



Project Status	
Proposed:	2/27/2007
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:	Blaisdell Apts
Main Address:	2119 Pillsbury Ave
Project Aliases:	
Additional Addresses:	2200, 2215, 2221, 2312 Blaisdell Ave S
Ward:	6
Neighborhood:	Whittier

Project Activity	
<input type="checkbox"/> New Construction	
<input checked="" type="checkbox"/> Rehabilitation	
<input type="checkbox"/> Stabilization	
<input type="checkbox"/> Preservation	
Year Built:	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 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	8		0BR	0	0	8	0	0
1BR	113	1BR	0	31	82	0	0		
2BR	29	2BR	0	0	29	0	0		
3BR	0	3BR	0	0	0	0	0		
4+BR	0	4+BR	0	0	0	0	0		
TOT	150	TOT	0	31	119	0	0		

Shelter Units: + Conversion Units:

Section 8:

GENERAL INFORMATION

Blaisdell Apartments project is 5 separate buildings representing 150 units. The buildings were built in the early 1970s and offer underground and off street parking, balconies, and laundry rooms. The properties will be rehabilitated with new roofs, plumbing, window replacement, new appliances and upgrade of kitchens and bathrooms.

Partnership: Blaisdell Housing LP		Contact Information:	
Developer: Eric Katz Blaisdell Housing LLC 90 S 7th St Suite 4300 Minneapolis, MN Phone: (612) 317-2149 ext- Fax:		Owner: Eric Katz Blaisdell Housing LP 90 S 7th St Suite 4300 Minneapolis, MN Phone: (612) 317-2149 ext- Fax:	
Contractor: Integrity Construction Services Saint Louis Park, MN Phone: (952) 922-4405 ext- Fax: (952) 922-8351		Consultant: Becky Landon Ponterre Group, LLC 1402 Edmund Ave Saint Paul, MN 55104- Phone: (651) 647-3457 ext- Fax: (651) 647-4148 blandon@ponterregroup.com	
Architect:		Property Manager: Integrity Property Management Phone: ext- 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@ci.minneapolis.mn.us		Support Services:	
CPED Legal: Shelley Roe Phone: (612) 673-5086 ext- Fax: (612) 673-5112		CPED Rehab:	
CPED Support Coordinator: Scott Ehrenberg Phone: (612) 673-5067 ext- Fax: (612) 673-5259		MPLS Affirmative Action	



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Shelter Units: + Conversion Units:

Section 8:

USES AND PERMANENT SOURCES

Project Uses:	
Land:	\$8,400.00
Construction:	\$2,625,000.00
Construction Contingency:	\$171,730.00
Construction Interest:	\$0.00
Relocation:	\$0.00
Developer Fee:	\$1,142,410.00
Legal Fees:	\$91,000.00
Architect Fees:	\$0.00
Other Costs:	\$207,929.00
Reserves:	\$759,288.00
Non-Housing:	\$0.00
TDC:	\$13,397,357.00
TDC/Unit:	\$89,316.00

Project Permanent Sources:				
Source / Program	Amount	%	Term	Committed
	\$1,072,537.00			
<i>Def Dev Fee</i>				
	\$4,144,820.00			
<i>Syndication Proceeds</i>				
City of Minneapolis <i>HRB</i>	\$8,180,000.00	5.50%	2042	Fully Amortized
TDC:	\$13,397,357.00			

Financing Notes:
4% syndication of tax credits.