

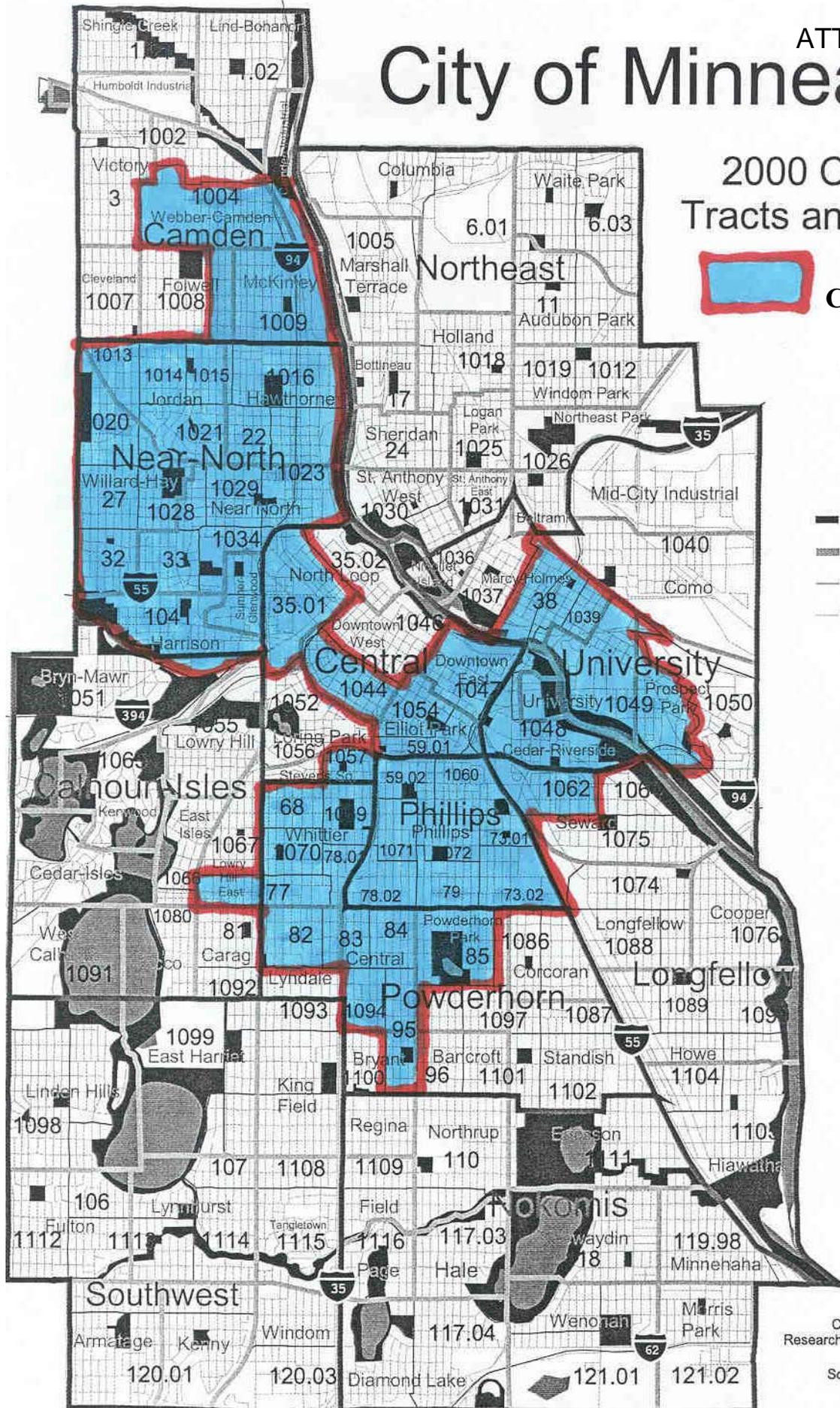
City of Minneapolis

2000 Census Tracts and Blocks



Concentrated Area

- Community
- Neighborhood
- Census Tract
- Census Block



City Planning Department
 Research and Strategic Planning Division
 July 2001
 Source: US Census Bureau

AHTF SELECTION CRITERIA FOR IMPACTED AREAS

	Maximum Points
1. Financial Soundness and Management	25
Underwriting	10
% of Funds Secured	5
Developer Exp	5
Mgmt Exp	5
2. Economic Integration	20
% of units at 50% MMI:	
20% of total units	15
40%	20
60%	10
80%	5
100%	5
3. Ratio of Soft Costs (%) to Total Project Costs	8
30.1% - 35%	2
24.1% - 30%	4
15.1% - 24%	6
0% - 15%	8
4. Family Housing	20
% of Units 3+ BR:	
At least 25%	10
At least 50%	15
At least 75%	20
5. Design Quality and Compatibility	10
6. Provision of Resident and Support Services	10
System provide support Services	10
Strong, integrated support referral system	5
7. Plan Conformance	10
8. Proximity to Transit and Jobs: Density	15
9. Project-Based Section 8 Program Assistance	10
Project owner agrees to apply for either	
a) Project Based Section 8 units or	
b) other ongoing assistance such as HUD SHP Program	
10. Housing for Homeless (at 30% or less of MMI)	10
40% of total units at 30% or less	10
20% of total units at 30% or less	5
11. Long Term Affordability	10
30 years or more	10
25 years or more	8
20 years or more	5
15 years or more	3
12. Preservation, Rehabilitation, Stabilization	5
13. Senior Housing	10
14. Neighborhood Support	5
15. Expiring Tax Credits	5
16. Leverage	10
5 private dollars for every 1 AHTF dollar	10
5 private & other public dollars for every 1	8
3 private dollars for every 1 AHTF dollar	6
3 private & other public dollars for every 1	4
3 other public dollars for every 1 AHTF dollar	2
17. Community Housing Development Corporation (CHDO)	5

AHTF SELECTION CRITERIA FOR NON-IMPACTED AREAS

		Maximum Points
1. Financial Soundness and Management		25
Underwriting	10	
% of Funds Secured	5	
Developer Exp	5	
Mgmt Exp	5	
2. Economic Integration (% of units at 50% MMI)		20
20% of total units	10	
40%	15	
60%	20	
80%	10	
100%	10	
3. Ratio of Soft Costs (%) to Total Project Costs		8
30.1% - 35%	2	
24.1% - 30%	4	
15.1% - 24%	6	
0% - 15%	8	
4. Family Housing - % of Units 3+ BR		20
At least 25%	10	
At least 50%	15	
At least 75%	20	
5. Design Quality and Compatibility		10
6. Provision of Resident and Support Services		10
System provide support Services	10	
Strong, integrated support referral system	5	
7. Plan Conformance		10
8. Proximity to Transit and Jobs: Density		15
9. Project-Based Section 8 Program Assistance		10
Project owner agrees to apply for either		
a) Project Based Section 8 units or		
b) other ongoing assistance such as HUD SHP Program		
10. Housing for Homeless (at 30% or less of MMI)		15
60% of total units at 30% or less	15	
40% of total units at 30% or less	10	
20% of total units at 30% or less	5	
11. Long Term Affordability		10
30 years or more	10	
25 years or more	8	
20 years or more	5	
15 years or more	3	
12. New Construction or Positive Conversion		5
13. Incorporates MHOP Units		12
14. Senior Housing		10
15. Neighborhood Support		5
16. Expiring Tax Credits		5
17. Leverage		10
5 private dollars for every 1 AHTF dollar	10	
5 private & other public dollars for every 1	8	
3 private dollars for every 1 AHTF dollar	6	
3 private & other public dollars for every 1	4	
3 other public dollars for every 1 AHTF dollar	2	
18. Community Housing Development Corporation (CHDO)		5

ATTACHMENT B

**AHTF and NON PROFIT ADMIN Funding Recommendations
2005 AHTF RFP**

PROJECT	ADDRESS	DEVELOPER	Stabilization / New Development	AHTF Recommendation	NPA Recommendation	TOTAL UNITS	UNITS <30%	UNITS <50%	UNITS <60%	UNITS <80%	UNITS MKT	0 BR	1 BR	2 BR	3 BR	4+ BR
Alpine Apts	2000 West Broadway	Legacy & Oasis of Love	NEW PROOD	\$ 600,000.00		60	0	12	47	0	0	0	23	27	0	0
Alvarez Addition	734 E 17th St	CCHT	NEW PROOD	\$ 300,000.00	\$ 30,000.00	60	30	7	12	11	0	37	23	0	0	0
Bridge Center for Youth	23XX Emerson Ave S	The Bridge for Runaway Youth, Inc.	NEW PROOD	\$ 593,777.00	\$ 29,000.00	10	0	0	0	0	0	10	0	0	0	0
Elrod Park Stabilization	719 E 14th St	CHDC	STABILIZATION	\$ 290,000.00		30	30	0	0	0	0	0	1	21	8	0
Franklin Gateway (Wellstone)	1931 Fortland Ave	CHDC	NEW PROOD	\$ 418,407.00	\$ 30,000.00	89	4	12	13	0	30	4	7	31	17	0
Lovell Square	1113 Humboldt Ave N	NRRC	STABILIZATION	\$ 99,872.00		23	5	0	20	0	0	0	1	5	14	4
Mayrowandak Odema	1321-1351 E 23rd St	Indigenous Peoples Task Force	STABILIZATION	\$ 273,949.00	\$ 24,000.00	14	14	0	0	0	0	4	2	2	3	4
MiniRRC Supportive Housing	2300 15th Ave S	Minnesota Indian Women's Resource Center	STABILIZATION	\$ 171,814.00	\$ 8,000.00	4	3	1	0	0	0	0	0	0	6	8
North Haven Apts	2216 Clinton Ave	Plymouth Church Neighborhood Foundation	NEW PROOD	\$ 336,520.00	\$ 30,000.00	48	4	44	0	0	0	2	1	33	12	0
Van Cleave Court Apts	7 5th MPLS Properties	PPL	STABILIZATION	\$ 412,000.00	\$ 30,000.00	35	8	27	0	0	0	0	8	18	9	0
Whittier Townhomes	333 E 25th St & 2738 Stevens Ave S	MPLS Leased Housing Dev. LLC	STABILIZATION	\$ 280,000.00		12	12	0	0	0	0	0	0	8	3	1
TOTALS				\$ 3,890,339.00	\$ 181,000.00	371	120	118	92	11	30	0	66	152	86	10

AHTF Proposals Not Being Recommended for Funding

PROJECT	ADDRESS	DEVELOPER	Stabilization / New Development	AHTF Requested	NPA Requested	TOTAL UNITS	UNITS <30%	UNITS <50%	UNITS <60%	UNITS <80%	UNITS MKT	0 BR	1 BR	2 BR	3 BR	4+ BR
Franklin Gateway (Site C)	NW Portland & Franklin	CCHT	NEW PROOD	\$ 3,400,000.00		100	4	16	30	0	50	12	10	52	26	0
LSS Park Ave Apts	2414 Park Ave S	Lutheran Social Services	NEW PROOD	\$ 675,000.00		64	0	13	51	0	0	0	16	32	16	0
Washington Court Apts	2101 Washington St NE	MWF Properties, LLC	NEW PROOD	\$ 380,000.00		38	8	22	0	0	8	0	7	11	20	0
TOTALS				\$ 4,455,000.00	\$	202	12	51	81	0	58	0	33	95	62	0

RANKING OF 2005 MF/AHTF PROGRAM PROPOSALS

ATTACHMENT C

IMPACTED

PROJECT NAME	25	20	TOTAL	8	20	10	10	10	15	10	10	10	10	5	10	10	5	8	8	TOTAL
	FINANCIAL	ECO-	COMBINED	RATIO	FAMILY	DESIGN	PROVIDE	PLAN	PROXIMITY	HOUSING	LONG	PRESER-	SENIOR	NEIGHBOR-	EXISTING	LEVERAGE	CHODO	PTS		
	SOUND	NOMIC	1 & 2	OF SOFT	HOUSING	QUALITY	RESIDENT	CONFORM-	TO JOBS &	FOR	TERM	VATION	HOUSING	HOOD	LHFC					
	MGMT.	INTE-		TO TDC		& COMP	SUPPORT	ANCE	TRANSIT	HOMELESS	AFORD-	STAB &	HOUSING	SUPPORT						
		GRATION					SERVICES		DENSITY	(AT 30% MMI)	ABILITY	REHAB								
Ellet Park Stabilization	21	5	26	8	10	10	10	10	13	10	10	5	0	5	0	10	0	0	137	
PPL Southside Recap	22	5	27	6	10	10	10	10	12	2	10	5	0	5	5	10	5	0	132	
Franklin Gateway (Wellstone)	21	20	41	6	10	10	10	10	14	0	10	0	0	5	0	6	5	0	127	
MWRRC Supportive Housing	15	5	20	8	15	10	10	10	13	10	10	5	0	5	0	0	0	0	126	
North Haven Apts	21	5	26	8	20	10	10	10	14	0	10	5	0	0	0	1	0	0	124	
Franklin Gateway (Site C)	10	15	25	6	10	10	5	10	14	5	10	0	0	5	0	8	5	0	113	
Alliance Addition	18	10	28	6	10	10	10	5	15	0	10	0	0	5	0	6	5	0	110	
LSS Park Apartments	10	15	25	6	10	10	10	3	15	0	10	0	0	5	0	10	0	0	108	
Whittier Townhomes	20	5	25	2	10	10	10	10	12	10	10	5	0	5	0	10	0	0	109	
Maynidowahdak Odessa	15	5	20	6	15	10	10	10	11	5	10	5	0	5	0	2	0	0	109	
Lovell Square	11	10	21	6	20	8	10	10	9	10	5	5	0	5	0	0	5	0	104	
Agape Apts	21	15	36	6	5	8	10	3	11	5	0	0	0	5	0	6	0	0	100	

NON-IMPACTED

PROJECT NAME	25	20	TOTAL	8	20	10	10	10	15	10	10	5	12	10	5	5	10	5	TOTAL
	FINANCIAL	ECO-	COMBINED	RATIO	FAMILY	DESIGN	PROVIDE	PLAN	PROXIMITY	HOUSING	LONG	NEW	INCOPT	SENIOR	NEIGHBOR-	LEVERAGE	CHODO	PTS	
	SOUND	NOMIC	1 & 2	OF SOFT	HOUSING	QUALITY	RESIDENT	CONFORM-	TO JOBS &	FOR	TERM	CONST.	MHOP	HOUSING	HOOD				
	MGMT.	INTE-		TO TDC		& COMP	SUPPORT	ANCE	TRANSIT	(AT 30% MMI)	AFORD-	POSITIVE	UNITS	SUPPORT	SUPPORT				
		GRATION					SERVICES		DENSITY	HOMELESS	ABILITY	CONVERSION							
Van Cleave Court	21	10	31	6	10	10	10	10	13	10	10	0	0	0	5	0	10	5	135
Bridge Center for Youth	18	10	28	8	0	7	10	10	14	0	10	5	0	5	0	8	0	0	120
Washington Court Apts	10	10	20	6	15	10	0	5	13	5	0	5	0	0	5	10	0	0	94

*Proposal needs a minimum of 20 points to meet minimum point threshold.

CPED AHTF Multifamily Rental Housing Comparison
Application Cycle, 2005

ATTACHMENT D

NEW CONSTRUCTION PROPOSALS

PROJECT	TOTAL TOTAL UNITS		BRs		UNITS		TDC	TDC/UNIT	*EZ, NRP, ADD'L CITY GAP FUNDING	CPED AHTF FUNDING (incl. Non Profit Admin)		AHTF / TDC	AHTF / UNIT <50%	AHTF / BR <50%	DEV FEE	DEV / UNIT	DEV / TDC
	PC UNITS	BRs	<50%	<50%	<30%												
Franklin Gateway (Wellstone)	DC	59	123	16	38	4	\$ 12,853,230.00	\$217,851.36	\$ 200,000.00	\$ 1,205,000.00	9.4%	\$ 75,312.50	\$ 31,710.53	\$ 1,240,670.00	\$ 21,028.31	9.7%	
LSS Park Ave Apts	DW	64	128	13	28	0	\$ 9,506,000.00	\$148,531.25	\$ 675,000.00	\$ 1,880,000.00	7.1%	\$ 51,923.08	\$ 24,107.14	\$ 572,732.00	\$ 8,948.94	6.0%	
Alliance Addition	DW	60	60	37	37	30	\$ 10,520,000.00	\$175,333.33	\$ 900,000.00	\$ 1,880,000.00	17.9%	\$ 50,810.81	\$ 50,810.81	\$ 1,233,272.00	\$ 20,554.53	11.7%	
Agape Apts	CP	59	104	12	21	0	\$ 10,005,337.00	\$169,581.98	\$ 500,000.00	\$ 900,000.00	9.0%	\$ 75,000.00	\$ 42,857.14	\$ 735,460.00	\$ 12,465.42	7.4%	
Van Cleve Court Apts	JL	35	71	35	63	8	\$ 6,965,000.00	\$199,000.00	\$ 600,000.00	\$ 442,000.00	6.3%	\$ 12,628.57	\$ 7,015.87	\$ 650,000.00	\$ 18,571.43	9.3%	
Bridge Center for Youth	DW	10	10	10	10	10	\$ 2,780,000.00	\$278,000.00	\$ 526,000.00	\$ 552,177.00	19.9%	\$ 55,217.70	\$ 55,217.70	\$ 30,000.00	\$ 3,000.00	1.1%	
Washington Court Apts	CP	38	89	30	77	8	\$ 7,409,080.00	\$194,975.79	\$ 200,000.00	\$ 380,000.00	5.1%	\$ 12,666.67	\$ 4,935.06	\$ 575,000.00	\$ 15,131.58	7.8%	
Franklin Gateway (Site C)	DC	100	204	20	36	4	\$ 24,455,652.00	\$244,556.52	\$ 300,000.00	\$ 3,400,000.00	13.9%	\$ 170,000.00	\$ 94,444.44	\$ 3,114,017.00	\$ 31,140.17	12.7%	
TOTALS		425	789	173	310	64	\$ 84,494,299.00	\$198,810.12	\$ 2,326,000.00	\$ 9,434,177.00	11.2%	\$ 54,532.82	\$ 30,432.83	\$ 8,151,151.00	\$ 19,179.18	9.6%	

REHABILITATION PROPOSALS

PROJECT	TOTAL TOTAL UNITS		BRs		UNITS		TDC (less assumed debt)	TDC/UNIT	*EZ, NRP, ADD'L CITY GAP FUNDING	CPED AHTF FUNDING (incl. Non Profit Admin)		AHTF / TDC	AHTF / UNIT <50%	AHTF / BR <50%	DEV FEE	DEV / UNIT	DEV / TDC
	PC UNITS	BRs	<50%	<50%	<30%												
Elliot Park I Stabilization	JL	30	67	30	67	30	\$ 3,538,731.00	\$117,957.70	\$ 200,000.00	\$ 200,000.00	5.7%	\$ 6,666.67	\$ 2,985.07	\$ 275,000.00	\$ 9,166.67	7.8%	
PPL Southside Recap	BH	48	105	48	105	4	\$ 6,598,486.00	\$137,468.46	\$ 366,520.00	\$ 366,520.00	5.6%	\$ 7,635.83	\$ 3,490.67	\$ 600,000.00	\$ 12,500.00	9.1%	
Mayniddowahdak Odena	CP	15	35	15	35	0	\$198,572.00	\$ 13,238.13	\$ 99,572.00	\$ 99,572.00	50.1%	\$ 6,638.13	\$ 2,844.91	\$ -	\$ -	0.0%	
MIWRC Supportive Housing	BH	14	36	14	36	14	\$ 767,349.00	\$ 54,810.64	\$ 297,849.00	\$ 297,849.00	38.8%	\$ 21,274.93	\$ 8,273.58	\$ -	\$ -	0.0%	
North Haven Apts	TC	4	13	4	13	3	\$503,088.00	\$125,772.00	\$ 179,814.00	\$ 179,814.00	35.7%	\$ 44,953.50	\$ 13,831.85	\$ 31,120.00	\$ 7,780.00	6.2%	
Whittier Townhomes	DC	12	29	12	29	12	\$ 3,198,498.00	\$266,541.50	\$ 1,384,144.00	\$ 280,000.00	8.8%	\$ 23,333.33	\$ 9,655.17	\$ 326,117.00	\$ 27,176.42	10.2%	
Lovell Square	TG	25	71	5	13	5	\$ 798,407.00	\$ 31,936.28	\$ 448,407.00	\$ 448,407.00	56.2%	\$ 89,681.40	\$ 34,492.85	\$ 90,000.00	\$ 3,600.00	11.3%	
TOTALS		148	356	128	298	68	\$ 15,603,131.00	\$105,426.56	\$ 1,384,144.00	\$ 1,872,162.00	12.0%	\$ 14,626.27	\$ 6,282.42	\$ 1,322,237.00	\$ 8,934.03	8.5%	

* EZ, NRP, ADD'L funding includes both committed and uncommitted funds.

NOTE: Partial funding recommendations of \$600,000 for Agape Apts and \$300,000 for Alliance Addition

CPED MULTIFAMILY HOUSING DEPARTMENT
Affordable Housing Inventory Project Data Worksheet

Project Status	
Proposed:	6/28/2005
Approved:	<input 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:	Agape Apartments
Main Address:	2000 W Broadway
Project Aliases:	
Additional Addresses:	1930, 1936, 2004, 2006, 2010 West Broadway
Ward:	3
Neighborhood:	Jordan

Project Activity	Development	Household
<input checked="" type="checkbox"/> New Construction	<input checked="" type="radio"/> Apartment/Condo	<input type="checkbox"/> General
<input type="checkbox"/> Rehabilitation	<input type="radio"/> Townhome	<input checked="" type="checkbox"/> Family w/Children
<input type="checkbox"/> Stabilization	<input type="radio"/> Coop	<input type="checkbox"/> Senior
<input type="checkbox"/> Preservation	<input type="radio"/> Shelter	<input type="checkbox"/> Single
Year Built: _____	<input type="radio"/> Transitional	<input type="checkbox"/> Special Needs
	<input type="radio"/> Scattered Site/Other	<input type="checkbox"/> Homeless

Housing Production and Affordability										
UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT	
	0BR	0		0BR	0	0	0	0	0	0
	1BR	23		1BR	0	5	18	0	0	0
	2BR	27		2BR	0	5	22	0	0	0
	3BR	9		3BR	0	2	7	0	0	0
4+BR	0	4+BR	0	0	0	0	0	0		
TOT	59	TOT	0	12	47	0	0	0		
Shelter Units: _____			+ Conversion Units: _____							
Section 8: _____										

GENERAL INFORMATION

Oasis of Love, Inc., Welsh Construction, and Legacy Management & Development are collaborating together to form Agape Apartments Limited Partnership to construct and operate a multi-story, mixed-income rental facility on land owned by Oasis of Love, and CPED. Agape proposes to build two rental structures for homeless families and/or families escaping domestic violence. Green space with a shared lot area will separate the two complexes. Due to the significant grade change from the alley to the West Broadway frontage, the developer is proposing 59 surface parking stalls accessible from the alley.

Partnership: Agape Apartments LP

Developer:
 Patrick Lamb
 Legacy Management and Development
 7151 York Avenue
 Edina, MN 55435-
 Phone: (952) 831-1448 ext-
 Fax: (952) 831-2461
 plamb@legacymn.com

Owner:
 Diane Thibodeaux
 Oasis of Love, Inc.
 2304 Emerson N
 Minneapolis, MN 55411-
 Phone: (612) 287-9775 ext-
 Fax: (612) 522-1948
 firstladydt@msn.com

Contact Information:

Consultant:

Property Manager:
 Legacy Management
 Phone: (952) 831-1448 ext-
 Fax: (952) 831-2461

Support Services:
 Oasis of Love, Inc.
 Phone: (612) 287-9775 ext-
 Fax: (612) 522-1948

Contractor:
 Robert Long
 Welsh Construction
 7807 Creek Ridge Cir
 Minneapolis, MN 55439-2609
 Phone: (952) 897-7816 ext-
 Fax: (952) 842-7816
 rlong@welshco.com

Architect:
 Kim Bretheim
 LHB+Madson
 250 3rd Ave N Suite 450
 Minneapolis, MN 55401-
 Phone: (612) 338-2029 ext-
 Fax: (612) 338-2088
 kim.bretheim@lhbcorp.com

CPED Coordinator:
 Cherre Palenius
 CPED
 105 5th Ave S Suite 200
 Minneapolis, MN 55401-
 Phone: (612) 673-5241 ext-
 Fax: (612) 673-5259
 cherre.palenius@ci.minneapolis.mn.us

CPED Legal:
 Ruben Acosta
 Phone: (612) 673-5052 ext-
 Fax: (612) 673-5112

CPED Support Coordinator
 Connie Green
 Phone: (612) 673-5234 ext-
 Fax: (612) 673-5259

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

MPLS Affirmative Action

Project Status	
Proposed:	6/28/2005
Approved:	<input 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:	Agape Apartments
Main Address:	2000 W Broadway
Project Aliases:	
Additional Addresses:	1930, 1936, 2004, 2006, 2010 West Broadway
Ward: 3	Neighborhood: Jordan

Project Activity	
<input checked="" type="checkbox"/> New Construction	
<input 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 checked="" 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	0		0BR	0	0	0	0	0
1BR	23	1BR	0	5	18	0	0	0	
2BR	27	2BR	0	5	22	0	0	0	
3BR	9	3BR	0	2	7	0	0	0	
4+BR	0	4+BR	0	0	0	0	0	0	
TOT	59	TOT	0	12	47	0	0	0	

Shelter Units: + Conversion Units:

Section 8:

USES AND PERMANENT SOURCES

Project Uses:	
Land:	\$200,000.00
Construction:	\$7,370,000.00
Construction Contingency:	\$360,000.00
Construction Interest:	\$112,198.00
Relocation:	\$0.00
Developer Fee:	\$735,460.00
Legal Fees:	\$92,500.00
Architect Fees:	\$150,000.00
Other Costs:	\$985,179.00
Reserves:	\$0.00
Non-Housing:	\$0.00
TDC:	\$10,005,337.00
TDC/Unit:	\$169,582.00

Project Permanent Sources:				
Source / Program	Amount	%	Term	Committed
Hennepin County <i>TOD</i>	\$100,000.00			11/24/2004
CPED <i>NRP</i>	\$500,000.00			
HUD <i>221(d)(4)</i>	\$3,603,710.00			
Met Council <i>LCDA</i>	\$220,627.00			
MHFA	\$1,100,000.00			
<i>Syndication Proceeds</i>	\$3,581,000.00			
CPED <i>AHTF</i>	\$900,000.00			
TDC:	\$10,005,337.00			

Financing Notes:	
Demolition - \$20,000	

CPED MULTIFAMILY HOUSING DEPARTMENT
Affordable Housing Inventory Project Data Worksheet

Project Status	
Proposed:	7/15/2005
Approved:	<input 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:	Alliance Addition
Main Address:	724 E 17th St
Project Aliases:	
Additional Addresses:	
Ward: <input type="text" value="7"/>	Neighborhood: <input type="text" value="Elliot Park"/>

Project Activity	
<input checked="" type="checkbox"/> New Construction	
<input type="checkbox"/> Rehabilitation	
<input type="checkbox"/> Stabilization	
<input type="checkbox"/> Preservation	
Year Built:	<input type="text"/>

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 checked="" type="checkbox"/> General	
<input type="checkbox"/> Family w/Children	
<input type="checkbox"/> Senior	
<input checked="" type="checkbox"/> Single	
<input checked="" 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	37		0BR	30	7	0	0	0
1BR	23	1BR	0	0	12	11	0	0	
2BR	0	2BR	0	0	0	0	0	0	
3BR	0	3BR	0	0	0	0	0	0	
4+BR	0	4+BR	0	0	0	0	0	0	
TOT	60	TOT	30	7	12	11	0	0	

Shelter Units: + Conversion Units:

Section 8:

GENERAL INFORMATION

The Alliance Addition will be new construction of 60 rental units. 30 of the units will provide supportive housing for individuals who have experienced long-term homelessness. The project will be connected to the existing Alliance Apts on 18th Street. It will include 11 townhomes and 49 apartment units.

Partnership:

Developer:

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

Owner:

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

Contact Information:

Consultant:

Contractor:

To Be Determined
 ,
 Phone: ext-
 Fax:

Architect:

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

Property Manager:

Gavzy Group
 Phone: (763) 543-8063 ext-
 Fax:

Support Services:

RS Eden
 Phone: (651) 222-4488 ext-
 Fax:

CPED Coordinator:

Donna Wiemann
 CPED
 105 5th Ave S Suite 200
 Minneapolis, MN 55401-
 Phone: (612) 673-5257 ext-
 Fax: (612) 673-5259
 donna.wiemann@ci.minneapolis.mn.us

CPED Legal:

CPED Support Coordinator

CPED Rehab:

MPLS Affirmative Action

Project Status
 Proposed: 7/15/2005
 Approved:
 Closed:
 Complete:

Impaction
 Non-Impacted
 Impacted

Occupancy
 Rental
 Ownership

Project Name: Alliance Addition
 Main Address: 724 E 17th St
 Project Aliases:
 Additional Addresses:
 Ward: 7 Neighborhood: Elliot Park

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

Housing Production and Affordability

UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY				MKT
			<30%	<50%	<60%	<80%	
0BR	37	0BR	30	7	0	0	0
1BR	23	1BR	0	0	12	11	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	60	TOT	30	7	12	11	0

Shelter Units: 0 + Conversion Units: 0
 Section 8: 0

USES AND PERMANENT SOURCES

Project Uses:

Land:	\$388,980.00
Construction:	\$7,140,672.00
Construction Contingency:	\$500,000.00
Construction Interest:	\$16,156.00
Relocation:	\$33,000.00
Developer Fee:	\$1,233,272.00
Legal Fees:	\$65,000.00
Architect Fees:	\$310,815.00
Other Costs:	\$460,595.00
Reserves:	\$371,510.00
Non-Housing:	\$0.00
TDC:	\$10,520,000.00
TDC/Unit:	\$175,333.00

Project Permanent Sources:

Source / Program	Amount	%	Term	Committed
FHLB	\$300,000.00			
FHLB				
Hennepin County	\$550,000.00			
CPED Non Profit Admin	\$30,000.00			
CPED AHTF	\$1,850,000.00			
MHFA / FHF	\$2,330,000.00			
Syndication Proceeds	\$5,460,000.00			
TDC:	\$10,520,000.00			

Financing Notes:
 \$300,000 AHTF funding recommendation being made at this time.

**CPED MULTIFAMILY HOUSING DEPARTMENT
Affordable Housing Inventory Project Data Worksheet**

Project Status	
Proposed:	12/23/2004
Approved:	<input 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:	Bridge Center for Youth		
Main Address:	2XXX Emerson Ave S		
Project Aliases:			
Additional Addresses:			
Ward:	7	Neighborhood:	East Isles

Housing Production and Affordability										
UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT	
	0BR	10		0BR	10	0	0	0	0	0
	1BR	0		1BR	0	0	0	0	0	0
	2BR	0		2BR	0	0	0	0	0	0
	3BR	0		3BR	0	0	0	0	0	0
4+BR	0	4+BR	0	0	0	0	0	0		
TOT	10	TOT	10	0	0	0	0	0		
Shelter Units:		0	+ Conversion Units:		0					
Section 8:		0								

Project Activity	Development	Household
<input checked="" type="checkbox"/> New Construction	<input type="radio"/> Apartment/Condo	<input type="checkbox"/> General
<input type="checkbox"/> Rehabilitation	<input type="radio"/> Townhome	<input type="checkbox"/> Family w/Children
<input type="checkbox"/> Stabilization	<input type="radio"/> Coop	<input type="checkbox"/> Senior
<input type="checkbox"/> Preservation	<input type="radio"/> Shelter	<input type="checkbox"/> Single
Year Built: _____	<input checked="" type="radio"/> Transitional	<input checked="" type="checkbox"/> Special Needs
	<input type="radio"/> Scattered Site/Other	<input checked="" type="checkbox"/> Homeless

GENERAL INFORMATION

The Bridge for Runaway Youth, Inc. proposes to develop a 10 efficiency unit (18 person capacity) transitional housing project for at-risk or special needs youth age 16-21. The project provides residents with housing and support services for up to 18 months. At the end of the transitional period, residents have the option of entering The Bridge's permanent scattered site housing. In addition to the new construction, the proposed project will include the rehab of an existing building into admin offices, support services meeting room space and a resource and education room for the youth who will be living in the new portion of the building. The rehab of the existing building into office and admin are not reflected in the development sources and uses; none of the City NRP and AHTF money will be used for the the rehab of the existing building.

Partnership:

Developer:
Ed Murphy
The Bridge for Runaway Youth, Inc.
2200 Emerson Ave S
Minneapolis, MN 55405-
Phone: (612) 377-8800 ext-
Fax: (612) 377-6426

Owner:
Ed Murphy
The Bridge for Runaway Youth, Inc.
2200 Emerson Ave S
Minneapolis, MN 55405-
Phone: (612) 377-8800 ext-
Fax: (612) 377-6426

Contact Information:

Consultant:
Becky Landon
Ponterre Group, LLC
1402 Edmund Avenue
Saint Paul, MN 55104-
Phone: (651) 647-3457 ext-
Fax: (651) 647-4148
blairbecky@msn.com

Contractor:

To Be Determined

Phone: ext-
Fax:

Architect:

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

Property Manager:

The Bridge for Runaway Youth, Inc.
Phone: (612) 377-8800 ext-
Fax: (612) 377-6426

Support Services:

The Bridge for Runaway Youth, Inc.
Phone: (612) 377-8800 ext-
Fax: (612) 377-6426

CPED Coordinator:

Donna Wiemann
CPED
105 5th Ave S Suite 200
Minneapolis, MN 55401-
Phone: (612) 673-5257 ext-
Fax: (612) 673-5259
donna.wiemann@ci.minneapolis.mn.us

CPED Legal:

CPED Support Coordinator

CPED Rehab:

Geri Meyer
Phone: (612) 673-5252 ext-
Fax: (612) 673-5207

MPLS Affirmative Action

Project Status
 Proposed: 12/23/2004
 Approved:
 Closed:
 Complete:

Impaction
 Non-Impacted
 Impacted

Occupancy
 Rental
 Ownership

Project Name: Bridge Center for Youth
 Main Address: 2XXX Emerson Ave S
 Project Aliases:
 Additional Addresses:
 Ward: 7 Neighborhood: East Isles

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

Housing Production and Affordability

UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY				MKT
	0BR	1BR	2BR	3BR	4+BR	TOT	
0BR	10	0	0	0	0	0	0
1BR	0	0	0	0	0	0	0
2BR	0	0	0	0	0	0	0
3BR	0	0	0	0	0	0	0
4+BR	0	0	0	0	0	0	0
TOT	10	0	0	0	0	0	0

Shelter Units: 0 + Conversion Units: 0
 Section 8: 0

USES AND PERMANENT SOURCES

Project Uses:
 Land: \$1,220,000.00
 Construction: \$1,300,000.00
 Construction Contingency: \$80,000.00
 Construction Interest: \$0.00
 Relocation: \$0.00
 Developer Fee: \$30,000.00
 Legal Fees: \$25,000.00
 Architect Fees: \$90,000.00
 Other Costs: \$35,000.00
 Reserves: \$0.00
 Non-Housing: \$0.00
 TDC: \$2,780,000.00
 TDC/Unit: \$278,000.00

Project Permanent Sources:

Source / Program	Amount	%	Term	Committed
1 The Bridge <i>Private Secured Funds</i>	\$125,000.00			8/8/2005
2 The Bridge <i>Capital Campaign</i>	\$535,823.00			8/8/2005
3 City of Minneapolis <i>NRP</i>	\$500,000.00			8/8/2005
4 City of Minneapolis <i>NRP (Phase 1-Lowry Hill)</i>	\$26,000.00		Grant	12/23/2004
5 HUD <i>SHP</i>	\$241,000.00		Grant	12/1/2004
6 Hennepin County <i>AHIF</i>	\$400,000.00			8/8/2005
7 MHFA <i>Deferred Request</i>	\$400,000.00		Deferred	
8 CPED <i>AHTF</i>	\$523,177.00		Deferred	
10 CPED <i>Non Profit Admin</i>	\$29,000.00		Grant	

Financing Notes:

TDC: \$2,780,000.00

CPED MULTIFAMILY HOUSING DEPARTMENT
Affordable Housing Inventory Project Data Worksheet



Project Status	
Proposed:	8/8/2005
Approved:	<input 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:	Elliot Park I Stabilization
Main Address:	719 E 14th St
Project Aliases:	
Additional Addresses:	727 E 14th St, 1516 & 1601 Elliot Ave
Ward:	7
Neighborhood:	Elliot Park

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 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 checked="" 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	0		0BR	0	0	0	0	0	0
	1BR	1		1BR	1	0	0	0	0	0
	2BR	21		2BR	21	0	0	0	0	0
	3BR	8		3BR	8	0	0	0	0	0
4+BR	0	4+BR	0	0	0	0	0	0		
TOT	30	TOT	30	0	0	0	0	0		
Shelter Units: _____							+ Conversion Units: _____			
Section 8: _____										

GENERAL INFORMATION

Elliot Park is a 30-unit scattered-site project at four locations, including two masonry apartment buildings, a converted home, and modern townhomes. CHDC will collaborate with Simpson Housing Services for families experiencing long-term homelessness.

Partnership:

Developer:

Richard Brustad
 CHDC
 710 S 2nd St Suite 603
 Minneapolis, MN 55401-
 Phone: (612) 332-6264 ext
 Fax: (612) 332-2627
 db Brustad@brightondevelopment.com

Owner:

Richard Brustad
 CHDC
 710 S 2nd St Suite 603
 Minneapolis, MN 55401-
 Phone: (612) 332-6264 ext-
 Fax: (612) 332-2627
 db Brustad@brightondevelopment.com

Contact Information:

Consultant:

Janet Pope
 J.L. Pope Associates
 1248 Como Blvd. E
 Saint Paul, MN 55117-
 Phone: (651) 489-8560 ext-
 Fax: (651) 489-8569
 janet@jlpope.com

Contractor:

To Be Determined
 ,
 Phone: ext-
 Fax:

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) 215-6822 ext-
 Fax: (612) 371-1834

Support Services:

Simpson Housing Services
 Phone: (612) 455-0847 ext-
 Fax: (612) 879-0041

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

CPED Legal:

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

CPED Support Coordinator

CPED Rehab:

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

MPLS Affirmative Action



Project Status	
Proposed:	8/8/2005
Approved:	<input 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:	Elliot Park I Stabilization
Main Address:	719 E 14th St
Project Aliases:	
Additional Addresses:	727 E 14th St, 1516 & 1601 Elliot Ave
Ward:	7
Neighborhood:	Elliot Park

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 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 checked="" 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	0		0	0	0	0	0	0
1BR	1	1	1	0	0	0	0	0	
2BR	21	21	21	0	0	0	0	0	
3BR	8	8	3BR	8	0	0	0	0	
4+BR	0	0	4+BR	0	0	0	0	0	
TOT	30	TOT	30	0	0	0	0	0	

Shelter Units: + Conversion Units:
Section 8:

USES AND PERMANENT SOURCES

Project Uses:	
Land:	\$1,041,497.00
Construction:	\$2,220,000.00
Construction Contingency:	\$154,000.00
Construction Interest:	
Relocation:	
Developer Fee:	\$275,000.00
Legal Fees:	\$50,000.00
Architect Fees:	\$95,000.00
Other Costs:	\$115,000.00
Reserves:	\$98,532.00
Non-Housing:	
TDC:	\$4,049,029.00
TDC/Unit:	\$134,968.00

Project Permanent Sources:				
Source / Program	Amount	%	Term	Committed
FHF	\$125,000.00			
CPED AHTF	\$200,000.00			
MHFA	\$290,000.00			
<i>Deferred Dev Fee</i>	\$150,000.00			
<i>Syndication Proceeds</i>	\$2,773,731.00			
MHFA <i>Debt Assumption</i>	\$510,298.00	8.15%	8 yrs	
50 MHFA <i>LIHTC - \$326,354 (2006-1)</i>				
TDC:	\$4,049,029.00			

Financing Notes:
LIHTC Request for \$326,354 2006 allocation has been recommended for approval by MHFA.

CPED MULTIFAMILY HOUSING DEPARTMENT
Affordable Housing Inventory Project Data Worksheet



Project Status	
Proposed:	12/31/2002
Approved:	<input 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:	Franklin Gateway (Phase IIB1) Wellstone
Main Address:	1931 Portland Ave
Project Aliases:	(see also Phase II-Wellstone-Own)
Additional Addresses:	612, 616, 620, 624 Franklin Ave E
Ward:	6
Neighborhood:	Phillips

Project Activity	
<input checked="" type="checkbox"/> New Construction	
<input type="checkbox"/> Rehabilitation	
<input type="checkbox"/> Stabilization	
<input type="checkbox"/> Preservation	
Year Built: _____	

Development	
<input type="radio"/> Apartment/Condo	
<input checked="" 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 checked="" 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	4		0BR	0	0	0	0	4
	1BR	7		1BR	0	0	0	0	7
	2BR	31		2BR	2	8	2	0	19
	3BR	17		3BR	2	4	11	0	0
4+BR	0	4+BR	0	0	0	0	0		
TOT	59	TOT	4	12	13	0	30		
Shelter Units: _____		+ Conversion Units: _____							
Section 8: _____									

GENERAL INFORMATION

Located at the northeast corner of Franklin & Portland, The Wellstone features 59 units of mixed income townhome-style rental units and 9,000 sf of commercial space that will house a restaurant, retail and second floor office space. Parking for residents will be provided via a below grade parking garage which will preserve much of the site for shared green space, playground and landscaping. 4 units have been designated for long-term homelessness.

Partnership: Franklin-Portland Gateway Phase II LP

Developer:
 Deanna Foster
 Hope Community, Inc.
 611 E Franklin Ave
 Minneapolis, MN 55404-2862
 Phone: (612) 874-8867 ext x-105
 Fax: (612) 874-8650
 dfoster@hope-community.org

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

Contact Information:

Consultant:

Property Manager:
 Hope Community, Inc.
 Phone: (612) 874-8867 ext- x-209
 Fax: (612) 874-8650

Contractor:
 Watson-Forsberg Co.
 1433 Utica Ave S Suite 252
 Minneapolis, MN 55416-
 Phone: _____ ext-
 Fax: _____

Architect:
 Noah Bly
 Cuningham Group, Construction Serv.
 201 Main St SE Suite 222
 Minneapolis, MN 55414
 Phone: (612) 379-3400 ext-
 Fax: (612) 979-4400
 nbly@cuningham.com

Support Services:
 Hope Community, Inc.
 Phone: (612) 874-8867 ext- x-105
 Fax: (612) 874-8650

CPED Coordinator:
 Dollie Crowther
 CPED
 105 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:
 Ruben Acosta
 Phone: (612) 673-5052 ext-
 Fax: (612) 673-5112

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



Project Status	
Proposed:	12/31/2002
Approved:	<input 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:	Franklin Gateway (Phase IIB1) Wellstone
Main Address:	1931 Portland Ave
Project Aliases:	(see also Phase II-Wellstone-Own)
Additional Addresses:	612, 616, 620, 624 Franklin Ave E
Ward:	6
Neighborhood:	Phillips

Project Activity	
<input checked="" type="checkbox"/> New Construction	
<input type="checkbox"/> Rehabilitation	
<input type="checkbox"/> Stabilization	
<input type="checkbox"/> Preservation	
Year Built:	

Development	
<input type="radio"/> Apartment/Condo	
<input checked="" 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 checked="" 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	4		0BR	0	0	0	0	4
	1BR	7		1BR	0	0	0	0	7
	2BR	31		2BR	2	8	2	0	19
	3BR	17		3BR	2	4	11	0	0
4+BR	0	4+BR	0	0	0	0	0		
TOT	59	TOT	4	12	13	0	30		
Shelter Units:			+ Conversion Units:						
Section 8:									

USES AND PERMANENT SOURCES

Project Uses:	
Land:	\$796,523.00
Construction:	\$8,510,671.00
Construction Contingency:	\$319,927.00
Construction Interest:	\$159,469.00
Relocation:	
Developer Fee:	\$1,240,670.00
Legal Fees:	\$95,000.00
Architect Fees:	\$556,202.00
Other Costs:	\$989,768.00
Reserves:	\$185,000.00
Non-Housing:	\$568,714.00
TDC:	\$13,421,944.00
TDC/Unit:	\$227,491.00

Project Permanent Sources:				
Source / Program	Amount	%	Term	Committed
1 Glaser 1st Mortgage	\$5,103,000.00	6.00%	40 yrs	
2 Deferred Developer Fee	\$305,244.00			11/1/2004
3 Syndication Proceeds	\$4,675,000.00			
4 CPED AHTF	\$900,000.00			1/28/2005
4 CPED AHTF	\$275,000.00			
5 CPED Non Profit Admin	\$30,000.00			1/28/2005
6 City of Minneapolis Empowerment Zone	\$200,000.00			
7 Met Council TEA-21	\$82,600.00			12/20/2002
8 Met Council LCDA	\$246,100.00			1/16/2003
9 MHFA	\$760,000.00			
10 Hennepin County TOD	\$100,000.00			10/1/2003
11 Hennepin County ERF	\$100,000.00			2/6/2003
12 Hennepin County AHIF	\$350,000.00			
13 MN Green Community	\$295,000.00			
TDC:	\$13,421,944.00			

Financing Notes:
TDC/unit is \$217,851 excluding non-housing.

CPED MULTIFAMILY HOUSING DEPARTMENT
Affordable Housing Inventory Project Data Worksheet

Project Status										
Proposed:	8/1/2005									
Approved:	<input 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 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 type="checkbox"/> General <input checked="" type="checkbox"/> Family w/Children <input type="checkbox"/> Senior <input type="checkbox"/> Single <input type="checkbox"/> Special Needs <input type="checkbox"/> Homeless										
Project Name: Lovell Square Main Address: 1115 Humboldt Ave N Project Aliases: Additional Addresses: 1012-14, 1042, 1205-07 Irving Ave N; 1111-15, 1216 James Ave N; 1205-07 Humboldt Ave N; Ward: 5 Neighborhood: Near North										
Housing Production and Affordability										
UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT	
	0BR	0		0BR	0	0	0	0	0	0
	1BR	1		1BR	1	0	0	0	0	0
	2BR	6		2BR	0	0	6	0	0	0
	3BR	14		3BR	4	0	10	0	0	0
4+BR	4	4+BR	0	0	4	0	0	0		
TOT	25	TOT	5	0	20	0	0	0		
Shelter Units: 0			+ Conversion Units: 0							
Section 8: 0										

GENERAL INFORMATION

The Lovell Square project is a LIHTC scattered site project which includes the following multiple unit properties: 1012-14 Irving Ave N; 1042 Irving Ave N; 1115 Humboldt Ave N; 1111-15 James Ave N; 1205-07 Humboldt Ave N; 1205-07 Irving Ave N; 1216 James Ave N; 1419-21 11th Ave N; 1425-27 11th Ave N.

The development is nearing the end of its 15-year housing tax credit period set to expire in 2007. The developer proposes to extensively repair and upgrade all nine scattered site properties. Funding will directly address security concerns, health issues and deferred maintenance items.

Partnership: Lovell Square LP

Developer:

Vusumuzi Zulu
 NRRC
 1313 Plymouth Ave N
 Minneapolis, MN 55411-
 Phone: (612) 277-1122 ext-
 Fax: (612) 277-1154
 vzulu@nrcc.org

Owner:

Kevin Gulden
 Lovell Square LP
 1313 Plymouth Ave N
 Minneapolis, MN 55411-
 Phone: (612) 335-5924 ext- x-19
 Fax: (612) 335-5922
 kgulden@nrcc.org

Contact Information:

Consultant:

Contractor:

To Be Determined
 ,
 Phone: ext-
 Fax:

Architect:

Property Manager:

NRRC Properties, Inc.
 Phone: (612) 277-1121 ext-
 Fax: (612) 277-1154

Support Services:

NRRC Properties, Inc.
 Phone: (612) 277-1121 ext-
 Fax: (612) 277-1154

CPED Coordinator:

Tiffany Glasper
 CPED
 105 5th Ave S Suite 200
 Minneapolis, MN 55401-
 Phone: (612) 673-5221 ext-
 Fax: (612) 673-5248
 tiffany.glasper@ci.minneapolis.mn.us

CPED Legal:

Gary Winter
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 Fax: (612) 673-5112

CPED Support Coordinator

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

CPED Rehab:

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

MPLS Affirmative Action

Project Status	
Proposed:	8/1/2005
Approved:	<input 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:	Lovell Square
Main Address:	1115 Humboldt Ave N
Project Aliases:	
Additional Addresses:	1012-14, 1042, 1205-07 Irving Ave N; 1111-15, 1216 James Ave N; 1205-07 Humboldt Ave N;
Ward:	5
Neighborhood:	Near North

Project Activity	Development	Household
<input type="checkbox"/> New Construction	<input type="radio"/> Apartment/Condo	<input type="checkbox"/> General
<input checked="" type="checkbox"/> Rehabilitation	<input type="radio"/> Townhome	<input checked="" type="checkbox"/> Family w/Children
<input checked="" type="checkbox"/> Stabilization	<input type="radio"/> Coop	<input type="checkbox"/> Senior
<input type="checkbox"/> Preservation	<input type="radio"/> Shelter	<input type="checkbox"/> Single
Year Built: _____	<input type="radio"/> Transitional	<input type="checkbox"/> Special Needs
	<input checked="" type="radio"/> Scattered Site/Other	<input type="checkbox"/> Homeless

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	1	1BR	1	0	0	0	0	0	
2BR	6	2BR	0	0	6	0	0	0	
3BR	14	3BR	4	0	10	0	0	0	
4+BR	4	4+BR	0	0	4	0	0	0	
TOT	25	TOT	5	0	20	0	0	0	

Shelter Units: + Conversion Units:

Section 8:

USES AND PERMANENT SOURCES

Project Uses:	
Land:	\$0.00
Construction:	\$578,025.00
Construction Contingency:	\$44,382.00
Construction Interest:	\$0.00
Relocation:	\$0.00
Developer Fee:	\$90,000.00
Legal Fees:	\$0.00
Architect Fees:	\$0.00
Other Costs:	\$86,000.00
Reserves:	\$0.00
Non-Housing:	\$0.00
TDC:	\$798,407.00
TDC/Unit:	\$31,936.00

Project Permanent Sources:				
Source / Program	Amount	%	Term	Committed
MHFA HTF	\$350,000.00			
CPED AHTF	\$418,407.00			
CPED Non Profit Admin	\$30,000.00		Grant	
TDC:	\$798,407.00			

Financing Notes:	
Funding request of \$350,000 was submitted to MHFA's Housing Trust Fund.	

CPED MULTIFAMILY HOUSING DEPARTMENT
Affordable Housing Inventory Project Data Worksheet

Project Status			Project Name: Maynidoowahdak Odena																																																																	
Proposed: 10/21/2002			Main Address: 1321-1351 E 23rd St																																																																	
Approved: <input type="checkbox"/>			Project Aliases:																																																																	
Closed:			Additional Addresses:																																																																	
Complete:			Ward: 6 Neighborhood: Ventura Village																																																																	
Impaction			Housing Production and Affordability																																																																	
<input type="radio"/> Non-Impacted <input checked="" type="radio"/> Impacted			<table border="1"> <thead> <tr> <th rowspan="2">UNIT COMPOSITION</th> <th>UNIT</th> <th>QTY</th> <th rowspan="2">UNIT AFFORDABILITY</th> <th>UNIT</th> <th><30%</th> <th><50%</th> <th><60%</th> <th><80%</th> <th>MKT</th> </tr> </thead> <tbody> <tr> <td>0BR</td> <td>4</td> <td>0BR</td> <td>0</td> <td>4</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>1BR</td> <td>2</td> <td>1BR</td> <td>0</td> <td>2</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>2BR</td> <td>2</td> <td>2BR</td> <td>0</td> <td>2</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>3BR</td> <td>3</td> <td>3BR</td> <td>0</td> <td>3</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>4+BR</td> <td>4</td> <td>4+BR</td> <td>0</td> <td>4</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>TOT</td> <td>15</td> <td>TOT</td> <td>0</td> <td>15</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> </tr> </tbody> </table>		UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT	0BR	4	0BR	0	4	0	0	0	0	1BR	2	1BR	0	2	0	0	0	0	2BR	2	2BR	0	2	0	0	0	0	3BR	3	3BR	0	3	0	0	0	0	4+BR	4	4+BR	0	4	0	0	0	0	TOT	15	TOT	0	15	0	0	0	0
UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT		<30%	<50%		<60%	<80%	MKT																																																									
	0BR	4		0BR	0	4	0	0	0	0																																																										
1BR	2	1BR	0	2	0	0	0	0																																																												
2BR	2	2BR	0	2	0	0	0	0																																																												
3BR	3	3BR	0	3	0	0	0	0																																																												
4+BR	4	4+BR	0	4	0	0	0	0																																																												
TOT	15	TOT	0	15	0	0	0	0																																																												
Occupancy			Shelter Units: <input type="text"/>																																																																	
<input checked="" type="radio"/> Rental <input type="radio"/> Ownership			+ Conversion Units: <input type="text"/>																																																																	
Project Activity			Section 8: <input type="text"/>																																																																	
<input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Rehabilitation <input checked="" type="checkbox"/> Stabilization <input type="checkbox"/> Preservation Year Built: 1997																																																																				
Development																																																																				
<input type="radio"/> Apartment/Condo <input checked="" 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 checked="" type="checkbox"/> Family w/Children <input type="checkbox"/> Senior <input type="checkbox"/> Single <input checked="" type="checkbox"/> Special Needs <input checked="" type="checkbox"/> Homeless																																																																				

GENERAL INFORMATION

Maynidoowahdak Odena (Place Where Ceremonies happen) is a 15-unit permanent housing program dedicated to providing culturally specific housing for American Indian families and individuals living with HIV/AIDS, with one caretaker unit. This project provides a safe and affordable place for native people to live their lives in dignity while promoting a supportive community environment. The property contains five slab on grade properties along with a community building that has severe mold in the basement. Requesting funds for site paving and drainage work, correction of wall joint problems, replace floor covering and exterior stabilization repairs. Plus requesting funds for outdoor play area and passive recreational and ceremonial area for adults.

Partnership:

Developer:

Sharon Day
 Indigenous Peoples Task Force
 1433 E. Franklin Ave
 Minneapolis, MN 55404-
 Phone: (612) 870-1723 ext
 Fax: (612) 870-9523
 sharond@indigenouspeoplesf.org

Contractor:

To Be Determined

Phone: ext-
 Fax:

CPED Coordinator:

Cherre Palenius
 CPED
 105 5th Ave S Suite 200
 Minneapolis, MN 55401-
 Phone: (612) 673-5241 ext-
 Fax: (612) 673-5259
 cherre.palenius@ci.minneapolis.mn.us

Owner:

Sharon Day
 Indigenous Peoples Task Force
 1433 E. Franklin Ave
 Minneapolis, MN 55404-
 Phone: (612) 870-1723 ext-
 Fax: (612) 870-9523
 sharond@indigenouspeoplesf.org

Architect:

To Be Determined

Phone: ext-
 Fax:

CPED Legal:

Ruben Acosta
 Phone: (612) 673-5052 ext-
 Fax: (612) 673-5112

CPED Support Coordinator

Contact Information:

Consultant:

Greg Theissen
 Hart-Shegos And Assoc Inc
 871 Jefferson Ave
 Saint Paul, MN 55102-2801
 Phone: (651) 224-5540 ext- x-4
 Fax: (651) 224-5546
 greg.theissen@hart-shegos.com

Property Manager:

Indigenous Peoples Task Force
 Phone: (612) 870-1723 ext-
 Fax: (612) 870-9523

Support Services:

Indigenous Peoples Task Force
 Phone: (612) 870-1723 ext-
 Fax: (612) 870-9523

CPED Rehab:

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

MPLS Affirmative Action

Project Status
 Proposed: 10/21/2002
 Approved:
 Closed:
 Complete:

Impaction
 Non-Impacted
 Impacted

Occupancy
 Rental
 Ownership

Project Name: Maynidoowahdak Odena
 Main Address: 1321-1351 E 23rd St
 Project Aliases:
 Additional Addresses:
 Ward: 6 Neighborhood: Ventura Village

Project Activity
 New Construction
 Rehabilitation
 Stabilization
 Preservation
 Year Built: 1997

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

Household
 General
 Family w/Children
 Senior
 Single
 Special Needs
 Homeless

Housing Production and Affordability

UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY				MKT
			<30%	<50%	<60%	<80%	
0BR	4	0	4	0	0	0	
1BR	2	0	2	0	0	0	
2BR	2	0	2	0	0	0	
3BR	3	0	3	0	0	0	
4+BR	4	0	4	0	0	0	
TOT	15	0	15	0	0	0	

Shelter Units: + Conversion Units:
 Section 8:

USES AND PERMANENT SOURCES

Project Uses:
 Land: \$0.00
 Construction: \$154,100.00
 Construction Contingency: \$10,787.00
 Construction Interest:
 Relocation: \$6,785.00
 Developer Fee:
 Legal Fees: \$4,000.00
 Architect Fees: \$13,000.00
 Other Costs: \$9,900.00
 Reserves:
 Non-Housing:
 TDC: \$198,572.00
 TDC/Unit: \$13,238.00

Project Permanent Sources:

Source / Program	Amount	%	Term	Committed
MHFA	\$99,000.00			
CPED AHTF	\$99,572.00			
TDC:	\$198,572.00			

Financing Notes:
 Requested MHFA operating assistance \$158,538 through 6/30/2008.

CPED MULTIFAMILY HOUSING DEPARTMENT
Affordable Housing Inventory Project Data Worksheet



Project Status	
Proposed:	7/14/2005
Approved:	<input type="checkbox"/>
Closed:	
Complete:	

Impactation	
<input type="radio"/> Non-Impacted	
<input checked="" type="radio"/> Impacted	

Occupancy	
<input checked="" type="radio"/> Rental	
<input type="radio"/> Ownership	

Project Name:	MIWRC Supportive Housing
Main Address:	2300 15th Ave S
Project Aliases:	
Additional Addresses:	
Ward:	6
Neighborhood:	Ventura Village

Project Activity	
<input type="checkbox"/> New Construction	
<input checked="" type="checkbox"/> Rehabilitation	
<input checked="" type="checkbox"/> Stabilization	
<input type="checkbox"/> Preservation	
Year Built:	1954

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 checked="" 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	0		0BR	0	0	0	0	0	0
	1BR	0		1BR	0	0	0	0	0	0
	2BR	6		2BR	6	0	0	0	0	0
	3BR	8		3BR	8	0	0	0	0	0
4+BR	0	4+BR	0	0	0	0	0	0		
TOT	14	TOT	14	0	0	0	0	0		
Shelter Units:		1	+ Conversion Units:		0					
Section 8:		13								

GENERAL INFORMATION

Stabilization of 14 units of supportive housing. 13 units covered by Section 8 mod rehab contract; 1 unit provides emergency housing on a short term basis.

As a condition of the MHFA funding, MIWRC has committed 2 units as long-term homeless units going forward.

Partnership:

Developer:

Suzanne Koeplinger
 Minnesota Indian Women's Resource Center
 2300 15th Ave S
 Minneapolis, MN 55404-
 Phone: (612) 728-2008 ext-
 Fax: (612) 728-2039
 skoeplinger@miwrc.org

Owner:

Suzanne Koeplinger
 Minnesota Indian Women's Resource Center
 2300 15th Ave S
 Minneapolis, MN 55404-
 Phone: (612) 728-2008 ext-
 Fax: (612) 728-2039
 skoeplinger@miwrc.org

Contact Information:

Consultant:

Greg Theissen
 Hart-Shegos And Assoc Inc
 871 Jefferson Ave
 Saint Paul, MN 55102-2801
 Phone: (651) 224-5540 ext- x-4
 Fax: (651) 224-5546
 greg.theissen@hart-shegos.com

Contractor:

To Be Determined
 ,
 Phone: ext-
 Fax:

Architect:

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

Property Manager:

Minnesota Indian Women's Resource Center
 Phone: (612) 728-2008 ext-
 Fax: (612) 728-2039

Support Services:

Minnesota Indian Women's Resource Center
 Phone: (612) 728-2008 ext-
 Fax: (612) 728-2039

CPED Coordinator:

Bernadette Hornig
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 bernadette.hornig@ci.minneapolis.mn.us

CPED Legal:

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

CPED Rehab:

Connie Fournier
 Phone: (612) 673-5028 ext-
 Fax:

MPLS Affirmative Action



Project Status

Proposed: 7/14/2005

Approved:

Closed:

Complete:

Impaction

Non-Impacted

Impacted

Occupancy

Rental

Ownership

Project Name: MIWRC Supportive Housing

Main Address: 2300 15th Ave S

Project Aliases:

Additional Addresses:

Ward: 6 Neighborhood: Ventura Village

Project Activity

New Construction

Rehabilitation

Stabilization

Preservation

Year Built: 1954

Development

Apartment/Condo

Townhome

Coop

Shelter

Transitional

Scattered Site/Other

Household

General

Family w/Children

Senior

Single

Special Needs

Homeless

Housing Production and Affordability

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	6	6	0	0	0	0	0
3BR	8	8	0	0	0	0	0
4+BR	0	0	0	0	0	0	0
TOT	14	14	14	0	0	0	0

Shelter Units: 1 + Conversion Units: 0

Section 8: 13

USES AND PERMANENT SOURCES

Project Uses:

Land: \$0.00

Construction: \$666,910.00

Construction Contingency: \$42,939.00

Construction Interest: \$0.00

Relocation: \$30,000.00

Developer Fee: \$0.00

Legal Fees: \$10,000.00

Architect Fees: \$45,000.00

Other Costs: \$26,000.00

Reserves: \$0.00

Non-Housing: \$0.00

TDC: \$820,849.00

TDC/Unit: \$58,632.07

Project Permanent Sources:

Source / Program	Amount	%	Term	Committed
MHFA	\$439,000.00	1.00%	30 yrs Deferred	
CPED AHTF	\$273,849.00	1.00%	30 yrs Deferred	
CPED Non Profit Admin	\$24,000.00		Grant	
FHLB FHLB	\$84,000.00			
TDC:	\$820,849.00			

Financing Notes:

Project has \$1,074,647 of deferred debt already outstanding. This debt comes due in 2021. If funds are awarded, staff recommends restructuring existing debt so that terms will be concurrent.

CPED MULTIFAMILY HOUSING DEPARTMENT
Affordable Housing Inventory Project Data Worksheet



Project Status	
Proposed:	8/29/2005
Approved:	<input 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:	North Haven Apts
Main Address:	2216 Clinton Ave
Project Aliases:	
Additional Addresses:	
Ward: 6	Neighborhood: Whittier

Project Activity	
<input type="checkbox"/> New Construction	
<input checked="" type="checkbox"/> Rehabilitation	
<input type="checkbox"/> Stabilization	
<input type="checkbox"/> Preservation	
Year Built:	1915

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 checked="" 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	0		0BR	0	0	0	0	0	0
	1BR	0		1BR	0	0	0	0	0	0
	2BR	0		2BR	0	0	0	0	0	0
	3BR	3		3BR	2	1	0	0	0	0
4+BR	1	4+BR	1	0	0	0	0	0		
TOT	4	TOT	3	1	0	0	0	0		
Shelter Units: <input type="text"/>			+ Conversion Units: <input type="text"/>							
Section 8: <input type="text"/>										

GENERAL INFORMATION

North Haven Apartments renovations will include extensive improvement of the exterior of the four-plex structure. Work will include a new driveway, parking pads, wrought iron fencing and landscaping. Unit rehab will include replacing the windows, unit doors (entry, passage, and closets), new furnaces in two of the units, and extensive bath and kitchen replacement in three of the units. The common hallway will be repainted and recarpeted.

A portion of the developer's fee (\$34,500) will be dedicated to operating reserve for rental assistance shortfalls.

Partnership: Plymouth Housing LLC

Developer:

Lee Blons
 Plymouth Church Neighborhood Foundation
 430 Oak St Suite 130
 Minneapolis, MN 55403-
 Phone: (612) 871-0890 ext-
 Fax: (612) 871-0843
 lblons@plymouthfoundation.org

Owner:

Lee Blons
 Plymouth Housing LLC
 430 Oak St Suite 130
 Minneapolis, MN 55403-
 Phone: (612) 871-0890 ext-
 Fax: (612) 871-0843
 lblons@plymouthfoundation.org

Contact Information:

Consultant:

Contractor:

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

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:

Ruben Acosta
 Phone: (612) 673-5052 ext-
 Fax: (612) 673-5112

Support Services:

MN Council of Church Refugee Services
 Phone: ext-
 Fax:

CPED Support Coordinator

CPED Rehab:

MPLS Affirmative Action



Project Status	
Proposed:	8/29/2005
Approved:	<input 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:	North Haven Apts
Main Address:	2216 Clinton Ave
Project Aliases:	
Additional Addresses:	
Ward: 6	Neighborhood: Whittier

Project Activity	
<input type="checkbox"/> New Construction	
<input checked="" type="checkbox"/> Rehabilitation	
<input type="checkbox"/> Stabilization	
<input type="checkbox"/> Preservation	
Year Built:	1915

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 checked="" 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	0		0	0BR	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	3	3	3BR	2	1	0	0	0	0
4+BR	1	1	4+BR	1	0	0	0	0	0
TOT	4	4	TOT	3	1	0	0	0	0

Shelter Units: + Conversion Units:

Section 8:

USES AND PERMANENT SOURCES

Project Uses:	
Land:	\$147,904.00
Construction:	\$196,764.00
Construction Contingency:	\$19,000.00
Construction Interest:	\$0.00
Relocation:	\$0.00
Developer Fee:	\$31,120.00
Legal Fees:	\$3,000.00
Architect Fees:	\$15,200.00
Other Costs:	\$55,600.00
Reserves:	\$34,500.00
Non-Housing:	\$0.00
TDC:	\$503,088.00
TDC/Unit:	\$125,772.00

Project Permanent Sources:				
Source / Program	Amount	%	Term	Committed
1 MHFA <i>Super RFP</i>	\$287,374.00			
2 CPED <i>AHTF</i>	\$171,814.00		Deferred	
3 Hennepin County <i>ERF</i>	\$1,400.00			
4 Plymouth Church Neighborhood Foun	\$34,500.00			9/8/2005
5 CPED <i>Non Profit Admin</i>	\$8,000.00		Grant	
TDC:	\$503,088.00			

Financing Notes:
Developer will dedicate \$34,500 of developer fee toward operating reserve for a total developer fee of \$65,620.

CPED MULTIFAMILY HOUSING DEPARTMENT
Affordable Housing Inventory Project Data Worksheet



Project Status	
Proposed:	9/22/2004
Approved:	<input 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 Southside Recap Project
Main Address:	205 W 26th St
Project Aliases:	
Additional Addresses:	2746 Pleasant Ave S, 3628 Columbus Ave S, 2835 Park Ave S, 3044-48 5th Ave S, 3521
Ward:	6
Neighborhood:	Whittier

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 checked="" type="checkbox"/> Family w/Children	
<input type="checkbox"/> Senior	
<input 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	2		0BR	0	2	0	0	0
	1BR	1		1BR	0	1	0	0	0
	2BR	33		2BR	4	29	0	0	0
	3BR	12		3BR	0	12	0	0	0
4+BR	0	4+BR	0	0	0	0	0		
TOT	48	TOT	4	44	0	0	0		
Shelter Units:							+ Conversion Units:		
Section 8:			3						

GENERAL INFORMATION

This proposal for the Southside Recapitalization project is a response to both an expiring tax credit project and five other low-income rental properties that have all experienced physical deterioration over the many years of providing stable family housing in South Minneapolis. Six properties have been grouped together in order to maximize the benefits of the Low Income Housing Tax Credit Program: 205 W. 26th Street, 2746 Pleasant Ave S, 3521 2nd Ave S, 2835 Park Ave S, 3628 Columbus Ave S and 3044-48 5th Ave S. All of the buildings are located within a one-mile radius of one another.

Partnership: Southside Community LP

Developer:
 Margaret Dondelinger
 PPL
 1035 E Franklin Ave
 Minneapolis, MN 55404-2920
 Phone: (612) 455-5217 ext-
 Fax: (612) 455-5101
 margaret.dondelinger@ppl-inc.org

Owner:
 Barbara McCormick
 PPL
 1035 E Franklin Ave
 Minneapolis, MN 55404-2920
 Phone: (612) 874-8512 ext-
 Fax: (612) 872-8995
 barbara.mccormick@ppl-inc.org

Contact Information:

Consultant:

Property Manager:
 PPL
 Phone: (612) 874-3309 ext-
 Fax:

Contractor:
 To Be Determined
 ,
 Phone: ext-
 Fax:

Architect:
 Paul Mellblom
 MS & R
 ,
 Phone: ext-
 Fax:

Support Services:
 PPL
 Phone: (612) 874-8512 ext-
 Fax:

CPED Coordinator:
 Bernadette Hornig
 CPED
 105 5th Ave S Suite 200
 Minneapolis, MN 55401-
 Phone: (612) 673-5236 ext-
 Fax: (612) 673-5259
 bernadette.hornig@ci.minneapolis.mn.us

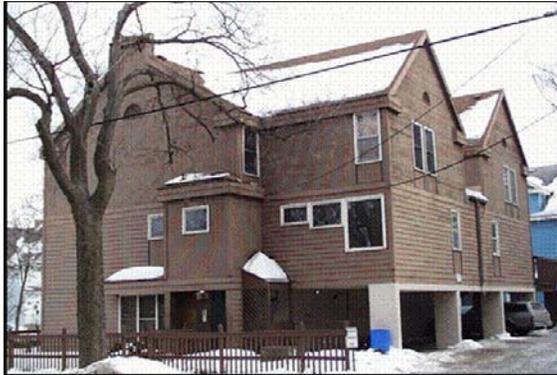
CPED Legal:

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

CPED Rehab:
 Geri Meyer
 Phone: (612) 673-5252 ext-
 Fax: (612) 673-5207

MPLS Affirmative Action

CPED MULTIFAMILY HOUSING DEPARTMENT
Affordable Housing Inventory Project Data Worksheet



Project Status	
Proposed:	9/22/2004
Approved:	<input 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 Southside Recap Project
Main Address:	205 W 26th St
Project Aliases:	
Additional Addresses:	2746 Pleasant Ave S, 3628 Columbus Ave S, 2835 Park Ave S, 3044-48 5th Ave S, 3521
Ward:	6
Neighborhood:	Whittier

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 checked="" type="checkbox"/> Family w/Children	
<input type="checkbox"/> Senior	
<input 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	2		0BR	0	2	0	0	0
1BR	1	1BR	0	1	0	0	0	0	
2BR	33	2BR	4	29	0	0	0	0	
3BR	12	3BR	0	12	0	0	0	0	
4+BR	0	4+BR	0	0	0	0	0	0	
TOT	48	TOT	4	44	0	0	0	0	

Shelter Units: + Conversion Units:

Section 8:

USES AND PERMANENT SOURCES

Project Uses:	
Land:	\$3,691,500.00
Construction:	\$3,249,253.00
Construction Contingency:	\$290,112.00
Construction Interest:	\$0.00
Relocation:	\$302,200.00
Developer Fee:	\$600,000.00
Legal Fees:	\$28,500.00
Architect Fees:	\$140,000.00
Other Costs:	\$351,700.00
Reserves:	\$220,000.00
Non-Housing:	\$0.00
TDC:	\$8,873,265.00
TDC/Unit:	\$184,860.00

Project Permanent Sources:				
Source / Program	Amount	%	Term	Committed
CPED <i>Non Profit Admin</i>	\$30,000.00		Grant	
CPED	\$336,520.00	1.00%	30 yrs Deferred	
MHFA	\$366,520.00		30 yrs Deferred	
PPL <i>Note</i>	\$1,216,721.00	1.00%	30 yrs Deferred	9/22/2004
<i>Debt Assumption</i>	\$2,274,779.00	1.00%	30 yrs Deferred	9/22/2004
<i>Syndication Proceeds</i>	\$4,648,725.00			
TDC:	\$8,873,265.00			

Financing Notes:	

CPED MULTIFAMILY HOUSING DEPARTMENT
Affordable Housing Inventory Project Data Worksheet

Project Status	
Proposed:	8/8/2005
Approved:	<input type="checkbox"/>
Closed:	
Complete:	

Impaction	
<input type="radio"/> Non-Impacted	
<input type="radio"/> Impacted	

Occupancy	
<input checked="" type="radio"/> Rental	
<input type="radio"/> Ownership	

Project Name:	Van Cleve Courts Apts
Main Address:	917 13th Ave SE
Project Aliases:	Van Cleve Courts (Phase I)
Additional Addresses:	
Ward: <input type="text" value="2"/> Neighborhood:	Como

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	8	1BR	8	0	0	0	0	0	
2BR	18	2BR	0	18	0	0	0	0	
3BR	9	3BR	0	9	0	0	0	0	
4+BR	0	4+BR	0	0	0	0	0	0	
TOT	35	TOT	8	27	0	0	0	0	

Shelter Units: + Conversion Units:

Section 8:

Project Activity	Development	Household
<input checked="" type="checkbox"/> New Construction	<input checked="" type="radio"/> Apartment/Condo	<input checked="" type="checkbox"/> General
<input type="checkbox"/> Rehabilitation	<input type="radio"/> Townhome	<input type="checkbox"/> Family w/Children
<input type="checkbox"/> Stabilization	<input type="radio"/> Coop	<input type="checkbox"/> Senior
<input type="checkbox"/> Preservation	<input type="radio"/> Shelter	<input type="checkbox"/> Single
Year Built: <input type="text"/>	<input type="radio"/> Transitional	<input type="checkbox"/> Special Needs
	<input type="radio"/> Scattered Site/Other	<input type="checkbox"/> Homeless

GENERAL INFORMATION

The Van Cleve Court Apts project is Phase I of a three-phase, income-integrated development that will eventually include 192 housing units. This phase consists of a new 35-unit rental apartment building that is being planned by Van Cleve Courts LLC, a partnership of Project For Pride in Living and Cabrini House. Cabrini House has been providing supportive services in the University area to homeless and disabled individuals. Later phases will include 45 additional rental units and 110 ownership units.

Partnership: Van Cleve Courts LLC

Contact Information:

Developer:

Barbara McCormick
PPL
1035 E Franklin Ave
Minneapolis, MN 55404-2920
Phone: (612) 874-8512 ext
Fax: (612) 872-8995
barbara.mccormick@ppl-inc.org

Owner:

Consultant:

Contractor:

Architect:

Noah Bly
Urban Works Architecture, LLC
901 North Third St Suite 145
Minneapolis, MN 55401-
Phone: (612) 455-3100 ext-
Fax:
nbly@urban-works.com

Property Manager:

PPL
Phone: (612) 874-8512 ext-
Fax:

Support Services:

Cabrini House
Phone: (612) 331-7390 ext-
Fax: (612) 331-4436

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

CPED Legal:

CPED Support Coordinator

CPED Rehab:

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

MPLS Affirmative Action

Project Status	
Proposed:	8/8/2005
Approved:	<input type="checkbox"/>
Closed:	
Complete:	

Impaction	
<input type="radio"/> Non-Impacted	
<input type="radio"/> Impacted	

Occupancy	
<input checked="" type="radio"/> Rental	
<input type="radio"/> Ownership	

Project Name:	Van Cleve Courts Apts
Main Address:	917 13th Ave SE
Project Aliases:	Van Cleve Courts (Phase I)
Additional Addresses:	
Ward: <input type="text" value="2"/> Neighborhood:	Como

Housing Production and Affordability									
UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT
	0BR	0		0	0	0	0	0	0
1BR	8	8	0	0	0	0	0	0	
2BR	18	0	18	0	0	0	0	0	
3BR	9	0	9	0	0	0	0	0	
4+BR	0	0	0	0	0	0	0	0	
TOT	35	8	27	0	0	0	0	0	

Shelter Units: + Conversion Units:
Section 8:

Project Activity	Development	Household
<input checked="" type="checkbox"/> New Construction	<input checked="" type="radio"/> Apartment/Condo	<input checked="" type="checkbox"/> General
<input type="checkbox"/> Rehabilitation	<input type="radio"/> Townhome	<input type="checkbox"/> Family w/Children
<input type="checkbox"/> Stabilization	<input type="radio"/> Coop	<input type="checkbox"/> Senior
<input type="checkbox"/> Preservation	<input type="radio"/> Shelter	<input type="checkbox"/> Single
Year Built: <input type="text"/>	<input type="radio"/> Transitional	<input type="checkbox"/> Special Needs
	<input type="radio"/> Scattered Site/Other	<input type="checkbox"/> Homeless

USES AND PERMANENT SOURCES

Project Uses:	
Land:	\$450,000.00
Construction:	\$4,910,000.00
Construction Contingency:	\$195,000.00
Construction Interest:	\$0.00
Relocation:	\$0.00
Developer Fee:	\$650,000.00
Legal Fees:	\$60,000.00
Architect Fees:	\$150,000.00
Other Costs:	\$345,000.00
Reserves:	\$205,000.00
Non-Housing:	\$0.00
TDC:	\$6,965,000.00
TDC/Unit:	\$199,000.00

Project Permanent Sources:				
Source / Program	Amount	%	Term	Committed
Hennepin County <i>ERF</i>	\$65,000.00			
Hennepin County <i>TOD</i>	\$125,000.00			
MHFA	\$500,000.00			
FHLB <i>FHLB</i>	\$70,000.00			
Hennepin County <i>AHIF</i>	\$350,000.00			
CPED <i>AHTF</i>	\$412,000.00			
City of Minneapolis <i>TIF</i>	\$600,000.00			
Franklin Bank <i>1st Mortgage</i>	\$476,653.00			
<i>Syndication Proceeds</i>	\$4,336,347.00			
CPED <i>Non Profit Admin</i>	\$30,000.00			
50 CPED <i>LIHTC - \$488,828 (2006)</i>				10/7/2005
TDC:	\$6,965,000.00			

Financing Notes:
LIHTC request of \$488,828 2006 allocation approved by City on October 7, 2005 from its 2006 allocation.

CPED MULTIFAMILY HOUSING DEPARTMENT
Affordable Housing Inventory Project Data Worksheet
**Project Status**
 Proposed: 7/15/2005
 Approved:
 Closed:
 Complete:
Impaction
 Non-Impacted
 Impacted
Occupancy
 Rental
 Ownership

 Project Name: Whittier Townhomes
 Main Address: 333 E 25th St
 Project Aliases:
 Additional Addresses: 2738 Stevens Ave S
 Ward: 6 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	8	8	2BR	10	0	0	0	0	0
3BR	3	3	3BR	1	0	0	0	0	0
4+BR	1	1	4+BR	1	0	0	0	0	0
TOT	12	12	TOT	12	0	0	0	0	0

Shelter Units: + Conversion Units: Section 8:

Project Activity	Development	Household
<input type="checkbox"/> New Construction	<input type="radio"/> Apartment/Condo	<input type="checkbox"/> General
<input checked="" type="checkbox"/> Rehabilitation	<input checked="" type="radio"/> Townhome	<input checked="" type="checkbox"/> Family w/Children
<input checked="" type="checkbox"/> Stabilization	<input type="radio"/> Coop	<input type="checkbox"/> Senior
<input type="checkbox"/> Preservation	<input type="radio"/> Shelter	<input type="checkbox"/> Single
Year Built: 1982	<input type="radio"/> Transitional	<input type="checkbox"/> Special Needs
	<input type="radio"/> Scattered Site/Other	<input type="checkbox"/> Homeless

GENERAL INFORMATION

Preservation of a 12-unit townhome complex that is 100% PBA. Townhomes have individual front entries with porches. Each unit has individual back entries leading to a large central patio. Each unit has a full basement. Rehab will include central air conditioning.

Partnership: MPLS Leased Housing Development, LLC

Contact Information:**Developer:**
 MPLS Leased Housing Dev. LLC
 2355 Polaris Ln
 Plymouth, MN 55447-
 Phone: (763) 354-5613 ext-
 Fax: (763) 354-5650
Owner:
 MPLS Leased Housing Dev. LLC
 2355 Polaris Ln
 Plymouth, MN 55447-
 Phone: (763) 354-5613 ext-
 Fax: (763) 354-5650
Consultant:**Contractor:**
 Tom Madsen
 Benson-Orth Associates
 14001 Ridgedale Dr
 Minnetonka, MN 55305-
 Phone: (952) 545-8826 ext-
 Fax: (952) 593-2583
 tmadsen@benson-orth.com
Architect:
 J. Owen Boarman
 BKV Group
 222 N 2nd St
 Minneapolis, MN 55401-1423
 Phone: (612) 373-9132 ext-
 Fax: (612) 339-6212
 jboarman@bkvgroup.com
Property Manager:
 Dominion Management Services
 Phone: (763) 354-5505 ext-
 Fax:
Support Services:**CPED Coordinator:**
 Dollie Crowther
 CPED
 105 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:
 Nikki Newman
 Phone: (612) 673-5273 ext-
 Fax: (612) 673-5112
CPED Support Coordinator
 Scott Ehrenberg
 Phone: (612) 673-5067 ext-
 Fax: (612) 673-5259
CPED Rehab:
 Geri Meyer
 Phone: (612) 673-5252 ext-
 Fax: (612) 673-5207
MPLS Affirmative Action



Project Status	
Proposed:	7/15/2005
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:	Whittier Townhomes
Main Address:	333 E 25th St
Project Aliases:	
Additional Addresses:	2738 Stevens Ave S
Ward:	6
Neighborhood:	Whittier

Project Activity	
<input type="checkbox"/> New Construction	
<input checked="" type="checkbox"/> Rehabilitation	
<input checked="" type="checkbox"/> Stabilization	
<input type="checkbox"/> Preservation	
Year Built:	1982

Development	
<input type="radio"/> Apartment/Condo	
<input checked="" 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 checked="" 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	0		0	0BR	0	0	0	0
1BR	0	0	1BR	0	0	0	0	0	0
2BR	8	8	2BR	10	0	0	0	0	0
3BR	3	3	3BR	1	0	0	0	0	0
4+BR	1	1	4+BR	1	0	0	0	0	0
TOT	12	12	TOT	12	0	0	0	0	0

Shelter Units: + Conversion Units:

Section 8:

USES AND PERMANENT SOURCES

Project Uses:	
Land:	\$800,000.00
Construction:	\$1,496,959.00
Construction Contingency:	\$74,890.00
Construction Interest:	\$0.00
Relocation:	\$12,000.00
Developer Fee:	\$326,117.00
Legal Fees:	\$75,000.00
Architect Fees:	\$30,000.00
Other Costs:	\$334,680.00
Reserves:	\$48,852.00
Non-Housing:	\$0.00
TDC:	\$3,198,498.00
TDC/Unit:	\$266,542.00

Project Permanent Sources:				
Source / Program	Amount	%	Term	Committed
General Partner Cash	\$91,205.00			
Syndication Proceeds	\$826,970.00			
Imputed Expenses	\$81,179.00			
Local Employer Donation	\$15,000.00			
Hennepin County	\$280,000.00			
MHFA	\$240,000.00	1.00%	Deferred	
CPED AHTF	\$280,000.00	1.00%	Deferred	
City of Minneapolis Tax Exempt Bonds - Series A	\$714,060.00	6.00%		
City of Minneapolis Tax Exempt Bonds - Series B	\$670,084.00	6.00%		

Financing Notes:	

TDC:	\$3,198,498.00
-------------	----------------

CPED MULTIFAMILY HOUSING DEPARTMENT
Affordable Housing Inventory Project Data Worksheet

	Project Status Proposed: 12/2/2004 Approved: <input type="checkbox"/> Closed: <input type="checkbox"/> Complete: <input type="checkbox"/>		Project Name: Franklin Gateway (Site C) Main Address: 1914, 1920, 1928 Portland Project Aliases: Additional Addresses: 500 E Franklin Ave, 1919-25 5th Ave S		
	Impaction <input type="radio"/> Non-Impacted <input checked="" type="radio"/> Impacted		Ward: 6 Neighborhood: Phillips		
	Occupancy <input checked="" type="radio"/> Rental <input type="radio"/> Ownership		Housing Production and Affordability		
	Project Activity <input checked="" type="checkbox"/> New Construction <input 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 checked="" type="checkbox"/> Family w/Children <input type="checkbox"/> Senior <input type="checkbox"/> Single <input type="checkbox"/> Special Needs <input type="checkbox"/> Homeless

UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT
	0BR	12		0BR	0	6	0	0	0
1BR	10	1BR	0	2	2	0	0	6	
2BR	52	2BR	2	6	14	0	30		
3BR	26	3BR	2	2	14	0	8		
4+BR	0	4+BR	0	0	0	0	0		
TOT	100	TOT	4	16	30	0	0	50	

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

GENERAL INFORMATION

This phase of Franklin-Portland Gateway will feature 100 units of mixed-income housing with the majority of units priced at market rate rents. Unit styles will consist of studios to large 3-bedroom townhome style family units. A limited amount of retail/commercial space is planned for the site which is anticipated to be a day care facility for 24 hour child care and early learning. Resident parking via below grade parking garage. There will be four units for families experiencing long-term homelessness. A service component will be offered from Freeport West through project sales.

Partnership: Franklin Portland Gateway Phase IV LP

Developer:

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

Owner:

Deanna Foster
 Hope Community, Inc.
 611 E Franklin Ave
 Minneapolis, MN 55404-2862
 Phone: (612) 874-8867 ext- x-105
 Fax: (612) 874-8650
 dfoster@hope-community.org

Contact Information:

Consultant:

Contractor:

Watson-Forsberg Co.
 1433 Utica Ave S Suite 252
 Minneapolis, MN 55416-
 Phone: ext-
 Fax:

Architect:

Noah Bly
 Cuningham Group, Construction Serv.
 201 Main St SE Suite 222
 Minneapolis, MN 55414
 Phone: (612) 379-3400 ext-
 Fax: (612) 979-4400
 nbly@cuningham.com

Property Manager:

Hope Community, Inc.
 Phone: (612) 874-8867 ext- x-105
 Fax: (612) 874-8650

CPED Coordinator:

Dollie Crowther
 CPED
 105 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:

Ruben Acosta
 Phone: (612) 673-5052 ext-
 Fax: (612) 673-5112

CPED Rehab:

Kathleen Murphy
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 Fax: (612) 673-5207

CPED Support Coordinator

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

MPLS Affirmative Action

CPED MULTIFAMILY HOUSING DEPARTMENT
Affordable Housing Inventory Project Data Worksheet

Project Status										
Proposed:	7/15/2005									
Approved:	<input 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 Activity										
<input checked="" type="checkbox"/> New Construction										
<input 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 checked="" type="checkbox"/> Family w/Children										
<input type="checkbox"/> Senior										
<input type="checkbox"/> Single										
<input type="checkbox"/> Special Needs										
<input type="checkbox"/> Homeless										
Project Name: LSS Park Avenue Apts										
Main Address: 2414 Park Ave S										
Project Aliases:										
Additional Addresses:										
Ward: 8	Neighborhood: Phillips									
Housing Production and Affordability										
UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT	
	0BR	0		0BR	0	0	0	0	0	0
	1BR	16		1BR	0	3	13	0	0	0
	2BR	32		2BR	0	5	27	0	0	0
	3BR	16		3BR	0	5	11	0	0	0
4+BR	0	4+BR	0	0	0	0	0	0		
TOT	64	TOT	0	13	51	0	0	0		
Shelter Units:			+ Conversion Units:							
Section 8:										

GENERAL INFORMATION

A long fixture in the Phillips West community, LSS' main service center has been at 2414 Park Ave since 1957. LSS will raze the current building and construct the 2-story "Center for Changing Lives." This new building will house the services provided out of the current building, including shared space with the several programs from the Faith in the City collaboration. In addition, the administrative office and worship space of messiah Lutheran Church will be housed in this new "Center." The 64 units of housing will rest atop this structure, with its own secured point of entry and underground parking garage.

Partnership: LSS Park Avenue Apartments LP

Developer:

Joel Salzer
 Lutheran Social Services
 2414 Park Ave S
 Minneapolis, MN 55404-
 Phone: (612) 879-5303 ext
 Fax: (612) 871-0354
 jsalzer@lssmn.org

Owner:

Joel Salzer
 Lutheran Social Services
 2414 Park Ave S
 Minneapolis, MN 55404-
 Phone: (612) 879-5303 ext-
 Fax: (612) 871-0354
 jsalzer@lssmn.org

Contact Information:

Consultant:

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 Ponterre Group, LLC
 1402 Edmund Avenue
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 Fax: (651) 647-4148
 blairbecky@msn.com

Contractor:

To Be Determined
 ,
 Phone: ext-
 Fax:

Architect:

J. Owen Boarman
 BKV Group
 222 N 2nd St
 Minneapolis, MN 55401-1423
 Phone: (612) 373-9132 ext-
 Fax: (612) 339-6212
 jboarman@bkvgroup.com

Property Manager:

Perennial Management
 Phone: (651) 644-9600 ext-
 Fax: (651) 644-0296

Support Services:

Lutheran Social Services
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CPED Coordinator:

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 donna.wiemann@ci.minneapolis.mn.us

CPED Legal:

CPED Support Coordinator

CPED Rehab:

MPLS Affirmative Action

Project Status
 Proposed: 7/15/2005
 Approved:
 Closed:
 Complete:

Impaction
 Non-Impacted
 Impacted

Occupancy
 Rental
 Ownership

Project Name: LSS Park Avenue Apts
 Main Address: 2414 Park Ave S
 Project Aliases:
 Additional Addresses:
 Ward: 8 Neighborhood: Phillips

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

Housing Production and Affordability

UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY				MKT
			<30%	<50%	<60%	<80%	
0BR	0	0	0	0	0	0	0
1BR	16	16	0	3	13	0	0
2BR	32	32	0	5	27	0	0
3BR	16	16	0	5	11	0	0
4+BR	0	0	0	0	0	0	0
TOT	64	64	0	13	51	0	0

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

USES AND PERMANENT SOURCES

Project Uses:

Land: \$0.00
 Construction: \$7,795,000.00
 Construction Contingency: \$312,000.00
 Construction Interest: \$100,000.00
 Relocation: \$0.00
 Developer Fee: \$572,732.00
 Legal Fees: \$75,000.00
 Architect Fees: \$231,768.00
 Other Costs: \$244,500.00
 Reserves: \$175,000.00
 Non-Housing: \$0.00
 TDC: \$9,506,000.00
 TDC/Unit: \$148,531.00

Project Permanent Sources:

Source / Program	Amount	%	Term	Committed
LSS Capital IBR Realty	\$1,000.00			
Hennepin County AHIF	\$675,000.00			
MHFA Super RFP	\$1,485,000.00			
CPED AHTF	\$675,000.00			
HUD SHP	\$156,000.00			
LSS Loan MN Planning	\$350,000.00			
LSS Loan FHLB	\$500,000.00			
Syndication Proceeds	\$5,664,000.00			
TDC:	\$9,506,000.00			

Financing Notes:

CPED MULTIFAMILY HOUSING DEPARTMENT
Affordable Housing Inventory Project Data Worksheet

Project Status	
Proposed:	3/7/2002
Approved:	<input 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:	Washington Court Apts
Main Address:	2101 Washington St NE
Project Aliases:	
Additional Addresses:	
Ward: <input type="text" value="1"/>	Neighborhood: <input type="text" value="Holland"/>

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	3	0	0	0	0	4	
2BR	11	2BR	3	4	0	0	0	4	
3BR	20	3BR	2	18	0	0	0	0	
4+BR	0	4+BR	0	0	0	0	0	0	
TOT	38	TOT	8	22	0	0	0	8	

Shelter Units: + Conversion Units:

Section 8:

Project Activity	Development	Household
<input checked="" type="checkbox"/> New Construction	<input checked="" type="radio"/> Apartment/Condo	<input checked="" type="checkbox"/> General
<input type="checkbox"/> Rehabilitation	<input type="radio"/> Townhome	<input type="checkbox"/> Family w/Children
<input type="checkbox"/> Stabilization	<input type="radio"/> Coop	<input type="checkbox"/> Senior
<input type="checkbox"/> Preservation	<input type="radio"/> Shelter	<input type="checkbox"/> Single
Year Built: <input type="text"/>	<input type="radio"/> Transitional	<input checked="" type="checkbox"/> Special Needs
	<input type="radio"/> Scattered Site/Other	<input type="checkbox"/> Homeless

GENERAL INFORMATION

Developer proposes to work with the current owner, St. John's Lutheran Church, to secure a remediation action plan (RAP) and will seek remediation funds from various public entities. Developer has entered into a purchase agreement to acquire a clean site from the seller. Developer is proposing to build a three-story, 38-unit rental "workforce" housing complex.

The development will contain an elevator providing handicap accessibility for all the units. Proposing 40 underground and 16 surface parking stalls. Working with the Holland Neighborhood group, the developer has retained green space towards the front of the site for neighborhood/community spaces, such as a playground accessible from the street and garden plots.

This project as proposed will require a zoning change from R-2B to R3.

Project resides in Ward 3 per 2005 Ward Map but will reside in Ward 1 beginning in 2006 when this project is anticipated to close.

Partnership: Washington Court LP

Developer:
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Owner:
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 Phone: ext-
 Fax:

Contact Information:

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 Fax:

Architect:
 Wilkus Architects
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 Fax:

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 Weis Management
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CPED Rehab:
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 Fax: (612) 673-5207

MPLS Affirmative Action

Project Status	
Proposed:	3/7/2002
Approved:	<input 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:	Washington Court Apts
Main Address:	2101 Washington St NE
Project Aliases:	
Additional Addresses:	
Ward: <input type="text" value="1"/> Neighborhood:	Holland

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	3	0	0	0	0	4	
2BR	11	2BR	3	4	0	0	0	4	
3BR	20	3BR	2	18	0	0	0	0	
4+BR	0	4+BR	0	0	0	0	0	0	
TOT	38	TOT	8	22	0	0	0	8	

Shelter Units: + Conversion Units:
Section 8:

Project Activity	Development	Household
<input checked="" type="checkbox"/> New Construction	<input checked="" type="radio"/> Apartment/Condo	<input checked="" type="checkbox"/> General
<input type="checkbox"/> Rehabilitation	<input type="radio"/> Townhome	<input type="checkbox"/> Family w/Children
<input type="checkbox"/> Stabilization	<input type="radio"/> Coop	<input type="checkbox"/> Senior
<input type="checkbox"/> Preservation	<input type="radio"/> Shelter	<input type="checkbox"/> Single
Year Built: <input type="text"/>	<input type="radio"/> Transitional	<input checked="" type="checkbox"/> Special Needs
	<input type="radio"/> Scattered Site/Other	<input type="checkbox"/> Homeless

USES AND PERMANENT SOURCES

Project Uses:		Project Permanent Sources:				
		Source / Program	Amount	%	Term	Committed
Land:	\$250,000.00		\$25,086.00			
Construction:	\$5,712,000.00	<i>Def Dev Fee</i>				
Construction Contingency:	\$228,480.00	US BANK	\$891,654.00	6.00%	30 yrs	6/23/2005
Construction Interest:					Fully Amortized	
Relocation:			\$5,167,340.00			6/23/2005
Developer Fee:	\$575,000.00	<i>Syndication Proceeds</i>				
Legal Fees:	\$60,000.00	FHLB	\$190,000.00			
Architect Fees:	\$50,000.00	<i>AHP</i>				
Other Costs:	\$533,600.00	Hennepin County	\$285,000.00			
Reserves:		<i>AHIF</i>				
Non-Housing:	\$15,000.00	City of Minneapolis	\$200,000.00			
TDC:	\$7,424,080.00	<i>NRP (Holland)</i>				
TDC/Unit:	\$195,371.00	CPED	\$380,000.00		Deferred	
		<i>AHTF</i>				
		MHFA	\$285,000.00		Deferred	
		TDC:	\$7,424,080.00			

Financing Notes: