

CPED MULTIFAMILY HOUSING DEPARTMENT
Affordable Housing Inventory Project Data Worksheet



Project Status
 Proposed: 10/26/2004
 Approved:
 Closed:
 Complete:

Project Name: Camden Apts
 Main Address: 4643-51 Lyndale Ave N
 Project Aliases:
 Additional Addresses:

Impaction
 Non-Impacted
 Impacted

Ward: 4 Neighborhood: Lind-Bohanon

Occupancy
 Rental
 Ownership

Housing Production and Affordability

UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY				MKT
			<30%	<50%	<60%	<80%	
0BR	0	0	0	0	0	0	0
1BR	0	0	0	0	0	0	0
2BR	10	10	9	0	0	1	0
3BR	8	8	8	0	0	0	0
4+BR	5	5	5	0	0	0	0
TOT	23	23	22	0	0	1	0

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

Shelter Units: _____ + Conversion Units:
 Section 8: 22

GENERAL INFORMATION

Pillsbury United Communities (PUC) and Project for Pride in living (PPL) jointly propose to build 23 units of permanent supportive housing headed predominately by single custodial fathers. Many of the families will be homeless or have experienced homelessness resulting from mental or chemical disabilities. PUC has operated the FACT (Fathers and Children Together) for 8 years. On site delivery service will allow easy access to case workers.

The existing building will be demolished (Camden Hotel). The proposed building will be three-stories. There will also be community space for meetings and social gatherings. There is also an outdoor play area and computer/study rooms and 17 underground parking spaces.

Partnership: PPL/PUC Camden Apts 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:
 Brad Kinder
 Pillsbury United Communities
 2507 Fremont Ave N
 Minneapolis, MN 55411-
 Phone: (612) 529-9267 ext-
 Fax: (612) 588-5611
 kinderb@puc-mn.org

Contact Information:

Consultant:

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

Support Services:
 Pillsbury United Communities
 Phone: (612) 529-9267 ext-
 Fax: (612) 588-5611

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

Architect:
 Toby Rapson
 Rapson Architects
 409 Cedar Ave
 Minneapolis, MN 55454-
 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

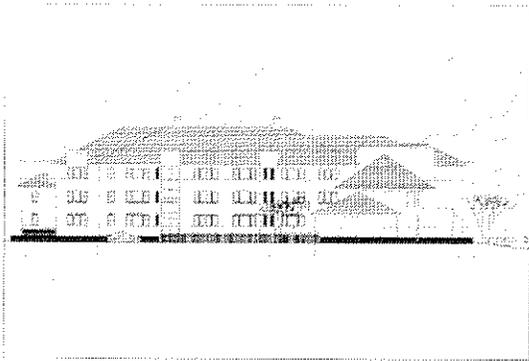
CPED Legal:

CPED Support Coordinator:

CPED Rehab:

MPLS Affirmative Action

CPED MULTIFAMILY HOUSING DEPARTMENT
Affordable Housing Inventory Project Data Worksheet



Project Status
 Proposed: 10/26/2004
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 Complete:

Project Name: Camden Apts
 Main Address: 4643-51 Lyndale Ave N
 Project Aliases:
 Additional Addresses:
 Ward: 4 Neighborhood: Lind-Bohanon

Impaction
 Non-Impacted
 Impacted

Occupancy
 Rental
 Ownership

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	0	1BR	0	0	0	0	0	0	
2BR	10	2BR	9	0	0	1	0	0	
3BR	8	3BR	8	0	0	0	0	0	
4+BR	5	4+BR	5	0	0	0	0	0	
TOT	23	TOT	22	0	0	1	0	0	

Shelter Units: _____ + Conversion Units: _____
 Section 8: 22

USES AND SOURCES

Project Uses:

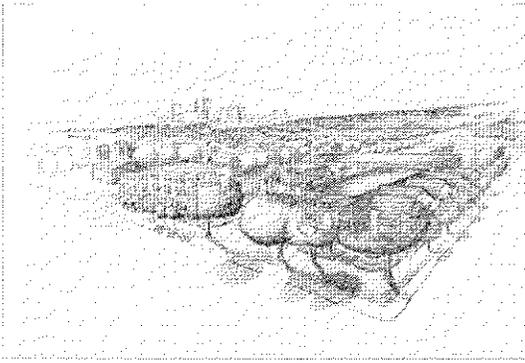
Land:	\$725,000.00
Construction:	\$4,426,500.00
Construction Contingency:	\$0.00
Construction Interest:	\$0.00
Relocation:	\$225,000.00
Developer Fee:	\$550,000.00
Legal Fees:	\$33,000.00
Architect Fees:	\$105,000.00
Other Costs:	\$127,840.00
Reserves:	\$0.00
Non-Housing:	\$291,000.00
TDC:	\$6,483,340.00
TDC/Unit:	\$269,232.00

Project Sources:

Source / Program	Amount	%	Term	Committed
MHFA	\$1,605,283.00	1.00%		
Hennepin County AHIF	\$550,000.00	1.00%		
CPED AHTF	\$600,000.00	1.00%		
HUD AHP	\$115,000.00	1.00%		
HUD SHP	\$400,000.00	1.00%		
Syndication Proceeds				
TDC:	\$6,483,340.00			

Financing Notes:

CPED MULTIFAMILY HOUSING DEPARTMENT
Affordable Housing Inventory Project Data Worksheet



Project Status
 Proposed: 2/7/2002
 Approved:
 Closed:
 Complete:

Project Name: Ripley Gardens
 Main Address: 300 Queen Ave N
 Project Aliases: Queen Care Center
 Additional Addresses:
 Ward: 5 Neighborhood: Harrison

Impaction
 Non-Impacted
 Impacted

Occupancy
 Rental
 Ownership

Housing Production and Affordability

UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT
					0BR	1BR	2BR	3BR	
0BR	0BR	6	0BR	6	0	0	0	0	0
1BR	1BR	12	1BR	0	0	0	0	0	12
2BR	2BR	27	2BR	0	13	0	0	0	14
3BR	3BR	7	3BR	0	7	0	0	0	0
4+BR	4+BR	0	4+BR	0	0	0	0	0	0
TOT	TOT	52	TOT	6	20	0	0	0	26

Project Activity	Development	Household
<input checked="" type="checkbox"/> New Construction	<input checked="" 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 type="radio"/> Coop	<input type="checkbox"/> Senior
<input type="checkbox"/> Preservation	<input type="radio"/> Shelter	<input checked="" type="checkbox"/> Single
Year Built: _____	<input type="radio"/> Transitional	<input type="checkbox"/> Special Needs
	<input type="radio"/> Scattered Site/Other	<input checked="" type="checkbox"/> Homeless

Shelter Units: _____ + Conversion Units: 30
 Section 8: _____

GENERAL INFORMATION

CCHT proposes to redevelop the historic Ripley Maternity Hospital site to create a mixed-use, mixed-income housing development containing rental and home ownership opportunities for households at very-low, low, moderate, and median income levels. In addition to the renovations of the three existing buildings into housing and community space, it is the intention of CCHT to add to the site three new buildings containing rental and homeownership units that will enhance and reflect the existing structures. There will be approximately 62 total units, with roughly 52 rental units and between 8 and 12 owner occupied units. Finally, there will be one small commercial retail space of approximately 1,600 SF that will accommodate a neighborhood scale commercial business that will complement the Harrison Neighborhood Main Street Plan along Glenwood Avenue.

Partnership:
Developer:
 Gina Ciganik
 CCHT
 1625 Park Avenue
 Minneapolis, MN 55404-
 Phone: (612) 341-3148 ext x-204
 Fax:
 gciganik@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:
 Stahl Construction
 5755 Wayzata Blvd
 Saint Louis Park, MN 55416-
 Phone: (952) 931-9300 ext-
 Fax:

Architect:
 LHB Engineers & Architects
 250 3rd Ave N Suite 450
 Minneapolis, MN 55401-
 Phone: (612) 752-6928 ext-
 Fax:

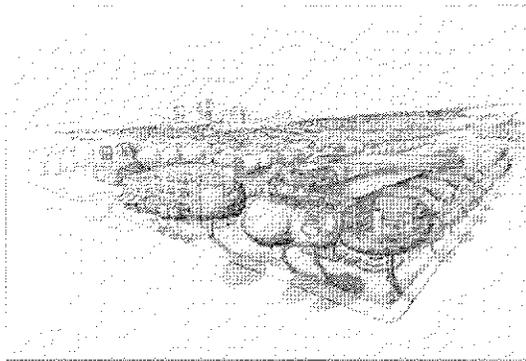
Property Manager:
 To Be Determined
 Phone: ext-
 Fax:

CPED Coordinator:
 Donna Wiemann
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 105 5th Ave S Suite 200
 Minneapolis, MN 55401-
 Phone: (612) 673-5257 ext-
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 donna.wiemann@ci.minneapolis.mn.us

CPED Legal:
CPED Support Coordinator
 Connie Green
 Phone: (612) 673-5234 ext-
 Fax: (612) 673-5259

CPED Rehab:
 Dalene Lenneman
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 Fax: (612) 673-5207
MPLS Affirmative Action

CPED MULTIFAMILY HOUSING DEPARTMENT
Affordable Housing Inventory Project Data Worksheet



Project Status
 Proposed: 2/7/2002
 Approved:
 Closed:
 Complete:

Project Name: Ripley Gardens
 Main Address: 300 Queen Ave N
 Project Aliases: Queen Care Center
 Additional Addresses:
 Ward: 5 Neighborhood: Harrison

Impaction
 Non-Impacted
 Impacted

Occupancy
 Rental
 Ownership

Housing Production and Affordability

UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT
1BR	12	1BR	0	0	0	0	0	12	
2BR	27	2BR	0	13	0	0	0	14	
3BR	7	3BR	0	7	0	0	0	0	
4+BR	0	4+BR	0	0	0	0	0	0	
TOT	52	TOT	6	20	0	0	0	26	

Project Activity	Development	Household
<input checked="" type="checkbox"/> New Construction	<input checked="" 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 type="radio"/> Coop	<input type="checkbox"/> Senior
<input type="checkbox"/> Preservation	<input type="radio"/> Shelter	<input checked="" type="checkbox"/> Single
Year Built: _____	<input type="radio"/> Transitional	<input type="checkbox"/> Special Needs
	<input type="radio"/> Scattered Site/Other	<input checked="" type="checkbox"/> Homeless

Shelter Units: _____ + Conversion Units: 30
 Section 8: _____

USES AND SOURCES

Project Uses:

Land:	\$221,111.00
Construction:	\$8,128,658.00
Construction Contingency:	\$727,510.00
Construction Interest:	
Relocation:	
Developer Fee:	\$1,302,820.00
Legal Fees:	\$95,000.00
Architect Fees:	\$540,000.00
Other Costs:	\$1,058,426.00
Reserves:	\$201,900.00
Non-Housing:	
TDC:	\$12,275,425.00
TDC/Unit:	\$241,934.00

Project Sources:

Source / Program	Amount	%	Term	Committed
1 Hennepin County ERF	\$411,000.00		Grant	12/30/2002
2 CPED Non Profit Admin	\$30,000.00		Grant	5/1/2004
3 Syndication Proceeds	\$3,627,000.00			
4 Syndication Proceeds (Historic)	\$683,499.00			
5 CPED AHTF	\$945,000.00			5/1/2004
6 HUD 221D4	\$2,946,980.00	6.25%		
7 FHLB FHLB	\$240,000.00			
8 CCHT Equity	\$494,446.00			5/1/2004
9 Hennepin County ARIF	\$300,000.00			
10 Met Council LCDA	\$375,000.00			
11 FHF	\$225,000.00			
12 MHFA	\$675,000.00			
13 City of Minneapolis NRP	\$372,500.00			
14 City of Minneapolis TIF Supplemental Mtg	\$800,000.00			
15 CCHT Deferred Developer Fee	\$150,000.00			
TDC:	\$12,275,425.00			

Financing Notes:
 The project sources and uses are for the rental housing development only.
 Additional financial need to accomplish this project is tax increment financing requiring City Council consideration at a later date.
 \$207,419 of CCHT equity committed as of 5/3/2004.
 CPED AHTF funding partially approved.

Project Status
 Proposed: 5/1/2004
 Approved:
 Closed:
 Complete:

Impaction
 Non-Impacted
 Impacted

Occupancy
 Rental
 Ownership

Project Name: MS Residence and Community Center
 Main Address: 4550 Humboldt Ave N
 Project Aliases:
 Additional Addresses:
 Ward: 1 Neighborhood: Lind-Bohanon

Housing Production and Affordability

UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY				MKT
			<30%	<50%	<60%	<80%	
0BR	4		0	0	4	0	0
1BR	29		0	15	10	0	4
2BR	16		0	6	10	0	0
3BR	0		0	0	0	0	0
4+BR	0		0	0	0	0	0
TOT	49		0	21	24	0	4

Shelter Units: + Conversion Units:
 Section 8: 20

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

GENERAL INFORMATION

CommonBond Communities (CBC) proposes to develop a groundbreaking model of affordable housing and community services for people with multiple sclerosis. Up to 49 units will be developed with fully-accessible one to three bedroom mixed-income rental and ownership apartment units featuring assisted living plus personal care, meals, and adult day care, as needed, with 21 underground handicap parking stalls.

NOTE: Development and financing plan are very preliminary.

Partnership:

Developer:

Jon Weiss
 CommonBond Communities
 328 Kellogg Blvd W
 Saint Paul, MN 55102-1900
 Phone: (651) 290-6247 ext-
 Fax: (651) 291-1003
 weiss@commonbond.org

Owner:

Jon Weiss
 CommonBond Communities
 328 Kellogg Blvd W
 Saint Paul, MN 55102-1900
 Phone: (651) 290-6247 ext-
 Fax: (651) 291-1003
 weiss@commonbond.org

Contact Information:

Consultant:

MS Society
 200 12th Ave S
 Minneapolis, MN 55415-
 Phone: (612) 335-7900 ext-
 Fax:

Contractor:

Phone: ext-
 Fax:

Architect:

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

Property Manager:

CommonBond Communities
 Phone: (651) 290-6247 ext-
 Fax: (651) 291-1003

Support Services:

CBC Advantage Services
 Phone: (651) 291-1750 ext-
 Fax: (651) 291-1003

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:

CPED Support Coordinator

Connie Green
 Phone: (612) 673-5234 ext-
 Fax: (612) 673-5259

CPED Rehab:

MPLS Affirmative Action

Project Status

Proposed: 5/1/2004
Approved:
Closed:
Complete:

Impactation

Non-Impacted
 Impacted

Occupancy

Rental
 Ownership

Project Name: MS Residence and Community Center
Main Address: 4550 Humboldt Ave N
Project Aliases:
Additional Addresses:
Ward: 1 Neighborhood: Lind-Bohanon

Housing Production and Affordability

UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT
1BR	29	1BR	0	15	10	0	4		
2BR	16	2BR	0	6	10	0	0		
3BR	0	3BR	0	0	0	0	0		
4+BR	0	4+BR	0	0	0	0	0		
TOT	49	TOT	0	21	24	0	4		

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

Shelter Units: _____ + Conversion Units: _____
Section 8: 20

USES AND SOURCES

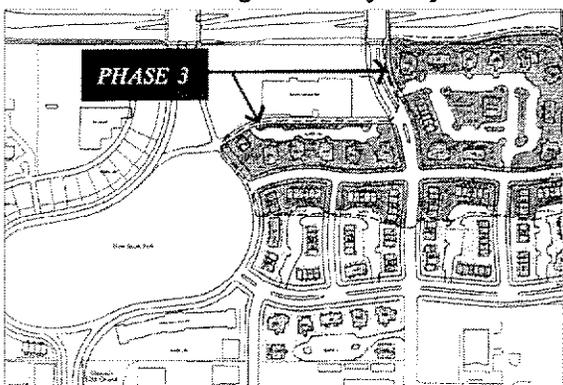
Project Uses:

Land:	\$418,245.00
Construction:	\$5,410,744.00
Construction Contingency:	\$389,256.00
Construction Interest:	\$0.00
Relocation:	\$0.00
Developer Fee:	\$636,500.00
Legal Fees:	\$0.00
Architect Fees:	\$237,500.00
Other Costs:	\$554,125.00
Reserves:	\$0.00
Non-Housing:	\$0.00
TDC:	\$7,646,370.00
TDC/Unit:	\$0.00

Project Sources:

Source / Program	Amount	%	Term	Committed
1 MS Society	\$600,000.00		Grant	5/1/2004
2 Syndication Proceeds	\$3,122,507.00			
3 HUD HUD 211	\$1,618,400.00			
4 MHFA Super RFP	\$305,000.00			
5 CPED Non Profit Admin	\$30,000.00		Grant	7/2/2004
6 City of Minneapolis NRP	\$100,000.00			
7 Hennepin County AHIF	\$300,000.00			
8 City of Minneapolis NRP (AHRF)	\$348,161.00			
9 Sales Proceeds	\$1,252,302.00			
TDC:	\$7,676,370.00			

Financing Notes:
MS Society has committed \$600,000 over 3 years.



Project Status
 Proposed: 7/3/2002
 Approved:
 Closed: 6/29/2004
 Complete:

Impaction
 Non-Impacted
 Impacted

Occupancy
 Rental
 Ownership

Project Name: Heritage Park (Phase III)
 Main Address: 908 5th Ave N
 Project Aliases: Near North (Phase III)
 Additional Addresses:
 Ward: 5 Neighborhood: Near North

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
	1BR	15	0	3	3	0	9
	2BR	40	6	4	4	0	26
	3BR	30	22	2	1	0	5
	4+BR	10	10	0	0	0	0
	TOT	95	38	9	8	0	40

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

GENERAL INFORMATION

The Heritage Park (formerly known as the Near Northside) Master Plan Project calls for development of approximately 800 units of rental and for-sale housing through 2008. The site is approximately 73 acres in size and is bounded by Plymouth Avenue North, Seventh Street North, Lyndale Avenue North, Glenwood Avenue North, Girard Avenue North, Girard Terrace, Olson Memorial Highway, and Humboldt Avenue North.

Heritage Park is a comprehensive mixed income development incorporating MPHA's Holman Decree replacement units, conventional tax credit as well as market rate units.

Phase III includes the construction of 95 residential rental units, which comprises the fourth and final phase of family rental housing in the Heritage Park Project Area. The site is located south of Olson Memorial Hwy and includes the redevelopment of 5.5 acres in addition to the proposed and existing right of way and adjacent parks. Resident parking will be located in the rear within each block and visitor parking will occur on the street.

Partnership: Heritage Park Partners LP

Developer:
 Darlene Walser
 McCormack Baron Salazar
 3447 16th Ave S
 Minneapolis, MN 55407-
 Phone: (612) 721-6554 ext
 Fax: (612) 729-2085
 darlene.walser@mccormackbaron.com

Owner:
 Jonathan Goldstein
 McCormack Baron Salazar
 1415 Olive Suite 310
 Saint Louis, MO 63103-
 Phone: (314) 335-2740 ext-
 Fax: (314) 335-2853
 jonathan.goldstein@mccormackbaron.com

Contact Information:
Consultant:
 Phone: _____ ext-
 Fax: _____

Contractor:
 Weis Builders
 7645 Lyndale Av S
 Richfield, MN 55423-4029
 Phone: (612) 243-5000 ext-
 Fax: _____

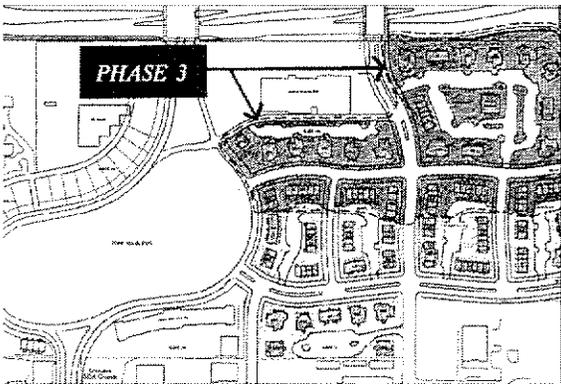
Architect:
 Ellness, Swenson, Graham Architects Inc.
 700 3rd St S
 Minneapolis, MN 55415-
 Phone: (612) 339-5508 ext-
 Fax: (612) 339-5382

Property Manager:
 McCormack Baron Ragan Mgmt Services
 Phone: _____ ext-
 Fax: _____
Support Services:

CPED Coordinator:
 Bernadette Hornig
 CPED
 105 5th Ave S Suite 200
 Minneapolis, MN 55401-
 Phone: (612) 673-5236 ext-
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 bernadette.hornig@ci.minneapolis.mn.us

CPED Legal:
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CPED Support Coordinator
 Scott Ehrenberg
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CPED Rehab:
 Geri Meyer
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MPLS Affirmative Action
 Marvin Taylor
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 Fax: (612) 673-2599



Project Status
 Proposed: 7/3/2002
 Approved:
 Closed: 6/29/2004
 Complete:

Project Name: Heritage Park (Phase III)
 Main Address: 908 5th Ave N
 Project Aliases: Near North (Phase III)
 Additional Addresses:
 Ward: 5 Neighborhood: Near North

Impaction
 Non-Impacted
 Impacted

Occupancy
 Rental
 Ownership

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
	1BR	15	0	3	3	0	9
	2BR	40	6	4	4	0	26
	3BR	30	22	2	1	0	5
	4+BR	10	10	0	0	0	0
	TOT	95	38	9	8	0	40

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

USES AND SOURCES

Project Uses:

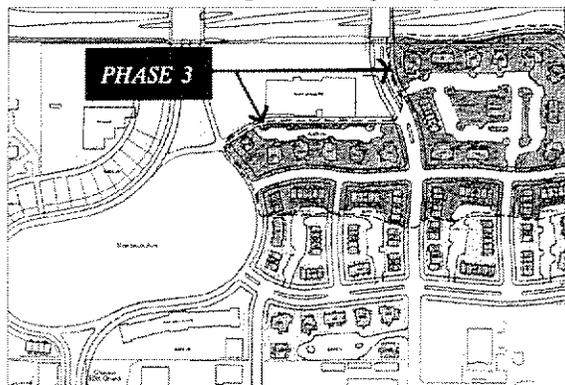
Land:	
Construction:	\$14,575,000.00
Construction Contingency:	\$369,644.00
Construction Interest:	\$725,922.00
Relocation:	
Developer Fee:	\$1,550,000.00
Legal Fees:	\$139,480.00
Architect Fees:	\$554,300.00
Other Costs:	\$1,892,754.00
Reserves:	\$248,000.00
Non-Housing:	
TDC:	\$20,055,100.00
TDC/Unit:	\$211,106.00

Project Sources:

Source / Program	Amount	%	Term	Committed
1 FHA 1st Mortgage	\$3,689,000.00	6.25%	40 yrs Fully Amortized	10/27/2003
2 MPHA 2nd Mortgage	\$2,880,000.00	5.00%	55 years Deferred	
3 MPHA 3rd Mortgage	\$4,448,000.00	0.00%	55 years Deferred	
4 MHFA ECHCE	\$215,000.00	0.00%	40 yrs Deferred	4/24/2003
5 MCDA AHTF (Levy)	\$450,000.00	0.00%	6/29/2046 Deferred	4/22/2003 HD00000519
6 MCDA CDBG	\$300,000.00	0.00%	6/29/2046 Deferred	4/22/2003 HD00000519
7 Cash	\$114,000.00	0.00%	Grant	4/22/2003
8 SunAmerica Syndication Proceeds	\$6,933,300.00			
9 MCDA AHTF (Levy)	\$289,400.00	0.00%	6/29/2046	12/1/2003 HD00000519
10 FHF	\$100,000.00	0.00%	40 yrs	11/1/2003
11 City of MPLS NRP	\$189,400.00	0.00%	6/29/2046	1/1/2004 HD00000519
12 Met Council LHIA	\$200,000.00	0.00%	6/29/2046 Deferred	4/24/2003 HD00000519
13 CPED CDBG Short-Term Loan	\$247,000.00	1.00%	6/29/2005 Deferred	HD00000520
50 MCDA LIHTC - \$359,528 (2003)				1/1/2003
51 MCDA (MHFA-2003) LIHTC - \$124,009				6/3/2003

Financing Notes:
 Updated datasheet reflects signed HTC-1.

CPED MULTIFAMILY HOUSING DEPARTMENT
Affordable Housing Inventory Project Data Worksheet



Project Status

Proposed: 7/3/2002
 Approved:
 Closed: 6/29/2004
 Complete:

Impaction

Non-Impacted
 Impacted

Occupancy

Rental
 Ownership

Project Name: Heritage Park (Phase III)
 Main Address: 908 5th Ave N
 Project Aliases: Near North (Phase III)
 Additional Addresses:
 Ward: 5 Neighborhood: Near North

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	
			UNIT	<30%	<50%	<60%		<80%
	0BR	0	0BR	0	0	0	0	
	1BR	15	1BR	0	3	3	0	9
	2BR	40	2BR	6	4	4	0	26
	3BR	30	3BR	22	2	1	0	5
	4+BR	10	4+BR	10	0	0	0	0
	TOT	95	TOT	38	9	8	0	40

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

52 MCDA (MHFA-2003)
 LIHTC - \$263,463

8/18/2003

53 MCDA (MHFA-2004)
 LIHTC - \$100,000

4/22/2004

TDC: \$20,055,100.00