



Project Status	
Proposed:	10/2/2003
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:	Paige Hall
Main Address:	727 5th 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:	1928

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 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	51		0BR	35	16	0	0	0
1BR	18	1BR	0	18	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	69	TOT	35	34	0	0	0	0	

Shelter Units: + Conversion Units:

Section 8:

GENERAL INFORMATION

Paige Hall was built in 1928 and is located at 727 5th Ave S. It was rehabilitated by CCHT in 1988 and is at the end of its tax credit compliance period. CCHT is now proposing approximately \$600,000 in additional improvements.

Partnership: Properties Futures LP

Developer:
 Kirk Moorhead
 CCHT
 1625 Park Avenue
 Minneapolis, MN 55404-1634
 Phone: (612) 341-3148 ext x-205
 Fax: (612) 341-4208
 kmoorhead@ccht.org

Owner:
 Alan Arthur
 CCHT
 1625 Park Avenue
 Minneapolis, MN 55404-1634
 Phone: (612) 341-3148 ext-
 Fax: (612) 341-4208
 AArthur@ccht.org

Contact Information:
Consultant:

Contractor:

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:
Support Services:

CPED Coordinator:
 Jerry LePage
 CPED
 105 5th Ave S Suite 200
 Minneapolis, MN 55401
 Phone: (612) 673-5240 ext-
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 jerry.lepage@ci.minneapolis.mn.us

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

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



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3BR	0	3BR	0	0	0	0	0
4+BR	0	4+BR	0	0	0	0	0
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Section 8:

USES AND SOURCES

Project Uses:	
Land:	\$150,000.00
Construction:	\$580,562.00
Construction Contingency:	\$45,852.00
Construction Interest:	
Relocation:	
Developer Fee:	\$92,987.00
Legal Fees:	\$25,000.00
Architect Fees:	
Other Costs:	\$40,599.00
Reserves:	\$79,000.00
Non-Housing:	
TDC:	\$1,014,000.00
TDC/Unit:	\$14,696.00

Project Sources:				
Source / Program	Amount	%	Term	Committed
MCDA AHTF (HOME)	\$500,000.00	1.00%	30 yr Deferred	
MCDA Non Profit Admin	\$30,000.00	0.00%	Grant	
FHF	\$200,000.00	1.00%	30 yr Deferred	
MHFA	\$284,000.00	1.00%	30 yr Deferred	10/2/2003
TDC:	\$1,014,000.00			

Financing Notes:	