

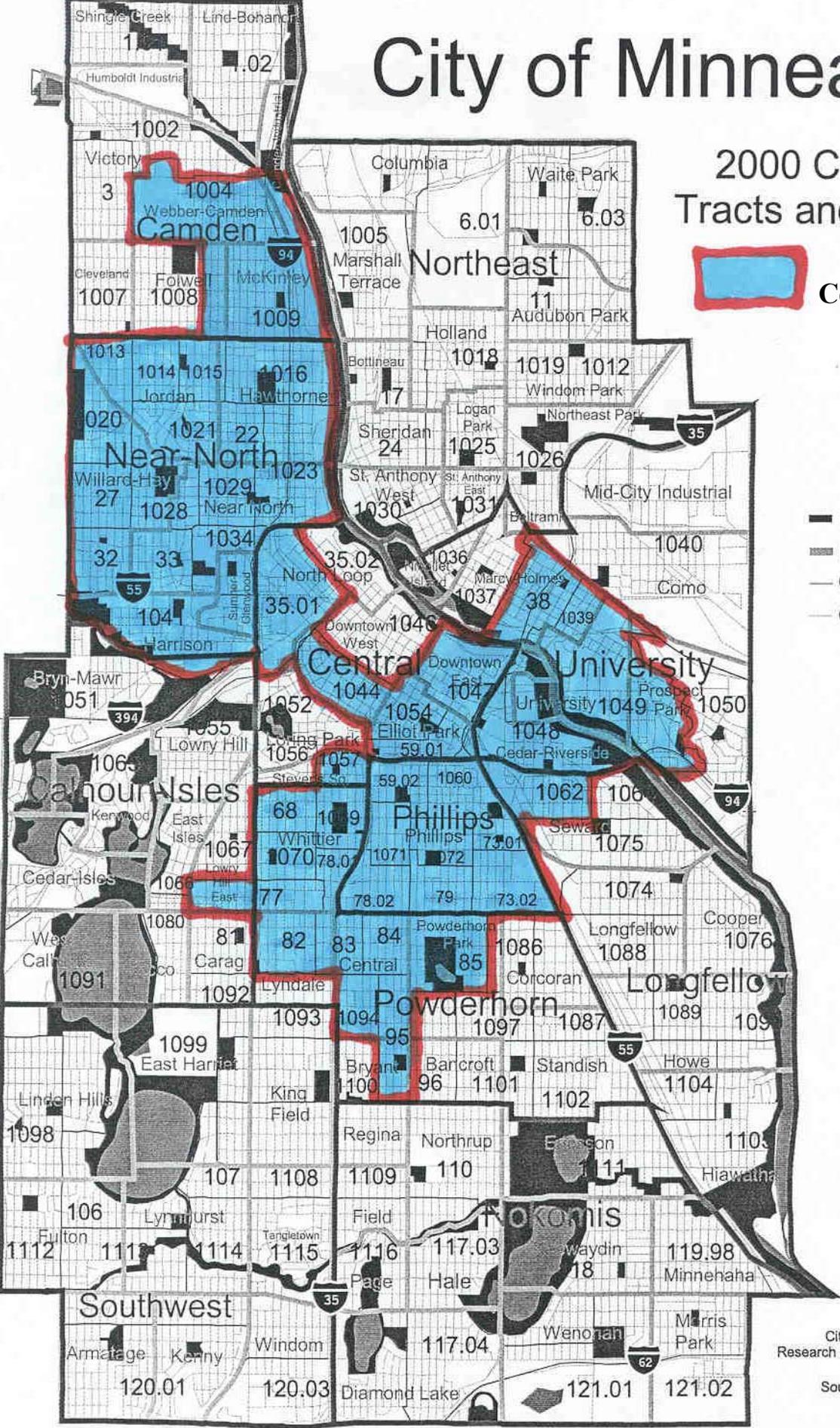
City of Minneapolis

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 and NON PROFIT ADMIN Funding Recommendations
First Round 2004 AHTF RFP**

ATTACHMENT B

| PROJECT | ADDRESS | DEVELOPER | Stabilization / New Development | AHTF | | NPA | | TOTAL | UNITS | UNITS | UNITS | UNITS | UNITS | | | | | |
|------------------------------|--------------------------------|--------------------------|------------------------------------|------------------------|---------------------|-------|------|------------|------------|------------|------------|------------|----------|-----------|------------|------------|------------|-----------|
| | | | | Recommendation | Recommendation | UNITS | <30% | <50% | <60% | MKT | 0 BR | 1 BR | 2 BR | 3 BR | 4+ BR | | | |
| Cecil Newman Apts | 701-29 Emerson Ave N | Legacy / NRRC | Stabilization | \$ 600,000.00 | | | | 64 | 64 | 0 | 0 | 0 | 0 | 8 | 28 | 28 | 0 | |
| Central Avenue Lofts | 2338 Central Ave NE | Sherman Associates | New Development | \$ - | | | | 60 | 8 | 4 | 48 | 0 | 0 | 12 | 26 | 22 | 0 | |
| Double Flats | 211 W 28th & 2813 Pleasant Ave | PPL | Stabilization | \$ 589,572.00 | \$ 20,000.00 | | | 11 | 0 | 11 | 0 | 0 | 1 | 0 | 1 | 9 | 0 | |
| Elliot Park Commons | 610 E 15th St | PPL | Stabilization | \$ 1,204,237.00 | \$ 30,000.00 | | | 25 | 25 | 0 | 0 | 0 | 0 | 24 | 1 | 0 | 0 | |
| Franklin Gateway (Phase I) | SE corner Portland & Franklin | Hope Community / CCHT | New Development | \$ 205,000.00 | | | | 36 | 23 | 13 | 0 | 0 | 0 | 9 | 18 | 9 | 0 | |
| Franklin Gateway (Jourdain) | SW corner Portland & Franklin | Hope Community / CCHT | New Development | \$ 300,000.00 | | | | 41 | 0 | 9 | 15 | 17 | 12 | 2 | 18 | 9 | 0 | |
| Franklin Gateway (Wellstone) | NE corner Portland & Franklin | Hope Community / CCHT | New Development | \$ - | | | | 54 | 0 | 11 | 10 | 33 | 10 | 4 | 30 | 10 | 0 | |
| Heritage Park III | SW corner Olson & Lyndale | Heritage Park Partners | New Development | \$ - | | | | 95 | 38 | 9 | 8 | 40 | 0 | 15 | 40 | 30 | 10 | |
| Indian Neighborhood Club | 1805 Portland Ave S | Indian Neighborhood Club | Stabilization | \$ 107,500.00 | \$ 10,000.00 | | | 16 | 15 | 0 | 0 | 0 | 16 | 0 | 0 | 0 | 0 | |
| Many Rivers West | 1400 E Franklin | American Indian CHC | New Development | \$ 137,000.00 | | | | 26 | 3 | 8 | 8 | 7 | 0 | 6 | 6 | 14 | 0 | |
| Marshall River Run | 1400 Marshall St NE | Sherman Associates | New Development | \$ 850,000.00 | | | | 85 | 16 | 3 | 55 | 11 | 0 | 9 | 48 | 28 | 0 | |
| Midtown Exchange | 2929 Chicago Ave S | Sherman Associates | New Development | \$ 1,800,000.00 | | | | 221 | 0 | 61 | 116 | 44 | 6 | 128 | 87 | 0 | 0 | |
| Ripley Gardens | 300 Queen Ave N | CCHT | New Development | \$ 200,000.00 | \$ 30,000.00 | | | 50 | 6 | 21 | 0 | 23 | 6 | 8 | 30 | 6 | 0 | |
| Saint Anthony Mills Apts | Chicago Ave & 2nd St | Brighton Development | New Development | \$ 500,000.00 | | | | 99 | 17 | 34 | 33 | 15 | 13 | 72 | 14 | 0 | 0 | |
| TOTALS | | | | \$ 6,493,309.00 | \$ 90,000.00 | | | 883 | 215 | 184 | 293 | 190 | 0 | 64 | 297 | 347 | 165 | 10 |

RANKING OF 2004 MF/AHTF PROGRAM PROPOSALS

ATTACHMENT C

IMPACTED

| PROJECT NAME | 25 FINANCIAL SOUND MGMT. | 20 ECO- NOMIC INTE- GRATION | TOTAL PTS COMBINED 1 & 2 | 8 RATIO OF SOFT COSTS TO TDC | 20 FAMILY HOUSING | 10 DESIGN QUALITY & COMP | 10 PROVIDE RESIDENT SUPPORT SERVICES | 10 PLAN CONFORM- ANCE | 15 PROXIMITY TO JOBS & TRANSIT DENSITY | 10 SEC. 8 PBA | 10 HOUSING FOR HOMELESS (AT 30% MMI) | 10 LONG TERM AFFORD- ABILITY | 5 PRESER- VATION STAB & REHAB | 10 SENIOR HOUSING | 5 NEIGHBOR- HOOD SUPPORT | 8 EXISTING LIHTC | 10 LEVERAGE | 8 CHODO | TOTAL PTS |
|--------------------------|-----------------------------------|---|-----------------------------------|--|-------------------------|-----------------------------------|--|--------------------------------|--|---------------------|--|--|---|-------------------------|-----------------------------------|------------------------|----------------|------------|--------------|
| Many Rivers West | 24 | 20 | 44 | 2 | 15 | 10 | 5 | 5 | 13.5 | 10 | 0 | 10 | 0 | 0 | 5 | 0 | 8 | 0 | 127.5 |
| Franklin Portland I | 23 | 5 | 28 | 0 | 10 | 10 | 10 | 7 | 14 | 10 | 5 | 10 | 0 | 0 | 5 | 0 | 10 | 5 | 124 |
| Cecil Newman | 21 | 5 | 26 | 0 | 10 | 10 | 5 | 10 | 10.5 | 10 | 10 | 10 | 5 | 0 | 5 | 0 | 10 | 5 | 126.5 |
| Double Flats | 20 | 5 | 25 | 4 | 20 | 10 | 10 | 10 | 10.5 | 5 | 0 | 5 | 5 | 0 | 5 | 0 | 0 | 5 | 114.5 |
| Elliot Park Commons | 18 | 5 | 23 | 6 | 0 | 10 | 5 | 10 | 15 | 10 | 10 | 10 | 5 | 0 | 5 | 0 | 0 | 5 | 114 |
| Midtown Exchange | 19 | 15 | 34 | 6 | 0 | 10 | 5 | 6 | 15 | 10 | 0 | 10 | 0 | 0 | 5 | 0 | 10 | 0 | 111 |
| Franklin Portland II | 25 | 15 | 40 | 2 | 0 | 10 | 10 | 7 | 14 | 0 | 0 | 10 | 0 | 0 | 5 | 0 | 8 | 5 | 111 |
| Franklin Portland III | 21 | 15 | 36 | 0 | 0 | 10 | 10 | 10 | 14 | 0 | 0 | 10 | 0 | 0 | 5 | 0 | 10 | 5 | 110 |
| Ripley Gardens | 19 | 20 | 39 | 0 | 0 | 10 | 5 | 10 | 10.5 | 0 | 0 | 10 | 5 | 0 | 5 | 0 | 10 | 5 | 109.5 |
| Indian Neighborhood Club | 19 | 5 | 24 | 8 | 0 | 10 | 5 | 10 | 14 | 0 | 10 | 5 | 5 | 0 | 5 | 0 | 0 | 0 | 96 |

NON-IMPACTED

| PROJECT NAME | 25 FINANCIAL SOUND & MGMT. | 20 ECO- NOMIC INTE- GRATION | TOTAL PTS COMBINED 1 & 2 | 8 RATIO OF SOFT COSTS TO TDC | 20 FAMILY HOUSING | 10 DESIGN QUALITY & COMP | 10 PROVIDE RESIDENT SUPPORT SERVICES | 10 PLAN CONFORM- ANCE | 15 PROXIMITY TO JOBS & TRANSIT DENSITY | 10 SEC. 8 PBA | 15 HOUSING FOR HOMELESS (AT 30% MMI) | 10 LONG TERM AFFORD- ABILITY | 5 NEW CONST. POSITIVE CONVERSION | 12 INCORPT MHOP UNITS | 10 SENIOR HOUSING | 5 NEIGHBOR- HOOD SUPPORT | 5 EXPIRING LIHTC | 10 LEVERAGE | 5 CHODO | TOTAL PTS |
|--------------------|-------------------------------------|---|-----------------------------------|--|-------------------------|-----------------------------------|--|--------------------------------|--|---------------------|--|--|--|--------------------------------|-------------------------|-----------------------------------|------------------------|----------------|------------|--------------|
| Marshall River Run | 24 | 10 | 34 | 0 | 10 | 10 | 0 | 10 | 9 | 10 | 0 | 10 | 5 | 0 | 0 | 0 | 0 | 10 | 0 | 108 |
| St. Anthony Mills | 23 | 15 | 38 | 4 | 0 | 10 | 0 | 3 | 13 | 10 | 0 | 5 | 5 | 0 | 0 | 5 | 0 | 10 | 0 | 103 |
| Central Ave. Lofts | 17 | 10 | 27 | 2 | 10 | 10 | 0 | 7 | 11.5 | 10 | 0 | 8 | 5 | 0 | 0 | 0 | 0 | 10 | 0 | 100.5 |

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

NEW CONSTRUCTION PROPOSALS

| PROJECT | PC | TOTAL | | | UNITS | | | TDC | TDC/UNIT | *EZ, NRP, ADD'L CITY GAP FUNDING | CPED AHTF FUNDING (incl.) | | | DEV FEE | DEV / UNIT | DEV / TDC |
|------------------------------|----|------------|-------------|------------|------------|-----------|--------------------------|----------------------|------------------------|--|------------------------------|---------------------|---------------------|------------------------|---------------------|--------------|
| | | UNITS | BRs | UNITS | BRs | UNITS | BRs | | | | Non Profit Admin | AHTF / TDC | AHTF / UNIT <50% | | | |
| Franklin Gateway (Phase I) | DC | 36 | 72 | 36 | 72 | 23 | \$ 8,618,518.00 | \$ 239,403.28 | \$ 55,000.00 | \$ 735,000.00 | 8.5% | \$ 20,416.67 | \$ 10,208.33 | \$ 470,000.00 | \$ 13,055.56 | 5.5% |
| Franklin Gateway (Jourdain) | DC | 41 | 77 | 9 | 12 | 0 | \$ 7,661,656.00 | \$ 186,869.66 | \$ 170,000.00 | \$ 675,000.00 | 8.8% | \$ 75,000.00 | \$ 56,250.00 | \$ 909,666.00 | \$ 22,186.98 | 11.9% |
| Franklin Gateway (Wellstone) | DC | 54 | 104 | 11 | 19 | 0 | \$ 10,402,021.00 | \$ 192,630.02 | \$ 500,000.00 | \$ 1,311,062.00 | 12.6% | \$ 119,187.45 | \$ 69,003.26 | \$ 1,278,656.00 | \$ 23,678.81 | 12.3% |
| Many Rivers West | JL | 26 | 60 | 11 | 21 | 3 | \$ 5,367,690.00 | \$ 206,449.62 | \$ 537,000.00 | \$ 918,543.00 | 17.1% | \$ 83,503.91 | \$ 43,740.14 | \$ 181,540.00 | \$ 6,982.31 | 3.4% |
| Marshall River Run | JL | 85 | 189 | 19 | 51 | 16 | \$ 11,683,546.00 | \$ 137,453.48 | \$ 1,464,800.00 | \$ 850,000.00 | 7.3% | \$ 44,736.84 | \$ 16,666.67 | \$ 1,100,000.00 | \$ 12,941.18 | 9.4% |
| Midtown Exchange | KD | 221 | 308 | 61 | 88 | 0 | \$ 40,723,150.00 | \$ 184,267.65 | \$ 3,535,000.00 | \$ 3,750,000.00 | 9.2% | \$ 61,475.41 | \$ 42,613.64 | \$ 3,200,000.00 | \$ 14,479.64 | 7.9% |
| Ripley Gardens | DW | 50 | 92 | 27 | 54 | 6 | \$ 12,096,676.00 | \$ 241,933.52 | \$ 1,200,620.00 | \$ 855,000.00 | 7.1% | \$ 31,666.67 | \$ 15,833.33 | \$ 1,302,820.00 | \$ 26,056.40 | 10.8% |
| Saint Anthony Mills Apts | DW | 99 | 113 | 51 | 51 | 17 | \$ 14,568,171.00 | \$ 147,153.24 | \$ 250,000.00 | \$ 1,000,000.00 | 6.9% | \$ 19,607.84 | \$ 19,607.84 | \$ 1,004,191.00 | \$ 10,143.34 | 6.9% |
| TOTALS | | 612 | 1015 | 225 | 368 | 65 | \$ 111,121,428.00 | \$ 181,570.96 | \$ 7,712,420.00 | \$ 10,094,605.00 | 9.1% | \$ 44,864.91 | \$ 27,430.99 | \$ 9,446,873.00 | \$ 15,436.07 | 8.5% |

REHABILITATION PROPOSALS

| PROJECT | PC | TOTAL | | | UNITS | | | TDC (less assumed debt) | TDC/UNIT | *EZ, NRP, ADD'L CITY GAP FUNDING | CPED AHTF FUNDING (incl.) | | | DEV FEE | DEV / UNIT | DEV / TDC |
|--------------------------|----|------------|------------|------------|------------|------------|-------------------------|----------------------------|----------------------|--|------------------------------|---------------------|---------------------|------------------------|--------------------|--------------|
| | | UNITS | BRs | UNITS | BRs | UNITS | BRs | | | | Non Profit Admin | AHTF / TDC | AHTF / UNIT <50% | | | |
| Cecil Newman Apts | DW | 64 | 148 | 64 | 148 | 64 | \$ 8,670,720.00 | \$ 135,480.00 | \$ 188,000.00 | \$ 818,000.00 | 9.4% | \$ 12,781.25 | \$ 5,527.03 | \$ 789,524.00 | \$ 12,336.31 | 9.1% |
| Double Flats | DC | 11 | 30 | 11 | 30 | 0 | \$ 609,572.00 | \$ 55,415.64 | \$ - | \$ 609,572.00 | 100.0% | \$ 55,415.64 | \$ 20,319.07 | \$ 35,000.00 | \$ 3,181.82 | 5.7% |
| Elliot Park Commons | BL | 25 | 26 | 25 | 26 | 25 | \$ 3,094,237.00 | \$ 123,769.48 | \$ - | \$ 1,234,237.00 | 39.9% | \$ 49,369.48 | \$ 47,470.65 | \$ 250,000.00 | \$ 10,000.00 | 8.1% |
| Indian Neighborhood Club | CP | 16 | 16 | 15 | 15 | 15 | \$ 594,600.00 | \$ 37,162.50 | \$ - | \$ 231,205.00 | 38.9% | \$ 15,413.67 | \$ 15,413.67 | \$ 10,000.00 | \$ 625.00 | 1.7% |
| TOTALS | | 116 | 220 | 115 | 219 | 104 | \$ 12,969,129.00 | \$ 111,802.84 | \$ 188,000.00 | \$ 2,893,014.00 | 22.3% | \$ 25,156.64 | \$ 13,210.11 | \$ 1,084,524.00 | \$ 9,349.34 | 8.4% |

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



| Project Status | |
|----------------|-------------------------------------|
| Proposed: | 12/31/2001 |
| 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: | Cecil Newman Apts | | |
| Main Address: | 701-729 Emerson N | | |
| Project Aliases: | | | |
| Additional Addresses: | | | |
| Ward: | 5 | Neighborhood: | Near North |

| Project Activity | |
|--|------|
| <input type="checkbox"/> New Construction | |
| <input checked="" type="checkbox"/> Rehabilitation | |
| <input checked="" type="checkbox"/> Stabilization | |
| <input checked="" type="checkbox"/> Preservation | |
| Year Built: | 1970 |

| 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 | 8 | | 1BR | 8 | 0 | 0 | 0 | 0 |
| | 2BR | 28 | | 2BR | 28 | 0 | 0 | 0 | 0 |
| | 3BR | 28 | | 3BR | 28 | 0 | 0 | 0 | 0 |
| 4+BR | 0 | 4+BR | 0 | 0 | 0 | 0 | 0 | | |
| TOT | 64 | TOT | 64 | 0 | 0 | 0 | 0 | | |
| Shelter Units: | | | + Conversion Units: | | | | | | |
| Section 8: | | 64 | | | | | | | |

GENERAL INFORMATION

This is an existing 64 unit rental project in eight buildings located at 701-729 block of Emerson Ave N and owned by Twin Cities Housing Development Corporation. Since most of the units have two and three bedrooms, the project provides affordable housing for large, low-income families. TCHDC, a non-profit, is planning to convey the property to Legacy Management & Development (general partner) and NRRC (co-general partner). Legacy & NRRC will stabilize the property including new siding, change from flat roofs to pitched roofs, new heating and ventilating systems, extensive regrading, and addressing health and safety items.

| | | | |
|--|--|--|--|
| <u>Partnership:</u> | | <u>Contact Information:</u> | |
| <u>Developer:</u> Patrick Lamb Legacy Management and Development 7151 York Avenue Edina, MN 55435- Phone: (952) 831-1448 ext Fax: (952) 831-2461 | <u>Owner:</u> Sherry Pugh NRRC 1313 Plymouth Ave N Minneapolis, MN 55411- Phone: (612) 335-5924 ext- x-821 Fax: (612) 335-5922 | <u>Consultant:</u> | |
| <u>Contractor:</u> Bor-Son Construction 2001 Killebrew Dr Suite 141 Bloomington, MN 55426- Phone: (952) 854-8444 ext- Fax: | <u>Architect:</u> Ellness, Swenson, Graham Architects Inc. 700 3rd St S Minneapolis, MN 55415- Phone: (612) 339-5508 ext- Fax: (612) 339-5382 | <u>Property Manager:</u> Legacy Management Phone: (952) 831-1448 ext- Fax: (952) 831-2461 | |
| <u>CPED Coordinator:</u> Donna Wiemann CPED 105 5th Ave S Suite 200 Minneapolis, MN 55401- Phone: (612) 673-5257 ext- Fax: (612) 673-5259 donna.wiemann@mca.org | <u>CPED Legal:</u> Shelley Roe Phone: (612) 673-5086 ext- Fax: (612) 673-5112 | <u>CPED Rehab:</u> Dalene Lenneman Phone: (612) 673-5254 ext- Fax: (612) 673-5207 | |
| | <u>CPED Support Coordinator</u> Connie Green Phone: (612) 673-5234 ext- Fax: (612) 673-5259 | <u>MPLS Affirmative Action</u> | |



Project Status

Proposed: 12/31/2001

Approved:

Closed:

Complete:

Impaction

Non-Impacted

Impacted

Occupancy

Rental

Ownership

Project Name: Cecil Newman Apts

Main Address: 701-729 Emerson N

Project Aliases:

Additional Addresses:

Ward: 5 Neighborhood: Near North

Project Activity

New Construction

Rehabilitation

Stabilization

Preservation

Year Built: 1970

Development

Apartment/Condo

Townhome

Coop

Shelter

Transitional

Scattered Site/Other

Household

General

Family w/Children

Senior

Single

Special Needs

Homeless

Housing Production and Affordability

| UNIT COMPOSITION | UNIT | QTY | UNIT AFFORDABILITY | | | | MKT |
|------------------|-----------|-----------|--------------------|----------|----------|----------|----------|
| | | | <30% | <50% | <60% | <80% | |
| 0BR | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1BR | 8 | 8 | 0 | 0 | 0 | 0 | 0 |
| 2BR | 28 | 28 | 0 | 0 | 0 | 0 | 0 |
| 3BR | 28 | 28 | 0 | 0 | 0 | 0 | 0 |
| 4+BR | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| TOT | 64 | 64 | 0 | 0 | 0 | 0 | 0 |

Shelter Units: + Conversion Units:

Section 8:

USES AND SOURCES

Project Uses:

Land: \$1,763,646.00

Construction: \$5,639,250.00

Construction Contingency: \$542,725.00

Construction Interest: \$81,568.00

Relocation: \$272,360.00

Developer Fee: \$789,524.00

Legal Fees: \$73,000.00

Architect Fees: \$272,360.00

Other Costs: \$845,533.00

Reserves: \$154,400.00

Non-Housing:

TDC: \$10,434,366.00

TDC/Unit: \$163,036.97

Project Sources:

| Source / Program | Amount | % | Term | Committed |
|-------------------------------------|------------------------|---|-------|-----------|
| 1 City of Minneapolis <i>HRB</i> | \$3,860,000.00 | | | |
| 2 <i>Syndication Proceeds</i> | \$2,831,370.00 | | | |
| 3 MHFA <i>PARIF</i> | \$1,100,000.00 | | | 10/1/2003 |
| 4 MCDA <i>Existing Financing</i> | \$694,000.00 | | | 7/1/1991 |
| 5 FHF <i>Existing Financing</i> | \$443,000.00 | | | 7/1/1991 |
| 6 CPED <i>AHTF</i> | \$188,000.00 | | | 12/1/2003 |
| 7 NRP <i>NRP</i> | \$188,000.00 | | | 1/1/2004 |
| 8 CPED <i>AHTF</i> | \$600,000.00 | | | |
| 9 FHLB | \$500,000.00 | | | |
| 10 CPED <i>Non Profit Admin</i> | \$30,000.00 | | Grant | 12/1/2003 |
| TDC: | \$10,434,370.00 | | | |

Financing Notes:

\$1,763,646.00 acquisition number comprised as follows:

\$202,637 Accrued Interest

\$60,000 GMHC Predev Loan

\$54,975 TCHDC

And existing debt as follows:

- \$316,534 HUD 1st Mtg (to be paid off at stabilization closing)
- \$292,500 FHF 2nd Mtg (due 6/1/2022)
- \$143,000 FHF 3rd Mtg (due 6/1/2022)
- \$604,000 MCDA Mtg (due 7/1/2024)
- \$90,000 MCDA Mtg (due 7/1/2024)



| Project Status | |
|----------------|--------------------------|
| Proposed: | 7/3/2002 |
| 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: | Double Flats |
| Main Address: | 211 W 38th St |
| Project Aliases: | |
| Additional Addresses: | 2813 Pillsbury |
| Ward: | 6 |
| Neighborhood: | Whittier |

| Housing Production and Affordability | | | | | | | | | |
|--------------------------------------|-----------|------------|--------------------|-----------|----------|----------|----------|----------|-----|
| UNIT COMPOSITION | UNIT | QTY | UNIT AFFORDABILITY | UNIT | <30% | <50% | <60% | <80% | MKT |
| | 0BR | 1 | | 0BR | 0 | 1 | 0 | 0 | 0 |
| 1BR | 0 | 1BR | 0 | 0 | 0 | 0 | 0 | 0 | |
| 2BR | 1 | 2BR | 0 | 1 | 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 | 11 | TOT | 0 | 11 | 0 | 0 | 0 | 0 | |

Shelter Units: + Conversion Units:
 Section 8:

| Project Activity |
|--|
| <input type="checkbox"/> New Construction |
| <input checked="" type="checkbox"/> Rehabilitation |
| <input checked="" type="checkbox"/> Stabilization |
| <input type="checkbox"/> Preservation |
| Year Built: 1960/1963 |

| 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 |

GENERAL INFORMATION

Eleven units located in two separate buildings in the Whittier neighborhood. With approved funding, PPL will step in as the general partner and replace Community Development Advocates (an affiliate of NEF). PPL is acting presently as property manager and has stepped in. CDA is based in Chicago and the limited partners asked PPL to step in as GP to replace CDA. Transfer of partnership interest will occur when funds are awarded. Rents are affordable to families earning 50% of the area median income. Three-bedroom units are 1,305 s.f.

Partnership: Double Flats LP

Developer:

Project for Pride in Living
 2516 Chicago Ave
 Minneapolis, MN 55404-
 Phone: (612) 874-8511 ext-
 Fax: (612) 874-6444

Owner:

Community Development Advocates, Inc.
 120 S Riverside Plaza Suite 1500
 Chicago, IL 60611-
 Phone: (312) 697-6186 ext-
 Fax:

Contact Information:

Consultant:

Contractor:

To Be Determined
 ,
 Phone: ext-
 Fax:

Architect:

Blumentals Architecture Inc.
 6235 Earle Brown Dr D-Barn
 Brooklyn Center, MN 55430-
 Phone: (763) 561-5757 ext-
 Fax: (763) 561-2914
 info@blumentals.com

Property Manager:

Project for Pride in Living
 Phone: (612) 874-8511 ext-
 Fax: (612) 874-6444

Support Services:

Project for Pride in Living
 Phone: (612) 874-8511 ext-
 Fax: (612) 874-6444

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@mca.org

CPED Legal:

CPED Support Coordinator

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

CPED Rehab:

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

MPLS Affirmative Action



| Project Status | |
|----------------|--------------------------|
| Proposed: | 7/3/2002 |
| 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: | Double Flats |
| Main Address: | 211 W 38th St |
| Project Aliases: | |
| Additional Addresses: | 2813 Pillsbury |
| 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: | 1960/1963 |

| 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 | 1 | | 0BR | 0 | 1 | 0 | 0 | 0 |
| 1BR | 0 | 1BR | 0 | 0 | 0 | 0 | 0 | 0 | |
| 2BR | 1 | 2BR | 0 | 1 | 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 | 11 | TOT | 0 | 11 | 0 | 0 | 0 | 0 | |

Shelter Units: + Conversion Units:

Section 8:

USES AND SOURCES

| Project Uses: | |
|---------------------------|--------------|
| Land: | \$0.00 |
| Construction: | \$486,935.00 |
| Construction Contingency: | \$30,987.00 |
| Construction Interest: | |
| Relocation: | \$3,000.00 |
| Developer Fee: | \$35,000.00 |
| Legal Fees: | \$15,000.00 |
| Architect Fees: | \$30,000.00 |
| Other Costs: | \$8,650.00 |
| Reserves: | |
| Non-Housing: | |
| TDC: | \$609,572.00 |
| TDC/Unit: | \$55,415.64 |

| Project Sources: | | | | |
|---------------------------------|--------------|---|------|-----------|
| Source / Program | Amount | % | Term | Committed |
| MCDA <i>Non Profit Admin</i> | \$20,000.00 | | | |
| MCDA <i>AHTF</i> | \$589,572.00 | | | |
| TDC: | \$609,572.00 | | | |

| Financing Notes: | |
|------------------|--|
| | |



| Project Status | |
|----------------|--------------------------|
| Proposed: | 3/5/2004 |
| 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: | Elliot Park Commons |
| Main Address: | 610 E 15th St (previously 610 E 15th St) |
| Project Aliases: | |
| Additional Addresses: | |
| Ward: | 7 |
| Neighborhood: | Elliot Park |

| Project Activity | |
|--|------|
| <input type="checkbox"/> New Construction | |
| <input checked="" type="checkbox"/> Rehabilitation | |
| <input checked="" type="checkbox"/> Stabilization | |
| <input checked="" type="checkbox"/> Preservation | |
| Year Built: | 1916 |

| Development | |
|--|--|
| <input checked="" type="radio"/> Apartment/Condo | |
| <input type="radio"/> Townhome | |
| <input type="radio"/> Coop | |
| <input type="radio"/> Shelter | |
| <input type="radio"/> Transitional | |
| <input type="radio"/> Scattered Site/Other | |

| Household | |
|---|--|
| <input type="checkbox"/> General | |
| <input type="checkbox"/> Family w/Children | |
| <input type="checkbox"/> Senior | |
| <input checked="" type="checkbox"/> Single | |
| <input checked="" 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 | 24 | 24 | 1BR | 24 | 0 | 0 | 0 | 0 | 0 |
| 2BR | 1 | 1 | 2BR | 1 | 0 | 0 | 0 | 0 | 0 |
| 3BR | 0 | 0 | 3BR | 0 | 0 | 0 | 0 | 0 | 0 |
| 4+BR | 0 | 0 | 4+BR | 0 | 0 | 0 | 0 | 0 | 0 |
| TOT | 25 | 25 | TOT | 25 | 0 | 0 | 0 | 0 | 0 |

Shelter Units: + Conversion Units:

Section 8:

GENERAL INFORMATION

The acquisition/ rehab/ preservation of Elliot Park Commons is a preemptive response to the threat of losing project based Section 8 housing for developmentally disabled adults in Minneapolis. Currently, there is a project based Section 8/ Mod Rehab HAP contract in place for all 25 units in the building, with 80%, 20 units, committed to housing mentally disabled persons. However, the building is within two years of fulfilling all of its original contracts and commitments, and the current owners will sell the building.

HUD Section 8/Mod Rehab buildings are specifically excluded from being eligible for Section 42 tax credits. In order to be eligible for tax credits, notice of the intent to cancel the existing HAP contract would have to be given. Given the targeted population and the location of the building, a new project-based assistance contract for 100% of the units is unlikely. Consequently, other sources of funding are needed to acquire and rehab the building, with no amortizing debt.

Through this acquisition/ rehabilitation, PPL seeks to preserve quality housing options for developmentally disabled adults in close proximity where they can easily find work, access health care and county services, transit, libraries and other services.

| | | | |
|--|--|--|--|
| Partnership: PPL Elliot Park LLC | | Contact Information: | |
| Developer: Barbara McCormick Project for Pride In Living 2516 Chicago Ave S Minneapolis, MN 55404 Phone: (612) 874-8512 ext- Fax: (612) 872-8995 barbara.mccormick@ppl-inc.org | | Owner: Barbara McCormick Project for Pride In Living 2516 Chicago Ave S Minneapolis, MN 55404 Phone: (612) 874-8512 ext- Fax: (612) 872-8995 barbara.mccormick@ppl-inc.org | |
| Contractor: To Be Determined Phone: ext- Fax: | | Architect: Blumentals Architecture Inc. 6235 Earle Brown Dr D-Barn Brooklyn Center, MN 55430- Phone: (763) 561-5757 ext- Fax: (763) 561-2914 info@blumentals.com | |
| CPED Coordinator: Bernadette Lynch CPED 105 5th Ave S Suite 200 Minneapolis, MN 55401- Phone: (612) 673-5236 ext- Fax: (612) 673-5259 bernadette.lynch@mcda.org | | CPED Legal: | |
| | | CPED Support Coordinator: Scott Ehrenberg Phone: (612) 673-5067 ext- Fax: (612) 673-5259 | |
| | | Property Manager: Project for Pride in Living Phone: (612) 874-3309 ext- Fax: | |
| | | Support Services: Project for Pride In Living Phone: (612) 813-3222 ext- Fax: (612) 874-8944 | |
| | | CPED Rehab: Kathleen Murphy Phone: (612) 673-5275 ext- Fax: (612) 673-5207 | |
| | | MPLS Affirmative Action | |



| Project Status | |
|----------------|--------------------------|
| Proposed: | 3/5/2004 |
| 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: | Elliot Park Commons |
| Main Address: | 610 E 15th St (previously 610 E 15th St) |
| Project Aliases: | |
| Additional Addresses: | |
| Ward: 7 | Neighborhood: Elliot Park |

| Project Activity | |
|--|------|
| <input type="checkbox"/> New Construction | |
| <input checked="" type="checkbox"/> Rehabilitation | |
| <input checked="" type="checkbox"/> Stabilization | |
| <input checked="" type="checkbox"/> Preservation | |
| Year Built: | 1916 |

| Development | |
|--|--|
| <input checked="" type="radio"/> Apartment/Condo | |
| <input type="radio"/> Townhome | |
| <input type="radio"/> Coop | |
| <input type="radio"/> Shelter | |
| <input type="radio"/> Transitional | |
| <input type="radio"/> Scattered Site/Other | |

| Household | |
|---|--|
| <input type="checkbox"/> General | |
| <input type="checkbox"/> Family w/Children | |
| <input type="checkbox"/> Senior | |
| <input checked="" type="checkbox"/> Single | |
| <input checked="" 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 |
| 1BR | 24 | | 1BR | 24 | 0 | 0 | 0 | 0 | 0 |
| 2BR | 1 | | 2BR | 1 | 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 | 25 | | TOT | 25 | 0 | 0 | 0 | 0 | 0 |

Shelter Units: + Conversion Units:

Section 8:

USES AND SOURCES

| Project Uses: | |
|---------------------------|----------------|
| Land: | \$903,000.00 |
| Construction: | \$1,541,037.00 |
| Construction Contingency: | \$0.00 |
| Construction Interest: | \$0.00 |
| Relocation: | \$0.00 |
| Developer Fee: | \$250,000.00 |
| Legal Fees: | \$0.00 |
| Architect Fees: | \$45,000.00 |
| Other Costs: | \$49,500.00 |
| Reserves: | \$305,700.00 |
| Non-Housing: | \$0.00 |
| TDC: | \$3,094,237.00 |
| TDC/Unit: | \$123,769.00 |

| Project Sources: | | | | |
|--------------------------|-----------------------|-------|----------------------|-----------|
| Source / Program | Amount | % | Term | Committed |
| MHFA | \$1,235,000.00 | 1.00% | 30 years Deferred | |
| Hennepin County AHIF | \$500,000.00 | 1.00% | 30 years Deferred | |
| FHLB AHP | \$125,000.00 | | Grant | |
| CPED Non Profit Admin | \$30,000.00 | | Grant | |
| CPED AHTF | \$1,204,237.00 | 1.00% | 30 years Deferred | |
| TDC: | \$3,094,237.00 | | | |

| Financing Notes: | |
|------------------|--|
| | |



| Project Status | |
|----------------|-------------------------------------|
| Proposed: | 12/31/2001 |
| Approved: | <input checked="" type="checkbox"/> |
| Closed: | 1/30/2003 |
| Complete: | 12/15/2003 |

| 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 I) |
| Main Address: | 613 E Franklin |
| Project Aliases: | Children's Village Center |
| Additional Addresses: | 2108 Oakland Ave, 612 - 614 E 22nd St |
| 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: | 2003 |

| 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 | 9 | 1BR | 0 | 9 | 0 | 0 | 0 | 0 | |
| 2BR | 18 | 2BR | 18 | 0 | 0 | 0 | 0 | 0 | |
| 3BR | 9 | 3BR | 5 | 4 | 0 | 0 | 0 | 0 | |
| 4+BR | 0 | 4+BR | 0 | 0 | 0 | 0 | 0 | 0 | |
| TOT | 36 | TOT | 23 | 13 | 0 | 0 | 0 | 0 | |

Shelter Units: + Conversion Units:

Section 8:

GENERAL INFORMATION

Franklin-Portland Gateway Phase I consists of Children's Village Center, a four story multi-use, mixed income project on the SE corner of Franklin and Portland Avenue and Hope Community Court, located within the Hope Block. The project adds 36 units of affordable rental units to North Phillips and demonstrates a diverse mix of building types, unit sizes and prices. The Children's Village Center offers 30 affordable (30% - 50% AMI) rental units and commercial (Hope Community Offices) and gathering space at street level. Hope Community Court will be a cluster development that features 6 affordable rental and homeownership row-houses and carriage houses. Gateway Phase I is part of a larger phased development that will fill in the three intersections at Franklin and Portland Avenues with mixed use, mixed income developments. The project will require Phase I environmental testing on vacant buildings/parcels on the site. The site was also home to two gas stations which will require subsurface assessment of the whole site. Approximate cost is \$60,000. There are also 4 ownership units with three bedrooms each.

CCHT is co-developer on this project.

Partnership: Franklin-Portland Gateway Phase I LP

Developer:

Deanna Foster
 Hope Community, Inc.
 2101 Portland Ave S
 Minneapolis, MN 55404-
 Phone: (612) 874-8867 ext- x-105
 Fax:
 dfoster@hope-community.org

Owner:

Deanna Foster
 Hope Community, Inc.
 2101 Portland Ave S
 Minneapolis, MN 55404-
 Phone: (612) 874-8867 ext- x-105
 Fax:
 dfoster@hope-community.org

Contact Information:

Consultant:

Contractor:

RJM Construction
 5455 Hwy 169
 Plymouth, MN 55442-
 Phone: (763) 383-7600 ext-
 Fax: (763) 383-7601

Architect:

AmerINDIAN Architecture, Inc.
 475 Cleveland Ave N
 Saint Paul, MN 55104-
 Phone: (651) 644-1586 ext-
 Fax:

Property Manager:

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

Support Services:

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

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@mca.org

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:

Jay Iacarella
 Phone: (612) 673-5249 ext-
 Fax: (612) 673-5207

MPLS Affirmative Action

Shirley Wilcox
 Phone: (612) 673-3810 ext-
 Fax: (612) 673-2599



| Project Status | |
|----------------|-------------------------------------|
| Proposed: | 7/3/2002 |
| 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: | Franklin Gateway (Phase IIA) Jourdain |
| Main Address: | 2000-12 Portland Ave |
| Project Aliases: | |
| Additional Addresses: | |
| 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 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 | 12 | | 0BR | 0 | 6 | 0 | 0 | 0 |
| 1BR | 2 | 1BR | 0 | 0 | 0 | 0 | 0 | 2 | |
| 2BR | 18 | 2BR | 0 | 3 | 6 | 0 | 0 | 9 | |
| 3BR | 9 | 3BR | 0 | 0 | 9 | 0 | 0 | 0 | |
| 4+BR | 0 | 4+BR | 0 | 0 | 0 | 0 | 0 | 0 | |
| TOT | 41 | TOT | 0 | 9 | 15 | 0 | 0 | 17 | |

Shelter Units: + Conversion Units:

Section 8:

GENERAL INFORMATION

Phase II, The Jourdain, includes 4,000 s.f. that will house a mini-market grocery store and office space (retail will be neighborhood scale).

Affordable townhome-style studios and 2 and 3 BR family units as well as market rate studios and 2 BR units. There will be laundry facilities in the family units, adequate storage space, kitchens and dining areas. All resident parking is provided via a below-grade parking garage.

The Jourdain is a mixed-income, mixed-use project designed to provide pedestrian and family friendly places to work and live.

Partnership: Franklin-Portland Gateway Phase II LP

Developer:
 Marcia Cartwright
 Hope Community, Inc.
 2101 Portland Ave S
 Minneapolis, MN 55404-
 Phone: (612) 874-8867 ext x-209
 Fax: (612) 874-8650
 mcartwright@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:
 To Be Determined
 ,
 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:

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@mca.org

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:
 Jay Iacarella
 Phone: (612) 673-5249 ext-
 Fax: (612) 673-5207

MPLS Affirmative Action



| Project Status | |
|----------------|-------------------------------------|
| Proposed: | 7/3/2002 |
| 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: | Franklin Gateway (Phase IIA) Jourdain |
| Main Address: | 2000-12 Portland Ave |
| Project Aliases: | |
| Additional Addresses: | |
| 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 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 | 12 | | 0BR | 0 | 6 | 0 | 0 | 0 |
| 1BR | 2 | 1BR | 0 | 0 | 0 | 0 | 0 | 2 | |
| 2BR | 18 | 2BR | 0 | 3 | 6 | 0 | 0 | 9 | |
| 3BR | 9 | 3BR | 0 | 0 | 9 | 0 | 0 | 0 | |
| 4+BR | 0 | 4+BR | 0 | 0 | 0 | 0 | 0 | 0 | |
| TOT | 41 | TOT | 0 | 9 | 15 | 0 | 0 | 17 | |

Shelter Units: + Conversion Units:

Section 8:

USES AND SOURCES

| Project Uses: | |
|---------------------------|----------------|
| Land: | \$542,898.00 |
| Construction: | \$4,946,792.00 |
| Construction Contingency: | \$223,434.00 |
| Construction Interest: | \$81,052.00 |
| Relocation: | |
| Developer Fee: | \$909,666.00 |
| Legal Fees: | \$73,895.00 |
| Architect Fees: | \$272,976.00 |
| Other Costs: | \$535,943.00 |
| Reserves: | \$75,000.00 |
| Non-Housing: | \$601,130.00 |
| TDC: | \$8,262,786.00 |
| TDC/Unit: | \$201,532.00 |

| Project Sources: | | | | |
|--|----------------|-------|-------|------------|
| Source / Program | Amount | % | Term | Committed |
| Hennepin County <i>ERF</i> | \$10,000.00 | | | 2/6/2003 |
| CPED <i>Non Profit Admin</i> | \$30,000.00 | 0.00% | Grant | 12/17/2002 |
| CCHT <i>Def Dev Fee</i> | \$200,000.00 | | | 12/30/2002 |
| City of Minneapolis <i>EZ (Commercial Corridor)</i> | \$170,000.00 | | | |
| Hennepin County <i>AHIF</i> | \$350,000.00 | | | |
| FHLB | \$100,623.00 | | | |
| MHFA <i>Challenge</i> | \$300,000.00 | | | |
| CPED <i>AHTF</i> | \$300,000.00 | | | |
| <i>Syndication Proceeds</i> | \$2,747,000.00 | | | 4/1/2004 |
| FHF | \$200,000.00 | | | 4/1/2004 |
| Glaser Financial <i>1st Mortgage</i> | \$3,010,163.00 | 6.25% | | 2/5/2004 |
| Met Council <i>LCDA</i> | \$500,000.00 | 0.00% | | 12/17/2002 |
| CPED <i>MF Rental Program</i> | \$345,000.00 | | | 12/17/2002 |
| TDC: | \$8,262,786.00 | | | |

| Financing Notes: | |
|---|--|
| TDC per unit is \$186,870 without Non-Housing | |



| Project Status | |
|----------------|-------------------------------------|
| Proposed: | 12/31/2001 |
| Approved: | <input checked="" 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: | Indian Neighborhood Club | | |
| Main Address: | 1805 Portland Ave S | | |
| Project Aliases: | | | |
| Additional Addresses: | | | |
| Ward: | 6 | Neighborhood: | Phillips |

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

| Development | |
|--|--|
| <input checked="" type="radio"/> Apartment/Condo | |
| <input type="radio"/> Townhome | |
| <input type="radio"/> Coop | |
| <input type="radio"/> Shelter | |
| <input type="radio"/> Transitional | |
| <input type="radio"/> Scattered Site/Other | |

| Household | |
|---|--|
| <input type="checkbox"/> General | |
| <input type="checkbox"/> Family w/Children | |
| <input type="checkbox"/> Senior | |
| <input checked="" type="checkbox"/> Single | |
| <input checked="" 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 | 16 | | 0BR | 15 | 0 | 0 | 1 | 0 |
| | 1BR | 0 | | 1BR | 0 | 0 | 0 | 0 | 0 |
| | 2BR | 0 | | 2BR | 0 | 0 | 0 | 0 | 0 |
| | 3BR | 0 | | 3BR | 0 | 0 | 0 | 0 | 0 |
| 4+BR | 0 | 4+BR | 0 | 0 | 0 | 0 | 0 | | |
| TOT | 16 | TOT | 15 | 0 | 0 | 1 | 0 | | |
| Shelter Units: | | 16 | + Conversion Units: | | | | | | |
| Section 8: | | | | | | | | | |

GENERAL INFORMATION

Indian Neighborhood Club on Alcohol and Drugs (INC) is a non-profit organization operating a lodging facility without public assistance since 1974 at 1805 Portland Ave S. During this time, INC has provided permanent supportive housing for Native American adults who are recovering from substance abuse. Their existing facility consists of 7 bedrooms housing 16 residents, creating extremely overcrowded conditions for their residents. To alleviate this situation and still continue providing supportive services, INC is proposing to add a two-story addition to their existing building with a full basement and exterior handicap ramp. This addition will create six new bedrooms, curtail basement water problems, create new office space, restore front porch and improve the parking lot. Upon completion, the project will have 12 single bedrooms and two double bedrooms to accommodate 16 single men. Supportive services provided to residents and operating expenses are paid from the rents collected.

Partnership:

Developer:
 Gregory LaFontaine
 Indian Neighborhood Club
 1805 Portland Ave S
 Minneapolis, MN 55404
 Phone: (612) 871-7412 ext-
 Fax: (612) 874-8798

Owner:
 Indian Neighborhood Club
 1805 Portland
 Minneapolis, MN 55404-
 Phone: (612) 871-7412 ext-
 Fax:

Contact Information:

Consultant:
 Herb Frey
 Alliance Housing Incorporated
 118 E 26th St., #202
 Minneapolis, MN 55404-
 Phone: (612) 874-0311 ext-
 Fax: (612) 874-0313
 hfrey@ststephensmpls.org

Contractor:
 Jerry Flannery
 Flannery Construction
 351 Kellogg Blvd
 Saint Paul, MN 55101-1411
 Phone: (651) 225-1105 ext-
 Fax:

Architect:
 Bob Lunning
 Hokanson/Lunning/Wende Assoc.
 275 E 4th St Suite 620
 Saint Paul, MN 55101-
 Phone: (651) 221-0915 ext- x-12
 Fax:
 bob@hlwai.com

Property Manager:
 Indian Neighborhood Club
 Phone: (612) 871-7412 ext-
 Fax:

Support Services:
 Indian Neighborhood Club
 Phone: (612) 871-7412 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@mcdca.org

CPED Legal:
 Gary Winter
 Phone: (612) 673-5132 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
 Eddie Calderon
 Phone: (612) 673-2697 ext-
 Fax: (612) 673-2599

CPED MULTIFAMILY HOUSING DEPARTMENT
Affordable Housing Inventory Project Data Worksheet



| Project Status | |
|----------------|-------------------------------------|
| Proposed: | 12/31/2001 |
| 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: | Indian Neighborhood Club |
| Main Address: | 1805 Portland Ave S |
| Project Aliases: | |
| Additional Addresses: | |
| Ward: 6 | Neighborhood: Phillips |

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

| Development |
|--|
| <input checked="" type="radio"/> Apartment/Condo |
| <input type="radio"/> Townhome |
| <input type="radio"/> Coop |
| <input type="radio"/> Shelter |
| <input type="radio"/> Transitional |
| <input type="radio"/> Scattered Site/Other |

| Household |
|---|
| <input type="checkbox"/> General |
| <input type="checkbox"/> Family w/Children |
| <input type="checkbox"/> Senior |
| <input checked="" type="checkbox"/> Single |
| <input checked="" 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 | 16 | | 0BR | 15 | 0 | 0 | 1 | 0 |
| 1BR | 0 | 1BR | 0 | 0 | 0 | 0 | 0 | | |
| 2BR | 0 | 2BR | 0 | 0 | 0 | 0 | 0 | | |
| 3BR | 0 | 3BR | 0 | 0 | 0 | 0 | 0 | | |
| 4+BR | 0 | 4+BR | 0 | 0 | 0 | 0 | 0 | | |
| TOT | 16 | TOT | 15 | 0 | 0 | 1 | 0 | | |

Shelter Units: 16 + Conversion Units: _____
 Section 8: _____

USES AND SOURCES

| Project Uses: | |
|---------------------------|--------------|
| Land: | \$0.00 |
| Construction: | \$476,100.00 |
| Construction Contingency: | \$24,000.00 |
| Construction Interest: | |
| Relocation: | |
| Developer Fee: | \$10,000.00 |
| Legal Fees: | \$3,000.00 |
| Architect Fees: | \$32,000.00 |
| Other Costs: | \$49,500.00 |
| Reserves: | |
| Non-Housing: | \$33,000.00 |
| TDC: | \$627,600.00 |
| TDC/Unit: | \$44,114.00 |

| Project Sources: | | | | |
|---|--------------|---|------|------------|
| Source / Program | Amount | % | Term | Committed |
| Phillips Foundation <i>Charitable Contribution</i> | \$25,000.00 | | | 7/21/2003 |
| Bremer Foundation <i>Charitable Contribution</i> | \$50,000.00 | | | 7/16/2003 |
| CPED <i>Non Profit Admin</i> | \$10,000.00 | | | |
| CPED <i>AHTF</i> | \$107,500.00 | | | |
| Bush Foundation <i>Charitable Contribution</i> | \$33,000.00 | | | |
| Open Your Heart <i>Charitable Contribution</i> | \$18,395.00 | | | 12/15/2003 |
| Hennepin County <i>AHIF</i> | \$50,000.00 | | | 1/30/2003 |
| MHFA | \$110,000.00 | | | 11/26/2001 |
| MHFA <i>UIHP</i> | \$110,000.00 | | | 11/26/2001 |
| CPED <i>AHTF (Levy)</i> | \$113,705.00 | | | 11/14/2002 |
| TDC: | \$627,600.00 | | | |

Financing Notes:
 Bush Foundation funds to pay off existing mortgage balance.

CPED MULTIFAMILY HOUSING DEPARTMENT
Affordable Housing Inventory Project Data Worksheet



Project Status

Proposed: 12/31/2001

Approved:

Closed:

Complete:

Impaction

Non-Impacted

Impacted

Occupancy

Rental

Ownership

Project Name: Marshall River Run

Main Address: 1424 Marshall St NE

Project Aliases:

Additional Addresses: 1448 Marshall St NE

Ward: 3 Neighborhood: Sheridan

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 | UNIT | <30% | <50% | <60% | <80% | MKT |
|------------------|-----------|------------|--------------------|----------|-----------|----------|-----------|------|-----|
| | 0BR | 0 | | 0BR | 0 | 0 | 0 | 0 | 0 |
| 1BR | 9 | 1BR | 0 | 3 | 6 | 0 | 0 | 0 | |
| 2BR | 48 | 2BR | 0 | 0 | 48 | 0 | 0 | 0 | |
| 3BR | 28 | 3BR | 16 | 0 | 1 | 0 | 11 | | |
| 4+BR | 0 | 4+BR | 0 | 0 | 0 | 0 | 0 | | |
| TOT | 85 | TOT | 16 | 3 | 55 | 0 | 11 | | |

Shelter Units: _____ + Conversion Units: _____

Section 8: 16

GENERAL INFORMATION

Construction of a 74-unit rental apartment building and 11 ownership townhomes at 1424-1448 Marshall St NE on a site that is currently industrial and requires pollution clean-up. A TIF pay-as-you-go note of approximately \$1.5 million will be an additional resource for payments on the HRBs on the rental component of the project.

Partnership: Marshall River Run LP

Developer:
 Elizabeth Flannery
 Sherman Associates, Inc.
 233 Park Ave Suite 201
 Minneapolis, MN 55415-
 Phone: (612) 332-5000 ext-
 Fax: (612) 332-8119

Owner:
 George Sherman
 Sherman Associates, Inc.
 233 Park Ave Suite 201
 Minneapolis, MN 55415-
 Phone: (612) 332-3000 ext- x-125
 Fax: (612) 332-8119

Contact Information:

Consultant:

Phone: _____ ext- _____
 Fax: _____

Contractor:

Architect:
 Jill Kranz
 Ellness, Swenson, Graham Architects Inc.
 700 3rd St S
 Minneapolis, MN 55415-
 Phone: (612) 373-4620 ext-
 Fax: (612) 339-5382

Property Manager:
 Sherman Associates, Inc.
 Phone: (612) 332-3000 ext- x-125
 Fax: (612) 332-8119

Support Services:

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@mcda.org

CPED Legal:
 Nikki Newman
 Phone: (612) 673-5273 ext-
 Fax: (612) 673-5112

CPED Support Coordinator

CPED Rehab:
 Jay Iacarella
 Phone: (612) 673-5249 ext-
 Fax: (612) 673-5207

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

CPED MULTIFAMILY HOUSING DEPARTMENT
Affordable Housing Inventory Project Data Worksheet



Project Status

Proposed: 12/31/2001

Approved:

Closed:

Complete:

Impaction

Non-Impacted

Impacted

Occupancy

Rental

Ownership

Project Name: Marshall River Run

Main Address: 1424 Marshall St NE

Project Aliases:

Additional Addresses: 1448 Marshall St NE

Ward: 3 Neighborhood: Sheridan

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 | 9 | 9 | 0 | 3 | 6 | 0 | 0 |
| 2BR | 48 | 48 | 0 | 0 | 48 | 0 | 0 |
| 3BR | 28 | 28 | 16 | 0 | 1 | 0 | 11 |
| 4+BR | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| TOT | 85 | 85 | 16 | 3 | 55 | 0 | 11 |

Shelter Units: _____ + Conversion Units: _____

Section 8: 16

USES AND SOURCES

Project Uses:

Land: \$900,000.00

Construction: \$7,045,000.00

Construction Contingency: \$257,700.00

Construction Interest: \$248,646.00

Relocation: \$30,000.00

Developer Fee: \$1,100,000.00

Legal Fees: \$180,000.00

Architect Fees: \$390,000.00

Other Costs: \$1,432,110.00

Reserves: \$100,000.00

Non-Housing: \$0.00

TDC: \$11,683,546.00

TDC/Unit: \$157,885.00

Project Sources:

| Source / Program | Amount | % | Term | Committed |
|--|------------------------|---|------|-----------|
| 1 City of Minneapolis <i>HRB</i> | \$6,535,200.00 | | | 4/30/2004 |
| 2 City of Minneapolis <i>HRB (TIF)</i> | \$1,464,800.00 | | | 4/30/2004 |
| 3 <i>Syndication Proceeds</i> | \$2,169,456.00 | | | |
| 4 CPED <i>AHTF</i> | \$850,000.00 | | | |
| 5 DEED (State) / Met Council / County / | \$300,000.00 | | | |
| 6 FHF | \$200,000.00 | | | 4/23/2004 |
| 7 Other <i>(County / NRP / Developer)</i> | \$164,000.00 | | | |
| TDC: | \$11,683,456.00 | | | |

Financing Notes:

Sources and Uses for the 74-unit rental project only. There will also be 11 ownership townhomes that will sell for approximately \$250,000.



| Project Status | |
|----------------|-------------------------------------|
| Proposed: | 12/31/2001 |
| 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: | Many Rivers West |
| Main Address: | 1400 E Franklin |
| Project Aliases: | |
| Additional Addresses: | 1404-10 E Franklin Ave, 1915, 1921 14th Ave S |
| Ward: | 6 |
| Neighborhood: | Ventura Village |

| 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 | | 0 | 0 | 0 | 0 | 0 | 0 |
| 1BR | 6 | 6 | 1BR | 0 | 4 | 0 | 0 | 0 | |
| 2BR | 6 | 6 | 2BR | 0 | 4 | 0 | 0 | 2 | |
| 3BR | 14 | 14 | 3BR | 3 | 0 | 8 | 0 | 2 | |
| 4+BR | 0 | 0 | 4+BR | 0 | 0 | 0 | 0 | 3 | |
| TOT | 26 | 26 | TOT | 3 | 8 | 8 | 0 | 7 | |

Shelter Units: + Conversion Units:

Section 8:

GENERAL INFORMATION

Many Rivers West is the 2nd phase of the Many Rivers project and consists of 26 housing units and approximately 5,500 sf of commercial space.

Partnership:

Developer:

Gordon Thayer
 American Indian Housing Corporation
 1600 E 19th St
 Minneapolis, MN 55404
 Phone: (612) 813-1610 ext-
 Fax: (612) 813-1612

Owner:

Gordon Thayer
 American Indian Housing Corporation
 1600 E 19th St
 Minneapolis, MN 55404
 Phone: (612) 813-1610 ext-
 Fax: (612) 813-1612

Contact Information:

Consultant:

Lisa Kugler

 4737 Garfield Ave S
 Minneapolis, MN 55409-
 Phone: (612) 827-2189 ext-
 Fax: (612) 824-8672
 lisakugler@aol.com

Contractor:

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

Architect:

Larry Opelt
 DJR Architecture, Inc.
 212 2nd St SE Suite 314
 Minneapolis, MN 55414-
 Phone: (612) 362-0431 ext-
 Fax: (612) 676-2796

Property Manager:

Support Services:

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@mcda.org

CPED Legal:

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

CPED Support Coordinator

CPED Rehab:

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

MPLS Affirmative Action

Shirley Wilcox
 Phone: (612) 673-3810 ext-
 Fax: (612) 673-2599



| Project Status | |
|----------------|-------------------------------------|
| Proposed: | 12/31/2001 |
| 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: | Many Rivers West |
| Main Address: | 1400 E Franklin |
| Project Aliases: | |
| Additional Addresses: | 1404-10 E Franklin Ave, 1915, 1921 14th Ave S |
| Ward: | 6 |
| Neighborhood: | Ventura Village |

| 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 | | 0 | 0 | 0 | 0 | 0 | 0 |
| 1BR | 6 | 6 | 0 | 4 | 0 | 0 | 0 | 0 | |
| 2BR | 6 | 6 | 0 | 4 | 0 | 0 | 0 | 2 | |
| 3BR | 14 | 14 | 3 | 0 | 8 | 0 | 0 | 2 | |
| 4+BR | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | |
| TOT | 26 | 26 | TOT | 3 | 8 | 8 | 0 | 7 | |

Shelter Units: + Conversion Units:

Section 8:

USES AND SOURCES

| Project Uses: | |
|---------------------------|----------------|
| Land: | \$462,955.00 |
| Construction: | \$3,494,629.00 |
| Construction Contingency: | \$135,300.00 |
| Construction Interest: | \$138,899.00 |
| Relocation: | |
| Developer Fee: | \$181,540.00 |
| Legal Fees: | \$102,616.00 |
| Architect Fees: | \$148,591.00 |
| Other Costs: | \$528,803.00 |
| Reserves: | \$174,357.00 |
| Non-Housing: | \$601,312.00 |
| TDC: | \$5,969,002.00 |
| TDC/Unit: | \$206,450.00 |

| Project Sources: | | | | | |
|-------------------------------------|----------------|-------|------------------------|-----------|------------|
| Source / Program | Amount | % | Term | Committed | |
| MHFA MARIF | \$450,000.00 | | | 3/11/2004 | |
| Hennepin County AHIF | \$224,400.00 | | | 3/11/2004 | |
| Syndication Proceeds | \$1,075,559.00 | | | | |
| City of Minneapolis AHTF | \$137,000.00 | | | | |
| City of Minneapolis HRB | \$2,563,500.00 | | | 4/16/2004 | |
| City of Minneapolis EZ | \$200,000.00 | | | 3/11/2004 | |
| Met Council LHIA | \$200,000.00 | | | 3/11/2004 | |
| CPED AHTF | \$781,543.00 | 1.00% | 11/28/2033 Deferred | 3/11/2004 | HD00000468 |
| City of Minneapolis TIF Mortgage | \$337,000.00 | | | 4/16/2004 | |
| TDC: | \$5,969,002.00 | | | | |

| Financing Notes: | |
|------------------|--|
| | |

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



| Project Status | |
|----------------|--------------------------|
| Proposed: | 4/12/2004 |
| 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: | Midtown Exchange (Sears) - Rental |
| Main Address: | 2929 Chicago Ave S |
| Project Aliases: | |
| Additional Addresses: | Sears |
| Ward: | 8 |
| Neighborhood: | Phillips |

| Project Activity | |
|--|------|
| <input checked="" type="checkbox"/> New Construction | |
| <input type="checkbox"/> Rehabilitation | |
| <input type="checkbox"/> Stabilization | |
| <input type="checkbox"/> Preservation | |
| Year Built: | 1928 |

| 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 type="checkbox"/> Single | |
| <input type="checkbox"/> Special Needs | |
| <input type="checkbox"/> Homeless | |

| Housing Production and Affordability | | | | | | | | | |
|--------------------------------------|------|-----|--------------------|------|------|------|------|------|-----|
| UNIT COMPOSITION | UNIT | QTY | UNIT AFFORDABILITY | UNIT | <30% | <50% | <60% | <80% | MKT |
| | 0BR | 6 | | 0 | 0 | 6 | 0 | 0 | 0 |
| 1BR | 128 | 0 | 28 | 79 | 0 | 21 | | | |
| 2BR | 87 | 0 | 27 | 37 | 0 | 23 | | | |
| 3BR | 0 | 0 | 0 | 0 | 0 | 0 | | | |
| 4+BR | 0 | 0 | 0 | 0 | 0 | 0 | | | |
| TOT | 221 | TOT | 0 | 61 | 116 | 0 | 44 | | |

Shelter Units: + Conversion Units:
Section 8:

GENERAL INFORMATION

221 affordable and market rate rental units (approximately 267,000 sf) on floors 2-8 of the historic 1928 Sears Tower. 60% of units @ 60% income and 55% rents; 20% of units @ 50% income and 50% rents; 20% of units with no income restrictions.

This rental project is one component of the adaptive reuse of the former Sears retail and catalog facility. After renovation, the 12-story historic building will have more than 1 million square feet of leasable space and include the Allina corporate headquarters, rental and ownership housing, commercial/retail space and a 100-plus room full service hotel.

| | | | |
|---|---|---|--|
| <u>Partnership:</u> | | <u>Contact Information:</u> | |
| <u>Developer:</u> | <u>Owner:</u> | <u>Consultant:</u> | |
| Sherman Associates, Inc. 1525 S 4th St Suite 201 Minneapolis, MN 55404- Phone:(612) 332-5000 ext- Fax:(612) 332-8119 | Sherman Associates, Inc. 1525 S 4th St Suite 201 Minneapolis, MN 55404- Phone:(612) 332-5000 ext- Fax:(612) 332-8119 | | |
| <u>Contractor:</u> | <u>Architect:</u> | <u>Property Manager:</u> | |
| | Ellness, Swenson, Graham Architects Inc. 700 3rd St S Minneapolis, MN 55415- Phone:(612) 339-5508 ext- Fax:(612) 339-5382 | Sherman Associates, Inc. Phone:(612) 332-5000 ext- Fax:(612) 332-8119 | |
| | | <u>Support Services:</u> | |
| <u>CPED Coordinator:</u> | <u>CPED Legal:</u> | <u>CPED Rehab:</u> | |
| Kevin Dockry CPED 105 5th Ave S Suite 200 Minneapolis, MN 55401- Phone:(612) 673-5075 ext- Fax:(612) 673-5259 kevin.dockry@mcda.org | Nikki Newman Phone:(612) 673-5273 ext- Fax:(612) 673-5112 | Jay Iacarella Phone:(612) 673-5249 ext- Fax:(612) 673-5207 | |
| | <u>CPED Support Coordinator</u> | <u>MPLS Affirmative Action</u> | |
| | Connie Green Phone:(612) 673-5234 ext- Fax:(612) 673-5259 | | |



| Project Status | |
|----------------|--------------------------|
| Proposed: | 2/7/2002 |
| 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: | Ripley Gardens |
| Main Address: | 300 Queen Ave N |
| Project Aliases: | Queen Care Center |
| Additional Addresses: | |
| Ward: | 5 |
| Neighborhood: | Harrison |

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

| Development | |
|--|--|
| <input checked="" type="radio"/> Apartment/Condo | |
| <input type="radio"/> Townhome | |
| <input type="radio"/> Coop | |
| <input type="radio"/> Shelter | |
| <input type="radio"/> Transitional | |
| <input type="radio"/> Scattered Site/Other | |

| Household | |
|--|--|
| <input type="checkbox"/> General | |
| <input type="checkbox"/> Family w/Children | |
| <input type="checkbox"/> Senior | |
| <input type="checkbox"/> Single | |
| <input type="checkbox"/> Special Needs | |
| <input type="checkbox"/> Homeless | |

| Housing Production and Affordability | | | | | | | | | |
|--------------------------------------|-----------|------------|--------------------|-----------|----------|----------|----------|-----------|-----|
| UNIT COMPOSITION | UNIT | QTY | UNIT AFFORDABILITY | UNIT | <30% | <50% | <60% | <80% | MKT |
| | 0BR | 6 | | 0BR | 6 | 0 | 0 | 0 | 0 |
| 1BR | 8 | 1BR | 0 | 0 | 0 | 0 | 0 | 8 | |
| 2BR | 30 | 2BR | 0 | 15 | 0 | 0 | 0 | 15 | |
| 3BR | 6 | 3BR | 0 | 6 | 0 | 0 | 0 | 0 | |
| 4+BR | 0 | 4+BR | 0 | 0 | 0 | 0 | 0 | 0 | |
| TOT | 50 | TOT | 6 | 21 | 0 | 0 | 0 | 23 | |

Shelter Units: + Conversion Units: 30
 Section 8:

GENERAL INFORMATION

CCHT proposes to redevelop the historic Ripley Maternity Hospital site to create a mixed-use, mixed-income housing development containing rental and home ownership opportunities for households at very-low, low, moderate, and median income levels. In addition to the renovations of the three existing buildings into housing and community space, it is the intention of CCHT to add to the site three new buildings containing rental and homeownership units that will enhance and reflect the existing structures. There will be approximately 62 total units, with roughly 50 rental units and 12 owner occupied units. Finally, there will be one small commercial retail space of approximately 1,600 SF that will accommodate a neighborhood scale commercial business that will complement the Harrison Neighborhood Main Street Plan along Glenwood Avenue.

| | | | | | |
|--|--|--|--|--|--|
| Partnership: Developer: Gina Ciganik CCHT 1625 Park Avenue Minneapolis, MN 55404- Phone: (612) 341-3148 ext x-204 Fax: gciganik@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: LHB Engineers & Architects 250 3rd Ave N Suite 450 Minneapolis, MN 55401- Phone: ext- Fax: | | Property Manager: To Be Determined Phone: 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@mca.org | | CPED Legal: CPED Support Coordinator Connie Green Phone: (612) 673-5234 ext- Fax: (612) 673-5259 | | CPED Rehab: Dalene Lenneman Phone: (612) 673-5254 ext- Fax: (612) 673-5207 MPLS Affirmative Action | |



| Project Status | |
|----------------|--------------------------|
| Proposed: | 2/7/2002 |
| 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: | Ripley Gardens |
| Main Address: | 300 Queen Ave N |
| Project Aliases: | Queen Care Center |
| Additional Addresses: | |
| Ward: | 5 |
| Neighborhood: | Harrison |

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

| Development | |
|--|--|
| <input checked="" type="radio"/> Apartment/Condo | |
| <input type="radio"/> Townhome | |
| <input type="radio"/> Coop | |
| <input type="radio"/> Shelter | |
| <input type="radio"/> Transitional | |
| <input type="radio"/> Scattered Site/Other | |

| Household | |
|--|--|
| <input type="checkbox"/> General | |
| <input type="checkbox"/> Family w/Children | |
| <input type="checkbox"/> Senior | |
| <input type="checkbox"/> Single | |
| <input type="checkbox"/> Special Needs | |
| <input type="checkbox"/> Homeless | |

| Housing Production and Affordability | | | | | | | | | |
|--------------------------------------|------|------|--------------------|------|------|------|------|------|-----|
| UNIT COMPOSITION | UNIT | QTY | UNIT AFFORDABILITY | UNIT | <30% | <50% | <60% | <80% | MKT |
| | 0BR | 6 | | 0BR | 6 | 0 | 0 | 0 | 0 |
| 1BR | 8 | 1BR | 0 | 0 | 0 | 0 | 0 | 8 | |
| 2BR | 30 | 2BR | 0 | 15 | 0 | 0 | 0 | 15 | |
| 3BR | 6 | 3BR | 0 | 6 | 0 | 0 | 0 | 0 | |
| 4+BR | 0 | 4+BR | 0 | 0 | 0 | 0 | 0 | 0 | |
| TOT | 50 | TOT | 6 | 21 | 0 | 0 | 0 | 23 | |

Shelter Units: + Conversion Units: 30
 Section 8:

USES AND SOURCES

| Project Uses: | |
|---------------------------|-----------------|
| Land: | \$428,530.00 |
| Construction: | \$7,700,000.00 |
| Construction Contingency: | \$770,000.00 |
| Construction Interest: | |
| Relocation: | |
| Developer Fee: | \$1,302,820.00 |
| Legal Fees: | \$95,000.00 |
| Architect Fees: | \$540,000.00 |
| Other Costs: | \$1,058,426.00 |
| Reserves: | \$201,900.00 |
| Non-Housing: | |
| TDC: | \$12,096,676.00 |
| TDC/Unit: | \$241,934.00 |

| Project Sources: | | | | |
|---|-----------------|-------|-------|------------|
| Source / Program | Amount | % | Term | Committed |
| 1 Hennepin County <i>ERF</i> | \$411,000.00 | | Grant | 12/30/2002 |
| 2 CPED <i>Non Profit Admin</i> | \$30,000.00 | | Grant | |
| 3 <i>Syndication Proceeds</i> | \$3,332,200.00 | | | |
| 4 <i>Syndication Proceeds (Historic)</i> | \$571,977.00 | | | |
| 5 CPED <i>AHTF</i> | \$825,000.00 | | | |
| 6 HUD <i>221D4</i> | \$3,216,842.00 | 6.25% | | |
| 7 FHLB <i>FHLB</i> | \$200,000.00 | | | |
| 8 CCHT <i>Equity</i> | \$834,037.00 | | | |
| 9 Hennepin County <i>ARIF</i> | \$275,000.00 | | | |
| 10 Met Council <i>LCDA</i> | \$350,000.00 | | | |
| 11 City of Minneapolis <i>EZ</i> | \$150,000.00 | | | |
| 12 FHF | \$200,000.00 | | | |
| 13 MHFA | \$650,000.00 | | | |
| 14 City of Minneapolis <i>NRP</i> | \$250,000.00 | | | |
| 15 City of Minneapolis <i>TIF Supplemental Mtg</i> | \$800,620.00 | | | |
| TDC: | \$12,096,676.00 | | | |

Financing Notes:
 The project sources and uses are for the rental housing development only.

Additional financial need to accomplish this project is tax increment financing requiring City Council consideration at a later date.

\$207,419 of CCHT equity committed as of 5/3/2004.



| Project Status | |
|----------------|--------------------------|
| Proposed: | 5/3/2004 |
| Approved: | <input type="checkbox"/> |
| Closed: | |
| Complete: | |

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

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

| | |
|-----------------------|-------------------------------------|
| Project Name: | Saint Anthony Mills Apts (Combined) |
| Main Address: | Washington Ave, Chicago Ave, 2nd St |
| Project Aliases: | Parcel D, Mills Housing |
| Additional Addresses: | |
| Ward: | 2 |
| Neighborhood: | Downtown East |

| 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 checked="" 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 type="checkbox"/> Homeless | |

| Housing Production and Affordability | | | | | | | | | |
|--------------------------------------|------|------|--------------------|------|------|------|---------------------|------|-----|
| UNIT COMPOSITION | UNIT | QTY | UNIT AFFORDABILITY | UNIT | <30% | <50% | <60% | <80% | MKT |
| | 0BR | 13 | | 0BR | 0 | 13 | 0 | 0 | 0 |
| | 1BR | 72 | | 1BR | 17 | 21 | 19 | 0 | 15 |
| | 2BR | 14 | | 2BR | 0 | 0 | 14 | 0 | 0 |
| | 3BR | 0 | | 3BR | 0 | 0 | 0 | 0 | 0 |
| 4+BR | 0 | 4+BR | 0 | 0 | 0 | 0 | 0 | | |
| TOT | 99 | TOT | 17 | 34 | 33 | 0 | 15 | | |
| Shelter Units: | | | | | | | + Conversion Units: | | |
| Section 8: | | | 17 | | | | | | |

GENERAL INFORMATION

The proposed St. Anthony Mills apartments are part of the redevelopment of the historic Minneapolis riverfront. St. Anthony mills will be located on Parcel D. Parcel D is currently a large, bituminous parking lot bound by Portland Ave on the West, Chicago Ave on the East, Washington Ave on the South, and Second St on the North. An extension of Park Ave between Washington Ave and Second St will divide Parcel D into roughly equal blocks; St. Anthony Mills will be built on the eastern (Chicago Ave) block of Parcel D. St. Anthony Mills will be built as liner on three sides of a City of Minneapolis parking ramp that will serve downtown visitors and the Mill City Museum. Parking for St. Anthony Mills Apartments residents will be provided in the parking ramp.

Saint Anthony Mills Apartments will be new construction of 99 rental units. The project creates affordable housing in a moderately affluent community. Brighton Development had initially divided the project into two phases thinking that it would take a considerable amount of time to fund raise and the importance to move ahead on the development of a portion of the affordable units. Now, however, Brighton would like lender's positive consideration to recombine these projects into one. There are many inefficiencies by having two phases resulting in considerably higher costs overall.

Brighton was selected as the Parcel D developer as a result of a competitive selection process involving the community, MCDA, and the City of Minneapolis staff.

Partnership:

Developer:

Dick Brustad
 Brighton Development Corporation
 614 1st St N Suite 100
 Minneapolis, MN 55401-3101
 Phone: (612) 333-5664 ext-
 Fax: (612) 332-1250
 dbrustad@brightondevelopment.com

Owner:

Dick Brustad
 Brighton Development Corporation
 614 1st St N Suite 100
 Minneapolis, MN 55401-3101
 Phone: (612) 333-5664 ext-
 Fax: (612) 332-1250
 dbrustad@brightondevelopment.com

Contact Information:

Consultant:

Contractor:

Bor-Son Construction
 2001 Killebrew Dr Suite 141
 Bloomington, MN 55426-
 Phone: (952) 854-8444 ext-
 Fax:

Architect:

Ellness, Swenson, Graham Architects Inc.
 700 3rd St S
 Minneapolis, MN 55415-
 Phone: (612) 339-5508 ext-
 Fax: (612) 339-5382

Property Manager:

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

Support Services:

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@mcda.org

CPED Legal:

Nikki Newman
 Phone: (612) 673-5273 ext-
 Fax: (612) 673-5112

CPED Support Coordinator

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

CPED Rehab:

MPLS Affirmative Action



| Project Status | |
|----------------|--------------------------|
| Proposed: | 5/3/2004 |
| 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: | Saint Anthony Mills Apts (Combined) |
| Main Address: | Washington Ave, Chicago Ave, 2nd St |
| Project Aliases: | Parcel D, Mills Housing |
| Additional Addresses: | |
| Ward: | 2 |
| Neighborhood: | Downtown East |

| 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 checked="" 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 type="checkbox"/> Homeless | |

| Housing Production and Affordability | | | | | | | | | |
|--------------------------------------|------|------|--------------------|------|------|------|------|------|-----|
| UNIT COMPOSITION | UNIT | QTY | UNIT AFFORDABILITY | UNIT | <30% | <50% | <60% | <80% | MKT |
| | 0BR | 13 | | 0BR | 0 | 13 | 0 | 0 | 0 |
| 1BR | 72 | 1BR | 17 | 21 | 19 | 0 | 0 | 15 | |
| 2BR | 14 | 2BR | 0 | 0 | 14 | 0 | 0 | 0 | |
| 3BR | 0 | 3BR | 0 | 0 | 0 | 0 | 0 | 0 | |
| 4+BR | 0 | 4+BR | 0 | 0 | 0 | 0 | 0 | 0 | |
| TOT | 99 | TOT | 17 | 34 | 33 | 0 | 0 | 15 | |

Shelter Units: + Conversion Units:

Section 8:

USES AND SOURCES

| Project Uses: | |
|---------------------------|-----------------|
| Land: | \$262,120.00 |
| Construction: | \$10,725,055.00 |
| Construction Contingency: | \$446,877.00 |
| Construction Interest: | \$166,837.00 |
| Relocation: | \$0.00 |
| Developer Fee: | \$1,004,191.00 |
| Legal Fees: | \$106,000.00 |
| Architect Fees: | \$432,911.00 |
| Other Costs: | \$718,796.00 |
| Reserves: | \$705,384.00 |
| Non-Housing: | \$0.00 |
| TDC: | \$14,568,171.00 |
| TDC/Unit: | \$147,153.24 |

Financing Notes:
Tax Increment financing is proposed and staff will request City Council consideration at a later date.

| Project Sources: | | | | |
|--|-----------------|---|------|-----------|
| Source / Program | Amount | % | Term | Committed |
| 1 City of Minneapolis <i>HRB</i> | \$6,134,603.00 | | | |
| 1 <i>Financing Gap</i> | \$71,609.00 | | | |
| 2 <i>Syndication Proceeds</i> | \$3,367,768.00 | | | |
| 3 MHFA | \$600,000.00 | | | 10/1/2003 |
| 4 Hennepin County | \$500,000.00 | | | |
| 4 Hennepin County | \$500,000.00 | | | 12/1/2003 |
| 5 CPED <i>AHTF</i> | \$500,000.00 | | | |
| 5 CPED <i>AHTF</i> | \$500,000.00 | | | 5/1/2003 |
| 6 Brighton Development <i>Def Dev Fee</i> | \$544,191.00 | | | |
| 7 CPED <i>NRP (DMNA)</i> | \$250,000.00 | | | 12/1/2003 |
| 8 MHFA | \$600,000.00 | | | |
| 9 City of Minneapolis <i>HRB (TIF Mortgage)</i> | \$1,000,000.00 | | | |
| TDC: | \$14,568,171.00 | | | |



| Project Status | |
|----------------|--------------------------|
| Proposed: | 12/31/2002 |
| 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: | 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 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 checked="" 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 | 10 | | 0BR | 0 | 5 | 0 | 0 | 0 |
| 1BR | 4 | 1BR | 0 | 0 | 0 | 0 | 0 | 4 | |
| 2BR | 30 | 2BR | 0 | 4 | 2 | 0 | 0 | 24 | |
| 3BR | 10 | 3BR | 0 | 2 | 8 | 0 | 0 | 0 | |
| 4+BR | 0 | 4+BR | 0 | 0 | 0 | 0 | 0 | 0 | |
| TOT | 54 | TOT | 0 | 11 | 10 | 0 | 0 | 33 | |

Shelter Units: + Conversion Units:

Section 8:

GENERAL INFORMATION

The Wellstone features 54 units of mixed income rental, 13 units of moderately priced homeownership and 10,000 sf of commercial space that will house a restaurant, retail and second floor office space. CRV funds committed. 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.

| | | | |
|---|--|---|--|
| <u>Partnership:</u> Franklin-Portland Gateway Phase II LP | | <u>Contact Information:</u> | |
| <u>Developer:</u> Deanna Foster Hope Community, Inc. 2101 Portland Ave S Minneapolis, MN 55404- Phone: (612) 874-8867 ext- x-105 Fax: dfoster@hope-community.org | <u>Owner:</u> CCHT 1625 Park Avenue Minneapolis, MN 55404 Phone: (612) 341-3148 ext- Fax: (612) 341-4208 ccht@ccht.org | <u>Consultant:</u> | |
| <u>Contractor:</u> To Be Determined Phone: ext- Fax: | <u>Architect:</u> Noah Bly Cunningham Group, Construction Serv. 201 Main St SE Suite 222 Minneapolis, MN 55414 Phone: (612) 379-3400 ext- Fax: (612) 979-4400 nbly@cunningham.com | <u>Property Manager:</u> Hope Community, Inc. Phone: (612) 874-8867 ext- x-209 Fax: (612) 874-8650 | |
| <u>CPED Coordinator:</u> Dollie Crowther CPED 105 5th Ave S Suite 200 Minneapolis, MN 55401 Phone: (612) 673-5263 ext- Fax: (612) 673-5259 dollie.crowther@mca.org | <u>CPED Legal:</u> Ruben Acosta Phone: (612) 673-5052 ext- Fax: (612) 673-5112 | <u>Support Services:</u> Hope Community, Inc. Phone: (612) 874-8867 ext- x-105 Fax: | |
| | <u>CPED Support Coordinator:</u> Scott Ehrenberg Phone: (612) 673-5067 ext- Fax: (612) 673-5259 | <u>CPED Rehab:</u> | |
| | | <u>MPLS Affirmative Action</u> | |



| 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 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 checked="" 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 | 10 | | 0BR | 0 | 5 | 0 | 0 | 0 |
| 1BR | 4 | 1BR | 0 | 0 | 0 | 0 | 0 | 4 | |
| 2BR | 30 | 2BR | 0 | 4 | 2 | 0 | 0 | 24 | |
| 3BR | 10 | 3BR | 0 | 2 | 8 | 0 | 0 | 0 | |
| 4+BR | 0 | 4+BR | 0 | 0 | 0 | 0 | 0 | 0 | |
| TOT | 54 | TOT | 0 | 11 | 10 | 0 | 0 | 33 | |

Shelter Units: + Conversion Units:

Section 8:

USES AND SOURCES

| Project Uses: | |
|---------------------------|-----------------|
| Land: | \$758,563.00 |
| Construction: | \$6,774,200.00 |
| Construction Contingency: | \$313,306.00 |
| Construction Interest: | \$108,622.00 |
| Relocation: | |
| Developer Fee: | \$1,278,656.00 |
| Legal Fees: | \$142,727.00 |
| Architect Fees: | \$280,592.00 |
| Other Costs: | \$629,375.00 |
| Reserves: | \$115,980.00 |
| Non-Housing: | \$1,450,978.00 |
| TDC: | \$11,852,999.00 |
| TDC/Unit: | \$219,500.00 |

| Project Sources: | | | | |
|--|-----------------|-------|------|------------|
| Source / Program | Amount | % | Term | Committed |
| 1 CPED <i>Entitlement Revenue Bonds</i> | \$6,100,334.00 | 6.25% | | |
| 2 <i>Deferred Dev Fee</i> | \$300,000.00 | | | |
| 3 <i>Syndication Proceeds</i> | \$1,044,473.00 | | | |
| 4 CPED <i>AHTF</i> | \$1,281,062.00 | | | |
| 5 CPED <i>Non Profit Admin</i> | \$30,000.00 | | | |
| 6 City of Minneapolis <i>EZ</i> | \$500,000.00 | | | |
| 7 Met Council <i>TEA-21</i> | \$332,000.00 | | | 12/20/2002 |
| 8 Met Council <i>LCDA</i> | \$246,100.00 | | | 1/16/2003 |
| 9 Met Council <i>LCDA</i> | \$350,000.00 | | | |
| 10 MHFA | \$500,000.00 | | | |
| 11 FHF | \$200,000.00 | | | |
| 12 Hennepin County <i>ERF</i> | \$10,000.00 | | | 2/6/2003 |
| 13 Hennepin County <i>AHIF</i> | \$550,000.00 | | | |
| 14 FHLB | \$109,460.00 | | | |
| 15 <i>For Sale Pro-Rated Parking Reimburs</i> | \$299,570.00 | | | 3/16/2004 |
| TDC: | \$11,852,999.00 | | | |

Financing Notes:
TDC/unit is \$192,630 excluding non-housing.

| Project Status | |
|----------------|--------------------------|
| Proposed: | 2/1/2004 |
| Approved: | <input type="checkbox"/> |
| Closed: | |
| Complete: | |

| | |
|-----------------------|----------------------|
| Project Name: | Central Avenue Lofts |
| Main Address: | 2338 Central Ave NE |
| Project Aliases: | |
| Additional Addresses: | |
| Ward: | 3 |
| Neighborhood: | Holland |

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

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

Housing Production and Affordability

| UNIT COMPOSITION | UNIT | QTY | UNIT AFFORDABILITY | UNIT | <30% | <50% | <60% | <80% | MKT |
|------------------|-----------|------------|--------------------|----------|-----------|----------|----------|----------|-----|
| | 0BR | 0 | | 0BR | 0 | 0 | 0 | 0 | 0 |
| 1BR | 12 | 1BR | 0 | 0 | 12 | 0 | 0 | 0 | |
| 2BR | 26 | 2BR | 0 | 4 | 22 | 0 | 0 | 0 | |
| 3BR | 22 | 3BR | 8 | 0 | 14 | 0 | 0 | 0 | |
| 4+BR | 0 | 4+BR | 0 | 0 | 0 | 0 | 0 | 0 | |
| TOT | 60 | TOT | 8 | 4 | 48 | 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 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="text"/> | <input type="radio"/> Transitional | <input type="checkbox"/> Special Needs |
| | <input type="radio"/> Scattered Site/Other | <input type="checkbox"/> Homeless |

GENERAL INFORMATION

The Central Avenue Lofts will be located on the current US Bank site at 2338 Central Ave NE. The redevelopment project includes the demolition of the current bank building to allow for the new construction of a four-story building along Central Ave and 24th Avenue, and twelve new townhomes along Jackson St. The four-story building will include approximately 7,500 sf of retail space on the first floor facing Central Avenue, of which 50% will be occupied by US Bank, who has signed a 40-year lease for the space. Sixty (60) rental units will be provided in the building, with the majority of these units being two- and three-bedroom units, in order that the new housing may accommodate families.

| | |
|---|-----------------------------|
| <u>Partnership:</u> | <u>Contact Information:</u> |
| <u>Developer:</u> Sherman Associates, Inc. 1525 S 4th St Suite 201 Minneapolis, MN 55404- Phone: (612) 332-5000 ext- Fax: (612) 332-8119 | <u>Consultant:</u> |
| <u>Owner:</u> Sherman Associates, Inc. 1525 S 4th St Suite 201 Minneapolis, MN 55404- Phone: (612) 332-5000 ext- Fax: (612) 332-8119 | |

| | | |
|--------------------|-------------------|---|
| <u>Contractor:</u> | <u>Architect:</u> | <u>Property Manager:</u> Sherman Associates, Inc. Phone: (612) 332-5000 ext- Fax: (612) 332-8119 |
| | | <u>Support Services:</u> |

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@mcda.org

CPED Legal:

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

CPED Rehab:

MPLS Affirmative Action

| Project Status | |
|----------------|--------------------------|
| Proposed: | 2/1/2004 |
| 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: | Central Avenue Lofts |
| Main Address: | 2338 Central Ave NE |
| Project Aliases: | |
| Additional Addresses: | |
| Ward: <input type="text" value="3"/> 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 | 12 | 1BR | 0 | 0 | 12 | 0 | 0 | 0 | |
| 2BR | 26 | 2BR | 0 | 4 | 22 | 0 | 0 | 0 | |
| 3BR | 22 | 3BR | 8 | 0 | 14 | 0 | 0 | 0 | |
| 4+BR | 0 | 4+BR | 0 | 0 | 0 | 0 | 0 | 0 | |
| TOT | 60 | TOT | 8 | 4 | 48 | 0 | 0 | 0 | |

| 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 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="text"/> | <input type="radio"/> Transitional | <input type="checkbox"/> Special Needs |
| | <input type="radio"/> Scattered Site/Other | <input type="checkbox"/> Homeless |

Shelter Units: + Conversion Units:

Section 8:

USES AND SOURCES

| Project Uses: | | Project Sources: | | | | |
|---------------------------|-----------------|-----------------------|-----------------|---|------|-----------|
| | | Source / Program | Amount | % | Term | Committed |
| Land: | \$1,570,000.00 | 1 CPED | \$300,000.00 | | | |
| Construction: | \$6,500,000.00 | AHTF | | | | |
| Construction Contingency: | \$263,200.00 | 2 City of Minneapolis | \$7,000,000.00 | | | |
| Construction Interest: | \$250,000.00 | HRB | | | | |
| Relocation: | \$0.00 | 3 | \$3,700,000.00 | | | |
| Developer Fee: | \$1,100,000.00 | Syndication Proceeds | | | | |
| Legal Fees: | \$150,000.00 | 4 Hennepin County | \$130,000.00 | | | |
| Architect Fees: | \$260,000.00 | AHIF | | | | |
| Other Costs: | \$779,000.00 | | | | | |
| Reserves: | \$257,800.00 | | | | | |
| Non-Housing: | | | | | | |
| TDC: | \$11,130,000.00 | | | | | |
| TDC/Unit: | \$0.00 | | | | | |
| | | TDC: | \$11,130,000.00 | | | |

Financing Notes:

The project cost information and the project financing information do not include the for-sale townhomes.