

Project Status	
Proposed:	5/1/2004
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:	MS Residence and Community Center
Main Address:	4550 Humboldt Ave N
Project Aliases:	
Additional Addresses:	
Ward:	1
Neighborhood:	Lind-Bohanon

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 type="checkbox"/> Family w/Children	
<input type="checkbox"/> Senior	
<input type="checkbox"/> Single	
<input checked="" 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		0	0BR	0	20	0	0
1BR	45		1BR	20	0	0	0	0	5
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	45		TOT	20	20	0	0	0	5

Shelter Units: + Conversion Units:

Section 8:

GENERAL INFORMATION

CommonBond Communities (CBC) proposes to develop a groundbreaking model of affordable housing and community services for people with multiple sclerosis. Up to 45 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 25 underground handicap parking stalls will be developed.

NOTE: Development and financing plan are very preliminary.

Partnership:

Developer:

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

Owner:

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 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:

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 Miller Hanson Partners
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Property Manager:

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Support Services:

Phone: ext-
 Fax:

CPED Coordinator:

Theresa Cunningham
 CPED
 105 5th Ave S Suite 200
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 theresa.cunningham@mcda.org

CPED Legal:

CPED Support Coordinator

Connie Green
 Phone: (612) 673-5234 ext-
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CPED Rehab:

MPLS Affirmative Action

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Ward: 1 Neighborhood: Lind-Bohanon

Housing Production and Affordability

UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT
	0BR	0		0BR	0	20	0	0	0
1BR	45	1BR	20	0	0	0	0	5	
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	45	TOT	20	20	0	0	0	5	

Shelter Units: + Conversion Units:

Section 8:

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

USES AND SOURCES

Project Uses:

Land:

Construction:

Construction Contingency:

Construction Interest:

Relocation:

Developer Fee:

Legal Fees:

Architect Fees:

Other Costs:

Reserves:

Non-Housing:

TDC:

TDC/Unit:

Project Sources:

Source / Program	Amount	%	Term	Committed
1 MS Society	\$600,000.00		Grant	5/1/2004
2 City of Minneapolis HRB				
3 Syndication Proceeds				
4 HUD HUD 211				
5 MHFA, CPED, Hennepin Cty... Rental Housing Gap Funds				
6 CPED Non Profit Admin	\$30,000.00		Grant	
TDC:	\$630,000.00			

Financing Notes:

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