

CPED MULTIFAMILY HOUSING DEPARTMENT
Affordable Housing Inventory Project Data Worksheet



Project Status
 Proposed: 7/27/2006
 Approved:
 Closed:
 Complete:

Impaction
 Non-Impacted
 Impacted

Occupancy
 Rental
 Ownership

Project Name: Abbott View
 Main Address: 1801 1st Ave S
 Project Aliases:
 Additional Addresses:
 Ward: 6 Neighborhood: Stevens Sq-Loring Hts

Project Activity
 New Construction
 Rehabilitation
 Stabilization
 Preservation
 Year Built: 1914

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	1BR		2BR	3BR	4+BR	TOT		
0BR	1	1	0BR	1	0	0	0	0	0
1BR	18	18	1BR	18	0	0	0	0	0
2BR	2	2	2BR	2	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	21	21	TOT	21	0	0	0	0	0

Shelter Units: + Conversion Units:
 Section 8:

GENERAL INFORMATION

Plymouth Church Neighborhood Foundation is proposing the preservation of a 21-unit project based Section 8 property in the Stevens Square neighborhood of Minneapolis. The "Abbott View" project has 20 Section 8 units and 1 non-subsidized studio, all affordable below 30% area median income. For over twenty years this property has provided decent affordable housing for a community of very low income tenants with average incomes of \$8,600, many of whom have disabilities. The property was purchased by a developer planning to convert the rental property to market rate condos and displace the tenants, but the Foundation has secured an agreement to acquire the property and preserve the Section 8 contract administered by MHFA.

Partnership: Housing 150 LLC

Developer:
 Lee Blons
 Plymouth Church Neighborhood Foundation
 430 Oak Grove St Suite 130
 Minneapolis, MN 55403-
 Phone: (612) 871-0890 ext-
 Fax: (612) 871-0843
 lblons@plymouthfoundation.org

Owner:
 Housing 150 LLC
 ,
 Phone: ext-
 Fax:

Contact Information:

Consultant:

Property Manager:
 Perennial Management
 Phone: (651) 644-9600 ext-
 Fax: (651) 644-0296
Support Services:

Contractor:
 To Be Determined
 ,
 Phone: ext-
 Fax:

Architect:
 Peter Kramer
 Roark Kramer Kosowski DESIGN
 2929 4th Ave S
 Minneapolis, MN 55408-
 Phone: (612) 822-4200 ext-
 Fax: (612) 822-4298

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@ci.minneapolis.mn.us

CPED Legal:

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

CPED Rehab:
 Geri Meyer
 Phone: (612) 673-5252 ext-
 Fax: (612) 673-5207
MPLS Affirmative Action



Project Status
 Proposed: 7/27/2006
 Approved:
 Closed:
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Impaction
 Non-Impacted
 Impacted

Occupancy
 Rental
 Ownership

Project Name: Abbott View
 Main Address: 1801 1st Ave S
 Project Aliases:
 Additional Addresses:
 Ward: 6 Neighborhood: Stevens Sq-Loring Hts

Project Activity
 New Construction
 Rehabilitation
 Stabilization
 Preservation
 Year Built: 1914

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	1BR		2BR	3BR	4+BR	TOT	1	0	0
0BR	1	1	0BR	1	0	0	0	0	0	
1BR	18	18	1BR	18	0	0	0	0	0	
2BR	2	2	2BR	2	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	21	21	TOT	21	0	0	0	0	0	

Shelter Units: + Conversion Units:
 Section 8:

USES AND PERMANENT SOURCES

Project Uses:

Land:	\$1,800,000.00
Construction:	\$705,539.00
Construction Contingency:	\$69,554.00
Construction Interest:	\$0.00
Relocation:	\$0.00
Developer Fee:	\$340,000.00
Legal Fees:	\$23,000.00
Architect Fees:	\$36,681.00
Other Costs:	\$57,000.00
Reserves:	\$59,235.00
Non-Housing:	\$0.00
TDC:	\$3,091,009.00
TDC/Unit:	\$147,191.00

Project Permanent Sources:

Source / Program	Amount	%	Term	Committed
MHFA <i>MARIF 1st Mortgage</i>	\$1,600,000.00			11/1/2006
MHFA <i>Pipeline Loan</i>	\$200,000.00		Deferred	
Hennepin County	\$349,009.00			
FHLB <i>FHLB</i>	\$132,000.00			
<i>Foundation Funds</i>	\$250,000.00			11/1/2006
CPED <i>AHTF</i>	\$530,000.00			
CPED <i>Non Profit Admin</i>	\$30,000.00			11/1/2006
TDC:	\$3,091,009.00			

Financing Notes:



Project Status	
Proposed:	7/28/2006
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:	Buri Manor
Main Address:	1515-23 Chicago Ave S
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 type="checkbox"/> Preservation	
Year Built:	1987

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 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	38		0	0	38	0	0	0
1BR	0	0	0	0	0	0	0	0	
2BR	0	0	0	0	0	0	0	0	
3BR	0	0	0	0	0	0	0	0	
4+BR	0	0	0	0	0	0	0	0	
TOT	38	0	0	38	0	0	0	0	

Shelter Units: + Conversion Units:
 Section 8:

GENERAL INFORMATION

Buri Manor (1515 Chicago Ave) is a 38-unit apartment building that was developed in 1987 by the Central Community Housing Trust (CCHT). CCHT has managed Buri Manor for the past 19 years as a quality affordable housing project for low income, single adults. In 1997, CCHT received a grant from the Federal Home Loan Bank to replace all of the windows in Buri Manor with durable, energy efficient, metal-framed windows. In 1999 the City provided \$6,349 in ESG funds to implement water conservation measures including; installing water pressure reduction valves and a leak detection system, submetering outside water lines, updating of bath and kitchen fixtures, and installing other water efficiency components. CCHT is now applying for \$182,587 AHTF funds for moderate rehabilitation and updating of the property including new appliances, unit carpet and linoleum, kitchen and bathroom cabinets, hallway painting, hallway carpet, and community room redecorating. Additionally, some minor exterior painting is needed along with a parking lot resurface.

Partnership:

Developer:

CCHT
 1625 Park Avenue
 Minneapolis, MN 55404
 Phone: (612) 341-3148 ext-
 Fax: (612) 341-4208
 ccht@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:

Architect:

Property Manager:

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

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@ci.minneapolis.mn.us

CPED Legal:

CPED Support Coordinator

CPED Rehab:

MPLS Affirmative Action



Project Status
 Proposed: 7/28/2006
 Approved:
 Closed:
 Complete:

Impaction
 Non-Impacted
 Impacted

Occupancy
 Rental
 Ownership

Project Name: Buri Manor
 Main Address: 1515-23 Chicago Ave S
 Project Aliases:
 Additional Addresses:
 Ward: 7 Neighborhood: Elliot Park

Project Activity
 New Construction
 Rehabilitation
 Stabilization
 Preservation
 Year Built: 1987

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	38		0BR	0	38	0	0	0
1BR	0	1BR	0	0	0	0	0	0	
2BR	0	2BR	0	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	38	TOT	0	38	0	0	0	0	

Shelter Units: + Conversion Units:
 Section 8:

USES AND PERMANENT SOURCES

Project Uses:

Land: \$0.00
 Construction: \$164,100.00
 Construction Contingency: \$11,487.00
 Construction Interest: \$0.00
 Relocation: \$0.00
 Developer Fee: \$5,000.00
 Legal Fees: \$2,013.00
 Architect Fees: \$0.00
 Other Costs: \$0.00
 Reserves: \$0.00
 Non-Housing: \$0.00
 TDC: \$182,600.00
 TDC/Unit: \$4,805.00

Project Permanent Sources:

Source / Program	Amount	%	Term	Committed
CPED	\$182,600.00			
AHTF				
TDC:	\$182,600.00			

Financing Notes:



Project Status	
Proposed:	6/27/2006
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:	Currie Park Lofts (Phase I)
Main Address:	415 15th Ave S
Project Aliases:	
Additional Addresses:	
Ward:	2
Neighborhood:	Cedar-Riverside

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 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	45		0BR	0	12	19	0	14
1BR	71	1BR	0	12	45	0	14		
2BR	36	2BR	0	6	23	0	7		
3BR	16	3BR	0	4	5	0	7		
4+BR	0	4+BR	0	0	0	0	0		
TOT	168	TOT	0	34	92	0	42		

Shelter Units: + Conversion Units:
 Section 8:

GENERAL INFORMATION

Currie Park Lofts Phase I is a mixed-income, transit-oriented housing complex scheduled to be the first phase of a three-phase housing/retail development directly adjacent to the Cedar-Riverside LRT station. Utilizing land now occupied by vacant or blighted structures and parking lots, the development will provide affordable housing choices that are well connected with transit, and within walking distance from major educational and employment centers.

Currie Park Lofts Phase I will be a newly constructed five-story elevator building occupying approximately 1.2 acres of land just south and east of the Mixed Blood Theatre. It will include up to 168 rental housing units, with structured parking underneath and behind the residential building. The rental units will be for general occupancy, with 20% of the units affordable at 50% MMI, and an additional 55% affordable at 60% MMI.

The first floor will house common areas, including a party room, a fitness center, a business center and a meeting room for the residents and for community-building activities. The fifth floor units will have a mezzanine and individual rooftop decks/terraces, providing both an amenity for the residents and "eyes on the street" for additional pedestrian safety. The building exterior will include brick, glass and metal. Parking (up to 128 stalls) will be provided in a structured facility, with an additional 25 stalls of surface parking.

The project proposes the use of green roofs at several locations and increased green spaces for improved infiltration.

Partnership: Currie Park Developments, LLC

Contact Information:

Developer:
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 Fine Associates
 IDS Center Suite 1916
 Minneapolis, MN 55402-
 Phone: ext-
 Fax:
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Owner:
 Bianca Fine
 Fine Associates
 IDS Center Suite 1916
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 Phone: ext-
 Fax:
 biancafine@fineassociates.com

Consultant:

Contractor:
 Jaeger Construction LLC
 2317 Waters Dr
 Mendota Heights, MN 55120-
 Phone: (651) 389-3377 ext-
 Fax:

Architect:
 J. Owen Boarman
 BKV Group
 222 N 2nd St
 Minneapolis, MN 55401-1423
 Phone: (612) 373-9132 ext-
 Fax: (612) 339-6212
 jboarman@bkgvgroup.com

Property Manager:

Support Services:

CPED Coordinator:
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CPED Legal:
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CPED Rehab:

CPED Support Coordinator
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 Fax: (612) 673-5259

MPLS Affirmative Action



Project Status	
Proposed:	6/27/2006
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:	Currie Park Lofts (Phase I)
Main Address:	415 15th Ave S
Project Aliases:	
Additional Addresses:	
Ward: <input type="text" value="2"/>	Neighborhood: <input type="text" value="Cedar-Riverside"/>

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 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	45		0BR	0	12	19	0	14
1BR	71	1BR	0	12	45	0	14		
2BR	36	2BR	0	6	23	0	7		
3BR	16	3BR	0	4	5	0	7		
4+BR	0	4+BR	0	0	0	0	0		
TOT	168	TOT	0	34	92	0	42		

Shelter Units: + Conversion Units:

Section 8:

USES AND PERMANENT SOURCES

Project Uses:	
Land:	\$1,590,000.00
Construction:	\$16,676,330.00
Construction Contingency:	\$1,000,580.00
Construction Interest:	\$825,000.00
Relocation:	\$0.00
Developer Fee:	\$1,903,461.00
Legal Fees:	\$250,000.00
Architect Fees:	\$606,412.00
Other Costs:	\$1,113,300.00
Reserves:	\$0.00
Non-Housing:	\$0.00
TDC:	\$23,965,083.00
TDC/Unit:	\$142,649.00

Project Permanent Sources:				
Source / Program	Amount	%	Term	Committed
MHFA	\$671,381.00			
CPED AHTF	\$1,105,000.00			
Syndication Proceeds	\$6,800,000.00			
Met Council CMAQ	\$625,000.00			2/27/2006
Def Dev Fee	\$498,702.00			6/27/2006
GP Cash	\$765,000.00			6/27/2006
City of Minneapolis HRB (1st Mortgage)	\$10,775,000.00			
Hennepin County AHIF	\$500,000.00			
City of Minneapolis TIF Mortgage	\$2,225,000.00			
TDC:	\$23,965,083.00			

Financing Notes:	



Project Status	
Proposed:	11/1/2006
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:	Dundry House
Main Address:	1829 5th Ave S
Project Aliases:	
Additional Addresses:	1900 Portland, 616-18 E 22nd St
Ward:	6
Neighborhood:	Ventura Village

Project Activity	
<input type="checkbox"/> New Construction	
<input checked="" type="checkbox"/> Rehabilitation	
<input checked="" type="checkbox"/> Stabilization	
<input type="checkbox"/> Preservation	
Year Built:	1910

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

Housing Production and Affordability									
UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT
	0BR	18		0BR	4	14	0	0	0
1BR	7	1BR	4	3	0	0	0	0	
2BR	0	2BR	0	0	0	0	0	0	
3BR	2	3BR	0	0	0	0	0	2	
4+BR	0	4+BR	0	0	0	0	0	0	
TOT	27	TOT	8	17	0	0	0	2	

Shelter Units: + Conversion Units:

Section 8:

GENERAL INFORMATION

The Dundry House is 27 units of affordable housing in Ventura Village for workforce individuals. All residents of the Dundry will have incomes of 30% or less of AMI. 8 units are reserved for Shelter + Care tenants. Hennepin County, as grantee, will serve chronically homeless individuals through a Shelter + Care 5-year contract. The Dayton will provide housing for market-rate families and is included together with the Dundry House project.

Partnership:

Developer:

Marcia Cartwright
 Hope Community, Inc.
 611 E Franklin Ave
 Minneapolis, MN 55404-2862
 Phone: (612) 874-8867 ext x-209
 Fax: (612) 874-8650
 mcartwright@hope-community.org

Owner:

Mary Keefe
 Hope Community, Inc.
 611 E Franklin Ave
 Minneapolis, MN 55404-2862
 Phone: (612) 874-8867 ext-
 Fax: (612) 874-8650
 mkeefe@hope-community.org

Contact Information:

Consultant:

Contractor:

To Be Determined

Phone: ext-
 Fax:

Architect:

Property Manager:

Hope Community, Inc.
 Phone: (612) 874-8867 ext- x-209
 Fax: (612) 874-8650

Support Services:

St. Stephen's Human Services
 Phone: (612) 870-2278 ext-
 Fax: (612) 874-0313

CPED Coordinator:

Dollie Crowther
 CPED
 105 5th Ave S Suite 200
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 dollie.crowther@ci.minneapolis.mn.us

CPED Legal:

CPED Support Coordinator
 Scott Ehrenberg
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CPED Rehab:

Dalene Lenneman
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 Fax: (612) 673-5207

MPLS Affirmative Action



Project Status

Proposed: 11/1/2006

Approved:

Closed:

Complete:

Impaction

Non-Impacted

Impacted

Occupancy

Rental

Ownership

Project Name: Dundry House

Main Address: 1829 5th Ave S

Project Aliases:

Additional Addresses: 1900 Portland, 616-18 E 22nd St

Ward: 6 Neighborhood: Ventura Village

Project Activity

New Construction

Rehabilitation

Stabilization

Preservation

Year Built: 1910

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	18	0BR	4	14	0	0	0
1BR	7	1BR	4	3	0	0	0
2BR	0	2BR	0	0	0	0	0
3BR	2	3BR	0	0	0	0	2
4+BR	0	4+BR	0	0	0	0	0
TOT	27	TOT	8	17	0	0	2

Shelter Units: + Conversion Units:

Section 8:

USES AND PERMANENT SOURCES

Project Uses:

Land: \$0.00

Construction: \$444,203.00

Construction Contingency: \$25,789.00

Construction Interest: \$0.00

Relocation: \$0.00

Developer Fee: \$86,864.00

Legal Fees: \$10,000.00

Architect Fees: \$8,000.00

Other Costs: \$92,144.00

Reserves: \$20,000.00

Non-Housing: \$0.00

TDC: \$687,000.00

TDC/Unit: \$25,444.00

Project Permanent Sources:

Source / Program	Amount	%	Term	Committed
Hennepin County AHIF	\$325,000.00			6/1/2006
CPED Non Profit Admin	\$30,000.00			
CPED AHTF	\$332,000.00			
TDC:	\$687,000.00			

Financing Notes:

Bond deal from Business Finance refinancing debt and rehab for the Dundry thru a Tax Exempt Direct Loan.

(Sponsor based rental assistance)
Western Bank

Project Status	
Proposed:	10/28/2004
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:	Echo Flats
Main Address:	2612 & 2616 3rd Ave S
Project Aliases:	
Additional Addresses:	319 W 25th St, 2800 Pleasant Ave
Ward:	6
Neighborhood:	Whittier

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	0	1BR	0	0	0	0	0	0	
2BR	4	2BR	0	0	4	0	0	0	
3BR	12	3BR	0	12	0	0	0	0	
4+BR	4	4+BR	0	4	0	0	0	0	
TOT	20	TOT	0	16	4	0	0	0	

Shelter Units: + Conversion Units:

Section 8:

Project Activity	Development	Household
<input type="checkbox"/> New Construction	<input type="radio"/> Apartment/Condo	<input type="checkbox"/> General
<input checked="" type="checkbox"/> Rehabilitation	<input type="radio"/> Townhome	<input checked="" type="checkbox"/> Family w/Children
<input type="checkbox"/> Stabilization	<input checked="" 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

Echo Flats Cooperative is a four building scattered site development created in 1992 and provides 20 units of affordable housing in the Whittier neighborhood of South Minneapolis. The development provides a range of 2, 3, and 4 bedroom units with the 4-bedroom units featuring over 2,000 sq. ft. of living space and the 3-bedroom units with more than 1,000 sq. ft. of living space.

CHDC proposes to completely renovate all four building's exteriors and update the interiors with emphasis on remodeling the kitchens, baths, and all common areas.

In 2005, CPED awarded CHDC \$362,359 from the Affordable Housing Trust Fund to address deferred maintenance and health and safety concerns at Echo Flats. As part of its due diligence, CHDC ordered a lead risk assessment which turned up positive lead results in multiple locations. While these lead issues do not pose health risks for the current residents, the funds from CPED originate from a Federal source and trigger compliance with HUD lead clearance and abatement procedures. In the case of Echo Flats, once CHDC closes on the funds from CPED, they will be required to address the existing lead issues. These additional AHTF funds will be used to address other deferred maintenance needs.

Partnership: E Flats LP

Developer:

Richard Brustad
 CHDC
 710 S 2nd St Suite 603
 Minneapolis, MN 55401-
 Phone: (612) 332-6264 ext
 Fax: (612) 332-2627
 dbrustad-chdc@bcmn.com

Owner:

E Flats Limited Partnership (Co-op) c/o BDC M
 428 N 1st St
 Minneapolis, MN 55401-
 Phone: ext-
 Fax:

Contact Information:

Consultant:

Sarah Matala
 J.L. Pope Associates
 2929 University Ave SE Suite 206
 Minneapolis, MN 55414-
 Phone: (612) 331-3333 ext-
 Fax: (612) 331-2223
 sarah@jlpope.com

Contractor:

Architect:

Roark Kramer Kosowski DESIGN
 2929 4th Ave S
 Minneapolis, MN 55408-
 Phone: (612) 822-4200 ext-
 Fax: (612) 822-4298

Property Manager:

BDC Management
 Phone: (612) 215-6822 ext-
 Fax: (612) 371-1834

Support Services:

CPED Coordinator:

Theresa Cunningham
 CPED
 105 5th Ave S Suite 200
 Minneapolis, MN 55401-
 Phone: (612) 673-5237 ext-
 Fax: (612) 673-5248
 theresa.cunningham@ci.minneapolis.mn.us

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:

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

MPLS Affirmative Action

Project Status

Proposed: 10/28/2004

Approved:

Closed:

Complete:

Impaction

Non-Impacted

Impacted

Occupancy

Rental

Ownership

Project Name: Echo Flats

Main Address: 2612 & 2616 3rd Ave S

Project Aliases:

Additional Addresses: 319 W 25th St, 2800 Pleasant Ave

Ward: 6 Neighborhood: Whittier

Project Activity	Development	Household
<input type="checkbox"/> New Construction	<input type="radio"/> Apartment/Condo	<input type="checkbox"/> General
<input checked="" type="checkbox"/> Rehabilitation	<input type="radio"/> Townhome	<input checked="" type="checkbox"/> Family w/Children
<input type="checkbox"/> Stabilization	<input checked="" type="radio"/> Coop	<input type="checkbox"/> Senior
<input type="checkbox"/> Preservation	<input type="radio"/> Shelter	<input type="checkbox"/> Single
Year Built: _____	<input type="radio"/> Transitional	<input type="checkbox"/> Special Needs
	<input type="radio"/> Scattered Site/Other	<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	0	1BR	0	0	0	0	0	0	
2BR	4	2BR	0	0	4	0	0	0	
3BR	12	3BR	0	12	0	0	0	0	
4+BR	4	4+BR	0	4	0	0	0	0	
TOT	20	TOT	0	16	4	0	0	0	

Shelter Units: _____ + Conversion Units: _____

Section 8: _____

USES AND PERMANENT SOURCES

Project Uses:

Land: \$0.00

Construction: \$841,468.00

Construction Contingency: \$57,475.00

Construction Interest: \$0.00

Relocation: \$2,000.00

Developer Fee: \$60,000.00

Legal Fees: \$0.00

Architect Fees: \$51,235.00

Other Costs: \$90,981.00

Reserves: \$0.00

Non-Housing: \$0.00

TDC: \$1,103,159.00

TDC/Unit: \$55,178.00

Project Permanent Sources:

Source / Program	Amount	%	Term	Committed
MHFA HTF	\$345,000.00		Deferred	10/1/2006
CPED AHTF	\$345,400.00	1.00%	30 yrs Deferred	
Echo Flats Replacement Reserves	\$20,400.00			10/28/2004
CPED Non Profit Admin	\$30,000.00		Grant	1/18/2006
CPED AHTF (Seed Money)	\$362,359.00	1.00%	30 yrs	1/18/2005
TDC:	\$1,103,159.00			

Financing Notes:



Project Status	
Proposed:	12/2/2004
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 (Site C)
Main Address:	1914, 1920, 1928 Portland
Project Aliases:	Franklin Steele Commons
Additional Addresses:	500 E Franklin Ave, 1919-25 5th 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 checked="" type="checkbox"/> Homeless	

Housing Production and Affordability									
UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT
	0BR	7		0BR	5	2	0	0	0
1BR	12	1BR	0	3	0	0	0	9	
2BR	47	2BR	0	5	17	0	25		
3BR	21	3BR	0	3	8	0	10		
4+BR	0	4+BR	0	0	0	0	0		
TOT	87	TOT	5	13	25	0	44		

Shelter Units: + Conversion Units:
 Section 8:

GENERAL INFORMATION

This phase of Franklin-Portland Gateway located at the northwest corner of Franklin and Portland will feature 87 units of mixed-income housing with the majority of units priced at market rate rents. Unit styles will consist of studios to large 3-bedroom townhome style family units. A limited amount of retail/commercial space is planned for the site. Resident parking via below grade parking garage. There will be 5 units for families experiencing long-term homelessness. Hennepin County will be used to refer clients from their waiting list. Office space is planned for property management of the buildings.

Partnership: Franklin Portland Gateway Phase IV LP		Contact Information:	
Developer:		Owner:	
CCHT 1625 Park Avenue Minneapolis, MN 55404 Phone: (612) 341-3148 ext- Fax: (612) 341-4208 ccht@ccht.org		Mary Keefe Hope Community, Inc. 611 E Franklin Ave Minneapolis, MN 55404-2862 Phone: (612) 874-8867 ext- Fax: (612) 874-8650 mkeefe@hope-community.org	
Contractor:		Architect:	
To Be Determined Phone: ext- Fax:		Noah Bly Urban Works Architecture, LLC 901 North Third St Suite 145 Minneapolis, MN 55401- Phone: (612) 455-3102 ext- Fax: (612) 455-3199 nbly@urban-works.com	
CPED Coordinator:		CPED Legal:	
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		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:	
		Geri Meyer Phone: (612) 673-5252 ext- Fax: (612) 673-5207	
		MPLS Affirmative Action	
		Support Services:	



Project Status	
Proposed:	12/2/2004
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 (Site C)
Main Address:	1914, 1920, 1928 Portland
Project Aliases:	Franklin Steele Commons
Additional Addresses:	500 E Franklin Ave, 1919-25 5th 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 checked="" type="checkbox"/> Homeless	

Housing Production and Affordability									
UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT
	0BR	7		0BR	5	2	0	0	0
1BR	12	1BR	0	3	0	0	0	9	
2BR	47	2BR	0	5	17	0	25		
3BR	21	3BR	0	3	8	0	10		
4+BR	0	4+BR	0	0	0	0	0		
TOT	87	TOT	5	13	25	0	44		

Shelter Units: + Conversion Units:

Section 8:

USES AND PERMANENT SOURCES

Project Uses:	
Land:	\$2,360,502.00
Construction:	\$10,914,357.00
Construction Contingency:	\$439,534.00
Construction Interest:	\$354,975.00
Relocation:	\$25,000.00
Developer Fee:	\$1,654,222.00
Legal Fees:	\$158,000.00
Architect Fees:	\$602,535.00
Other Costs:	\$1,846,179.00
Reserves:	\$138,500.00
Non-Housing:	
TDC:	\$18,493,804.00
TDC/Unit:	\$212,572.00

Project Permanent Sources:				
Source / Program	Amount	%	Term	Committed
1 <i>1st Mortgage</i>	\$6,108,351.00	5.75%		6/20/2006
2 City of Minneapolis <i>TIF Mortgage</i>	\$1,393,844.00			
3 <i>Syndication Proceeds</i>	\$6,755,538.00			
4 CPED <i>AHTF</i>	\$1,200,000.00			
5 CPED <i>Non Profit Admin</i>	\$30,000.00			
6 MHFA <i>ELHIF</i>	\$475,000.00			
7 Met Council <i>LCDA</i>	\$650,000.00			
8 MHFA <i>Challenge</i>	\$650,000.00			
9 FHF / Green Communities	\$350,000.00			
10 Hennepin County <i>ERF</i>	\$27,500.00			9/1/2006
11 Hennepin County <i>AHIF</i>	\$500,000.00			
12 Hennepin County <i>TOD</i>	\$200,000.00			12/2/2004
13 <i>Deferred Dev Fee</i>	\$153,571.00			
TDC:	\$18,493,804.00			

Financing Notes:
Franklin Gateway (Site C) incorporates elements of green building in its design.

Project Status

Proposed: 6/27/2006

Approved:

Closed:

Complete:

Impaction

Non-Impacted

Impacted

Occupancy

Rental

Ownership

Project Name: 333

Main Address: 333 E Hennepin Ave NE

Project Aliases:

Additional Addresses:

Ward: 3 Neighborhood: Nicollet Island East Bank

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	15	7	0	6	0	2	
2BR	29	0	8	20	0	1	
3BR	20	0	5	12	0	3	
4+BR	0	0	0	0	0	0	
TOT	64	7	13	38	0	6	

Shelter Units: _____ + Conversion Units: _____

Section 8: _____

GENERAL INFORMATION

Demolition of existing US Bank and replacement with a mixed-use project consisting of 64 workforce housing units with 58 affordable at or below 60% AMI and 7 units at or below 30% AMI (LT Homeless). Commercial component will consist of 8,500 sq. ft. retail space with US Bank leasing 3,000 sf. Upon completion.

Sherman and St. Stephen's have a tentative services agreement for 7 units proposed GRH.

US Bank to pay \$40 / sq. ft. for 3,000 sq. ft.

Partnership: 333 Hennepin LP

Developer:
 Ryan Sailer
 Sherman Associates, Inc.
 233 Park Ave Suite 201
 Minneapolis, MN 55415-
 Phone: (612) 604-0857 ext-
 Fax: (612) 332-8119
 rsailer@sherman-associates.com

Owner:
 Ryan Sailer
 Sherman Associates, Inc.
 233 Park Ave Suite 201
 Minneapolis, MN 55415-
 Phone: (612) 604-0857 ext-
 Fax: (612) 332-8119
 rsailer@sherman-associates.com

Contractor:
 To Be Determined
 ,
 Phone: ext-
 Fax:

Architect:
 David Graham
 Ellness, Swenson, Graham Architects Inc.
 500 Washington Ave Suite 1080
 Minneapolis, MN 55415-
 Phone: (612) 373-4677 ext-
 Fax: (612) 339-5382

Property Manager:
 Sherman Associates, Inc.
 Phone: (612) 604-0870 ext-
 Fax: (612) 332-8119

CPED Coordinator:
 Kevin Walker
 CPED
 105 5th Ave S Suite 200
 Minneapolis, MN 55401-
 Phone: (612) 673-5236 ext-
 Fax: (612) 673-5259
 kevin.walker@ci.minneapolis.mn.us

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

CPED Support Coordinator

Contact Information:

Consultant:

Support Services:

CPED Rehab:

MPLS Affirmative Action

Project Status
 Proposed: 6/27/2006
 Approved:
 Closed:
 Complete:

Impaction
 Non-Impacted
 Impacted

Occupancy
 Rental
 Ownership

Project Name: 333
 Main Address: 333 E Hennepin Ave NE
 Project Aliases:
 Additional Addresses:
 Ward: 3 Neighborhood: Nicollet Island East Bank

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	15	1BR	7	0	6	0	2		
2BR	29	2BR	0	8	20	0	1		
3BR	20	3BR	0	5	12	0	3		
4+BR	0	4+BR	0	0	0	0	0		
TOT	64	TOT	7	13	38	0	6		

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

USES AND PERMANENT SOURCES

Project Uses:

Land:	\$1,725,000.00
Construction:	\$7,739,444.00
Construction Contingency:	\$375,578.00
Construction Interest:	\$250,000.00
Relocation:	\$0.00
Developer Fee:	\$1,000,000.00
Legal Fees:	\$120,000.00
Architect Fees:	\$302,000.00
Other Costs:	\$688,000.00
Reserves:	\$373,500.00
Non-Housing:	\$1,650,000.00
TDC:	\$14,223,522.00
TDC/Unit:	\$222,243.00

Project Permanent Sources:

Source / Program	Amount	%	Term	Committed
LMIR 1st Mortgage				
GP Cash				
Syndication Proceeds	\$6,550,822.00			
US Bank 1st Mortgage	\$5,220,173.00	7.70%	30 yrs Fully Amortized	
CPED AHTF	\$1,296,000.00			
MHFA Deferred Request	\$455,027.00			
MHFA ELHIF	\$644,000.00			
Hennepin County TOD	\$50,000.00			
US Bank Contribution	\$7,500.00			6/16/2006

Financing Notes:
 Seeking TIF, AHTF, 9% Tax Credits

TDC:	\$14,223,522.00
-------------	-----------------



Project Status	
Proposed:	6/27/2006
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:	Longfellow Station (Phase IA)
Main Address:	3815 Hiawatha Ave S
Project Aliases:	
Additional Addresses:	
Ward:	12
Neighborhood:	Howe

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 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	20		0BR	0	20	0	0	0
1BR	33	1BR	0	33	0	0	0	0	
2BR	25	2BR	0	25	0	0	0	0	
3BR	2	3BR	0	2	0	0	0	0	
4+BR	0	4+BR	0	0	0	0	0	0	
TOT	80	TOT	0	80	0	0	0	0	

Shelter Units: + Conversion Units:

Section 8:

GENERAL INFORMATION

Rental housing component of a multi-phased, mixed-use, mixed income transit-oriented development at the former Purina Mills site, located at 3815 Hiawatha Avenue South in Minneapolis. The site is directly across the street from the 38th Street LRT station of the Hiawatha line, which provides immediate public transportation access to downtown Minneapolis, the Mpls/St. Paul International Airport, and Mall of America. Longfellow Station Phase 1a is planned as a green oriented, pedestrian friendly fully master-planned mixed use community with 47,000 square feet of commercial space, 214 market-rate condominiums, and 80 affordable rental units.

The new rental building includes 80 rental units and approximately 22,000 s.f. of medical office on the 1st floor. Four levels of rental space will have approximately 18,000 s.f. per floor. Project includes 2 levels of below grade parking (approximately 180 stalls) for both residential and commercial use.

The over-all proposed Longfellow Station redevelopment (all phases) involves the proposed redevelopment of four city blocks (23 acres) along Hiawatha Avenue, located in immediate proximity to the Longfellow 38th Street LRT station. As proposed, the entire development would feature approximately 250,000 square feet of commercial/retail space, and up to 2,400 housing units.

A storm water holding pond (retention basin) is planned for the site. The project proposes a green roof for one of the major commercial land uses (grocery store). Overall project design includes extensive green space/greenway system.

Partnership:		Contact Information:	
Developer:		Consultant:	
Dale Joel Capital Growth Real Estate LLC 101 E 5th St Suite 1901 Saint Paul, MN 55101- Phone: (651) 222-3366 ext x-15 Fax: (651) 222-3777 dj@capitalgrowthre.com		Sarah Huss SK Huss Real Estate Consultants 2708 E 22nd St Minneapolis, MN 55406- Phone: (612) 807-3782 ext- Fax: schuss@peoplepc.com	
Owner:		Property Manager:	
Dale Joel Capital Growth Real Estate LLC 101 E 5th St Suite 1901 Saint Paul, MN 55101- Phone: (651) 222-3366 ext- x-15 Fax: (651) 222-3777 dj@capitalgrowthre.com			
Contractor:		Support Services:	
Harlan Hallquist J.E. Dunn North Central 9855 W 78th St Suite 270 Eden Prairie, MN 55344- Phone: (952) 830-9000 ext- Fax: (952) 830-1365 harlan.hallquist@jedunn-nc.com			
Architect:		CPED Rehab:	
Noah Bly Urban Works Architecture, LLC 901 North Third St Suite 145 Minneapolis, MN 55401- Phone: (612) 455-3102 ext- Fax: (612) 455-3199 nbly@urban-works.com			
CPED Coordinator:		MPLS Affirmative Action	
Kevin Dockry CPED 105 5th Ave S Suite 200 Minneapolis, MN 55401- Phone: (612) 673-5075 ext- Fax: (612) 673-5259 kevin.dockry@ci.minneapolis.mn.us			
CPED Legal:			
Nikki Newman Phone: (612) 673-5273 ext- Fax: (612) 673-5112 CPED Support Coordinator			



Project Status

Proposed: 6/27/2006

Approved:

Closed:

Complete:

Impaction

Non-Impacted

Impacted

Occupancy

Rental

Ownership

Project Name: Longfellow Station (Phase IA)

Main Address: 3815 Hiawatha Ave S

Project Aliases:

Additional Addresses:

Ward: 12 Neighborhood: Howe

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				
			<30%	<50%	<60%	<80%	MKT
0BR	20	0BR	0	20	0	0	0
1BR	33	1BR	0	33	0	0	0
2BR	25	2BR	0	25	0	0	0
3BR	2	3BR	0	2	0	0	0
4+BR	0	4+BR	0	0	0	0	0
TOT	80	TOT	0	80	0	0	0

Shelter Units: _____ + Conversion Units: _____

Section 8: _____

USES AND PERMANENT SOURCES

Project Uses:

Land: \$722,929.00

Construction: \$8,291,317.00

Construction Contingency: \$369,726.00

Construction Interest: \$148,873.00

Relocation: \$0.00

Developer Fee: \$1,231,000.00

Legal Fees: \$202,406.00

Architect Fees: \$354,729.00

Other Costs: \$1,373,265.00

Reserves: \$125,000.00

Non-Housing: \$5,500,645.00

TDC: \$18,319,890.00

TDC/Unit: \$160,240.00

Project Permanent Sources:

Source / Program	Amount	%	Term	Committed
FHLB AHP	\$250,000.00	1.00%	30 yrs	
Hennepin County TOD	\$289,393.00	1.00%	30 yrs	
Hennepin County AHIF	\$600,000.00	1.00%	30 yrs	
FHF FHF	\$236,473.00	1.00%	30 yrs	
MHFA Challenge	\$1,000,000.00	1.00%	30 yrs	
CPED AHTF	\$2,200,000.00	1.00%	30 yrs Deferred	
GP Cash	\$363,518.00			6/27/2006
City of Minneapolis HRB (TIF)	\$689,265.00	6.50%	40 yrs Fully Amortized	
City of Minneapolis HRB (1st Mortgage)	\$2,486,684.00	6.50%	40 yrs Fully Amortized	
Syndication Proceeds	\$5,268,487.00			
City of Minneapolis TIF	\$1,298,070.00			
Commercial Mortgage	\$3,416,000.00			
Met Council CMAQ	\$185,000.00			
Hennepin County ERF	\$37,000.00			
TDC:	\$18,319,890.00			

Financing Notes:



Project Status

Proposed: 6/26/2006

Approved:

Closed:

Complete:

Impaction

Non-Impacted

Impacted

Occupancy

Rental

Ownership

Project Name: Minnehaha Apts

Main Address: 5359 Minnehaha Ave

Project Aliases:

Additional Addresses:

Ward: 12 Neighborhood: Minnehaha

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	23	1BR	0	13	10	0	0	0	
2BR	11	2BR	0	8	3	0	0	0	
3BR	3	3BR	0	2	1	0	0	0	
4+BR	0	4+BR	0	0	0	0	0	0	
TOT	37	TOT	0	23	14	0	0	0	

Shelter Units: _____ + Conversion Units: _____

Section 8: _____

GENERAL INFORMATION

General occupancy workforce housing project to provide 37 new construction apartment units with green design features. Density of 80 DU/acre. Located near Hiawatha LRT and Minnehaha Park at Nokomis East LRT Master Plan. Four-story elevator building with 1 1/2 stories of parking. Proposed parking ratio at 1.1:1 with 41 parking spaces. 23 units affordable at 50% AMI, with 14 units at or below 60% AMI.

Project is near Minnehaha Regional Park.

Project triggers relocation of 8 boarding-house renters, occupants of one 2-BR house, and one business and demolition of all three buildings.

Project includes green building elements and sought and received Green Communities funding award from Family Housing Fund.

Partnership:

Developer:

Rob McCready
 Metro Plains Development LLC
 1600 University Ave Suite 212
 Saint Paul, MN 55104-3800
 Phone: (651) 523-1252 ext-
 Fax: (651) 646-8947
 rmccready@metroplains.com

Owner:

Rob McCready
 Metro Plains Development LLC
 1600 University Ave Suite 212
 Saint Paul, MN 55104-3800
 Phone: (651) 523-1252 ext-
 Fax: (651) 646-8947
 rmccready@metroplains.com

Contact Information:

Consultant:

Contractor:

Architect:

Lee Seppings

Phone: (612) 371-6416 ext-
 Fax:

Property Manager:

Metro Plains Development LLC
 Phone: (651) 646-7848 ext-
 Fax:

Support Services:

CPED Coordinator:

Kevin Walker
 CPED
 105 5th Ave S Suite 200
 Minneapolis, MN 55401-
 Phone: (612) 673-5236 ext-
 Fax: (612) 673-5259
 kevin.walker@ci.minneapolis.mn.us

CPED Legal:

CPED Support Coordinator

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

CPED Rehab:

MPLS Affirmative Action



Project Status

Proposed: 6/26/2006

Approved:

Closed:

Complete:

Impaction

Non-Impacted

Impacted

Occupancy

Rental

Ownership

Project Name: Minnehaha Apts

Main Address: 5359 Minnehaha Ave

Project Aliases:

Additional Addresses:

Ward: 12 Neighborhood: Minnehaha

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	23	1BR	0	13	10	0	0	0	
2BR	11	2BR	0	8	3	0	0	0	
3BR	3	3BR	0	2	1	0	0	0	
4+BR	0	4+BR	0	0	0	0	0	0	
TOT	37	TOT	0	23	14	0	0	0	

Shelter Units: _____ + Conversion Units: _____

Section 8: _____

USES AND PERMANENT SOURCES

Project Uses:

Land: \$875,000.00

Construction: \$4,592,121.00

Construction Contingency: \$183,685.00

Construction Interest: \$88,800.00

Relocation: \$40,000.00

Developer Fee: \$842,000.00

Legal Fees: \$85,000.00

Architect Fees: \$184,425.00

Other Costs: \$271,450.00

Reserves: \$63,000.00

Non-Housing: \$0.00

TDC: \$7,225,481.00

TDC/Unit: \$195,283.00

Project Permanent Sources:

Source / Program	Amount	%	Term	Committed
MMA <i>Tax Exempt Loan</i>	\$2,289,836.00	6.50%	40 yrs	
City of Minneapolis <i>TIF</i>	\$284,000.00	6.50%	25 yrs	
City of Minneapolis <i>AHTF</i>	\$1,104,000.00	0.00%	30 yrs Deferred	
<i>Employer Donations</i>	\$500.00			6/26/2006
Hennepin County	\$530,000.00	0.00%	30 yrs Deferred	
MHFA <i>Super RFP</i>	\$555,000.00	0.00%	30 yrs Deferred	10/26/2006
<i>Syndication Proceeds</i>	\$2,062,693.00			
<i>Deferred Developer Fee</i>	\$399,452.00			6/26/2006
TDC:	\$7,225,481.00			

Financing Notes:

AHTF

TIF

Tax Exempt Bond

HUD Insurance



Project Status	
Proposed:	12/31/2001
Approved:	<input checked="" type="checkbox"/>
Closed:	1/10/2006
Complete:	

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

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

Project Name:	1822 Park
Main Address:	1822 Park Ave
Project Aliases:	
Additional Addresses:	
Ward:	6
Neighborhood:	Ventura Village

Project Activity	
<input type="checkbox"/> New Construction	
<input checked="" type="checkbox"/> Rehabilitation	
<input type="checkbox"/> Stabilization	
<input 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 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	0		0BR	0	0	0	0	0
1BR	18	1BR	6	12	0	0	0	0	
2BR	0	2BR	0	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	18	TOT	6	12	0	0	0	0	

Shelter Units: + Conversion Units:

Section 8:

GENERAL INFORMATION

In June 2000, CCHT was named administrator of 1822 Park by the Hennepin County District Court, and acquired it in August 2003. CCHT has already made some basic improvements on the interior of the building including painting, new windows, several new bathrooms, a new heating system, and many new appliances. A new roof, entry door, and retaining wall has also been installed, and extensive landscaping has been done with volunteer labor. CCHT has secured funding from MHFA Rental Rehab Loan Fund, Center for Energy and Environment, Minneapolis CPED, and Family Housing to complete a more extensive renovation including bringing back the building to its original 18 bedroom apartment configuration. In addition, CCHT has decided to partner with Oak Grove Residential Treatment Center, a social service agency which serves individuals with serious and persistent mental illness. Once renovation is complete, Oak Grove proposes to house its operation in 1822 Park and would provide supportive services to the residents.

Partnership:

Developer:

Gina Ciganik
 CCHT
 1625 Park Avenue
 Minneapolis, MN 55404-
 Phone: (612) 341-3148 ext x-204
 Fax:
 gciganik@ccht.org

Owner:

Gina Ciganik
 CCHT
 1625 Park Avenue
 Minneapolis, MN 55404-
 Phone: (612) 341-3148 ext- x-204
 Fax:
 gciganik@ccht.org

Contact Information:

Consultant:

Contractor:

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

Architect:

Kent Simon
 Miller Hanson Partners
 1201 Hawthorne Ave
 Minneapolis, MN 55403-
 Phone: (612) 332-5420 ext-
 Fax: (612) 332-5425
 ksimon@millerhanson.com

Property Manager:

Property Solutions And Services
 Phone: (612) 746-0400 ext-
 Fax: (612) 746-0401

CPED Coordinator:

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 Minneapolis, MN 55401
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 jerry.lepage@ci.minneapolis.mn.us

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 Fax: (612) 673-5112

CPED Support Coordinator

Scott Ehrenberg
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 Fax: (612) 673-5259

CPED Rehab:

Gerri Meyer
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 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:	2011 Pillsbury / Alliance
Main Address:	2011 Pillsbury Ave
Project Aliases:	Alliance
Additional Addresses:	
Ward:	7
Neighborhood:	Whittier

Project Activity	
<input type="checkbox"/> New Construction	
<input checked="" type="checkbox"/> Rehabilitation	
<input type="checkbox"/> Stabilization	
<input type="checkbox"/> Preservation	
Year Built:	1908

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

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

Housing Production and Affordability									
UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT
	0BR	27		0BR	25	2	0	0	0
1BR	0	1BR	0	0	0	0	0	0	
2BR	0	2BR	0	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	27	TOT	25	2	0	0	0	0	

Shelter Units: + Conversion Units:

Section 8:

GENERAL INFORMATION

27 unit SRO project hosting single adults from MPLS homeless shelters and streets. Project would rehabilitate building and deliver relief from existing debt on property. Rents per room @ \$330/month with 2 efficiencies @ \$450/month.

About \$70,000 in unique operating subsidies to be provided from MHFA over a six-year period to cover on-site caretaker and .25 FTE tenant coordinator.

Proposed 14 Long-Term Homeless units of 27 total.

Serves large proportion of color (48%) and disabled (55%).

Scope of rehab includes drainage landscaping, replacement of broken pavement, replace fencing, add lighting to parking area, restore exterior masonry, woodwork, gutters and downspouts, replace millwork, install intercom and secure card access. Additional interior work, including light fixtures, upgraded fire alarms and wiring. Additional egress to be added for basement at MHFA behest.

Partnership:

Developer:

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

Owner:

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

Contact Information:

Consultant:

Barb Broen
 Broen Housing Consultants
 1437 Marshall Ave., #202
 Saint Paul, MN 55104-
 Phone: (651) 645-8474 ext-
 Fax: (651) 645-8497
 housing@broen.net

Contractor:

To Be Determined
 ,
 Phone: ext-
 Fax:

Architect:

Terri Cermak
 Cermak Rhoades Architects
 275 E 4 St Suite 800
 Saint Paul, MN 55101-1696
 Phone: (651) 225-8623 ext-
 Fax:
 tcermak@cermakrhoades.com

Property Manager:

Phone: (612) 872-2310 ext-
 Fax:

Support Services:

St. Stephen's Human Services
 Phone: (612) 870-2278 ext-
 Fax: (612) 874-0313

CPED Coordinator:

Kevin Walker
 CPED
 105 5th Ave S Suite 200
 Minneapolis, MN 55401-
 Phone: (612) 673-5236 ext-
 Fax: (612) 673-5259
 kevin.walker@ci.minneapolis.mn.us

CPED Legal:

CPED Support Coordinator

CPED Rehab:

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:	2011 Pillsbury / Alliance
Main Address:	2011 Pillsbury Ave
Project Aliases:	Alliance
Additional Addresses:	
Ward: 7	Neighborhood: Whittier

Project Activity	
<input type="checkbox"/> New Construction	
<input checked="" type="checkbox"/> Rehabilitation	
<input type="checkbox"/> Stabilization	
<input type="checkbox"/> Preservation	
Year Built:	1908

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

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

Housing Production and Affordability									
UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT
	0BR	27		0BR	25	2	0	0	0
1BR	0	1BR	0	0	0	0	0	0	
2BR	0	2BR	0	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	27	TOT	25	2	0	0	0	0	

Shelter Units: + Conversion Units:

Section 8:

USES AND PERMANENT SOURCES

Project Uses:	
Land:	\$0.00
Construction:	\$601,960.00
Construction Contingency:	\$42,137.00
Construction Interest:	\$0.00
Relocation:	\$13,000.00
Developer Fee:	\$40,000.00
Legal Fees:	\$10,000.00
Architect Fees:	\$32,298.00
Other Costs:	\$454,605.00
Reserves:	\$92,000.00
Non-Housing:	
TDC:	\$1,286,000.00
TDC/Unit:	\$47,630.00

Project Permanent Sources:				
Source / Program	Amount	%	Term	Committed
CPED <i>Non Profit Admin</i>	\$30,000.00		Grant	
CPED <i>AHTF</i>	\$496,000.00			
MHFA	\$600,000.00			10/26/2006
CPED <i>Levy Funds</i>	\$160,000.00			12/17/2002
TDC:	\$1,286,000.00			

Financing Notes:	

Project Status	
Proposed:	7/10/2006
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:	Slater Square
Main Address:	1400 Portland Ave S
Project Aliases:	Elliot Park II
Additional Addresses:	1412, 1416, 1420, 1425 Portland Ave S
Ward:	7
Neighborhood:	Elliot Park

Project Activity
<input type="checkbox"/> New Construction
<input checked="" type="checkbox"/> Rehabilitation
<input checked="" 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 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	125		0BR	0	80	35	10	0
1BR	36	1BR	0	18	4	14	0		
2BR	1	2BR	0	0	1	0	0		
3BR	0	3BR	0	0	0	0	0		
4+BR	0	4+BR	0	0	0	0	0		
TOT	162	TOT	0	98	40	24	0		

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

GENERAL INFORMATION

Requesting \$542,000 in 2006 AHTF for rehab and stabilization. Also requesting restructure of current project debt and assumption of current project debt by CHDC Slater, LLC, a new limited partnership consisting solely of Community Development Housing Corporation. MHFA 1st mortgage to be refinanced at a lower interest rate

Partnership: CHDC Slater LLC

Developer:
 Dick Brustad
 Brighton Development Corporation
 710 S 2nd St Suite 603
 Minneapolis, MN 55401-3101
 Phone: (612) 332-5664 ext-
 Fax: (612) 332-1250
 dbrustad@brightondevelopment.com

Owner:

Architect:
 Lisa Ross
 Cermak Rhoades Architects
 275 E 4 St Suite 800
 Saint Paul, MN 55101-1696
 Phone: (651) 556-8649 ext-
 Fax:
 lross@cermakrhoades.com

Contact Information:

Consultant:
 Janet Pope
 J.L. Pope Associates
 2929 University Ave SE Suite 206
 Minneapolis, MN 55414-
 Phone: (612) 331-3333 ext-
 Fax: (612) 331-2223
 janet@jlpope.com

Contractor:

CPED Coordinator:
 Tiffany Glasper
 CPED
 105 5th Ave S Suite 200
 Minneapolis, MN 55401-
 Phone: (612) 673-5221 ext-
 Fax: (612) 673-5248
 Tiffany.Glasper@ci.minneapolis.mn.us

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

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

Support Services:
 Catholic Charities
 Phone: (612) 278-1120 ext-
 Fax: (612) 375-9105

CPED Rehab:

MPLS Affirmative Action

Project Status
 Proposed: 7/10/2006
 Approved:
 Closed:
 Complete:

Impaction
 Non-Impacted
 Impacted

Occupancy
 Rental
 Ownership

Project Name: Slater Square
 Main Address: 1400 Portland Ave S
 Project Aliases: Elliot Park II
 Additional Addresses: 1412, 1416, 1420, 1425 Portland Ave S
 Ward: 7 Neighborhood: Elliot Park

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	125	0	80	35	10	0	
1BR	36	0	18	4	14	0	
2BR	1	0	0	1	0	0	
3BR	0	0	0	0	0	0	
4+BR	0	0	0	0	0	0	
TOT	162	0	98	40	24	0	

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

USES AND PERMANENT SOURCES

Project Uses:

Land:	\$8,013,156.00
Construction:	\$1,130,000.00
Construction Contingency:	\$79,100.00
Construction Interest:	
Relocation:	
Developer Fee:	\$100,000.00
Legal Fees:	\$25,000.00
Architect Fees:	\$45,000.00
Other Costs:	\$621,500.00
Reserves:	
Non-Housing:	\$100,955.00
TDC:	\$10,114,711.00
TDC/Unit:	\$62,436.00

Project Permanent Sources:

Source / Program	Amount	%	Term	Committed
CPED AHTF	\$542,500.00	1.00%		
MCDA Operating Subsidy	\$2,000,000.00	2.50%	12/22/2006	12/22/1986 AA860012
CPED Loan Interest	\$1,501,156.00		12/22/2026	
CPED Affordability Reserves	\$518,000.00			
FHLB FHLB	\$500,000.00			
MHFA Super RFP	\$542,500.00			
MCDA TIF	\$2,500,000.00	2.50%	12/22/2026	12/22/1986 AA860012
MHFA 1st Mortgage	\$2,010,555.00	6.50%	12/22/2026	12/22/1986
TDC:	\$10,114,711.00			

Financing Notes:
 This is an expiring tax credit project. The limited partner is exiting and the debt is being assumed by CHDC Slater, LLC. The existing City debt and accumulated interest is being assumed and first mortgage is being refinanced.



Project Status	
Proposed:	7/27/2006
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:	Van Cleve Courts Apts (Phase II)		
Main Address:	917 13th Ave SE		
Project Aliases:	Van Cleve Courts (Phase II)		
Additional Addresses:			
Ward:	2	Neighborhood:	Como

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 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	12		1BR	12	0	0	0	0
	2BR	25		2BR	0	25	0	0	0
	3BR	13		3BR	0	13	0	0	0
4+BR	0	4+BR	0	0	0	0	0		
TOT	50	TOT	12	38	0	0	0		
Shelter Units: _____		+ Conversion Units: _____							
Section 8: _____									

GENERAL INFORMATION

The Van Cleve Court West Apts project is a three-phase, income-integrated development that will eventually include 236 housing units. Phase I consists of a new 35-unit rental apartment building that is being planned by Van Cleve Courts LLC, a partnership of Project For Pride in Living and Cabrini House. Cabrini House has been providing supportive services in the University area to homeless and disabled individuals.

PPL has now submitted an application under the City AHTF program for Phase II which includes a second rental building with 50 affordable units. Of these 50 units, 12 units will be affordable @ 30% AMI with supportive services for chronically homeless single adults. The phase II development will also include "green-sustainable" elements.

Phase III will consist of 151 ownership townhomes and condo apartments, including some units in historic grain elevator structure which will be converted to housing.

Partnership: Van Cleve Courts LLC

Developer:
 Barbara McCormick
 PPL
 1035 E Franklin Ave
 Minneapolis, MN 55404-2920
 Phone: (612) 874-8512 ext
 Fax: (612) 872-8995
 barbara.mccormick@ppl-inc.org

Owner:

Contractor:

Contact Information:

Consultant:

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@ci.minneapolis.mn.us

Architect:
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 Urban Works Architecture, LLC
 901 North Third St Suite 145
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 Phone: (612) 455-3105 ext-
 Fax: (612) 455-3199
 bnelson@urban-works.com

CPED Legal:
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 Fax: (612) 673-5112

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

Property Manager:
 PPL
 Phone: (612) 874-8511 ext-
 Fax: (612) 874-6444

Support Services:
 Cabrini House
 Phone: (612) 331-7390 ext-
 Fax: (612) 331-4436

CPED Rehab:
 Dalene Lenneman
 Phone: (612) 673-5254 ext-
 Fax: (612) 673-5207

MPLS Affirmative Action

