



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:	Phillips

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

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

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

Housing Production and Affordability									
UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT
	0BR	0		0	0BR	0	0	0	0
1BR	6	6	1BR	0	4	0	0	0	0
2BR	6	6	2BR	0	4	0	0	0	2
3BR	14	14	3BR	3	0	8	0	0	2
4+BR	0	0	4+BR	0	0	0	0	0	3
<b>TOT</b>	<b>26</b>	<b>26</b>	<b>TOT</b>	<b>3</b>	<b>8</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>7</b>

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:

Shelley Roe  
 Phone: (612) 673-5086 ext-  
 Fax: (612) 673-5112

CPED Support Coordinator

CPED Rehab:

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

Housing Production and Affordability									
UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT
	0BR	0		0	0BR	0	0	0	0
1BR	6	6	1BR	0	4	0	0	0	0
2BR	6	6	2BR	0	4	0	0	0	2
3BR	14	14	3BR	3	0	8	0	0	2
4+BR	0	0	4+BR	0	0	0	0	0	3
TOT	26	26	TOT	3	8	8	0	0	7

Shelter Units:  + Conversion Units:   
 Section 8:

**USES AND SOURCES**

Project Uses:	
Land:	\$453,300.00
Construction:	\$3,907,791.00
Construction Contingency:	
Construction Interest:	\$147,323.00
Relocation:	
Developer Fee:	\$244,880.00
Legal Fees:	\$40,000.00
Architect Fees:	\$163,700.00
Other Costs:	\$492,883.00
Reserves:	\$220,216.00
Non-Housing:	
TDC:	\$5,670,093.00
TDC/Unit:	\$0.00

Project Sources:				
Source / Program	Amount	%	Term	Committed
MHFA MARIF	\$450,000.00			
Hennepin County AHIF	\$224,400.00			
<i>Syndication Proceeds</i>	\$1,023,657.00			
MCDA HRB	\$2,453,004.00			
MCDA/City Empowerment Zone	\$200,000.00			
Met Council LHIA	\$200,000.00			
MCDA MF Rental	\$781,543.00			
MCDA TIF	\$337,489.00			
<b>TDC:</b>	\$5,670,093.00			

Financing Notes:	