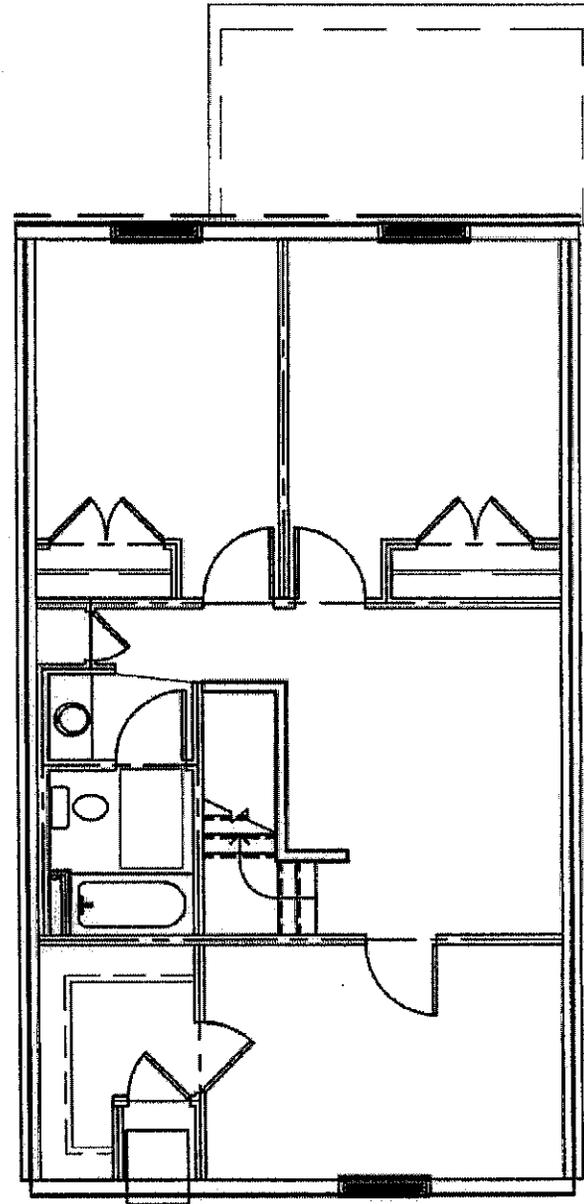
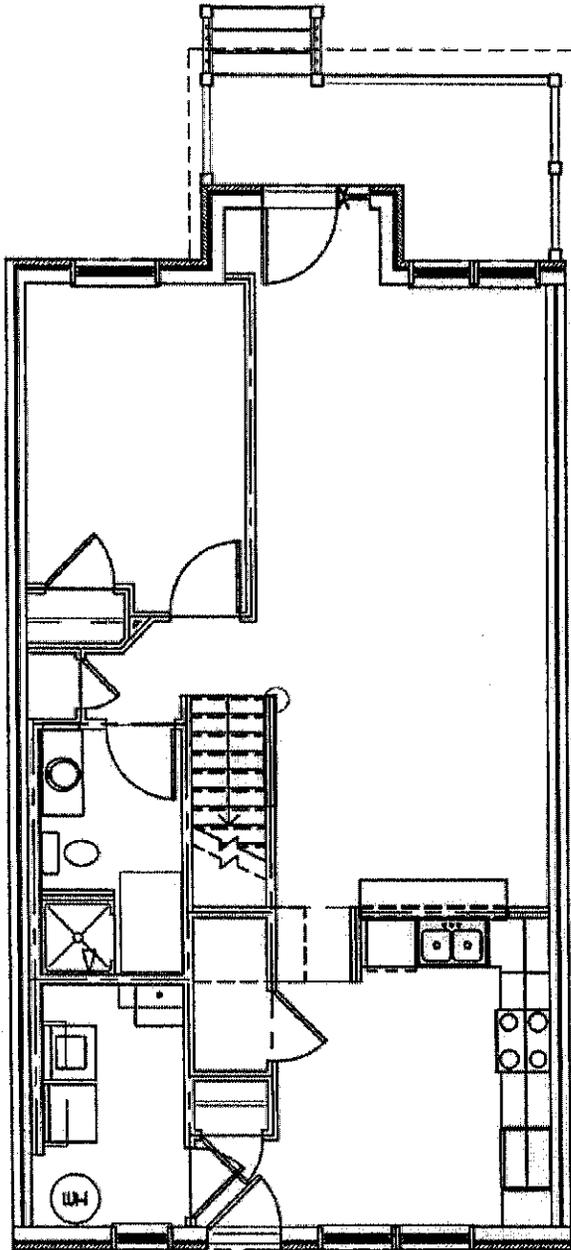
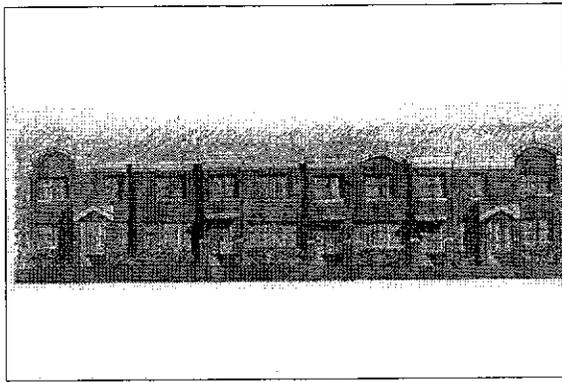




## Linden Hills Townhomes -- Proposed Elevation



**Linden Hills Townhomes - Typical Floor Plan**



| Project Status |                          |
|----------------|--------------------------|
| Proposed:      | 3/5/2004                 |
| 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:         | Linden Hills Townhomes |
| Main Address:         | 3824 W 44th St         |
| Project Aliases:      |                        |
| Additional Addresses: |                        |
| Ward:                 | 13                     |
| Neighborhood:         | Linden Hills           |

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

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

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

| Housing Production and Affordability |      |     |                     |      |      |      |      |      |     |   |
|--------------------------------------|------|-----|---------------------|------|------|------|------|------|-----|---|
| UNIT COMPOSITION                     | UNIT | QTY | UNIT AFFORDABILITY  | UNIT | <30% | <50% | <60% | <80% | MKT |   |
|                                      | 0BR  | 0   |                     | 0BR  | 0    | 0    | 0    | 0    | 0   | 0 |
|                                      | 1BR  | 0   |                     | 1BR  | 0    | 0    | 0    | 0    | 0   | 0 |
|                                      | 2BR  | 0   |                     | 2BR  | 0    | 0    | 0    | 0    | 0   | 0 |
|                                      | 3BR  | 3   |                     | 3BR  | 3    | 0    | 0    | 0    | 0   | 0 |
|                                      | 4+BR | 2   |                     | 4+BR | 2    | 0    | 0    | 0    | 0   | 0 |
|                                      | TOT  | 5   |                     | TOT  | 5    | 0    | 0    | 0    | 0   | 0 |
| Shelter Units:                       |      |     | + Conversion Units: |      |      |      |      |      |     |   |
| Section 8:                           |      |     |                     |      |      |      |      |      |     |   |

**GENERAL INFORMATION**

The Minneapolis Public Housing Authority (MPHA) intends to build, own, and manage 5 townhome units at the vacant lot located at 3824 W 44th St. These 5 units will be used as public housing and rented to the low income families on MPHA's public housing waiting list. In addition, these units will be considered "Hollman Replacement Units" and will count toward the replacement of public housing units as outlined in the Hollman Consent Decree.

The project will consist of 5 two-story townhome units with 3 and 4 bedrooms in each unit. 1 unit will be totally handicap-accessible. Each unit will be approximately 1,750 s.f. and have two full baths. A 1 car garage will be made available for each unit and a small tot lot will also be built along the northern edge of the site.

Since these units will be owned and operated by MPHA as public housing, they will permanently serve a low income population. Families on the MPHA waiting list make less than 30% of AMI and pay 30% of their income for rent. Average income for an MPHA family is about \$15,000-\$20,000. HUD places a "Declaration of Trust" on the title of this property ensuring that it remains used for public housing in perpetuity.

Site work for the Linden Hills Townhomes is slated for the Fall of 2004 with a 9 month construction period. Due to the fact that MPHA has over 4,000 families on its waiting list, it is anticipated that these units will be fully occupied as soon as they are made ready for occupancy.

Property rezoning from R-1A to R-4 (or R-5) will be required.

Partnership:

Developer:

Dean Carlson  
 MPHA  
 1001 Washington Ave N  
 Minneapolis, MN 55401-  
 Phone: (612) 342-1490 ext  
 Fax:  
 dcarlson@mplspha.org

Owner:

Dean Carlson  
 MPHA  
 1001 Washington Ave N  
 Minneapolis, MN 55401-  
 Phone: (612) 342-1490 ext-  
 Fax:  
 dcarlson@mplspha.org

Contact Information:

Consultant:

Contractor:

To Be Determined  
 Phone: ext-  
 Fax:

Architect:

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

Property Manager:

MPHA  
 Phone: (612) 342-1490 ext-  
 Fax:

Support Services:

CPED Coordinator:

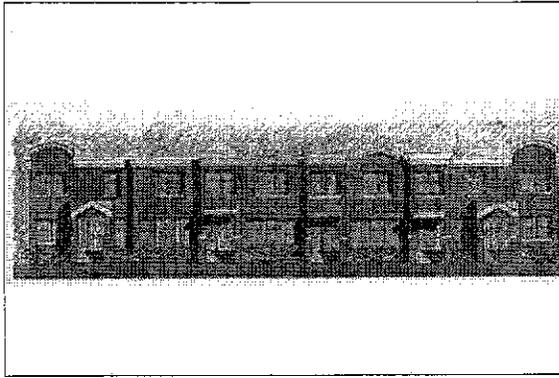
Theresa Cunningham  
 CPED  
 105 5th Ave S Suite 200  
 Minneapolis, MN 55401-  
 Phone: (612) 673-5237 ext-  
 Fax: (612) 673-5248  
 theresa.cunningham@mcda.org

CPED Legal:

CPED Support Coordinator

CPED Rehab:

MPLS Affirmative Action



**Project Status**  
 Proposed: 3/5/2004  
 Approved:   
 Closed:   
 Complete:

**Impaction**  
 Non-Impacted  
 Impacted

**Occupancy**  
 Rental  
 Ownership

Project Name: Linden Hills Townhomes  
 Main Address: 3824 W 44th St  
 Project Aliases:  
 Additional Addresses:  
 Ward: 13 Neighborhood: Linden Hills

**Project Activity**  
 New Construction  
 Rehabilitatio  
 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   |
|                  | 2BR  | 0   |                    | 2BR  | 0    | 0    | 0    | 0    | 0   |
|                  | 3BR  | 3   |                    | 3BR  | 3    | 0    | 0    | 0    | 0   |
|                  | 4+BR | 2   |                    | 4+BR | 2    | 0    | 0    | 0    | 0   |
|                  | TOT  | 5   |                    | TOT  | 5    | 0    | 0    | 0    | 0   |

Shelter Units:  + Conversion Units:   
 Section 8:

**USES AND SOURCES**

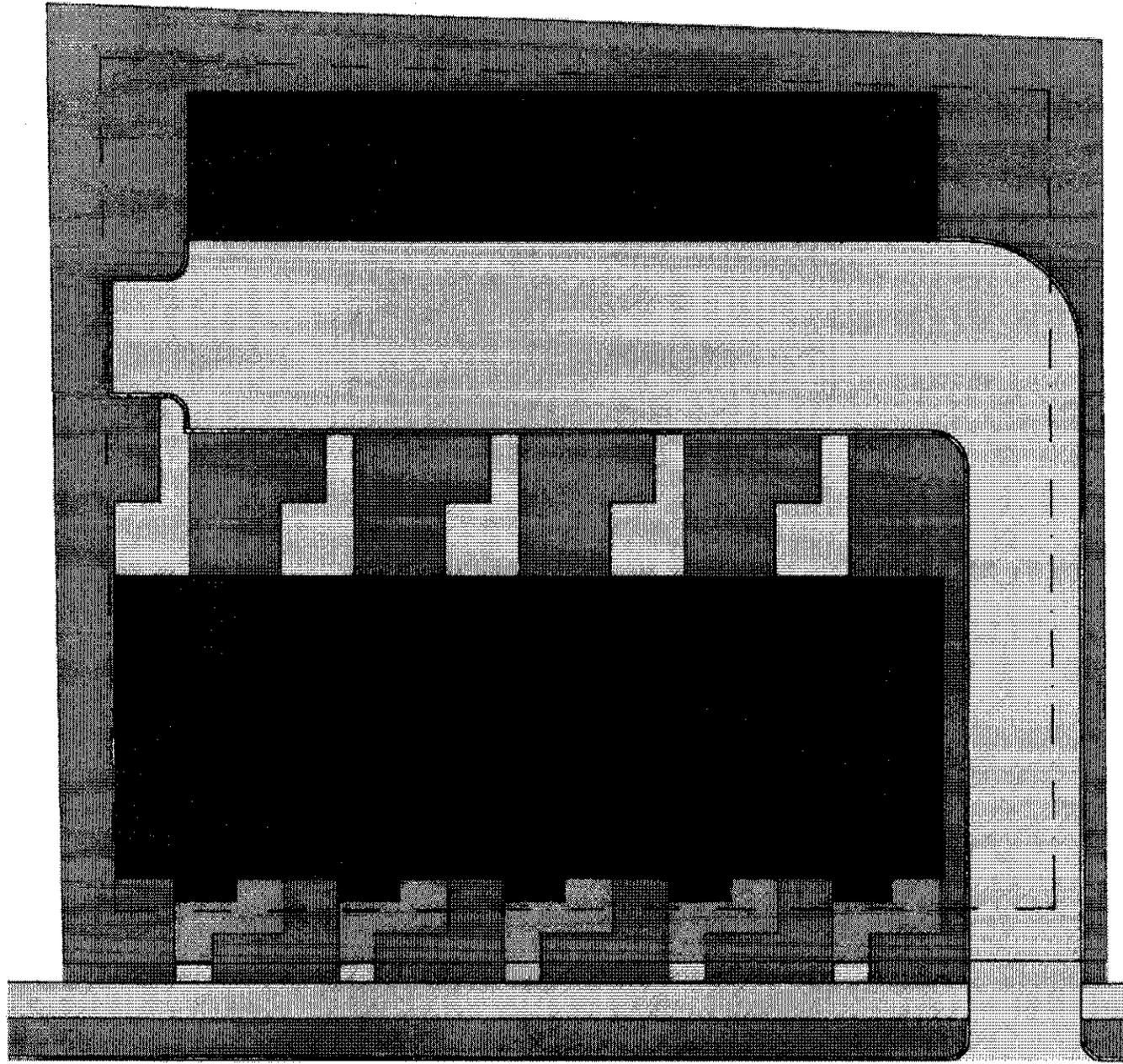
**Project Uses:**

|                           |                |
|---------------------------|----------------|
| Land:                     | \$1.00         |
| Construction:             | \$987,000.00   |
| Construction Contingency: | \$29,610.00    |
| Construction Interest:    | \$0.00         |
| Relocation:               | \$0.00         |
| Developer Fee:            | \$0.00         |
| Legal Fees:               | \$0.00         |
| Architect Fees:           | \$35,000.00    |
| Other Costs:              | \$5,700.00     |
| Reserves:                 | \$0.00         |
| Non-Housing:              | \$0.00         |
| TDC:                      | \$1,057,311.00 |
| TDC/Unit:                 | \$211,462.20   |

**Project Sources:**

| Source / Program             | Amount                | % | Term | Committed |
|------------------------------|-----------------------|---|------|-----------|
| Hollman Replacement Hsg Fund | \$57,311.00           |   |      | 3/5/2004  |
| CPED<br>AHTF-Seed Money      | \$1,000,000.00        |   |      |           |
| <b>TDC:</b>                  | <b>\$1,057,311.00</b> |   |      |           |

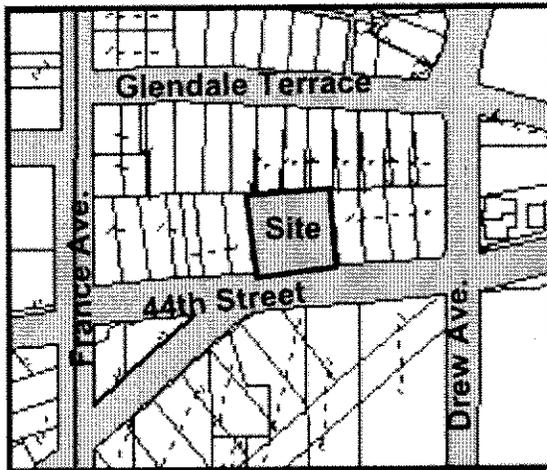
**Financing Notes:**  
 Project cost is \$1,057,311. This includes hard construction costs of approx. \$890,000. MPHA will act as the developer, planner, and attorney for this project. MPHA will not take any developer fee for this project. All contracts will be publicly bid and must meet MPHA procurement guidelines for Davis-Bacon, prevailing wage, minority and women-owned business opportunities, as well as Section 3 hiring.  
  
 This site is currently owned by the Metropolitan Council and was formally used as a park-and-ride lot. Metro Transit has not used it for such purposes for a number of years and has deemed it "surplus."



# Linden Hills Townhomes -- Site Plan

# 3824 West 44th Street

- Site is approximately 19,500 square feet
- Site is zoned R-1A
- Site is owned by Metro Transit
- Site is currently a surface parking lot
- Site is flat, no history of poor soils, pollution, etc



**Site Map**



**Site Photo**



**Site Photo**