



Request for City Council Committee Action
From the Department of Community Planning & Economic Development

Date: July 27, 2004

To: Council Member Lisa Goodman, Community Development Cmte

Prepared by: Dollie Crowther, Senior Housing Project Coordinator, Phone 612-673-5263

Presenter in Committee: Dollie Crowther, Senior Housing Project Coordinator

Approved by: Lee Pao Xiong, Director, Housing _____

Subject: Debt Restructuring on Various Multi-family Housing Projects

RECOMMENDATION: Request approval to restructure existing debt and repayment terms for the **Homewood Apartments**; approval to defer principal and interest payments and reduce the interest rate for the **Chicago Avenue Apartments**; approval to restructure existing debt and reduce the interest rate on the **City Flats** project; approval to restructure the existing debt and reduce the interest rate for the **Little Earth of United Tribes Housing Corporation (LEUTHC)** and restructure existing debt and repayment terms for the **Boulevard** project; authorize execution of the appropriate documents.

Previous Directives: These projects received approval of funding in prior years from the City Council/MCDA Board of Commissioners.

Financial Impact (Check those that apply)

- No financial impact - or - Action is within current department budget.
(If checked, go directly to next box)
- Action requires an appropriation increase to the Capital Budget
- Action requires an appropriation increase to the Operating Budget
- Action provides increased revenue for appropriation increase
- Action requires use of contingency or reserves
- Other financial impact (Explain):
- Request provided to the Budget Office when provided to the Committee Coordinator

Community Impact (Summarize below)

Ward: 5, 6, 7, 8, 13

Neighborhood Notification: Neighborhood Group Notification has occurred for each of the projects requesting restructuring.

City Goals: Foster the development and preservation of a mix of quality housing types that is available, affordable, meets current needs, and promotes future growth.

Comprehensive Plan: 4.91 Minneapolis will grow by increasing its supply of housing. 4.15 Minneapolis will carefully identify project sites where housing redevelopment and/or housing revitalization are the appropriate responses to neighborhood conditions and market demand.

Zoning Code: Complies

Living Wage/Job Linkage: NA

Background/Supporting Information

In prior years, the MCDA provided gap funding for projects to sustain affordable rental housing.

The term of the debt at that time was structured to adhere to what existed in the market place and what staff felt was each specific project's ability to repay or defer debt. Many of the MCDA loans on these projects are now due and payable and in some instances new debt is being placed on the projects. This requires a restructuring of that debt as a result of requests from other lenders and limited partners who are making a new contribution to the project or simply after underwriting the project, the numbers dictate that the existing terms cannot be met by the owners/developers. Debt restructuring terms are designed to first stabilize and sustain the affordability of the projects, and in several of these cases, to prevent negative tax consequences.

The following gives a brief preview of each project request for restructuring:

- Homewood Apartments

Restructure two existing loans and accrued interest into one loan of \$1,255,284 and extend term for thirty years at 1% simple interest. Restructure is required to allow new limited partnership to assume the existing debt.

- Chicago Avenue Apartments

Extend the term of the existing debt (\$1,393,000) to 2022 and reduce the interest rate from 10% to 1% simple interest. This restructuring will allow the project to comply with current underwriting standards.

- City Flats

B Flats – Extend existing loan of \$374,050, 5% simple interest to 30 years at 1% simple interest retroactively from 1988 to 2004. In 2005 interest rate will be adjusted to 0%.

Calypso Flats – Restructure existing loans of \$1,074,960 for 30 years and reduce the interest rate from 1% simple interest to 0%. The National Equity Fund, in providing the syndication for the project reasonable is concerned with the economic value of the project after 30 years.

- Little Earth of United Tribes Housing Corporation (LEUTHC)

Extend the existing loan of \$99,455 for 29 years and reduce the interest rate from 5% simple interest to 1% simple interest. This will allow restructured debt to be comparable with other CPED debt on the project.

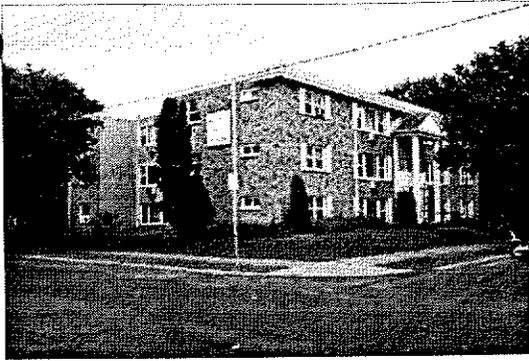
- The Boulevard Apartments

Extend the term of the existing loan of \$497,975 to December 31, 2045 from 2034 (10 years) HUD/FHA requires a longer term than the first mortgage and therefore have requested an extension.

All of these projects provide housing units for families at or below 50% of the Area Median Income and four of the projects have Section 8 Project Based Assistance. (See attached Work Data Sheet)

In no instance has there been any forgiveness of debt or accrued interest, merely deferring the loan due dates and adjusting the interest rate. Staff has attempted to comply with the requirements of other lenders to more effectively underwrite the projects.

CPED MULTIFAMILY HOUSING DEPARTMENT
Affordable Housing Inventory Project Data Worksheet



Project Status
 Proposed: 10/16/2003
 Approved: _____
 Closed: _____
 Complete: _____

Impaction
 Non-Impacted
 Impacted

Occupancy
 Rental
 Ownership

Household
 General
 Family w/Children
 Senior
 Single
 Special Needs
 Homeless

Project Name: Homewood Apts
 Main Address: 1239 Sheridan Ave N
 Project Aliases: _____
 Additional Addresses: 1240 Thomas Ave N
 Ward: 5 Neighborhood: Willard-Hay

Housing Production and Affordability

UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY				MKT
			<30%	<50%	<60%	<80%	
0BR	0		0	0	0	0	0
1BR	12		0	3	6	3	0
2BR	24		0	5	18	1	0
3BR	0		0	0	0	0	0
4+BR	0		0	0	0	0	0
TOT	36		0	8	24	4	0

Shelter Units: _____ + Conversion Units: _____
 Section 8: _____

Project Activity
 New Construction
 Rehabilitation
 Stabilization
 Preservation
 Year Built: _____

Development
 Apartment/Condo
 Townhome
 Coop
 Shelter
 Transitional
 Scattered Site/Other

GENERAL INFORMATION

The Homewood Apartments are two apartment buildings owned by two separate limited partnerships: Sheridan-Homewood Apartments and the Homewood Apartments Cooperative. Twin Cities Housing Development Corporation (TCHDC), the lead developer and managing general partner of both partnerships, proposes to combine the two developments via a sale of both properties to a newly created limited partnership, Homewood Limited Partnership, in which it will continue to be the new managing general partner. TCHDC is requesting that previous funding provided by the MCDA totaling approximately \$911,983 be restructured and assumed by the new limited partnership.

The apartment buildings were built in 1961 and 1962 and include approximately 37,020 square feet of finished living area providing 36 total residential units with 12 one-bedroom and 24 two-bedroom units. One two-bedroom unit will be taken out of service and used for office and community service space.

Over the years, both buildings have fallen into extensive disrepair and will require substantial renovation and remediation of mold and mildew damage, regrading and landscaping of the entire site to allow for adequate off-site drainage and refurbishing of the existing mechanical systems.

Partnership:
Developer:
 Debra Palmquist
 TCHDC
 400 Selby Ave. Suite C
 Saint Paul, MN 55102-
 Phone: (651) 292-0211 ext-x-118
 Fax: (651) 292-1930

Owner:
 Sherry Pugh
 NRRC
 1313 Plymouth Ave N
 Minneapolis, MN 55411-
 Phone: (612) 335-5924 ext- x-821
 Fax: (612) 335-5922

Contact Information:
Consultant:

Contractor:

Architect:

Property Manager:
 Gavzy Group LLC
 Phone: (612) 746-0400 ext-
 Fax: (612) 746-0401

Support Services:
 Pillsbury United Communities
 Phone: (612) 529-9267 ext-
 Fax: (612) 588-5611

CPED Coordinator:
 Theresa Cunningham
 CPED
 105 5th Ave S Suite 200
 Minneapolis, MN 55401-
 Phone: (612) 673-5237 ext-
 Fax: (612) 673-5248
 theresa.cunningham@ci.minneapolis.mn.us

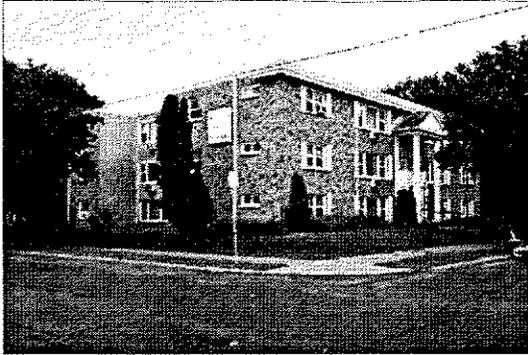
CPED Legal:

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

CPED Rehab:
 Kathleen Murphy
 Phone: (612) 673-5275 ext-
 Fax: (612) 673-5207

MPLS Affirmative Action
 Mary Tradewell
 Phone: (612) 673-2142 ext-
 Fax: (612) 673-2599

CPED MULTIFAMILY HOUSING DEPARTMENT
Affordable Housing Inventory Project Data Worksheet



Project Status
 Proposed: 10/16/2003
 Approved: _____
 Closed: _____
 Complete: _____

Project Name: Homewood Apts
 Main Address: 1239 Sheridan Ave N
 Project Aliases: _____
 Additional Addresses: 1240 Thomas Ave N

Impaction
 Non-impacted
 Impacted

Ward: 5 Neighborhood: Willard-Hay

Occupancy
 Rental
 Ownership

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	12	1BR	0	3	6	3	0	0	
2BR	24	2BR	0	5	18	1	0	0	
3BR	0	3BR	0	0	0	0	0	0	
4+BR	0	4+BR	0	0	0	0	0	0	
TOT	36	TOT	0	8	24	4	0	0	

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

Shelter Units: _____ + Conversion Units: _____
 Section 8: _____

USES AND SOURCES

Project Uses:

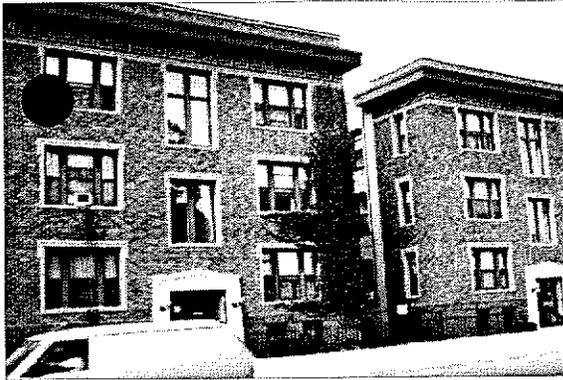
Land:	\$1,890,211.00
Construction:	\$1,349,411.00
Construction Contingency:	\$125,000.00
Construction Interest:	
Relocation:	\$172,396.00
Developer Fee:	\$300,000.00
Legal Fees:	\$60,000.00
Architect Fees:	
Other Costs:	\$92,500.00
Reserves:	\$68,000.00
Non-Housing:	
TDC:	\$4,057,518.00
TDC/Unit:	

Project Sources:

Source / Program	Amount	%	Term	Committed
1	\$1,530,856.00			
<i>Syndication Proceeds</i>				
2 MCDA	\$1,355,243.00	1.00%	30 years	
<i>Debt Refinancing/Assumption</i>				
3 FHF	\$462,654.00	1.00%		10/16/2003
<i>Deferred</i>				
4 MHFA	\$400,000.00	1.00%		10/16/2003
<i>CRV</i>				
5 Hennepin County	\$144,000.00	1.00%		10/16/2003
<i>AHIF</i>				
6	\$164,565.00			10/16/2003
<i>Def Dev Fee</i>				
7	\$200.00			10/16/2003
<i>GP Cash</i>				
50 MCDA				10/28/2003
<i>LIHTC - \$175,987 (2004)</i>				
TDC:	\$4,057,518.00			

Financing Notes:
USES:
 Land value of \$1,890,211, reflected above, is all existing debt being refinanced.
SOURCES:
 MCDA Debt Refinancing includes outstanding principal of original notes plus accrued interest.

CPED MULTIFAMILY HOUSING DEPARTMENT
Affordable Housing Inventory Project Data Worksheet



Project Status
 Proposed: 3/29/2004
 Approved: _____
 Closed: _____
 Complete: _____

Project Name: Chicago Ave Apts
 Main Address: 1500, 1504, 1508 Chicago Ave
 Project Aliases: _____
 Additional Addresses: _____

Impaction
 Non-Impacted
 Impacted

Ward: 7 Neighborhood: Elliot Park

Occupancy
 Rental
 Ownership

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	44	1BR	44	0	0	0	0	0	
2BR	10	2BR	10	0	0	0	0	0	
3BR	6	3BR	6	0	0	0	0	0	
4+BR	0	4+BR	0	0	0	0	0	0	
TOT	60	TOT	60	0	0	0	0	0	

Project Activity
 New Construction
 Rehabilitation
 Stabilization
 Preservation
 Year Built: 1916

Development
 Apartment/Condo
 Townhome
 Coop
 Shelter
 Transitional
 Scattered Site/Other

Household
 General
 Family w/Children
 Senior
 Single
 Special Needs
 Homeless

Shelter Units: _____ + Conversion Units: _____
 Section 8: 60

GENERAL INFORMATION

Chicago Avenue Apartments is a 60 unit project based Section 8 development in the Elliot Park neighborhood. The property consists of three adjacent three-story walk-up buildings. CCHT has successfully operated the property since stepping in as the General Partner in 1995.

Partnership: _____

Contact Information:

Developer: _____

Owner:

CCHT
 1625 Park Avenue
 Minneapolis, MN 55404
 Phone: (612) 341-3148 ext-
 Fax: (612) 341-4208
 ccht@ccht.org

Consultant: _____

Contractor: _____

Architect: _____

Property Manager:

Real Estate Equities
 Phone: (651) 227-6925 ext-
 Fax: _____

Support Services:

CCHT
 Phone: (612) 341-3148 ext-
 Fax: (612) 341-4208

CPED Coordinator:

Bernadette Hornig

5th Ave S Suite 200
 Minneapolis, MN 55401-

Phone: (612) 673-5236 ext-
 Fax: (612) 673-5259

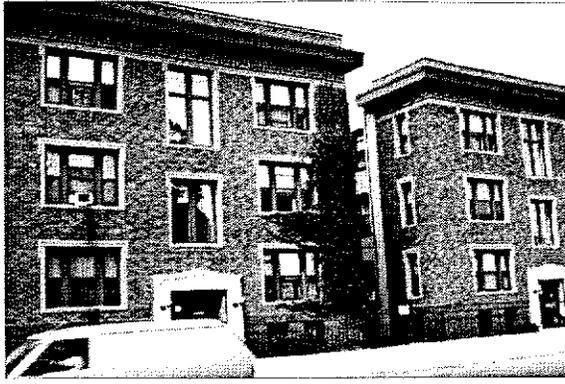
bernadette.hornig@ci.minneapolis.mn.us

CPED Legal: _____

CPED Support Coordinator

CPED Rehab: _____

MPLS Affirmative Action



Project Status
 Proposed: 3/29/2004
 Approved:
 Closed:
 Complete:

Project Name: Chicago Ave Apts
 Main Address: 1500, 1504, 1508 Chicago Ave
 Project Aliases:
 Additional Addresses:
 Ward: 7 Neighborhood: Elliot Park

Impaction
 Non-Impacted
 Impacted

Occupancy
 Rental
 Ownership

Household
 General
 Family w/Children
 Senior
 Single
 Special Needs
 Homeless

Project Activity
 New Construction
 Rehabilitatio
 Stabilization
 Preservation
 Year Built: 1916

Development
 Apartment/Condo
 Townhome
 Coop
 Shelter
 Transitional
 Scattered Site/Other

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	44	1BR	44	0	0	0	0	0	
2BR	10	2BR	10	0	0	0	0	0	
3BR	6	3BR	6	0	0	0	0	0	
4+BR	0	4+BR	0	0	0	0	0	0	
TOT	60	TOT	60	0	0	0	0	0	

Shelter Units: + Conversion Units:
 Section 8: 60

USES AND SOURCES

Project Uses:		Project Sources:				
		Source / Program	Amount	%	Term	Committed
Land:	\$0.00	1 MHFA	\$1,167,335.00	7.45%	2023	9/25/1981
Construction:	\$0.00	HUD Insured				
Construction Contingency:	\$0.00	2 CPED (MCDA)	\$1,393,000.00	10.00%	12/2/2022	9/25/1981 AA810001
Construction Interest:	\$0.00	3 MHFA	\$300,000.00		2022 Deferred	9/25/1981
Relocation:	\$0.00	4 FHF	\$117,960.00		2022 Deferred	9/25/1981
Developer Fee:	\$0.00	TDC:	\$2,978,295.00			
Legal Fees:	\$0.00					
Architect Fees:	\$0.00					
Other Costs:	\$0.00					
Reserves:	\$0.00					
Non-Housing:	\$0.00					
TDC:	\$0.00					
TDC/Unit:	\$0.00					

Financing Notes:
 Restructuring request to defer CPED (MCDA) loan payments.

CPED MULTIFAMILY HOUSING DEPARTMENT
Affordable Housing Inventory Project Data Worksheet



Project Status
 Proposed: 7/3/2002
 Approved:
 Closed:
 Complete:

Impaction
 Non-Impacted
 Impacted

Occupancy
 Rental
 Ownership

Project Name: City Flats
 Main Address: 2633 1st Ave S
 Project Aliases: B Flats & Calypso Flats
 Additional Addresses: 2630 Pillsbury Ave S
 Ward: 8 Neighborhood: Whittier

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	0	1BR	0	0	0	0	0	0
2BR	0	0	2BR	0	0	0	0	0	0
3BR	27	27	3BR	9	18	0	0	0	0
4+BR	0	0	4+BR	0	0	0	0	0	0
TOT	27	27	TOT	9	18	0	0	0	0

Shelter Units: + Conversion Units:
 Section 8: 9

Project Activity
 New Construction
 Rehabilitation
 Stabilization
 Preservation
 Year Built: 1970

Development
 Apartment/Condo
 Townhome
 Coop
 Shelter
 Transitional
 Scattered Site/Other

Household
 General
 Family w/Children
 Senior
 Single
 Special Needs
 Homeless

GENERAL INFORMATION

City Flats is a 27 3-BR affordable housing project consisting of 2 walk-up buildings in the Whittier Neighborhood. Both properties are presently owned by the Whittier Housing Corporation, who is eager to dissolve and sell the properties. Calypso Flats (2630 Pillsbury Ave S) is an 18 unit tax credit project. Columbia Housing, the limited partner, has agreed to walk in 2004 when the tax credits expire. B Flats (2633 1st Ave S) is a Project Based Section 8 project whose Section 8 is automatically extended. Rehabilitation work includes balcony, window, roof, door, plumbing, electrical fixture replacement, new ventilation system, landscaping, new fencing and exterior repair. Housing Lifeskills Centre, a supportive service component, will teach tenants how to attain self sufficiency. DMW Properties and Frerichs Construction are the principals that make up Bridgeport Holdings II LLC. DMW is the asset and property manager for both buildings since December 2000.

The project preserves the affordability of expiring tax credit units.

Partnership:

Developer:
 City Flats, LLC
 8401 73rd Ave N
 Brooklyn Park, MN 55428-
 Phone: (763) 531-9166 ext
 Fax: (763) 537-7675

Owner:
 Bridgeport Holdings, LLC
 8401 73rd Ave N
 Brooklyn Park, MN 55428-
 Phone: (763) 531-9166 ext-
 Fax: (763) 537-7675

Contact Information:

Consultant:
 Mitchell Milner
 Milner & Associates
 1722 West Chase St.
 Chicago, IL 60626-
 Phone: (312) 634-3177 ext-
 Fax: (612) 634-5522
 mitchmilner@sprintmail.com

Contractor:

Rich Anderson
 Frerichs Construction Company
 3550 Labore Rd Suite 10
 Saint Paul, MN 55110-
 Phone: (651) 787-0687 ext-
 Fax: (651) 787-0407
 rich@frerichsconstruction.com

Architect:

Cermak Rhoades Architects
 275 E 4 St Suite 800
 Saint Paul, MN 55101-1696
 Phone: (651) 225-8623 ext-
 Fax:

Property Manager:

DMW Properties
 Phone: (763) 531-9166 ext-
 Fax: (763) 537-7675

Support Services:

Housing Lifeskills Centre
 Phone: (612) 259-1366 ext-
 Fax:

CPED Coordinator:

Dollie Crowther
 100 5th Ave S Suite 200
 Minneapolis, MN 55401
 Phone: (612) 673-5263 ext-
 Fax: (612) 673-5259
 dollie.crowther@ci.minneapolis.mn.us

CPED Legal:

Gary Winter
 Phone: (612) 673-5132 ext-
 Fax: (612) 673-5112

CPED Support Coordinator

CPED Rehab:

Kathleen Murphy
 Phone: (612) 673-5275 ext-
 Fax: (612) 673-5207

MPLS Affirmative Action

Mary Tradewell
 Phone: (612) 673-2142 ext-
 Fax: (612) 673-2599

CPED MULTIFAMILY HOUSING DEPARTMENT
Affordable Housing Inventory Project Data Worksheet



Project Status
 Proposed: 7/3/2002
 Approved:
 Closed:
 Complete:

Project Name: City Flats
 Main Address: 2633 1st Ave S
 Project Aliases: B Flats & Calypso Flats
 Additional Addresses: 2630 Pillsbury Ave S
 Ward: 8 Neighborhood: Whittier

Impaction
 Non-Impacted
 Impacted

Occupancy
 Rental
 Ownership

Housing Production and Affordability

Project Activity
 New Construction
 Rehabilitation
 Stabilization
 Preservation
 Year Built: 1970

Development
 Apartment/Condo
 Townhome
 Coop
 Shelter
 Transitional
 Scattered Site/Other

Household
 General
 Family w/Children
 Senior
 Single
 Special Needs
 Homeless

UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY				MKT
			<30%	<50%	<60%	<80%	
0BR	0	0	0	0	0	0	0
1BR	0	0	0	0	0	0	0
2BR	0	0	0	0	0	0	0
3BR	27	27	9	18	0	0	0
4+BR	0	0	0	0	0	0	0
TOT	27	27	9	18	0	0	0

Shelter Units: _____ + Conversion Units: _____
 Section 8: 9

USES AND SOURCES

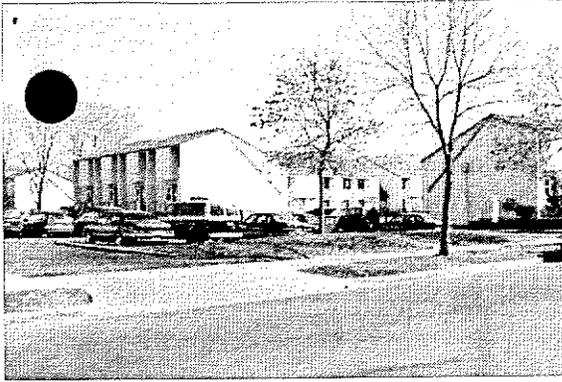
Project Uses:

Land:	\$166,000.00
Construction:	\$1,824,381.00
Construction Contingency:	\$177,188.00
Construction Interest:	\$30,000.00
Relocation:	\$67,500.00
Developer Fee:	\$347,000.00
Legal Fees:	\$50,000.00
Architect Fees:	\$70,000.00
Other Costs:	\$314,789.00
Reserves:	\$189,000.00
Non-Housing:	
TDC:	\$3,235,858.00
TDC/Unit:	\$119,847.00

Project Sources:

Source / Program	Amount	%	Term	Committed
MCDA				10/28/2003
LIHTC - \$211,000 (2004)				
	\$1,564,822.00			
LIHTC				
MHFA Deferred Loan				
MHFA 1st Mortgage	\$1,221,581.00	5.25%	30 yr	
MCDA CDBG	\$449,455.00	1.00%	1/1/2033	10/15/2003
TDC:	\$3,235,858.00			

Financing Notes:



Project Status
 Proposed: 1/1/1995
 Approved:
 Closed: 4/1/1995
 Complete: 1/1/1996

Impaction
 Non-Impacted
 Impacted

Occupancy
 Rental
 Ownership

Household
 General
 Family w/Children
 Senior
 Single
 Special Needs
 Homeless

Project Name: Little Earth
 Main Address: 2501 Cedar Ave So
 Project Aliases:
 Additional Addresses: 2499 18th Ave S
 Ward: 6 Neighborhood: Phillips

Housing Production and Affordability

UNIT COMPOSITION	UNIT	QTY	AFFORDABILITY				MKT
			<30%	<50%	<60%	<80%	
0BR	20		0	0	0	0	
1BR	28		0	0	0	0	
2BR	58		0	0	0	0	
3BR	88		0	0	0	0	
4+BR	18		0	0	0	0	
TOT	212		0	0	0	0	

Project Activity
 New Construction
 Rehabilitation
 Stabilization
 Preservation
 Year Built: 1973

Development
 Apartment/Condo
 Townhome
 Coop
 Shelter
 Transitional
 Scattered Site/Other

Shelter Units: _____ + Conversion Units: _____
 Section 8: 212

GENERAL INFORMATION

HUD foreclosed on the previous owner in 1995 and sold the Little Earth property to MCDA. MCDA sold the property to Little Earth of United Tribes Housing Corp. in April, 1995.
 LEUTHC rehabilitated the property for low and very low income families.

Partnership:

Developer:
 Jackie Dionne
 LEUTHC
 2501 Cedar Ave S
 Minneapolis, MN 55404-4096
 Phone: _____ ext-
 Fax: _____

Owner:
 Jackie Dionne
 LEUTHC
 2501 Cedar Ave S
 Minneapolis, MN 55404-4096
 Phone: _____ ext-
 Fax: _____

Contact Information:

Consultant:
 Phone: _____ ext-
 Fax: _____

Contractor:

Phone: _____ ext-
 Fax: _____

Architect:

Phone: _____ ext-
 Fax: _____

Property Manager:

LaSalle Management
 Phone: (952) 876-9200 ext-
 Fax: _____

Support Services:

Little Earth Residents Assoc.
 Phone: _____ ext-
 Fax: _____

CPED Coordinator:

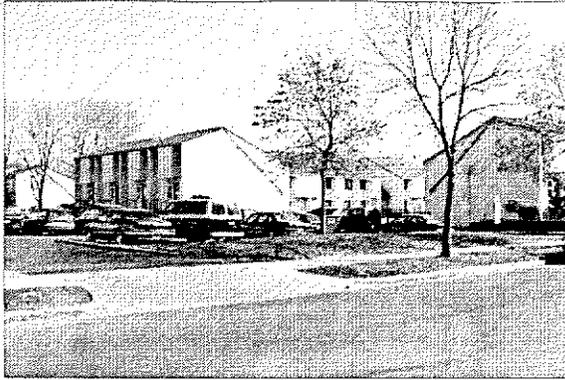
Cynthia Lee
 100 5th Ave S Suite 200
 Minneapolis, MN 55401
 Phone: (612) 673-5266 ext-
 Fax: (612) 673-5248
 cynthia.lee@ci.minneapolis.mn.us

CPED Legal:

CPED Support Coordinator

CPED Rehab:

MPLS Affirmative Action



Project Status
 Proposed: 1/1/1995
 Approved:
 Closed: 4/1/1995
 Complete: 1/1/1996

Project Name: Little Earth
 Main Address: 2501 Cedar Ave So
 Project Aliases:
 Additional Addresses: 2499 18th Ave S
 Ward: 6 Neighborhood: Phillips

Impaction
 Non-Impacted
 Impacted

Occupancy
 Rental
 Ownership

Housing Production and Affordability

UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT
	0BR	20		0BR	20	0	0	0	0
1BR	28	1BR	28	0	0	0	0	0	
2BR	58	2BR	58	0	0	0	0	0	
3BR	88	3BR	88	0	0	0	0	0	
4+BR	18	4+BR	18	0	0	0	0	0	
TOT	212	TOT	212	0	0	0	0	0	

Project Activity
 New Construction
 Rehabilitatio
 Stabilization
 Preservation
 Year Built: 1973

Development
 Apartment/Condo
 Townhome
 Coop
 Shelter
 Transitional
 Scattered Site/Other

Household
 General
 Family w/Children
 Senior
 Single
 Special Needs
 Homeless

Shelter Units:
 Section 8: 212
 + Conversion Units:

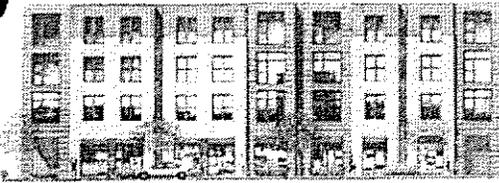
USES AND SOURCES

Project Uses:
 Land: \$1.00
 Construction: \$2,530,252.00
 Construction Contingency:
 Construction Interest:
 Relocation:
 Developer Fee:
 Legal Fees:
 Architect Fees:
 Other Costs: \$908,948.00
 Reserves:
 Non-Housing:
 TDC: \$3,439,201.00
 TDC/Unit: \$16,222.65

Project Sources:

Source / Program	Amount	%	Term	Committed
1 US Bank	\$1,655,000.00	10.10%	4/1/2011	4/1/1995
2 MHFA	\$859,200.00			4/1/1995
3 MCDA CDBG	\$125,000.00	5.00%	4/1/2011	4/1/1995 AA950004
4 MCDA CDBG	\$500,000.00			4/1/1995 Grant
5 FHLB	\$300,000.00			4/1/1995
TDC:	\$3,439,200.00			

Financing Notes:



Project Status
 Proposed: 12/31/2001
 Approved:
 Closed: 4/1/2004
 Complete:

Impaction
 Non-Impacted
 Impacted

Occupancy
 Rental
 Ownership

Household
 General
 Family w/Children
 Senior
 Single
 Special Needs
 Homeless

Project Name: Boulevard
 Main Address: 5320 Lyndale Ave S
 Project Aliases: The Boulevard
 Additional Addresses:
 Ward: 13 Neighborhood: Lynnhurst

Project Activity
 New Construction
 Rehabilitatio
 Stabilization
 Preservation
 Year Built: _____

Development
 Apartment/Condo
 Townhome
 Coop
 Shelter
 Transitional
 Scattered Site/Other

Housing Production and Affordability

UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	AFFORDABILITY				MKT
				<30%	<50%	<60%	<80%	
	0BR	0	0BR	0	0	0	0	0
	1BR	7	1BR	0	7	0	0	0
	2BR	9	2BR	3	2	0	0	4
	3BR	8	3BR	3	0	0	0	5
	4+BR	0	4+BR	0	0	0	0	0
	TOT	24	TOT	6	9	0	0	9

Shelter Units: _____ + Conversion Units: _____
 Section 8: 6

GENERAL INFORMATION

The Boulevard is the first affordable family housing development proposed for construction in the desirable high income Lynnhurst neighborhood of Southwest Minneapolis. The site at 5320 Lyndale Avenue South is currently improved with a vacant branch bank facility, to be demolished as a part of the project. The mixed-use structure to be developed will contain 19 apartments on three floors that share a private terrace with 5-two story townhouses. The first floor will contain 6,000 square feet of storefront office/commercial space. One level of underground parking provides 35 stalls. Of the project's 24 apartment units, 10 are tax credit units (40% of the project), five additional one-bedroom units are restricted to rents at 50% of the median, and 9 are market rate. The 10 tax credit units are affordable to households at 50% of the median household income level (MMI) and below. Six of these units will have Section 8 Project-based units with affordability to 30% of MMI and below and include the MHFA's MARIF restrictions. The project's unit mix of 7 one-bedroom, 9 two-bedroom and 8 three bedroom units, serves a broad range of tenant needs from single elderly persons to families with children. The area has abundant services and recreation amenities, including the Washburn Library, Minnehaha Creek, and Lake Calhoun. It is located in the center of an excellent community based retail district that contains a drug store, coffee shop, grocery store, gas station, and three restaurants. Express bus service to downtown Minneapolis and the Southdale/Mall of America is available along Lyndale Avenue South.

Partnership: Lyndale West Partners LP

Developer:
 Lisa Kugler
 Lyndale West Partners LP
 801 Nicollet Mall Suite 1970
 Minneapolis, MN 55402-
 Phone: (612) 630-8077 ext-
 Fax:

Owner:
 Ellen Herman
 Lyndale West Partners LP
 801 Nicollet Mall Suite 1970
 Minneapolis, MN 55402-
 Phone: (612) 630-8077 ext-
 Fax:

Contact Information:

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 Fax: (612) 824-8672
 lisakugler@aol.com

Contractor:
 Weis Builders
 7645 Lyndale Av S
 Richfield, MN 55423-4029
 Phone: (612) 243-5000 ext-
 Fax:

Architect:
 Paul Gates
 Paul Gates Architect
 4917 Garfield Ave
 Minneapolis, MN 55409-
 Phone: (612) 822-8878 ext-
 Fax: (612) 823-6603
 prg@paulgatesarchitect.com

Property Manager:

Support Services:

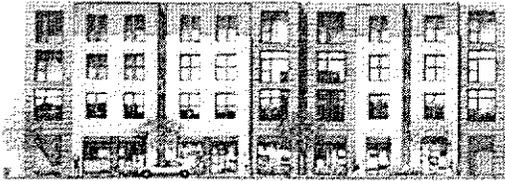
CPED Coordinator:
 Bernadette Hornig
 5320 Lyndale Ave S Suite 200
 Minneapolis, MN 55401-
 Phone: (612) 673-5236 ext-
 Fax: (612) 673-5259
 bernadette.hornig@ci.minneapolis.mn.us

CPED Legal:
 Ruben Acosta
 Phone: (612) 673-5052 ext-
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CPED Support Coordinator
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 Fax: (612) 673-5259

CPED Rehab:
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 Fax: (612) 673-5207

MPLS Affirmative Action
 Mary Tradewell
 Phone: (612) 673-2142 ext-
 Fax: (612) 673-2599



Project Status

Proposed: 12/31/2001
Approved:
Closed: 4/1/2004
Complete:

Impaction

Non-Impacted
 Impacted

Occupancy

Rental
 Ownership

Project Name: Boulevard
Main Address: 5320 Lyndale Ave S
Project Aliases: The Boulevard
Additional Addresses:
Ward: 13 Neighborhood: Lynnhurst

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	7	1BR	0	7	0	0	0	0	
2BR	9	2BR	3	2	0	0	0	4	
3BR	8	3BR	3	0	0	0	0	5	
4+BR	0	4+BR	0	0	0	0	0	0	
TOT	24	TOT	6	9	0	0	0	9	

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

Shelter Units: _____

Section 8: 6

+ Conversion Units: _____

USES AND SOURCES

Project Uses:

Land:	\$579,121.00
Construction:	\$3,636,868.00
Construction Contingency:	\$103,210.00
Construction Interest:	\$85,489.00
Relocation:	
Developer Fee:	\$198,354.00
Legal Fees:	\$55,250.00
Architect Fees:	\$176,345.00
Other Costs:	\$503,968.00
Reserves:	\$223,494.00
Non-Housing:	\$1,283,651.00
TDC:	\$6,845,749.00
TDC/Unit:	\$231,754.00

Project Sources:

Source / Program	Amount	%	Term	Committed
MCDA LIHTC - \$23,757 (2003)		0.00%		1/1/2002
MCDA LIHTC - \$119,404 (2002)		0.00%		1/1/2002
1 HUD FHA 22(d)(3)	\$3,134,800.00	5.50%	4/1/2044	6/24/2002
2 MHFA MARIF	\$900,000.00	1.00%	4/1/2044 Deferred	6/24/2002
3 Hennepin County AHIF	\$600,000.00	3.00%	4/1/2044 Deferred	4/1/2004
4 MCDA HOME	\$497,975.00	1.00%	4/1/2044 Deferred	6/24/2002 HD00000495
5 FHF	\$232,000.00	1.00%	4/1/2044 Deferred	4/1/2004
6 Syndication Proceeds	\$1,130,859.00			6/24/2002
7 Borrower Equity	\$350,115.00			4/1/2004

Financing Notes:

TDC: \$6,845,749.00

Community Planning & Economic Development
Crown Roller Mill, 105 Fifth Ave. S.
Suite 200
Minneapolis, MN 55401



MEMORANDUM

July 8, 2004

MEMO TO: Chuck Lutz, Deputy Director

FROM:  Jack Kryst, Chair, Development Finance Committee

SUBJECT: Development Finance Committee Action Regarding Homewood Apartments Debt Restructuring

On July 8, 2004, the Development Finance Committee considered a report on the proposed restructuring of debt associated with the Homewood Apartments at 1239 Sheridan and 1240 Thomas Avenue North.

The Committee recommends approval of the staff recommendation to restructure two existing loans not to exceed \$1,255,284 at 1% simple interest for a term of 30 years, and to authorize Homewood Limited Partnership's assumption of two subsequent notes.

One Committee member abstained from discussion and voting due to a conflict of interest.

cc: Lee Sheehy
Cynthia Lee
Theresa Cunningham

Community Planning & Economic Development

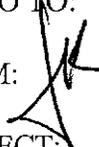
Crown Roller Mill, 105 Fifth Ave. S.
Suite 200
Minneapolis, MN 55401



MEMORANDUM

July 8, 2004

MEMO TO: Chuck Lutz, Deputy Director

FROM:  Jack Kryst, Chair, Development Finance Committee

SUBJECT: Development Finance Committee Action Regarding Little Earth of United Tribes Corporation Loan Restructuring

On July 8, 2004, the Development Finance Committee considered a report on the proposed restructuring of a loan to Little Earth of United Tribes Housing Corporation for the Little Earth project at 2501 Cedar Avenue South.

The Committee recommends approval of the staff recommendation to defer the loan until September 24, 2033, at 1% simple interest.

One Committee member abstained from discussion and voting due to a conflict of interest.

cc: Lee Sheehy
Cynthia Lee
Kevin Dockry

Community Planning & Economic Development

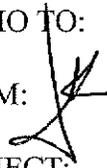
Crown Roller Mill, 105 Fifth Ave. S.
Suite 200
Minneapolis, MN 55401



MEMORANDUM

July 8, 2004

MEMO TO: Chuck Lutz, Deputy Director

FROM:  Jack Kryst, Chair, Development Finance Committee

SUBJECT: Development Finance Committee Action Regarding Chicago Avenue Apartments
Debt Restructuring

On July 8, 2004, the Development Finance Committee considered a report on the proposed restructuring of debt associated with the Chicago Avenue Apartments at 1500 – 1508 Chicago Avenue.

The Committee recommends approval of the staff recommendation to defer all principal and interest payments on the loan until December 2, 2022, and to reduce the interest rate to 1% going forward. The Committee deferred making a recommendation regarding applying the 1% interest rate retroactively to 1981, pending further discussions between staff and Central Community Housing Trust.

Two Committee members abstained from discussion and voting due to conflicts of interest.

cc: Lee Sheehy
Cynthia Lee
Bernadette Hornig

Community Planning & Economic Development

Crown Roller Mill, 105 Fifth Ave. S.
Suite 200
Minneapolis, MN 55401



MEMORANDUM

July 8, 2004

MEMO TO: Chuck Lutz, Deputy Director

FROM: Jack Kryst, Chair, Development Finance Committee

SUBJECT: Development Finance Committee Action Regarding City Flats Apartments
Debt Restructuring

On July 8, 2004, the Development Finance Committee considered a report on the proposed restructuring of debt associated with the City Flats Apartments at 2620 and 2633 1st Avenue South.

The Committee recommends approval of the staff recommendation regarding restructuring, as described in the staff report.

cc: Lee Sheehy
Cynthia Lee
Dollie Crowther