



Project Status	
Proposed:	7/27/2007
Approved:	<input checked="" type="checkbox"/>
Closed:	10/2/2008
Complete:	

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

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

Project Name:	CRS Permanent Re-Entry Housing
Main Address:	3003 Penn Ave N
Project Aliases:	
Additional Addresses:	
Ward:	4
Neighborhood:	Jordan

Project Activity	
<input type="checkbox"/> New Construction	
<input checked="" type="checkbox"/> Rehabilitation	
<input type="checkbox"/> Stabilization	
<input type="checkbox"/> Preservation	
Year Built:	1965

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	0		0BR	0	0	0	0	0
1BR	11	1BR	8	0	3	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	11	TOT	8	0	3	0	0	0	

Shelter Units:  + Conversion Units:

Section 8:

## GENERAL INFORMATION

Christian Restoration Services is seeking to acquire and rehab an 11-unit building at 3003 Penn Avenue North for use as permanent housing for persons who have previously been incarcerated. The building is a 2 1/2 story structure. Part of the rehabilitation may include conversion of the lower-level laundry facility, mechanicals room and 2-bedroom unit to allow for community and meeting space.

Green/sustainable building elements will be encouraged and incorporated as appropriate and the chosen contractor will be advised of the Minnesota Overlay to the Green Communities Criteria.

<b>Partnership:</b>		<b>Contact Information:</b>	
<b>Developer:</b> Marcell Garretson Christian Restoration Services 7964 Brooklyn Blvd Suite 117 Brooklyn Park, MN 55445- Phone: (612) 749-0227 ext Fax: (763) 566-3949 marcell0797@msn.com		<b>Consultant:</b> Heidi Rathmann Ponterre Group, LLC 4554 Zenith Ave S Minneapolis, MN 55410- Phone: (612) 722-0729 ext- Fax: (612) 722-0729 hrathmann@ponterregroup.com	
<b>Contractor:</b> Chris Zuspenn Frerichs Construction Company 3550 Labore Rd Suite 10 Saint Paul, MN 55110- Phone: (651) 787-0687 ext- Fax: (651) 787-0407 chris@frerichsconstruction.com		<b>Property Manager:</b> PPL Phone: (612) 455-5131 ext- Fax: (612) 455-5101	
<b>CPED Coordinator:</b> Tiffany Glasper CPED 105 5th Ave S Suite 200 Minneapolis, MN 55401- Phone: (612) 673-5221 ext- Fax: (612) 673-5259 Tiffany.Glasper@ci.minneapolis.mn.us		<b>Support Services:</b> Christian Restoration Services Phone: (612) 749-0227 ext- Fax: (763) 566-3949	
<b>Owner:</b> Marcell Garretson Christian Restoration Services 7964 Brooklyn Blvd Suite 117 Brooklyn Park, MN 55445- Phone: (612) 749-0227 ext- Fax: (763) 566-3949 marcell0797@msn.com		<b>CPED Rehab:</b> Duane Nygren Phone: (612) 673-5249 ext- Fax: (612) 673-5207	
<b>Architect:</b> Larry Prinds Cermak Rhoades Architects 275 E 4 St Suite 800 Saint Paul, MN 55101-1696 Phone: (651) 225-8720 ext- Fax: (651) 225-8720 lprinds@cermakrhoades.com		<b>MPLS Affirmative Action</b> Eddie Calderon Phone: (612) 673-2697 ext- Fax: (612) 673-2599	
<b>CPED Legal:</b> Gary Winter Phone: (612) 673-5132 ext- Fax: (612) 673-5112		<b>CPED Support Coordinator</b> Scott Ehrenberg Phone: (612) 673-5067 ext- Fax: (612) 673-5259	



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4+BR	0	0	4+BR	0	0	0	0	0	0
TOT	11	8	TOT	8	0	3	0	0	0

Shelter Units:  + Conversion Units:

Section 8:

### USES AND PERMANENT SOURCES

Project Uses:	
Land:	\$495,000.00
Construction:	\$380,508.00
Construction Contingency:	\$42,617.00
Construction Interest:	\$0.00
Relocation:	\$92,000.00
Developer Fee:	\$160,000.00
Legal Fees:	\$20,000.00
Architect Fees:	\$30,500.00
Other Costs:	\$83,860.00
Reserves:	\$54,560.00
Non-Housing:	
TDC:	\$1,359,045.00
TDC/Unit:	\$123,549.55

Project Permanent Sources:					
Source / Program	Amount	%	Term	Committed	
MHFA <i>ELHIF</i>	\$444,450.00	0.00%	30 Yrs Deferred	10/25/2007	
CPED <i>AHTF (CDBG)</i>	\$275,000.00	1.00%	30 Yrs Deferred	12/7/2007 HD00000906	
HUD <i>SHP</i>	\$227,595.00			8/1/2007	
Hennepin County	\$275,000.00	0.00%	30 Yrs Deferred		
FHLB <i>FHLB</i>	\$71,500.00	0.00%	30 Yrs Deferred	8/1/2007	
	\$35,500.00			<i>Deferred Dev Fee</i>	
CPED <i>Non Profit Admin</i>	\$30,000.00				
<b>TDC:</b>	\$1,359,045.00				

Financing Notes:	