



Project Status	
Proposed:	12/13/2004
Approved:	<input 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:	2100 Bloomington Court
Main Address:	2100 Bloomington
Project Aliases:	
Additional Addresses:	
Ward:	6
Neighborhood:	Ventura Village

Project Activity	
<input type="checkbox"/> New Construction	
<input checked="" type="checkbox"/> Rehabilitation	
<input type="checkbox"/> Stabilization	
<input type="checkbox"/> Preservation	
Year Built:	1977

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	0	0	0
1BR	61	18	1BR	18	27	16	0	0	0
2BR	29	0	2BR	0	0	29	0	0	0
3BR	0	0	3BR	0	0	0	0	0	0
4+BR	0	0	4+BR	0	0	0	0	0	0
TOT	90	18	TOT	18	27	45	0	0	0

Shelter Units:  + Conversion Units:

Section 8:

## GENERAL INFORMATION

This project is sponsored by Volunteers of America (VOA) and Dominion Development & Acquisition, LLC. VOA will be the owner and provide supportive services to the disabled residents. DDA will be the consultant and property manager. This property is a 27 year old HUD subsidized property. All 90 units are handicap-accessible. This is a 3-story elevator building. Project caters to disabled families. There will be an on-site resident coordinator.

Partnership: 2100 Bloomington LP

Developer:

Mike Weber  
 Volunteers of America  
 5905 Golden Valley Road Suite 110  
 Minneapolis, MN 55422-  
 Phone: (763) 546-3242 ext  
 Fax: (763) 546-2774  
 mweber@voamn.org

Owner:

Mike Weber  
 Volunteers of America  
 5905 Golden Valley Road Suite 110  
 Minneapolis, MN 55422-  
 Phone: (763) 546-3242 ext-  
 Fax: (763) 546-2774  
 mweber@voamn.org

Contact Information:

Consultant:

Jeff Huggett  
 Dominion Development & Acquisition, LLC  
 2355 Polaris Lane N Suite 100  
 Minneapolis, MN 55447-  
 Phone: (763) 354-5605 ext-  
 Fax: (763) 354-5650  
 jhuggett@dominiuminc.com

Contractor:

Tom Madsen  
 Benson-Orth Associates  
 14001 Ridgedale Dr  
 Minnetonka, MN 55305-  
 Phone: (952) 545-8826 ext-  
 Fax: (952) 593-2583  
 tmadsen@benson-orth.com

Architect:

Blumentals Architecture Inc.  
 6235 Earle Brown Dr D-Barn  
 Brooklyn Center, MN 55430-  
 Phone: (763) 561-5757 ext-  
 Fax: (763) 561-2914  
 info@blumentals.com

Property Manager:

Dominium Management Services  
 Phone: (763) 354-5500 ext-  
 Fax:

Support Services:

Volunteers of America  
 Phone: (763) 546-3242 ext-  
 Fax: (763) 546-2774

CPED Coordinator:

Bernadette Hornig  
 CPED  
 105 5th Ave S Suite 200  
 Minneapolis, MN 55401-  
 Phone: (612) 673-5236 ext-  
 Fax: (612) 673-5259  
 bernadette.hornig@ci.minneapolis.mn.us

CPED Legal:

Nikki Newman  
 Phone: (612) 673-5273 ext-  
 Fax: (612) 673-5112

CPED Support Coordinator

Scott Ehrenberg  
 Phone: (612) 673-5067 ext-  
 Fax: (612) 673-5259

CPED Rehab:

Connie Fournier  
 Phone: (612) 673-5028 ext-  
 Fax:

MPLS Affirmative Action

Shirley Wilcox  
 Phone: (612) 673-3810 ext-  
 Fax: (612) 673-2599



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## USES AND PERMANENT SOURCES

Project Uses:	
Land:	\$2,250,000.00
Construction:	\$1,951,882.00
Construction Contingency:	\$187,000.00
Construction Interest:	\$50,700.00
Relocation:	\$50,000.00
Developer Fee:	\$619,977.00
Legal Fees:	\$367,500.00
Architect Fees:	\$67,000.00
Other Costs:	\$478,106.00
Reserves:	\$120,821.00
Non-Housing:	\$0.00
TDC:	\$6,142,986.00
TDC/Unit:	\$68,255.00

Project Permanent Sources:				
Source / Program	Amount	%	Term	Committed
City of Minneapolis <i>Entitlement Bonds</i>	\$1,580,000.00	5.55%	30 yrs	
<i>Syndication Proceeds</i>	\$1,836,400.00			
Hennepin County <i>AHIF</i>	\$400,000.00	1.00%	30 yrs	9/8/2005
CPED <i>AHTF (CDBG)</i>	\$300,000.00	1.00%	30 yrs Deferred	1/28/2005
MHFA <i>PARIF</i>	\$450,000.00	0.00%		9/8/2005
Developer Equity <i>Deferred Dev Fee</i>	\$10,551.00			9/8/2005
Developer Equity <i>Imputed Interest</i>	\$85,035.00			9/8/2005
FHLB <i>FHLB</i>	\$500,000.00			9/8/2005
City of Minneapolis <i>Entitlement Bonds - IRP</i>	\$981,000.00	5.20%	11 yrs	

Financing Notes:	

<b>TDC:</b>	\$6,142,986.00
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