



Project Status	
Proposed:	12/31/2001
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:	Veterans Housing
Main Address:	5475 Minnehaha Ave
Project Aliases:	Veterans & Community Housing Initiative
Additional Addresses:	
Ward:	
Neighborhood:	Outside City Limits

Project Activity	
<input checked="" 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 type="checkbox"/> General	
<input type="checkbox"/> Family w/Children	
<input type="checkbox"/> Senior	
<input checked="" type="checkbox"/> Single	
<input type="checkbox"/> Special Needs	
<input checked="" type="checkbox"/> Homeless	

Housing Production and Affordability									
UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT
	0BR	140		0BR	50	85	0	0	5
	1BR	0		1BR	0	0	0	0	0
	2BR	0		2BR	0	0	0	0	0
	3BR	0		3BR	0	0	0	0	0
4+BR	0	4+BR	0	0	0	0	0		
TOT	140	TOT	50	85	0	0	5		
Shelter Units: _____		+ Conversion Units: _____							
Section 8: _____									

GENERAL INFORMATION

Proposed development of 140 efficiency units (18 rehab, 122 new construction) to provide permanent housing for homeless and near-homeless single adults. Approximately half of the units will be reserved for qualifying low income veterans with the remaining units serving members of the community.

The development site is a 3.58 acre parcel within the Minneapolis VA Medical Center Campus located at 5475 Minnehaha Ave. The majority of the site is vacant land however there are 4 existing buildings that will also be rehabilitated as part of the overall project. The property is Federal land located in an unincorporated section of Hennepin County just outside of Minneapolis' city limits. It is located adjacent to the 12th ward and the Minnehaha Neighborhood.

It is anticipated that a majority of tenants will be employed at low wage jobs. Given this tenant demographic, the site's proximity to the Hiawata LRT promises a significant benefit to the project and its residents promoting an easy commute to downtown Mpls, the Mall of America and the airport.

Partnership:

Developer:

CHDC 710 S 2nd St Suite 603 Minneapolis, MN 55401- Phone: (612) 332-6264 ext Fax: (612) 332-2627
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Owner:

Carol Kelleher Hennepin County HRA 417 N 5th St Suite 320 Minneapolis, MN 55401-1362 Phone: (612) 348-2270 ext- Fax: (612) 348-2920 Carol.Kelleher@co.hennepin.mn.us
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Contact Information:

Consultant:

Barb Broen Broen Housing Consultants 1437 Marshall Ave., #201 Saint Paul, MN 55104- Phone: (651) 645-8474 ext- Fax: (651) 645-8497 bbroen@mm.com
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Contractor:

BJ Mariotti Frana & Sons 633 2nd Ave S Hopkins, MN 55343-7779 Phone: (952) 908-2679 ext- Fax: bmariotti@frana.com

Architect:

Peter Kramer Roark Kramer Kosowski DESIGN 2929 4th Ave S Minneapolis, MN 55408- Phone: (612) 822-4200 ext- Fax: (612) 822-4298

Property Manager:

BDC Management Phone: (612) 371-0766 ext- Fax: (612) 371-1834

Support Services:

Minnesota Assistance Council for Veterans Phone: (612) 726-9375 ext- Fax: (612) 726-1138
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CPED Coordinator:

Jerry LePage CPED 105 5th Ave S Suite 200 Minneapolis, MN 55401 Phone: (612) 673-5240 ext- Fax: (612) 673-5248 jerry.lepage@ci.minneapolis.mn.us
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CPED Legal:

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

Scott Ehrenberg Phone: (612) 673-5067 ext- Fax: (612) 673-5259
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CPED Rehab:

Dalene Lenneman Phone: (612) 673-5254 ext- Fax: (612) 673-5207
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MPLS Affirmative Action

Pat Behrend Phone: (612) 673-2583 ext- Fax: (612) 673-2599
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4+BR	0	0	0	0	0	0	0
TOT	140	TOT	50	85	0	0	5

Shelter Units: + Conversion Units:

Section 8:

USES AND SOURCES

Project Uses:	
Land:	\$300,000.00
Construction:	\$9,079,671.00
Construction Contingency:	\$390,487.00
Construction Interest:	\$0.00
Relocation:	\$38,997.00
Developer Fee:	\$1,111,000.00
Legal Fees:	\$85,000.00
Architect Fees:	\$320,066.00
Other Costs:	\$280,779.00
Reserves:	\$264,000.00
Non-Housing:	\$0.00
TDC:	\$11,870,000.00
TDC/Unit:	\$89,924.00

Project Sources:				
Source / Program	Amount	%	Term	Committed
State Planning Funds	\$221,811.00		Grant	1/1/2003
Ramsey County CDBG	\$200,000.00		Grant	5/1/2003
State of Minnesota General Obligation Bonds	\$10,200,000.00			1/1/2003
CPED CDBG	\$660,000.00	1.00%	30 yrs Deferred	5/1/2003
MHFA/FHF	\$200,000.00			1/1/2003
Hennepin County	\$400,000.00			1/1/2003
TDC:	\$11,881,811.00			

Financing Notes:	