Community Planning & Economic Development

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



March 18, 2010

MEMO TO: Cathy Polasky, Director Economic Development

Tom Streitz, Director Housing

FROM: Chuck Lutz, Chair Development Finance Committee

SUBJECT: Development Finance Committee Recommendations Regarding Proposals for Affordable

Housing Trust Fund Loans

On March 18, 2010, the Development Finance Committee reviewed a staff report recommending a total of \$212,184 in Affordable Housing Trust Fund (AHTF) loans, and \$10,000 from the Non-Profit Housing Development Assistance Program for one project.

The Committee made the following recommendations:

North Haven Phase 2 - 2220 Clinton Avenue South

Recommended approval of an AHTF loan of up to \$212,814 and \$10,000 in Non-Profit Housing development Program Funds to Plymouth Church Neighborhood Foundation with the following conditions:

- a. Look into the possibility of there being a warranty on the current roof.
- b. Investigate the reason for the 18% jump in rent of one unit in Year 7.
- c. Require the PCNF to capitalize their reserves upfront.

cc: Mike Christenson Wes Butler Theresa Cunningham Irene Kasper