

**Project Status**

Proposed: 7/31/2009  
 Approved:   
 Closed:  
 Complete:

**Impaction**

Non-Impacted  
 Impacted

**Occupancy**

Rental  
 Ownership

Project Name: Avenues for Homeless Youth

Main Address: 1XXX Oak Park Ave N

Project Aliases: Home Away Center - North

Additional Addresses:

Ward: 5 Neighborhood: Near North

**Housing Production and Affordability**

UNIT	QTY	UNIT	<30%	<50%	<60%	<80%	MKT
0BR	21	0BR	21	0	0	0	0
1BR	0	1BR	0	0	0	0	0
2BR	0	2BR	0	0	0	0	0
3BR	0	3BR	0	0	0	0	0
4+BR	0	4+BR	0	0	0	0	0
TOT	21	TOT	21	0	0	0	0

Shelter Units: 21 + Conversion Units:

Section 8:

**Project Activity**

New Construction  
 Rehabilitation  
 Stabilization  
 Preservation  
 Year Built:

**Development**

Apartment/Condo  
 Townhome  
 Coop  
 Shelter  
 Transitional  
 Scattered Site/Other

**Household**

General  
 Family w/Children  
 Senior  
 Single  
 Special Needs  
 Homeless

**GENERAL INFORMATION**

Avenues for Homeless Youth requests 2009 ESG for the following work:

1. Replace roof (73 years old)
2. Replace outdated and unsafe electrical panel on 2nd floor with an expanded panel on 3rd floor
3. Replace old security system that is no longer operating and cannot be serviced
4. Renovate 3rd floor bathroom to allow for the addition of 6 beds

Partnership:

**Developer:**  
 Deborah Loon  
 Avenues for Homeless Youth  
 1708 Oak Park Ave N  
 Minneapolis, MN 55411-  
 Phone: (612) 522-1690 ext  
 Fax: (612) 522-1633  
 deb@avenuesforyouth.org

**Owner:**  
 Bob Boyd  
 MPHA  
 1001 Washington Ave N  
 Minneapolis, MN 55401-  
 Phone: (612) 342-1437 ext-  
 Fax: (612) 342-1407  
 bboyd@mplspha.org

Contact Information:

**Consultant:**

Contractor:

Architect:

Property Manager:

Avenues for Homeless Youth  
 Phone: (612) 522-1690 ext-  
 Fax: (612) 522-1633

Support Services:

Avenues for Homeless Youth  
 Phone: (612) 522-1690 ext-  
 Fax: (612) 522-1633

CPED Coordinator:

Donna Wiemann  
 CPED  
 105 5th Ave S Suite 200  
 Minneapolis, MN 55401-  
 Phone: (612) 673-5257 ext-  
 Fax: (612) 673-5259  
 donna.wiemann@ci.minneapolis.mn.us

CPED Legal:

CPED Support Coordinator

CPED Rehab:

Dalene Lenneman  
 Phone: (612) 673-5254 ext-  
 Fax: (612) 673-5207

MPLS Affirmative Action

**Project Status**  
 Proposed: 7/31/2009  
 Approved:   
 Closed:  
 Complete:

Project Name: Avenues for Homeless Youth  
 Main Address: 1XXX Oak Park Ave N  
 Project Aliases: Home Away Center - North  
 Additional Addresses:  
 Ward: 5 Neighborhood: Near North

**Impaction**  
 Non-Impacted  
 Impacted

**Occupancy**  
 Rental  
 Ownership

**Housing Production and Affordability**

UNIT	QTY	UNIT	<30%	<50%	<60%	<80%	MKT
0BR	21	0BR	21	0	0	0	0
1BR	0	1BR	0	0	0	0	0
2BR	0	2BR	0	0	0	0	0
3BR	0	3BR	0	0	0	0	0
4+BR	0	4+BR	0	0	0	0	0
TOT	21	TOT	21	0	0	0	0

**Project Activity**  
 New Construction  
 Rehabilitation  
 Stabilization  
 Preservation  
 Year Built: \_\_\_\_\_

**Development**  
 Apartment/Condo  
 Townhome  
 Coop  
 Shelter  
 Transitional  
 Scattered Site/Other

**Household**  
 General  
 Family w/Children  
 Senior  
 Single  
 Special Needs  
 Homeless

Shelter Units: 21 + Conversion Units: \_\_\_\_\_  
 Section 8: \_\_\_\_\_

**USES AND PERMANENT SOURCES**

**Project Uses:**

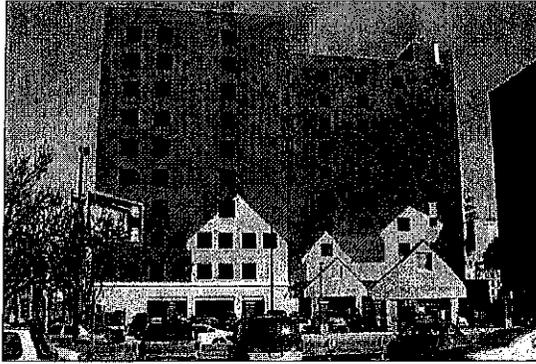
Land:	\$0.00
Construction:	\$100,179.00
Construction Contingency:	\$8,000.00
Construction Interest:	\$0.00
Relocation:	\$0.00
Developer Fee:	\$0.00
Legal Fees:	\$500.00
Architect Fees:	\$5,000.00
Other Costs:	\$2,500.00
Reserves:	\$0.00
Non-Housing:	\$0.00
TDC:	\$116,179.00
TDC/Unit:	\$0.00

**Project Permanent Sources:**

Source / Program	Amount	%	Term	Committed
CPED ESG (2009)	\$116,179.00			
TDC:	\$116,179.00			

**Financing Notes:**  
 The project used \$165,000 of 2004 ESG funds for the addition of a fire sprinkling system, plumbing repairs, handicapped accessibility, and environmental testing and remediation. The project used \$65,000 2003 ESG funds for smoke and CO detectors, to patch and paint water damaged ceilings, and electrical upgrades

**CPED MULTIFAMILY HOUSING DEPARTMENT**  
**Affordable Housing Inventory Project Data Worksheet**



**Project Status**  
 Proposed: 7/31/2009  
 Approved:   
 Closed:  
 Complete:

**Impaction**  
 Non-Impacted  
 Impacted

**Occupancy**  
 Rental  
 Ownership

Project Name: A Place of Hope  
 Main Address: 614 3rd St S  
 Project Aliases: People Serving People  
 Additional Addresses:  
 Ward: 2 Neighborhood: Downtown East

**Housing Production and Affordability**

UNIT	QTY	UNIT	<30%	<50%	<60%	<80%	MKT
0BR	99	0BR	99	0	0	0	0
1BR	0	1BR	0	0	0	0	0
2BR	10	2BR	10	0	0	0	0
3BR	0	3BR	0	0	0	0	0
4+BR	0	4+BR	0	0	0	0	0
<b>TOT</b>	<b>109</b>	<b>TOT</b>	<b>109</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Project Activity	Development	Household
<input type="checkbox"/> New Construction	<input type="radio"/> Apartment/Condo	<input type="checkbox"/> General
<input checked="" type="checkbox"/> Rehabilitation	<input type="radio"/> Townhome	<input type="checkbox"/> Family w/Children
<input checked="" type="checkbox"/> Stabilization	<input type="radio"/> Coop	<input type="checkbox"/> Senior
<input type="checkbox"/> Preservation	<input checked="" type="radio"/> Shelter	<input checked="" type="checkbox"/> Single
Year Built: _____	<input type="radio"/> Transitional	<input type="checkbox"/> Special Needs
	<input type="radio"/> Scattered Site/Other	<input type="checkbox"/> Homeless

Shelter Units: 99 + Conversion Units: \_\_\_\_\_  
 Section 8: \_\_\_\_\_

**GENERAL INFORMATION**

In 2002, People Serving People (PSP) moved into the current facility on the corner of 3rd St and Portland Ave in downtown Minneapolis, providing emergency housing in 99 units and transitional housing in 10 two-bedroom apartments. The building is a rehabilitated 11-story warehouse with 3 elevators and a brick/stucco exterior and attached parking lot. In response to the great need for supportive housing in the community, the transitional housing units were converted to supportive housing in the Housing First model in 2007. The cooking areas in these units are in need of rehabilitation after 7 years of heavy use by families. PSP facilities management has determined that all cabinets, counters, and appliances should be replaced due to physical deterioration. CPED Construction Management staff recommends lead testing from 2002 be updated to check areas that were not hazards at the time to ensure that all areas are still intact.

Partnership:

Developer:  
 Wendy Darst  
 People Serving People, Inc.  
 614 S 3rd St  
 Minneapolis, MN 55415-1104  
 Phone: (612) 277-0242 ext-  
 Fax: (612) 333-7608  
 wdarst@peopleservingpeople.org

Owner:  
 Wendy Darst  
 People Serving People, Inc.  
 614 S 3rd St  
 Minneapolis, MN 55415-1104  
 Phone: (612) 277-0242 ext-  
 Fax: (612) 333-7608  
 wdarst@peopleservingpeople.org

Contact Information:

Consultant:  
Property Manager:  
 People Serving People, Inc.  
 Phone: (612) 227-0243 ext-  
 Fax: (612) 333-7608  
Support Services:

Contractor:

Architect:

CPED Coordinator:

Donna Wiemann  
 CPED  
 105 5th Ave S Suite 200  
 Minneapolis, MN 55401-  
 Phone: (612) 673-5257 ext-  
 Fax: (612) 673-5259  
 donna.wiemann@ci.minneapolis.mn.us

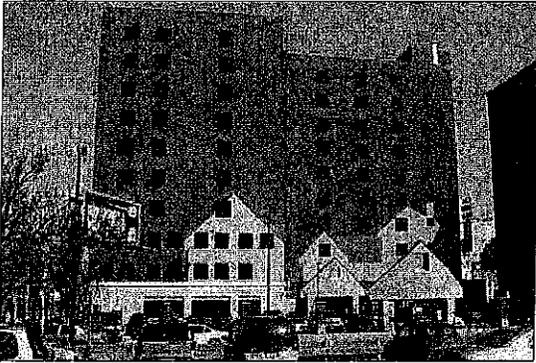
CPED Legal:

CPED Support Coordinator

CPED Rehab:

MPLS Affirmative Action

**CPED MULTIFAMILY HOUSING DEPARTMENT**  
**Affordable Housing Inventory Project Data Worksheet**



**Project Status**  
 Proposed: 7/31/2009  
 Approved:   
 Closed:   
 Complete:

**Impaction**  
 Non-Impacted  
 Impacted

**Occupancy**  
 Rental  
 Ownership

Project Name: A Place of Hope  
 Main Address: 614 3rd St S  
 Project Aliases: People Serving People  
 Additional Addresses:  
 Ward: 2 Neighborhood: Downtown East

**Project Activity**  
 New Construction  
 Rehabilitation  
 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	QTY	UNIT	<30%	<50%	<60%	<80%	MKT
0BR	99	0BR	99	0	0	0	0
1BR	0	1BR	0	0	0	0	0
2BR	10	2BR	10	0	0	0	0
3BR	0	3BR	0	0	0	0	0
4+BR	0	4+BR	0	0	0	0	0
TOT	109	TOT	109	0	0	0	0

Shelter Units: 99 + Conversion Units: \_\_\_\_\_  
 Section 8: \_\_\_\_\_

**USES AND PERMANENT SOURCES**

**Project Uses:**

Land: \$0.00  
 Construction: \$98,241.00  
 Construction Contingency: \$6,500.00  
 Construction Interest: \$0.00  
 Relocation: \$0.00  
 Developer Fee: \$3,000.00  
 Legal Fees: \$500.00  
 Architect Fees: \$0.00  
 Other Costs: \$1,000.00  
 Reserves: \$0.00  
 Non-Housing: \$0.00  
 TDC: \$109,241.00  
 TDC/Unit: \$0.00

**Project Permanent Sources:**

Source / Program	Amount	%	Term	Committed
CPED ESG (2009)	\$35,000.00		Grant	
People Serving People Private Fundraising	\$74,241.00			8/1/2009
<b>TDC:</b>	<b>\$109,241.00</b>			

**Financing Notes:**

This project was developed in 2001 and the City provided \$500,000 of HOME funds and \$450,000 ESG funds to this effort.

**Project Status**  
Proposed: 7/31/2009  
Approved:   
Closed:  
Complete:

**Impactation**  
 Non-Impacted  
 Impacted

**Occupancy**  
 Rental  
 Ownership

Project Name: Saint Annes Place  
Main Address: 2XXX Russell Ave N  
Project Aliases:  
Additional Addresses:  
Ward: 4 Neighborhood: Jordan

**Housing Production and Affordability**

UNIT	QTY	UNIT	<30%	<50%	<60%	<80%	MKT
0BR	16	0BR	16	0	0	0	0
1BR	0	1BR	0	0	0	0	0
2BR	0	2BR	0	0	0	0	0
3BR	0	3BR	0	0	0	0	0
4+BR	0	4+BR	0	0	0	0	0
TOT	16	TOT	16	0	0	0	0

Shelter Units: 16 + Conversion Units:  
Section 8:

Project Activity	Development	Household
<input type="checkbox"/> New Construction	<input type="radio"/> Apartment/Condo	<input type="checkbox"/> General
<input checked="" type="checkbox"/> Rehabilitation	<input type="radio"/> Townhome	<input type="checkbox"/> Family w/Children
<input checked="" 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: 1940	<input checked="" type="radio"/> Transitional	<input type="checkbox"/> Special Needs
	<input type="radio"/> Scattered Site/Other	<input checked="" type="checkbox"/> Homeless

**GENERAL INFORMATION**

Since 1990, Saint Anne's has provided shelter and support services to homeless women and their children. Sixteen families are housed each day in individual bedrooms. Families share bathrooms and common spaces. The owner proposes to renovate the communal kitchen used to prepare meals for the residents. The kitchen is functionally obsolete, very small, and is in need of major repair. A wall will be relocated to expand the space and this will require the relocation of the fire suppression system, the ventilation system, and electrical, gas, plumbing, and appliances. The ceiling, walls, sinks, and floor drains will be repaired or replaced. New cabinets and countertops will be installed. New lighting will be added and the ventilation and HVAC systems will be updated. CPED Construction Management staff recommends an update to the lead test report too.

Partnership:

Developer:  
Julie Kelley  
Ascension Place  
1803 Bryant Ave N  
Minneapolis, MN 55411-  
Phone: (612) 588-0861 ext  
Fax: (612) 588-8827  
Juliekelly@ascensionplace.org

Owner:  
Julie Kelley  
Ascension Place  
1803 Bryant Ave N  
Minneapolis, MN 55411-  
Phone: (612) 588-0861 ext-  
Fax: (612) 588-8827  
Juliekelly@ascensionplace.org

Contact Information:

Consultant:

Contractor:

Architect:  
Peter Kramer  
Roark Kramer Kosowski DESIGN  
2929 4th Ave S  
Minneapolis, MN 55408-  
Phone: (612) 822-4200 ext-  
Fax: (612) 822-4298

Property Manager:

Support Services:  
Ascension Place  
Phone: (612) 588-0861 ext-  
Fax: (612) 588-8827

CPED Coordinator:

Donna Wiemann  
CPED  
105 5th Ave S Suite 200  
Minneapolis, MN 55401-  
Phone: (612) 673-5257 ext-  
Fax: (612) 673-5259  
donna.wiemann@ci.minneapolis.mn.us

CPED Legal:

CPED Support Coordinator

CPED Rehab:

MPLS Affirmative Action

**Project Status**  
Proposed: 7/31/2009  
Approved:   
Closed:   
Complete:

Project Name: Saint Annes Place  
Main Address: 2XXX Russell Ave N  
Project Aliases:  
Additional Addresses:  
Ward: 4 Neighborhood: Jordan

**Impaction**  
 Non-Impacted  
 Impacted

**Occupancy**  
 Rental  
 Ownership

**Housing Production and Affordability**

UNIT	QTY	UNIT	<30%	<50%	<60%	<80%	MKT
0BR	16	0BR	16	0	0	0	0
1BR	0	1BR	0	0	0	0	0
2BR	0	2BR	0	0	0	0	0
3BR	0	3BR	0	0	0	0	0
4+BR	0	4+BR	0	0	0	0	0
TOT	16	TOT	16	0	0	0	0

**Project Activity**  
 New Construction  
 Rehabilitation  
 Stabilization  
 Preservation  
Year Built: 1940

**Development**  
 Apartment/Condo  
 Townhome  
 Coop  
 Shelter  
 Transitional  
 Scattered Site/Other.

**Household**  
 General  
 Family w/Children  
 Senior  
 Single  
 Special Needs  
 Homeless

Shelter Units: 16 + Conversion Units:  
Section 8:

**USES AND PERMANENT SOURCES**

**Project Uses:**

Land: \$0.00  
Construction: \$99,538.00  
Construction Contingency: \$10,000.00  
Construction Interest: \$0.00  
Relocation: \$0.00  
Developer Fee: \$0.00  
Legal Fees: \$500.00  
Architect Fees: \$4,000.00  
Other Costs: \$1,000.00  
Reserves: \$0.00  
Non-Housing: \$0.00  
TDC: \$115,038.00  
TDC/Unit: \$0.00

**Project Permanent Sources:**

Source / Program	Amount	%	Term	Committed
CPED ESG (2009)	\$95,000.00		Grant	
Ascension Place	\$20,038.00			7/31/2009
TDC:	\$115,038.00			

**Financing Notes:**

The project used \$170,000 of 2005 ESG and \$60,000 of 2006 ESG for ADA compliance, lead abatement, the addition of a walk-in pantry, and the addition of a storage room.

**CPED MULTIFAMILY HOUSING DEPARTMENT**  
**Affordable Housing Inventory Project Data Worksheet**

**Project Status**  
 Proposed: 7/31/2009  
 Approved:   
 Closed:  
 Complete:

**Impaction**  
 Non-Impacted  
 Impacted

**Occupancy**  
 Rental  
 Ownership

Project Name: Saint Stephens Shelter  
 Main Address: 2XXX Clinton Ave S  
 Project Aliases:  
 Additional Addresses:  
 Ward: 6 Neighborhood: Whittier

**Housing Production and Affordability**

UNIT COMPOSITION	UNIT	QTY	UNIT	<30%	<50%	<60%	<80%	MKT
	0BR	44		0BR	44	0	0	0
1BR	0	1BR	0	0	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	44	TOT	44	0	0	0	0	0

Shelter Units: 44 + Conversion Units:  
 Section 8:

Project Activity	Development	Household
<input type="checkbox"/> New Construction	<input type="radio"/> Apartment/Condo	<input type="checkbox"/> General
<input checked="" 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 checked="" type="radio"/> Shelter	<input type="checkbox"/> Single
Year Built: 1953	<input type="radio"/> Transitional	<input type="checkbox"/> Special Needs
	<input type="radio"/> Scattered Site/Other	<input checked="" type="checkbox"/> Homeless

**GENERAL INFORMATION**

Saint Stephen's Human Services propose to replace an inefficient leaking boiler installed in 1953 at a 44-bed emergency shelter for single men. The boiler has a useful life of 30 years and is currently over 50 years old.

<p><b>Partnership:</b>  <b>Developer:</b>                  Mikkel Beckmen                  St. Stephen's Human Services                  2211 Clinton Ave S                  Minneapolis, MN 55404-3656                  Phone: (612) 870-2278 ext-                  Fax: (612) 874-0313                  mbeckmen@ststephensmpls.org</p>	<p><b>Owner:</b>                  Patrick Griffin                  St. Stephen's Catholic Church                  2211 Clinton Ave S                  Minneapolis, MN 55404-                  Phone: (612) 874-0311 ext-                  Fax: (612) 874-0313                  pgriffin@ststephensmpls.org</p>	<p><b>Contact Information:</b>  <b>Consultant:</b></p>
<p><b>Contractor:</b></p>	<p><b>Architect:</b>                  Paul Gates                  Paul Gates Architect                  4917 Garfield Ave                  Minneapolis, MN 55409-                  Phone: (612) 822-8878 ext-                  Fax: (612) 823-6603                  prg@paulgatesarchitect.com</p>	<p><b>Property Manager:</b>                  St. Stephen's Catholic Church                  Phone: (612) 874-0311 ext-                  Fax: (612) 874-0313</p>
<p><b>CPED Coordinator:</b>                  Donna Wiemann                  CPED                  105 5th Ave S Suite 200                  Minneapolis, MN 55401-                  Phone: (612) 673-5257 ext-                  Fax: (612) 673-5259                  donna.wiemann@ci.minneapolis.mn.us</p>	<p><b>CPED Legal:</b>                  CPED Support Coordinator</p>	<p><b>CPED Rehab:</b>                  Duane Nygren                  Phone: (612) 673-5249 ext-                  Fax: (612) 673-5207</p>
		<p><b>MPLS Affirmative Action</b></p>

**CPED MULTIFAMILY HOUSING DEPARTMENT**  
**Affordable Housing Inventory Project Data Worksheet**

**Project Status**

Proposed: 7/31/2009

Approved:

Closed:

Complete:

**Impaction**

Non-Impacted

Impacted

**Occupancy**

Rental

Ownership

Project Name: Saint Stephens Shelter

Main Address: 2XXX Clinton Ave S

Project Aliases:

Additional Addresses:

Ward: 6 Neighborhood: Whittier

**Project Activity**

New Construction

Rehabilitation

Stabilization

Preservation

Year Built: 1953

**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	QTY	UNIT	<30%	<50%	<60%	<80%	MKT
0BR	44	0BR	44	0	0	0	0
1BR	0	1BR	0	0	0	0	0
2BR	0	2BR	0	0	0	0	0
3BR	0	3BR	0	0	0	0	0
4+BR	0	4+BR	0	0	0	0	0
TOT	44	TOT	44	0	0	0	0

Shelter Units: 44 + Conversion Units:

Section 8:

**USES AND PERMANENT SOURCES**

**Project Uses:**

Land: \$0.00

Construction: \$60,500.00

Construction Contingency: \$3,000.00

Construction Interest: \$0.00

Relocation: \$0.00

Developer Fee: \$0.00

Legal Fees: \$500.00

Architect Fees: \$0.00

Other Costs: \$1,000.00

Reserves: \$0.00

Non-Housing: \$0.00

TDC: \$65,000.00

TDC/Unit: \$0.00

**Project Permanent Sources:**

Source / Program	Amount	%	Term	Committed
CPED ESG (2010)	\$55,000.00			
Church of Saint Stephen	\$10,000.00			7/31/2009
<b>TDC:</b>	<b>\$65,000.00</b>			

**Financing Notes:**

The project used \$65,000 2004 ESG funds for kitchen ventilation, window replacement, and to refurbish common areas.

Project Status	
Proposed:	9/8/2009
Approved:	<input type="checkbox"/>
Closed:	
Complete:	

Project Name:	ZOOM House
Main Address:	3244 Blaisdell Ave S
Project Aliases:	
Additional Addresses:	

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

Ward:  Neighborhood:

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

Housing Production and Affordability										
UNIT COMPOSITION	UNIT	QTY	UNIT PRICE RANGE	UNIT	<30%	<50%	<60%	<80%	MKT	
	0BR	6		0BR	0	6	0	0	0	0
	1BR	16		1BR	16	0	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	22	TOT	16	6	0	0	0	0		

Project Activity	Development	Household
<input type="checkbox"/> New Construction	<input type="radio"/> Apartment/Condo	<input type="checkbox"/> General
<input checked="" 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 checked="" type="radio"/> Transitional	<input type="checkbox"/> Special Needs
	<input type="radio"/> Scattered Site/Other	<input checked="" type="checkbox"/> Homeless

Shelter Units:  + Conversion Units:   
 Section 8:

**GENERAL INFORMATION**

The ZOOM House is a transitional housing project that includes 10 homeless units. The ZOOM House also maintains a 4-plex, which is not included in the 2009 funding request. The project was previously funded through an MHFA MARIF Loan. The current funding request is for rehab at the 3244 Blaisdell structure which includes exterior masonry repair/replacement, soffit and fascia repairs, foundation repairs, door replacement, HVAC updates/repairs, flooring replacement in common areas and individual units, and lighting and security updates. There is one unit in the project that serves as office/common space for ZOOM House and Perennial Management staff and is available to tenants during normal business hours

Partnership:

Developer:  
 Kathy Nelson  
 ZOOM House  
 3244 Blaisdell Ave S Suite #7  
 Minneapolis, MN 55408-  
 Phone: (612) 825-2825 ext  
 Fax: (612) 822-7941  
 info@thezoomhouse.org

Owner:  
 Kathy Nelson  
 ZOOM House  
 3244 Blaisdell Ave S Suite #7  
 Minneapolis, MN 55408-  
 Phone: (612) 825-2825 ext-  
 Fax: (612) 822-7941  
 info@thezoomhouse.org

Contact Information:

Consultant:  
 Rosemary Fagrelus  
 Minnesota Housing Partnership  
 2446 University Ave W Suite 140  
 Saint Paul, MN 55114-1740  
 Phone: (651) 649-1710 ext- x-103  
 Fax: (651) 649-1725  
 rfagrelus@mhponline.org

Contractor:

Architect:

Property Manager:  
 Perennial Management  
 Phone: (651) 644-9600 ext-  
 Fax: (651) 644-0296

Support Services:  
 Simpson Housing Services  
 Phone: (612) 455-0841 ext-  
 Fax: (612) 879-0041

CPED Coordinator:  
 Tiffany Gasper  
 CPED  
 105 5th Ave S Suite 200  
 Minneapolis, MN 55401-  
 Phone: (612) 673-5221 ext-  
 Fax: (612) 673-5259  
 Tiffany.Gasper@ci.minneapolis.mn.us

CPED Legal:  
 Ruben Acosta  
 Phone: (612) 673-5052 ext-  
 Fax: (612) 673-5112

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

CPED Rehab:  
 Geri Meyer  
 Phone: (612) 673-5252 ext-  
 Fax: (612) 673-5207

MPLS Affirmative Action

**CPED MULTIFAMILY HOUSING DEPARTMENT**  
**Affordable Housing Inventory Project Data Worksheet**

**Project Status**  
 Proposed: 9/8/2009  
 Approved:   
 Closed:  
 Complete:

Project Name: ZOOM House  
 Main Address: 3244 Blaisdell Ave S  
 Project Aliases:  
 Additional Addresses:  
 Ward: 10 Neighborhood: Lyndale

**Impaction**  
 Non-Impacted  
 Impacted

**Occupancy**  
 Rental  
 Ownership

**Housing Production and Affordability**

UNIT	QTY	UNIT	<30%	<50%	<60%	<80%	MKT
0BR	6	0BR	0	6	0	0	0
1BR	16	1BR	16	0	0	0	0
2BR	0	2BR	0	0	0	0	0
3BR	0	3BR	0	0	0	0	0
4+BR	0	4+BR	0	0	0	0	0
TOT	22	TOT	16	6	0	0	0

Project Activity	Development	Household
<input type="checkbox"/> New Construction	<input type="radio"/> Apartment/Condo	<input type="checkbox"/> General
<input checked="" 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 checked="" type="radio"/> Transitional	<input type="checkbox"/> Special Needs
	<input type="radio"/> Scattered Site/Other	<input checked="" type="checkbox"/> Homeless

Shelter Units: \_\_\_\_\_ + Conversion Units: \_\_\_\_\_  
 Section 8: \_\_\_\_\_

**USES AND PERMANENT SOURCES**

**Project Uses:**

Land: \$0.00  
 Construction: \$284,000.00  
 Construction Contingency: \$18,900.00  
 Construction Interest: \$0.00  
 Relocation: \$0.00  
 Developer Fee: \$33,000.00  
 Legal Fees: \$7,000.00  
 Architect Fees: \$21,000.00  
 Other Costs: \$22,000.00  
 Reserves: \$0.00  
 Non-Housing: \$0.00  
 TDC: \$385,900.00  
 TDC/Unit: \$0.00

**Project Permanent Sources:**

Source / Program	Amount	%	Term	Committed
MHFA Super RFP	\$113,900.00			
CPED Non Profit Admin	\$22,000.00		Grant	
CPED AHTF	\$137,670.00			
CPED ESG (2009)	\$112,330.00		Grant	
<b>TDC:</b>	<b>\$385,900.00</b>			

**Financing Notes:**

Blank area for financing notes.