> | Comn | nitted | • |
| Construction: | \$5,653,727.00 | Syndication I | Proceeds | | φ + 1,+4. | 20,007.0 | | | - | | | | |
| Construction Tax Credit Riccontingency: \$226,149.00 | | eturn Funds | - | \$1,2 | 79,395.0 | 00 | | | | | | | |
| Construction | 4 | Tax Credits | <u>-</u> | | | | | | | | | | |
| Interest: | \$0.00 | CPED | | | \$1,1 | 90,413.0 | 00 | | | | 1 | 2/12/2 | 800 |
| Dalanation | . \$0.00 | AHTF (HOME | =) | | | | | | | | | | |
| Relocation: Developer Fee: | \$0.00 | TCAP/AHTF | | | \$1,1 | 17,842.0 | 00 | | | | | | |
| Legal Fees: | \$80,000.00 | MHFA | | | \$4 | 80,000.0 | 00. | | | | | 10/23/2 | 2008 |
| Architect Fees: | \$250,000.00 | ELHIF Capita | al " | | | | 51 | | | | | | |
| | | | | | \$ | | | | | | | | |
| Other Costs: | \$557,220.00 | HOPWA Foul | ndations | | | | | | | | | | |
| Reserves: | \$1,085,000.00 | CPED | | 30,000. | 00 | | | 12/12/2008 | | | | | |
| | | Non Profit Aa | lmin | · · | | | | | | | | | |
| Non-Housing: | \$0.00 | 50 CPED | · · · | | | | | | | | 10/ | 28/200 | 3 |
| TDC: | \$8,552,096.00 | LIHTC - \$150 | ,517 (2009) | | | | | | | | | | |
| TDC/Unit: | \$190,047.00 | | | TDC: | \$8,552, | 096.00 | | | | | | | |
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| Financing I | Notes: | | | | | | | | | | | | |
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