



Project Status	
Proposed:	7/30/2007
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:	PPL Northside Recap
Main Address:	610 Logan Ave N
Project Aliases:	Near North Community Housing Project
Additional Addresses:	1123, 1119 Logan, 909, 913, 914, 920 Oliver, et. al.
Ward:	5
Neighborhood:	Near North

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 type="radio"/> Apartment/Condo	
<input type="radio"/> Townhome	
<input type="radio"/> Coop	
<input type="radio"/> Shelter	
<input type="radio"/> Transitional	
<input checked="" 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	6		0BR	0	6	0	0	0
	1BR	20		1BR	8	12	0	0	0
	2BR	33		2BR	12	21	0	0	0
	3BR	3		3BR	0	3	0	0	0
4+BR	0	4+BR	0	0	0	0	0		
TOT	62	TOT	20	42	0	0	0		
Shelter Units: _____		+ Conversion Units: _____							
Section 8: _____									

GENERAL INFORMATION

Project for Pride in Living is planning major rehab on 62 units in 10 separate buildings. Most of these buildings exist as separate projects, but are being pulled together under a single project umbrella called PPL Northside Recap. The properties/projects include 610 Logan Ave N, 1123 Logan (Logan Apts), 1119 Logan and 920 Oliver (Oliver Logan LP), 909 and 913 Oliver Ave N (Oliver Apartments LP), 914 Oliver Ave N (Morgan Arms Apts), 1220 Morgan Ave N (Morgan Arms Apts II), 1027 Morgan Ave N (Morgan Apts), 1230 Morgan Ave N. NRRC is a limited partner on some of these projects. NRRC is exiting the LP and PPL is assuming all debt associated with these projects. PPL is also creating a new LLC Near North Community Redevelopment Project LLC in which they are the sole member and GP.

Green/sustainable building elements will be included in the rehabilitation work, including but not limited to increased insulation R values, installation of Energy Star appliances and stormwater solutions. The project will also use recycled materials where appropriate.

Partnership: Near North Community LLC (PPL)		Contact Information:	
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 Minneapolis, MN 55404-2920 Phone: (612) 455-5206 ext- Fax: (612) 455-5101 barbara.mccormick@ppl-inc.org	Consultant:	
Contractor: Gerry Flannery Flannery Construction 1375 St Anthony Ave Saint Paul, MN 55104- Phone: (651) 259-4293 ext- Fax: (651) 225-1100 gflannery@flanneryconstruction.com	Architect: Paul Mellblom Meyer, Scherer, & Rockcastle Ltd. 710 S 2nd St 7th Floor Minneapolis, MN 55401- Phone: (612) 225-1042 ext- Fax:	Property Manager: PPL Phone: (612) 874-8511 ext- Fax: (612) 874-6444	
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: Gary Winter Phone: (612) 673-5132 ext- Fax: (612) 673-5112	CPED Rehab: Duane Nygren Phone: (612) 673-5249 ext- Fax: (612) 673-5207	
	CPED Support Coordinator: Scott Ehrenberg Phone: (612) 673-5067 ext- Fax: (612) 673-5259	MPLS Affirmative Action Eddie Calderon Phone: (612) 673-2697 ext- Fax: (612) 673-2599	

CPED MULTIFAMILY HOUSING DEPARTMENT
Affordable Housing Inventory Project Data Worksheet



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Townhome

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Shelter

Transitional

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Family w/Children

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Housing Production and Affordability

UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY				MKT
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2BR	33	12	21	0	0	0	
3BR	3	0	3	0	0	0	
4+BR	0	0	0	0	0	0	
TOT	62	20	42	0	0	0	

Shelter Units: _____ + Conversion Units: _____

Section 8: _____

USES AND PERMANENT SOURCES

Project Uses:

Land:	\$0.00
Construction:	\$4,371,916.00
Construction Contingency:	\$437,190.00
Construction Interest:	\$0.00
Relocation:	\$110,000.00
Developer Fee:	\$931,000.00
Legal Fees:	\$65,000.00
Architect Fees:	\$182,100.00
Other Costs:	\$446,350.00
Reserves:	\$1,621,000.00
Non-Housing:	\$0.00
TDC:	\$8,164,556.00
TDC/Unit:	\$131,686.39

Project Permanent Sources:

Source / Program	Amount	%	Term	Committed
CPED <i>Exchange Credits</i>	\$1,279,386.00			8/28/2009
CPED <i>TCAP</i>	\$881,750.00			8/28/2009
Hennepin County <i>ERF</i>	\$150,000.00			
CPED <i>AHTF</i>	\$610,600.00			
CPED <i>Non Profit Admin</i>	\$30,000.00			11/1/2007
NEF <i>Syndication Proceeds</i>	\$4,642,820.00			7/29/2009
City of Minneapolis <i>NRP</i>	\$25,000.00			
CPED <i>AHTF (2007) (CDBG)</i>	\$545,000.00			11/27/2007
50 CPED <i>LIHTC - \$150,516 (2009)</i>				10/28/2008
51 CPED <i>LIHTC - \$565,773 (2010)</i>				9/22/2009

Financing Notes:

TDC:	\$8,164,556.00
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