

Community Planning & Economic Development

Crown Roller Mill, 105 Fifth Ave. S.
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Minneapolis, MN 55401



June 2, 2011

MEMO TO: Cathy Polasky, Director Economic Development
Tom Streitz, Director Housing

FROM: Wes Butler, Chair Development Finance Committee (in absence of Chuck Lutz) *WJB*

SUBJECT: Development Finance Committee Recommendations Regarding Proposals for Affordable Housing Trust Fund Loans

On June 2, 2011, the Development Finance Committee reviewed 3 staff reports recommending a total of \$2,165,375 in Affordable Housing Trust Fund (AHTF) loans for 3 projects.

The Committee made the following recommendations:

Dunwoody Apartments – 110 East 18th Street

Recommended approval of \$875,000 in Affordable Housing Trust Funds to Gateway Commons, LLC for the Dunwoody Apartments with the following conditions:

- a. Retrieve a personal guarantee from the developer.
- b. Review general partner loan terms.
- c. Write in recapture provisions.

Urban Homeworks, Inc. Rental Reclaim Phase 4 (RR4) – scattered sites

Recommended approval of \$345,375 in Affordable Housing Trust Funds to Urban Homeworks, Inc. for the Rental Reclaim Phase 4.

City Place Lofts – 730 Hennepin Ave

Recommended approval of \$945,000 in Affordable Housing Trust Funds to City Place Developer, LLC for City Place Lofts.

cc: Mike Christenson
Amy Geisler
Jerry LePage
Theresa Cunningham
Irene Kasper