CPED MULTIFAMILY HOUSING DEPARTMENT
Affordable Housing Inventory Project Data Worksheet

Project Status

Proposed:	9/20/2004
Approved:	☑
Closed:	
Complete:	

Impaction
- ○ Non-Impacted
- ◉ Impacted

Occupancy
- ○ Rental
- ◉ Ownership

Project Name:	Pokegama
Main Address:	2313 13th Ave S
Project Aliases:	
Additional Addresses:	2111-19 14th Ave S
Ward: 6	Neighborhood: Ventura Village

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
0BR	0
1BR	0
2BR	0
3BR	13
4+BR	13
TOT	26

UNIT AFFORDABILITY

UNIT	<30%	<50%	<60%	<80%	MKT
0BR	0	0	0	0	0
1BR	0	0	0	0	0
2BR	0	0	0	0	0
3BR	0	7	3	3	0
4+BR	0	6	3	4	0
TOT	0	13	6	7	0

Shelter Units: + Conversion Units:

Section 8:

GENERAL INFORMATION

Pokegama is a home ownership housing project consisting of 6 single family homes and 20 townhouse units for Native Americans. The units will be approximately 1,680 to 1,825 s.f. with an estimated sales price of $120,000 to $160,000. The units will have attached garages.

Partnership:

Contact Information:

Developer:

Gordon Thayer
AICDC
2020 Bloomington Ave
Minneapolis, MN 55404
Phone: (612) 813-1610 ext
Fax: (612) 813-1612
aihcdc@aol.com

Owner:

Consultant:

Jim Graham
,
Phone: ext-
Fax:
gemgram1@yahoo.com

Contractor:

Architect:

Property Manager:

Support Services:

CPED Coordinator:

Dollie Crowther
CPED
105 5th Ave S Suite 200
Minneapolis, MN 55401
Phone: (612) 673-5263 ext-
Fax: (612) 673-5259
dollie.crowther@ci.minneapolis.mn.us

CPED Legal:

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

CPED Support Coordinator

CPED Rehab:

MPLS Affirmative Action

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Section 8:

USES AND SOURCES

Project Uses:

Land:	$53,222.00
Construction:	$4,686,000.00
Construction Contingency:	$144,727.00
Construction Interest:	$108,000.00
Relocation:	$0.00
Developer Fee:	$280,000.00
Legal Fees:	$20,000.00
Architect Fees:	$50,000.00
Other Costs:	$80,950.00
Reserves:	$0.00
Non-Housing:	$0.00
TDC:	$5,422,899.00
TDC/Unit:	$208,573.00

Project Sources:

Source / Program	Amount	%	Term	Committed
Franklin Bank *Line of Credit*	$250,000.00			
Shakopee Tribe	$200,000.00		Grant	
Mille Lacs Tribe	$4,942,899.00			
CPED *Non Profit Admin*	$30,000.00		Grant	4/5/2005
TDC:	$5,422,899.00			

Financing Notes:

Mille Lacs Band of Ojibwe Tribe will provide gap, mortgage and construction financing. They will finance up to $160,000 per unit as well as pay association fee for Mille Lacs members.