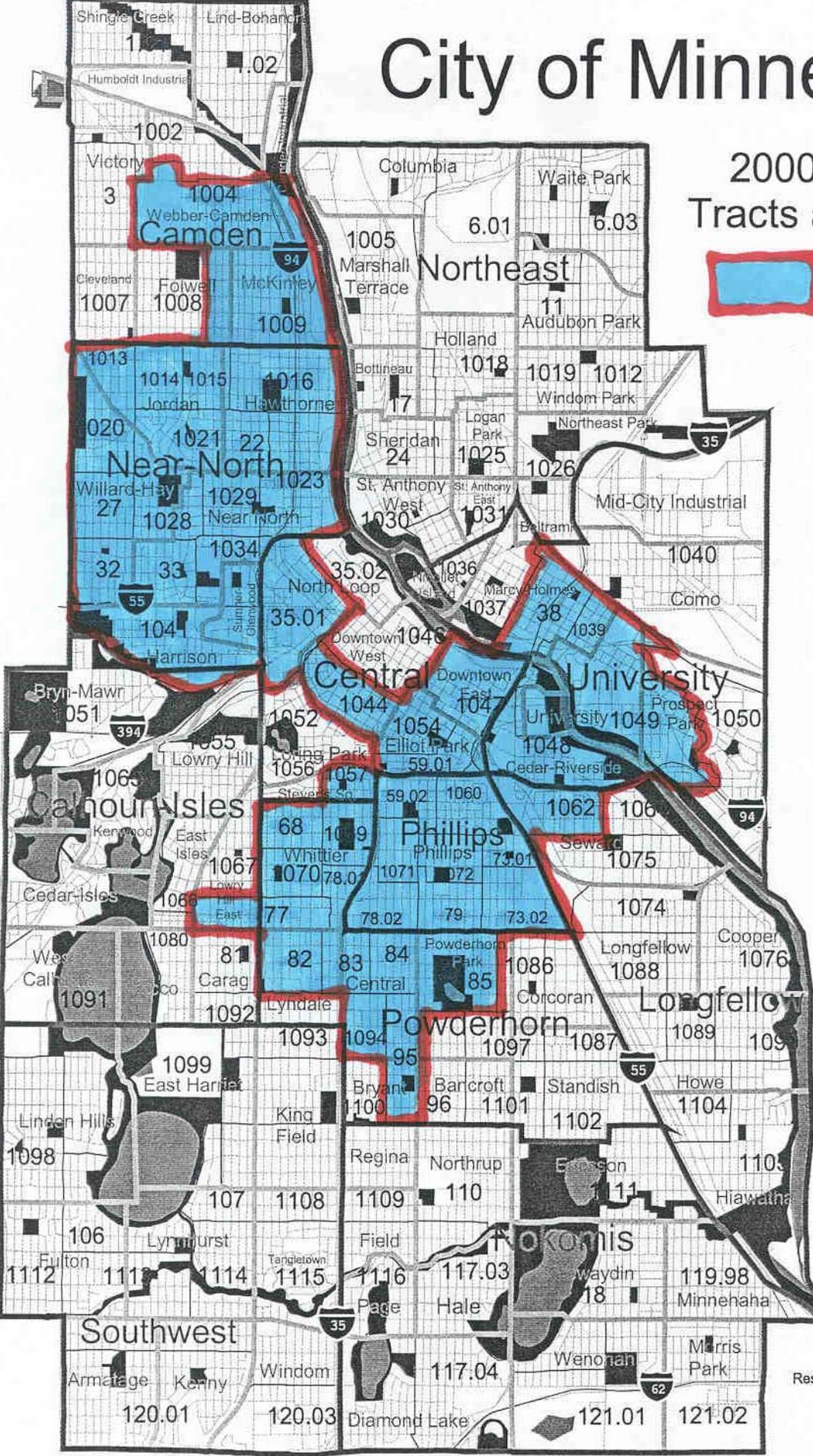


City of Minneapolis

2000 Census Tracts and Blocks



Concentrated Area



- Community
- Neighborhood
- Census Tract
- Census Block

City Planning Department
 Research and Strategic Planning Division
 July 2001
 Source: US Census Bureau

Selection Criteria for Projects in Impacted Areas:

The point structure for projects in impacted areas has 17 selection criteria. A proposal needs at least 20 points in two selection criteria (“Financial Soundness and Management” and “Economic Integration”) to meet the minimum point threshold and 80 points in all categories to meet the total point threshold. A proposed project must meet both the minimum and total point thresholds to be considered for funding.

1. **Financial Soundness and Management** (Maximum # of points - 25)

A project can receive up to 10 points for being underwritten according to the CPED's underwriting standards (Attachment #5); up to 5 points for the percentage amount of other funding sources which have been secured; up to 5 points for the quality of the management plan, and up to 5 points for the developer's experience in developing and operating projects of this type. With respect to the operating fees of the project, the following should be considered: A 5 to 8% vacancy estimate, sufficient operating reserves and reserves for replacement, a 1.2 debt service coverage, and sufficient cash flow to cover any unforeseen expenses. Projects are to be underwritten with these projections: a 4% annual operating cost increase and a 2% annual income increase.

2. **Economic Integration** (Maximum # of points - 20)

Project meets the mixed-income goals on basis of percentage of low-income units (affordable to 50% of MMI) to the total number of units.

<u>Percentage of Low-Income Units</u>	<u>Points</u>
20% of total units	15
40%	20
60%	10
80%	5
100%	5

3. **Ratio of Soft Costs to Total Project Costs** (Maximum # of points - 8)

Points given to projects on a sliding scale of intermediary (soft) costs based on the % of total project costs. For the purposes of this provision, “Costs of Intermediaries” shall be consistent with MHFA.

<u>% of Total Project Cost</u>	<u>Points</u>
30.1% - 35%	2
24.1% - 30%	4
15.1% - 24%	6
0% - 15%	8

4. **Family Housing** (Maximum # of points - 20)

The project provides family housing whereby 25% or more of the rental units project have three or more bedrooms. Points are awarded as follows:

<u>Percentage of Units 3+ BR</u>	<u>Points</u>
----------------------------------	---------------

At least 25%	10
At least 50%	15
At least 75% or more	20

5. **Design Quality and Compatibility** (Maximum # of points - 10)
 Projects are evaluated to insure quality construction and aesthetically pleasing design which is compatible with the neighborhood will be awarded up to 5 points. The City Planning Department will be part of this review.

Projects incorporating green/sustainable elements consistent with the “Minnesota Overlay to the Green Communities Criteria” and/or National Green Communities Criteria will be awarded up to 5 points.

6. **Provision of Resident Support Services** (Maximum # of points - 10)
 Preference given to projects that provide resident support services or establish a strong, integrated referral system. Examples of support services include information and referral, advocacy, case management, self-reliance training, formation/existence of a resident association, and community building activities.

System in place to provide support services - 10 points
 Strong, integrated support referral system - 5 points

7. **Plan Conformance** (Maximum # of points - 10)
 Preference to projects which conform to the City of Minneapolis Consolidated Plan, Comprehensive Plan, and/or to a city-adopted neighborhood plan document.

8. **Proximity to Transit and Jobs; Density** (Maximum # of points - 15)
 Preference to projects that demonstrate transit access and proximity to jobs (oriented to primary commercial and community corridors) and proposed project contributes to the City's goal to "promote future growth" through new higher-density housing development. Points to be awarded for project's contribution to this goal given consideration of unique site characteristics to be determined in consultation with the City's Planning Department staff.

9. **Project-Based Section 8 Program Assistance** (Maximum # of points - 10)
 Project owner agrees to apply for 1) Project-based Section 8 units and obtains a letter of support from Minneapolis Public Housing Authority, or 2) For other ongoing project assistance such as the HUD Supportive Housing Program.

10. **Housing for Homeless (at 30% or less of MMI)** (Maximum # of points -10)
 Project provides housing units for homeless households; household income must be 30% or less of MMI.

40% of total units at <30% = 10 points
 20% of total units at <30% = 5 points

11. **Long-Term Affordability** (Maximum # of points - 10)

Preference is given to those projects that demonstrate the ability to serve tenants for the longest period of time. The project must either cash flow for the period of proposed affordability or an operating deficit fund must be established at the beginning of the project.

30 years or more	10 points
25 years or more	8 points
20 years or more	5 points
15 years or more	3 points

12. **Preservation, Rehabilitation, Stabilization** (Maximum # of points - 5)
Project provides preservation, rehabilitation, and stabilization in impacted areas.

13. **Senior Housing** (Maximum # of points - 10)
Senior independent rental congregate and/or assisted living meeting development goals and objectives of the Minneapolis Senior Housing Policy.

14. **Neighborhood Support** (Maximum # of points - 5)
Proposed project is supported by the recognized neighborhood organization based on review of design and land use issues.

15. **Expiring Tax Credits** (Maximum # of points - 5)
Proposed project results in preserving long-term affordability of expiring tax credit units.

16. **Leverage** (Maximum # of points - 10)
Project must leverage additional resources. The point structure is:

<u>Leverage Ratio</u>	<u>Points</u>
5 private dollars for every 1 AHTF-dollar, or 5 private & other public dollars	10
for every 1 AHTF dollar, or	8
3 private dollars for every 1 AHTF dollar, or	6
3 private & other public dollars	
for every 1 AHTF dollar, or	4
3 other public dollars for every 1 AHTF dollar	2

17. **Community Housing Development Organization** (Maximum # of points - 5)
Project is owned, developed or sponsored by a Community Housing Development Corporation (CHDO) as defined by HUD.

Selection Criteria for Projects in Non-Impacted Areas:

The point structure for projects in non-impacted areas has 18 selection criteria. A proposal needs at least 20 points in two selection criteria ("Financial Soundness and Management" and "Economic Integration") to meet the minimum point threshold and 85 points in all categories to meet the total point threshold. A proposed project must meet both the minimum and total point thresholds to be considered for funding.

1. **Financial Soundness and Management** (Maximum # of points - 25)
A project can receive up to 10 points for being underwritten according to the CPED'S underwriting standards (Attachment #5); up to 5 points for the percentage amount of other funding sources which have been secured; up to 5 points for the quality of the management plan, and up to 5 points for the developer's experience in developing and operating projects of this type. With respect to the operating fees of the project, the following should be considered: a 5 to 8% vacancy estimate, sufficient operating reserves and replacement reserves, a 1.2 debt service coverage, and sufficient cash flow to cover any unforeseen expenses. Projects are to be underwritten using these projections: a 4% annual operating cost increase and a 2% annual income increase.
2. **Economic Integration** (Maximum # of points - 20)
Project meets the mixed-income goals on basis of percentage of low-income units (affordable to 50% of MMI) to the total number of units.

<u>Percentage of Low-Income Units</u>	<u>Points</u>
20% of total project units	10
40%	15
60%	20
80%	10
100%	10

3. **Ratio of Soft Costs to Total Project Costs** (Maximum # of points - 8)
Points given to projects on a sliding scale of intermediary (soft) costs based on the % of total project costs. For the purposes of this provision, "Costs of Intermediaries" shall be consistent with MHFA.

<u>% of Total Project Cost</u>	<u>Points</u>
30.1% - 35%	2
24.1% - 30%	4
15.1% - 24%	6
0 - 15%	8

4. **Family Housing** (Maximum # of points - 20)
The project provides family housing whereby 25% or more of the rental units in the project have three or more bedrooms. Points are awarded as follows:

<u>% of Units 3+ Bedroom</u>	<u>Points</u>
------------------------------	---------------

At least 25% or more	10
At least 50% or more	15
At least 75% or more	20

5. **Design Quality and Compatibility** (Maximum # of points -10)

Projects are evaluated to insure quality construction and aesthetically pleasing design which is compatible with the neighborhood will be awarded up to 5 points. The City Planning Department will be part of this review.

Projects incorporating green/sustainable elements consistent with the "Minnesota Overlay to the Green Communities Criteria" and/or National Green Communities Criteria will be awarded up to 5 points.

6. **Provision of Resident Support Services** (Maximum # of points - 10)

Preference given to projects that either provide resident support services or establish a strong, integrated referral system. Examples of support services include information and referral, advocacy, case management, self-reliance training, formation/existence of resident association, and community building activities.

System in place to provide support services - 10 points
 Strong, integrated support referral system - 5 points

7. **Plan Conformance** (Maximum # of points - 10)

Preference to projects which conform to the City of Minneapolis Consolidated Plan, Comprehensive Plan, and/or a city-adopted neighborhood plan document.

8. **Proximity to Jobs and Transit; Density** (Maximum # of points - 15)

Preference to projects that demonstrate transit access and proximity to jobs (oriented to primary commercial and community corridors) and proposed project contributes to the City's goal to "promote future growth" through new higher-density housing development. Points to be awarded for project's contribution to this goal given consideration of unique site characteristics to be determined in consultation with the City's Planning Department staff.

9. **Project-Based Section 8 Program Assistance** (Maximum # of points - 10)

Project owner agrees to apply for 1) Project-based Section 8 units and obtains a letter of support from Minneapolis Public Housing Authority, or 2) For other ongoing project assistance such as the HUD Supportive Housing Program.

10. **Housing for Homeless (at 30% or less of MMI)** (Maximum # of points - 15)

Project provides housing units for homeless households; household income must be 30% or less of MMI.

60% of total units at <30% = 15 points
 40% of total units at <30% = 10 points
 20% of total units at <30% = 5 points

11. **Long-Term Affordability** (Maximum # of points -10)
 Preference is given to those projects that demonstrate the ability to serve tenants for the longest period of time. The project must either cash flow for the period of proposed affordability or an operating deficit fund must be established at the beginning of the project.

30 years or more	10 points
25 years or more	8 points
20 years or more	5 points
15 years or more	3 points

12. **New Construction or Positive Conversion** (Maximum # of points - 5)
 Project provides new construction and positive conversion in non-impacted areas. NOTE: Positive conversion means conversion in any manner of units that do not currently have affordable rents to units with affordable rents or conversion of non-residential property to affordable rental housing.

13. **Incorporates MHOP Units** (Maximum # of points - 12)
 Two points for projects that incorporate MHOP units as at least 5% of the total units. An additional two points for each additional percentage up to 10% for a total of 12 points.

Percentage of Units	Points
5%	2
6%	4
7%	6
8%	8
9%	10
10%	12

14. **Senior Housing** (Maximum # of points - 10)
 Senior independent rental congregate and/or assisted living meeting development goals and objectives of the Minneapolis Senior Housing Policy.

15. **Neighborhood Support** (Maximum # of points - 5)
 Proposed project is supported by the recognized neighborhood organization based on review of design and land use issues.

16. **Expiring Tax Credits** (Maximum # of points - 5)
 Proposed project results in preserving long-term affordability of expiring tax credit units.

17. **Leverage** (Maximum # of points - 10)
 Project must leverage additional resources. The point structure is:

<u>Leverage Ratio</u>	<u>Points</u>
5 private dollars for every 1 AHTF-dollar, or	10

5 private & other public dollars for every 1 AHTF dollar, or	8
3 private dollars for every 1 AHTF dollar, or	6
3 private & other public dollars for every 1 AHTF dollar, or	4
3 other public dollars for every 1 AHTF dollar	2

18. **Community Housing Development Corporation (CHDO)**

(Maximum # of points - 5)

Project is owned, developed or sponsored by a community housing development corporation.

PROJECT	ADDRESS	DEVELOPER	Stabilization / New Production	AHTF Recommendation	NPA Recommendation	TOTAL UNITS	UNITS <30%	UNITS <50%	UNITS <60%	UNITS <80%	UNITS MKT	0 BR	1 BR	2 BR	3 BR	4+ BR
Alliance Scattered Housing	8 properties in South MPLS	Alliance Housing Inc.	STABILIZATION	\$ 300,000.00	\$ 30,000.00	28	16	12	0	0	0	15	3	5	5	0
Creekside Commons	5400-12 Stevens Ave S	Plymouth Church Neighborhood Foundation	NEW PRODUCTION	\$ 683,750.00	\$ 30,000.00	30	6	24	0	0	0	0	4	14	9	3
CRS Permanent Re-Entry	3003 Penn Ave N	Christian Restoration Services	NEW PRODUCTION	\$ 275,000.00	\$ 30,000.00	11	11	0	0	0	0	0	10	1	0	0
Franklin Gateway (Site C)	2000-12 Portland Ave S	Central Community Housing Trust / Hope Community	NEW PRODUCTION	\$ 800,000.00		85	5	33	26	0	21	7	10	44	24	0
Hope Block Stabilization	2011-15 Portland Ave S 616-18 E 22nd St 2024-26 Oakland	Hope Community	STABILIZATION	\$ 538,000.00	\$ 30,000.00	19	0	18	0	0	1	1	1	4	13	0
Little Earth (Phase V)	2501 Cedar Ave S	LEUTHC	STABILIZATION	\$ 750,000.00	\$ 30,000.00	40	40	0	0	0	0	0	0	10	24	6
Longfellow Station (Phase IA)	3815 Hiawatha Ave S	Capital Growth Real Estate	NEW PRODUCTION	\$ 1,000,000.00		198	0	40	78	0	80	40	80	78	0	0
Lowry Apartments	2510 Polk St NE	Metro Plains / Families Moving Forward	NEW PRODUCTION	\$ 525,000.00	\$ -	30	6	9	15	0	0	0	7	15	8	0
Nicollet Housing Project	3700 Nicollet Ave S	Plymouth Church Neighborhood Foundation	NEW PRODUCTION	\$ 977,584.00	\$ 30,000.00	42	42	0	0	0	0	42	0	0	0	0
Nokomis Senior Housing	3717 23rd Ave S	Covenire Care	NEW PRODUCTION	\$ 614,000.00	\$ -	77	0	25	0	0	52	18	59	0	0	0
PPL Northside Recap	10 properties in North MPLS	PPL	STABILIZATION	\$ 575,000.00	\$ -	68	18	50	0	0	0	2	15	42	9	0
TOTALS				\$ 7,038,334.00	\$ 180,000.00	628	144	211	119	0	154	125	189	213	92	9

PROJECTS LOCATED IN IMPACTED AREAS

PROJECT NAME	25 FINANCIAL SOUND MGMT.	20 ECO- NOMIC INTE- GRATION	*TOTAL PTS COMBINED 1 & 2	8 RATIO OF SOFT COSTS TO TDC	20 FAMILY HOUSING	10 DESIGN QUALITY & GREEN COMPONENTS	10 PROVIDE RESIDENT SUPPORT SERVICES	10 PLAN CONFORM- ANCE	15 PROXIMITY TO JOBS & TRANSIT DENSITY	10 SEC. 8 PBA	10 HOUSING FOR HOMELESS (AT 30% MMI)	10 LONG TERM AFFORD- ABILITY	5 PRESER- VATION STAB & REHAB	10 SENIOR HOUSING	5 NEIGHBOR- HOOD SUPPORT	5 EXISTING LIHTC	10 LEVERAGE	5 CHODO	**TOTAL PTS
Little Earth (Phase V)	21	5	26	8	20	7	10	10	12	10	10	3	5	0	5	0	2	5	133
Franklin Gateway (Franklin Steele)	17	20	37	4	10	10	10	13	5	0	10	0	0	0	5	0	10	5	119
PPL Northside Recap	21	5	26	6	0	9	10	10	9	10	5	10	5	0	5	5	2	5	117
Hope Block Stabilization	15	5	20	6	15	7	10	10	12	0	0	10	5	0	5	0	0	0	100
CRS Permanent Re-Entry	22	5	27	4	0	9	10	3	12	10	10	3	5	0	5	0	2	0	100
Alliance Scattered Housing	17	5	22	8	0	9	5	10	10	0	10	10	5	0	5	0	3	0	97

PROJECTS LOCATED IN NON-IMPACTED AREAS

PROJECT NAME	25 FINANCIAL SOUND & MGMT.	20 ECO- NOMIC INTE- GRATION	*TOTAL PTS COMBINED 1 & 2	8 RATIO OF SOFT COSTS TO TDC	20 FAMILY HOUSING	10 DESIGN QUALITY & GREEN COMPONENTS	10 PROVIDE RESIDENT SUPPORT SERVICES	10 PLAN CONFORM- ANCE	15 PROXIMITY TO JOBS & TRANSIT DENSITY	10 SEC. 8 PBA	15 HOUSING FOR HOMELESS (AT 30% MMI)	10 LONG TERM AFFORD- ABILITY	5 NEW CONST. POSITIVE CONVERSION	10 SENIOR HOUSING	5 NEIGHBOR- HOOD SUPPORT	5 EXPIRING LIHTC	10 LEVERAGE	5 CHODO	12 MPHA DEVEL. FUNDS	**TOTAL PTS
Lowry Apts	20	15	35	6	10	10	10	8	13	5	5	10	5	0	5	0	6	0	0	128
Nicollet Housing	20	10	30	6	0	10	10	10	11	5	15	10	5	0	5	0	8	0	0	125
Nokomis Senior Housing	21	10	31	6	0	8	10	10	12	5	0	10	5	10	5	0	10	0	0	122
Creekside Commons	20	10	30	6	10	10	0	8	10	5	5	10	5	0	0	0	10	0	12	121
Longfellow Station	13	10	23	6	0	10	0	10	13	0	0	10	5	0	5	0	10	0	0	92

*Proposal needs a minimum of 20 points to meet minimum point threshold.

**Proposal in impacted area needs a minimum of 80 points to meet total point threshold. Proposal in non-impacted area needs a minimum of 85 points to meet total point threshold.

NEW CONSTRUCTION PROPOSALS

PROJECT	TOTAL UNITS	TOTAL BRs	UNITS			TDC (less assumed debt)	TDC/UNIT	*EZ, NRP, ADD'L CITY GAP FUNDING	CPED AHTF FUNDING (incl. Non Profit Admin)			AHTF / TDC	AHTF / UNIT <50%	AHTF / BR <50%	DEV FEE	DEV FEE/ UNIT	DEV FEE/ TDC
			<50%	<50%	<30%												
Creekside Commons	30	71	30	71	6	\$ 8,743,422.00	\$ 291,447.40	\$ 713,750.00	8.2%	\$ 23,791.67	\$ 10,052.82	\$ 1,075,000.00	\$ 35,833.33	12.3%			
Franklin Gateway (Site C) - Franklin Steele Commons	85	177	38	73	5	\$ 18,624,754.00	\$ 219,114.75	\$ 819,959.00	6.6%	\$ 32,368.42	\$ 16,849.32	\$ 1,680,000.00	\$ 19,764.71	9.0%			
Longfellow Station (Phase IA)	198	276	40	50	0	\$ 35,650,158.00	\$ 180,051.30	\$ 3,019,972.00	3.9%	\$ 35,000.00	\$ 28,000.00	\$ 2,961,766.00	\$ 14,958.41	8.3%			
Lowry Apartments	30	61	15	31	6	\$ 8,039,577.00	\$ 248,719.23	\$ 525,000.00	6.5%	\$ 35,000.00	\$ 16,935.48	\$ 940,500.00	\$ 31,350.00	11.7%			
Nicollet Housing Project	42	42	42	42	42	\$ 8,063,108.00	\$ 175,288.29	\$ 1,007,584.00	12.5%	\$ 23,990.10	\$ 23,990.10	\$ 917,580.00	\$ 21,847.14	11.4%			
Nokomis Senior Housing	77	77	25	25	0	\$ 14,642,859.00	\$ 190,167.00	\$ 1,244,093.00	4.2%	\$ 24,560.00	\$ 24,560.00	\$ 256,000.00	\$ 3,324.68	1.7%			
TOTALS	462	704	190	292	59	\$ 93,763,878.00	\$ 202,952.12	\$ 5,084,024.00	5.9%	\$ 28,896.49	\$ 18,802.51	\$ 7,830,846.00	\$ 16,949.88				

REHABILITATION PROPOSALS

PROJECT	TOTAL UNITS	TOTAL BRs	UNITS			TDC (less assumed debt)	TDC/UNIT	*EZ, NRP, ADD'L CITY GAP FUNDING	CPED AHTF FUNDING (incl. Non Profit Admin)			AHTF / TDC	AHTF / UNIT <50%	AHTF / BR <50%	DEV FEE	DEV FEE/ UNIT	DEV FEE/ TDC
			<50%	<50%	<30%												
Alliance Scattered Housing	28	43	28	43	16	\$ 1,222,004.00	\$ 43,643.00	\$ 330,000.00	27.0%	\$ 11,785.71	\$ 7,674.42	\$ 85,000.00	\$ 3,035.71	7.0%			
CRS Permanent Re-Rentry Housing	11	12	11	12	11	\$ 1,359,045.00	\$ 123,549.55	\$ 305,000.00	22.4%	\$ 27,727.27	\$ 25,416.67	\$ 160,000.00	\$ 14,545.45	11.8%			
Hope Block Stabilization	19	49	18	46	0	\$ 1,308,000.00	\$ 68,842.11	\$ 568,000.00	43.4%	\$ 31,555.56	\$ 12,347.83	\$ 163,170.00	\$ 8,587.89	12.5%			
Little Earth (Phase V)	40	116	40	116	40	\$ 3,821,177.00	\$ 95,529.43	\$ 780,000.00	20.4%	\$ 19,500.00	\$ 6,724.14	\$ 125,000.00	\$ 3,125.00	3.3%			
PPL Northside	68	128	68	128	18	\$ 7,282,954.00	\$ 107,102.26	\$ 575,000.00	7.9%	\$ 8,455.88	\$ 4,492.19	\$ 807,551.00	\$ 11,875.75	11.1%			
TOTALS	166	348	165	345	85	\$ 14,993,180.00	\$ 90,320.36	\$ -	17.1%	\$ 15,503.03	\$ 7,414.49	\$ 1,340,721.00	\$ 8,076.63				

Project Status	
Proposed:	8/16/2007
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:	Alliance Scattered Housing
Main Address:	2413 10th Ave S; 1844 E 26th St
Project Aliases:	
Additional Addresses:	2103 2nd Ave S; 3038 Bloomington; 3823 Columbus; 3231, 3327 Elliot; 3033 Oakland
Ward:	<input type="text"/>
Neighborhood:	<input type="text"/>

Project Activity	
<input type="checkbox"/> New Construction	
<input checked="" type="checkbox"/> Rehabilitation	
<input type="checkbox"/> Stabilization	
<input type="checkbox"/> Preservation	
Year Built:	1900

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 checked="" type="checkbox"/> Family w/Children	
<input type="checkbox"/> Senior	
<input checked="" type="checkbox"/> Single	
<input 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	15			0BR	15	0	0	0
1BR	3		1BR	1	2	0	0	0	0
2BR	5		2BR	0	5	0	0	0	0
3BR	5		3BR	0	5	0	0	0	0
4+BR	0		4+BR	0	0	0	0	0	0
TOT	28		TOT	16	12	0	0	0	0

Shelter Units: + Conversion Units:

Section 8:

GENERAL INFORMATION

The Alliance Scattered Housing (ASH) Project includes the renovation of eight different structures providing 28 permanent residential housing units for singles and families in clean, well maintained and managed properties. Most residents were previously homeless. Alliance Housing Inc. (AHI) provides intensive management working closely with residents, visiting units many times a month and letting residents know what is expected of them as a resident. Alliance houses singles and families that most would not accept. The properties are located in four distinctive neighborhoods of South Minneapolis which includes Phillips, Central, Powderhorn Park, and Whittier.

Since this project is providing for the renovation of several older duplex and multi-family buildings, built in the early 1900's, the developer plans to incorporate as many green components or sustainable features to the proposed renovation plan as possible keeping in mind that these buildings may not provide optimal opportunities to upgrade to an acceptable and practical green feature. Their initial plan is to provide green modification standards to any exterior work calling for grading and drainage changes/improvement, provide for the inclusion of Energy Star replacement appliances, energy efficient lighting, formaldehyde-free wood, floor covering and any other environmental elements as those opportunities become evident.

Partnership: Developer: Herb Frey Alliance Housing Incorporated 2211 Clinton Ave Minneapolis, MN 55404-3656 Phone: (612) 874-0311 ext- Fax: (612) 874-0313 hfrey@ststephensmpls.org		Owner: Herb Frey Alliance Housing Incorporated 2211 Clinton Ave Minneapolis, MN 55404-3656 Phone: (612) 874-0311 ext- Fax: (612) 874-0313 hfrey@ststephensmpls.org		Contact Information: Consultant: Barb Broen Broen Housing Consultants 1437 Marshall Ave., #202 Saint Paul, MN 55104- Phone: (651) 645-8474 ext- Fax: (651) 645-8497 housing@broen.net	
Contractor: Gerry Flannery Flannery Construction 1375 St Anthony Ave Saint Paul, MN 55104- Phone: (651) 259-4293 ext- Fax: (651) 225-1100 gflannery@flanneryconstruction.com		Architect: Terri Cermak Cermak Rhoades Architects 275 E 4 St Suite 800 Saint Paul, MN 55101-1696 Phone: (651) 225-8623 ext- Fax: tcermak@cermakrhoades.com		Property Manager: Alliance Housing Incorporated Phone: (612) 872-2310 ext- Fax: (612) 874-0313	
CPED Coordinator: Theresa Cunningham CPED 105 5th Ave S Suite 200 Minneapolis, MN 55401- Phone: (612) 673-5237 ext- Fax: (612) 673-5248 theresa.cunningham@ci.minneapolis.mn.us		CPED Legal: CPED Support Coordinator Nancy Pray Phone: (612) 673-5228 ext- Fax: (612) 673-5259		CPED Rehab: MPLS Affirmative Action	

Project Status

Proposed: 8/16/2007

Approved:

Closed:

Complete:

Impaction

Non-Impacted

Impacted

Occupancy

Rental

Ownership

Project Name: Alliance Scattered Housing

Main Address: 2413 10th Ave S; 1844 E 26th St

Project Aliases:

Additional Addresses: 2103 2nd Ave S; 3038 Bloomington; 3823 Columbus; 3231, 3327 Elliot; 3033 Oakland

Ward: Neighborhood:

Project Activity

New Construction

Rehabilitation

Stabilization

Preservation

Year Built: 1900

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 COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY				MKT
			<30%	<50%	<60%	<80%	
0BR	15		15	0	0	0	0
1BR	3		1	2	0	0	0
2BR	5		0	5	0	0	0
3BR	5		0	5	0	0	0
4+BR	0		0	0	0	0	0
TOT	28		16	12	0	0	0

Shelter Units: + Conversion Units:

Section 8:

USES AND PERMANENT SOURCES

Project Uses:

Land: \$0.00

Construction: \$917,731.00

Construction Contingency: \$91,773.00

Construction Interest: \$0.00

Relocation: \$0.00

Developer Fee: \$85,000.00

Legal Fees: \$0.00

Architect Fees: \$25,000.00

Other Costs: \$62,500.00

Reserves: \$40,000.00

Non-Housing: \$0.00

TDC: \$1,222,004.00

TDC/Unit: \$43,643.00

Project Permanent Sources:

Source / Program	Amount	%	Term	Committed
CPED AHTF	\$300,000.00			
MHFA PARIF	\$200,000.00	1.00%	30 yrs Deferred	10/25/2007
Hennepin County AHIF	\$225,000.00			
Hennepin County ERF	\$56,000.00			
CPED Non Profit Admin	\$30,000.00			
Met Council LHIA	\$150,000.00	1.00%	30 yrs Deferred	10/25/2007
Private Funds	\$261,004.00			
TDC:	\$1,222,004.00			

Financing Notes:

No rental late fees to tenants.

Properties were purchased in 1991 - 1996 with MHFA-HTC deferred loans.

50% developer fee to be paid at closing negotiated.



Project Status	
Proposed:	7/10/2007
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:	Creekside Commons
Main Address:	5400-12 Stevens Ave S
Project Aliases:	
Additional Addresses:	
Ward:	11
Neighborhood:	Tangletown

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 checked="" 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	0		0	0BR	0	0	0	0
1BR	4	4	1BR	0	4	0	0	0	0
2BR	14	14	2BR	2	12	0	0	0	0
3BR	9	9	3BR	3	6	0	0	0	0
4+BR	3	3	4+BR	1	2	0	0	0	0
TOT	30	30	TOT	6	24	0	0	0	0

Shelter Units: + Conversion Units:

Section 8:

GENERAL INFORMATION

Creekside Commons is a 30-unit new construction project with family housing being developed by Plymouth Church Neighborhood Foundation on land donated by Mayflower Congregational Church in Southwest Minneapolis.

The building will be L-shaped, facing 54th Street and Stevens Avenue, with a courtyard and playground facing west in the interior of the L. It will have three stories with a brick and Hardiboard exterior. Parking for residents will be in a one-level underground garage. Apartments open to a traditional double-loaded corridor, except on the first level where units facing 54th Street have individual doors opening to the sidewalk.

PCNF is proposing a unique mixed-income approach. There will be six (6) units for very low income families through a partnership with Minneapolis Public Housing Authority incorporating six public housing units into the building. There will also be eleven (11) units at 40% of MMI and thirteen (13) units at 50% of MMI.

PCNF will be complying with all mandatory Green Communities Criteria, including several optional criteria.

Partnership: Creekside Commons LP

Contact Information:

Developer:
 Lee Blons
 Plymouth Church Neighborhood Foundation
 430 Oak Grove St Suite 130
 Minneapolis, MN 55403-
 Phone: (612) 871-0890 ext-
 Fax: (612) 871-0843
 lblons@plymouthfoundation.org

Owner:
 Lee Blons
 Plymouth Church Neighborhood Foundation
 430 Oak Grove St Suite 130
 Minneapolis, MN 55403-
 Phone: (612) 871-0890 ext-
 Fax: (612) 871-0843
 lblons@plymouthfoundation.org

Consultant:

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

Support Services:

Contractor:

Architect:
 Noah Bly
 Urban Works Architecture, LLC
 901 North Third St Suite 145
 Minneapolis, MN 55401-
 Phone: (612) 455-3102 ext-
 Fax: (612) 455-3199
 nbly@urban-works.com

CPED Coordinator:
 Jerry LePage
 CPED
 105 5th Ave S Suite 200
 Minneapolis, MN 55401
 Phone: (612) 673-5240 ext-
 Fax: (612) 673-5248
 jerry.lepage@ci.minneapolis.mn.us

CPED Legal:

CPED Support Coordinator

CPED Rehab:

MPLS Affirmative Action



Project Status	
Proposed:	7/10/2007
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:	Creekside Commons
Main Address:	5400-12 Stevens Ave S
Project Aliases:	
Additional Addresses:	
Ward: 11	Neighborhood: Tangletown

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 checked="" 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	0		0	0BR	0	0	0	0
1BR	4	4	1BR	0	4	0	0	0	0
2BR	14	14	2BR	2	12	0	0	0	0
3BR	9	9	3BR	3	6	0	0	0	0
4+BR	3	3	4+BR	1	2	0	0	0	0
TOT	30	30	TOT	6	24	0	0	0	0

Shelter Units: + Conversion Units:

Section 8:

USES AND PERMANENT SOURCES

Project Uses:	
Land:	\$637,257.00
Construction:	\$5,798,405.00
Construction Contingency:	\$231,936.00
Construction Interest:	\$74,000.00
Relocation:	\$0.00
Developer Fee:	\$1,075,000.00
Legal Fees:	\$70,000.00
Architect Fees:	\$229,068.00
Other Costs:	\$245,975.00
Reserves:	\$381,781.00
Non-Housing:	\$0.00
TDC:	\$8,743,422.00
TDC/Unit:	\$291,447.00

Project Permanent Sources:				
Source / Program	Amount	%	Term	Committed
General Partner <i>Cash</i>	\$400,000.00			10/1/2007
<i>Syndication Proceeds</i>	\$4,693,452.00			
Mayflower Church <i>Charitable Contributions</i>	\$600,000.00			10/1/2007
MHFA	\$320,000.00			
FHLB <i>FHLB</i>	\$120,000.00			
Hennepin County <i>AHIF</i>	\$436,174.00			
CPED <i>Non Profit Admin</i>	\$30,000.00			
CPED <i>AHTF</i>	\$683,750.00			
MPHA	\$1,460,046.00			10/1/2007

Financing Notes:	
50 CPED <i>LIHTC - \$193,533 (2008)</i>	
TDC:	\$8,743,422.00

50 CPED <i>LIHTC - \$193,533 (2008)</i>	
TDC:	\$8,743,422.00

Project Status	
Proposed:	7/27/2007
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:	CRS Permanent Re-Entry Housing		
Main Address:	3003 Penn Ave N		
Project Aliases:			
Additional Addresses:			
Ward:	4	Neighborhood:	Jordan

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	10		1BR	10	0	0	0	0
	2BR	1		2BR	1	0	0	0	0
	3BR	0		3BR	0	0	0	0	0
4+BR	0	4+BR	0	0	0	0	0		
TOT	11	TOT	11	0	0	0	0		
Shelter Units:				+ Conversion Units:					
Section 8:									

Project Activity	Development	Household
<input type="checkbox"/> New Construction	<input checked="" 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 checked="" type="checkbox"/> Single
Year Built: 1965	<input type="radio"/> Transitional	<input checked="" type="checkbox"/> Special Needs
	<input type="radio"/> Scattered Site/Other	<input checked="" type="checkbox"/> Homeless

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.

Partnership:

Developer:
 Marcell Garretson
 Christian Restoration Services
 7964 Brooklyn Blvd Suite 117
 Brooklyn Park, MN 55445-
 Phone: (612) 749-0227 ext-
 Fax: (763) 566-3949

Owner:
 Marcell Garretson
 Christian Restoration Services
 7964 Brooklyn Blvd Suite 117
 Brooklyn Park, MN 55445-
 Phone: (612) 749-0227 ext-
 Fax: (763) 566-3949

Contact Information:

Consultant:
 Heidi Rathmann
 Ponterre Group, LLC
 4554 Zenith Ave S
 Minneapolis, MN 55410-
 Phone: (612) 722-0729 ext-
 Fax: (612) 722-0729
 hrathmann@ponterregroup.com

Contractor:

To Be Determined
 ,
 Phone: ext-
 Fax:

Architect:

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

Property Manager:

PPL
 Phone: (612) 455-5131 ext-
 Fax: (612) 455-5101

Support Services:

Christian Restoration Services
 Phone: (612) 749-0227 ext-
 Fax: (763) 566-3949

CPED Coordinator:

Tiffany Glasper
 CPED
 105 5th Ave S Suite 200
 Minneapolis, MN 55401-
 Phone: (612) 673-5221 ext-
 Fax: (612) 673-5248
 Tiffany.Glasper@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: 7/27/2007
 Approved:
 Closed:
 Complete:

Impaction
 Non-Impacted
 Impacted

Occupancy
 Rental
 Ownership

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

Project Activity
 New Construction
 Rehabilitation
 Stabilization
 Preservation
 Year Built: 1965

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 COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT
	0BR	0		0BR	0	0	0	0	0
1BR	10	1BR	10	0	0	0	0	0	
2BR	1	2BR	1	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	11	0	0	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</i>	\$275,000.00	0.00%	30 Yrs Deferred	
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
<i>Deferred Dev Fee</i>	\$35,500.00			
CPED <i>Non Profit Admin</i>	\$30,000.00			
TDC:	\$1,359,045.00			

Financing Notes:



Project Status	
Proposed:	12/2/2004
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:	Franklin Gateway (Site C)
Main Address:	1914, 1920, 1928 Portland
Project Aliases:	Franklin Steele Commons
Additional Addresses:	500 E Franklin Ave, 1919-25 5th Ave S
Ward:	6
Neighborhood:	Phillips

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 checked="" type="checkbox"/> Family w/Children	
<input type="checkbox"/> Senior	
<input type="checkbox"/> Single	
<input 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	7		0BR	5	2	0	0	0
1BR	10	1BR	0	5	0	0	0	5	
2BR	44	2BR	0	17	11	0	0	16	
3BR	24	3BR	0	9	15	0	0	0	
4+BR	0	4+BR	0	0	0	0	0	0	
TOT	85	TOT	5	33	26	0	0	21	

Shelter Units: + Conversion Units:

Section 8:

GENERAL INFORMATION

This phase of Franklin-Portland Gateway located at the northwest corner of Franklin and Portland will feature 85 units of mixed-income housing. Unit styles will consist of studios to large 3-bedroom townhome style family units. A limited amount of retail/commercial space is planned for the site. Resident parking via below grade parking garage. There will be 5 units for families experiencing long-term homelessness. Hennepin County will be used to refer clients from their waiting list. Office space is planned for property management of the buildings. The developer is proposing full compliance with sustainable design requirements which will include an underground retention basin and rain gardens.

Partnership: Franklin Portland Gateway Phase IV LP

Developer:
 Matthew Hendricks
 Aeon
 1625 Park Avenue
 Minneapolis, MN 55404-1634
 Phone: (612) 341-3148 ext x-229
 Fax: (612) 341-4208
 mhendricks@ccht.org

Owner:
 Mary Keefe
 Hope Community, Inc.
 611 E Franklin Ave
 Minneapolis, MN 55404-2862
 Phone: (612) 874-8867 ext-
 Fax: (612) 874-8650
 mkeefe@hope-community.org

Contact Information:

Consultant:

Contractor:
 To Be Determined
 ,
 Phone: ext-
 Fax:

Architect:
 Noah Bly
 Urban Works Architecture, LLC
 901 North Third St Suite 145
 Minneapolis, MN 55401-
 Phone: (612) 455-3102 ext-
 Fax: (612) 455-3199
 nbly@urban-works.com

Property Manager:
 Property Solutions And Services
 Phone: (612) 746-0400 ext-
 Fax: (612) 746-0401

Support Services:
 Oak Grove Care Center
 Phone: (612) 871-5800 ext-
 Fax: (612) 872-6815

CPED Coordinator:
 Dollie Crowther
 CPED
 105 5th Ave S Suite 200
 Minneapolis, MN 55401
 Phone: (612) 673-5263 ext-
 Fax: (612) 673-5259
 dollie.crowther@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
 Mary Tradewell
 Phone: (612) 673-2142 ext-
 Fax: (612) 673-2599



Project Status	
Proposed:	12/2/2004
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:	Franklin Gateway (Site C)
Main Address:	1914, 1920, 1928 Portland
Project Aliases:	Franklin Steele Commons
Additional Addresses:	500 E Franklin Ave, 1919-25 5th Ave S
Ward:	6
Neighborhood:	Phillips

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 checked="" type="checkbox"/> Family w/Children	
<input type="checkbox"/> Senior	
<input type="checkbox"/> Single	
<input 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	7		0BR	5	2	0	0	0
1BR	10	1BR	0	5	0	0	0	5	
2BR	44	2BR	0	17	11	0	0	16	
3BR	24	3BR	0	9	15	0	0	0	
4+BR	0	4+BR	0	0	0	0	0	0	
TOT	85	TOT	5	33	26	0	0	21	

Shelter Units: + Conversion Units:

Section 8:

USES AND PERMANENT SOURCES

Project Uses:	
Land:	\$2,021,192.00
Construction:	\$11,550,172.00
Construction Contingency:	\$597,007.00
Construction Interest:	\$130,139.00
Relocation:	\$212,883.00
Developer Fee:	\$1,680,000.00
Legal Fees:	\$148,868.00
Architect Fees:	\$658,523.00
Other Costs:	\$1,006,981.00
Reserves:	\$618,989.00
Non-Housing:	
TDC:	\$18,624,754.00
TDC/Unit:	\$219,114.75

Project Permanent Sources:				
Source / Program	Amount	%	Term	Committed
MHFA <i>Challenge</i>	\$600,000.00			
City of Minneapolis <i>TIF Mortgage</i>	\$819,959.00			
<i>Green Funds</i>	\$250,000.00			
<i>Syndication Proceeds</i>	\$7,052,500.00			
CPED <i>AHTF (HOME/CDBG)</i>	\$400,000.00			12/22/2006
CPED <i>Non Profit Admin</i>	\$30,000.00			12/22/2006
HUD <i>1st Mortgage</i>	\$3,687,517.00	5.75%		6/20/2006
Met Council <i>LCDA</i>	\$750,000.00			
<i>Charitable Contributions</i>	\$1,057,278.00			
FHF <i>FHF</i>	\$250,000.00			
Hennepin County <i>ERF</i>	\$277,500.00			9/1/2006
Hennepin County <i>AHIF</i>	\$500,000.00			
Hennepin County <i>TOD</i>	\$400,000.00			12/2/2004
CPED <i>AHTF (HOME/CDBG)</i>	\$800,000.00			
Aeon <i>Deferred Dev Fee</i>	\$350,000.00			

Financing Notes:
Franklin Gateway (Site C) incorporates elements of green building in its design.
Other costs includes environmental and accounting costs.

CPED MULTIFAMILY HOUSING DEPARTMENT
Affordable Housing Inventory Project Data Worksheet



Project Status

Proposed: 12/2/2004
 Approved:
 Closed:
 Complete:

Impaction

Non-Impacted
 Impacted

Occupancy

Rental
 Ownership

Project Name: Franklin Gateway (Site C)
 Main Address: 1914, 1920, 1928 Portland
 Project Aliases: Franklin Steele Commons
 Additional Addresses: 500 E Franklin Ave, 1919-25 5th Ave S
 Ward: 6 Neighborhood: Phillips

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 COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY				
			<30%	<50%	<60%	<80%	MKT
0BR	7	0BR	5	2	0	0	0
1BR	10	1BR	0	5	0	0	5
2BR	44	2BR	0	17	11	0	16
3BR	24	3BR	0	9	15	0	0
4+BR	0	4+BR	0	0	0	0	0
TOT	85	TOT	5	33	26	0	21

Shelter Units: _____ + Conversion Units: _____
 Section 8: _____

MHFA
 EDHC

\$1,400,000.00

TDC:	\$18,624,754.00
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Project Status	
Proposed:	7/27/2007
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:	Hope Block Stabilization
Main Address:	2020 Portland
Project Aliases:	see also HOPE III
Additional Addresses:	616-618 E 22nd St; 2024-26 Oakland Ave S; 2107,09,15,23 Portland
Ward:	6
Neighborhood:	Phillips

Project Activity	
<input type="checkbox"/> New Construction	
<input checked="" type="checkbox"/> Rehabilitation	
<input checked="" type="checkbox"/> Stabilization	
<input type="checkbox"/> Preservation	
Year Built:	1900

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 checked="" 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	1		0BR	0	1	0	0	0
1BR	1	1BR	0	1	0	0	0	0	
2BR	4	2BR	0	4	0	0	0	0	
3BR	13	3BR	0	12	0	0	0	1	
4+BR	0	4+BR	0	0	0	0	0	0	
TOT	19	TOT	0	18	0	0	0	1	

Shelter Units: + Conversion Units:
 Section 8:

GENERAL INFORMATION

Rehabilitation of 19 affordable single family, duplex, tri-plex general occupancy housing units. Majority of tenants are below 30% of the area median income. The majority of the buildings are from the early 1900s. Many of the units are for large families and rehab will enhance the Hope Block and the Gateway revitalization. Hope Community will be providing energy efficient lighting and appliances to all the units.

Partnership:

Developer:

Marcia Cartwright
 Hope Community, Inc.
 611 E Franklin Ave
 Minneapolis, MN 55404-2862
 Phone: (612) 874-8867 ext x-209
 Fax: (612) 874-8650
 mcartwright@hope-community.org

Owner:

Mary Keefe
 Hope Community, Inc.
 611 E Franklin Ave
 Minneapolis, MN 55404-2862
 Phone: (612) 874-8867 ext-
 Fax: (612) 874-8650
 mkeefe@hope-community.org

Contact Information:

Consultant:

Contractor:

To Be Determined
 ,
 Phone: ext-
 Fax:

Architect:

Cermak Rhoades Architects
 275 E 4 St Suite 800
 Saint Paul, MN 55101-1696
 Phone: (651) 225-8623 ext-
 Fax:
 info@cermakrhoades.com

Property Manager:

Property Solutions And Services
 Phone: (612) 746-0400 ext-
 Fax: (612) 746-0401

Support Services:

Hope Community, Inc.
 Phone: (612) 874-8867 ext-
 Fax: (612) 874-8650

CPED Coordinator:

Dollie Crowther
 CPED
 105 5th Ave S Suite 200
 Minneapolis, MN 55401
 Phone: (612) 673-5263 ext-
 Fax: (612) 673-5259
 dollie.crowther@ci.minneapolis.mn.us

CPED Legal:

CPED Support Coordinator
 Susie Shepherd
 Phone: (612) 673-5244 ext-
 Fax: (612) 673-5259

CPED Rehab:

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

MPLS Affirmative Action



Project Status

Proposed: 7/27/2007

Approved:

Closed:

Complete:

Impaction

Non-Impacted

Impacted

Occupancy

Rental

Ownership

Project Name: Hope Block Stabilization

Main Address: 2020 Portland

Project Aliases: see also HOPE III

Additional Addresses: 616-618 E 22nd St; 2024-26 Oakland Ave S; 2107,09,15,23 Portland

Ward: 6 Neighborhood: Phillips

Project Activity

New Construction

Rehabilitation

Stabilization

Preservation

Year Built: 1900

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 COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY				MKT
			<30%	<50%	<60%	<80%	
0BR	1	1	0	1	0	0	0
1BR	1	1	0	1	0	0	0
2BR	4	4	0	4	0	0	0
3BR	13	13	0	12	0	0	1
4+BR	0	0	0	0	0	0	0
TOT	19	19	0	18	0	0	1

Shelter Units: + Conversion Units:

Section 8:

USES AND PERMANENT SOURCES

Project Uses:

Land:	\$29,400.00
Construction:	\$625,460.00
Construction Contingency:	\$124,785.00
Construction Interest:	\$0.00
Relocation:	\$15,000.00
Developer Fee:	\$163,170.00
Legal Fees:	\$15,000.00
Architect Fees:	\$50,185.00
Other Costs:	\$191,500.00
Reserves:	\$93,500.00
Non-Housing:	\$0.00
TDC:	\$1,308,000.00
TDC/Unit:	\$68,842.11

Project Permanent Sources:

Source / Program	Amount	%	Term	Committed
CPED AHTF	\$538,000.00	1.00%	30 yrs Deferred	
Hennepin County AHIF	\$275,000.00			
Consolidated RFP	\$425,000.00			
CPED Non Profit Admin	\$30,000.00			
MN Lead Safe	\$40,000.00			
TDC:	\$1,308,000.00			

Financing Notes:

15 units received prior MCDA / CPED funding. There are 4 units that did not receive prior funding from MCDA / CPED.

This project will require extensive lead base paint abatement which after analysis will exceed the amount required for a total rehab.



Project Status

Proposed: 7/31/2007

Approved:

Closed:

Complete:

Impaction

Non-Impacted

Impacted

Occupancy

Rental

Ownership

Project Name: Little Earth (Phase V)

Main Address: 2501 Cedar Ave So

Project Aliases:

Additional Addresses:

Ward: 9 Neighborhood: Phillips

Project Activity

New Construction

Rehabilitation

Stabilization

Preservation

Year Built: 1973

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 COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT
	0BR	0		0BR	0	0	0	0	0
1BR	0	1BR	0	0	0	0	0	0	
2BR	10	2BR	10	0	0	0	0	0	
3BR	24	3BR	24	0	0	0	0	0	
4+BR	6	4+BR	6	0	0	0	0	0	
TOT	40	TOT	40	0	0	0	0	0	

Shelter Units: + Conversion Units:

Section 8:

GENERAL INFORMATION

LEUTHC has developed a comprehensive plan that addresses its physical improvement needs. This project is Phase V of that comprehensive plan. Phase V encompass 40 townhouse units.

Rehab and site improvements are meant to address health and safety, security, and environmental issues. Work includes replacement of gas stove vents and installation of central air conditioning in townhouses, replacement of sidewalks and retaining walls, perimeter fencing and signage for security, and resurfacing of reconfigured parking lots.

Partnership:

Developer:
 Bill Ziegler
 LEUTHC
 2501 Cedar Ave S
 Minneapolis, MN 55404-4096
 Phone: (612) 455-2828 ext
 Fax: (612) 724-1703
 bill.ziegler@learth.org

Owner:
 Bill Ziegler
 LEUTHC
 2501 Cedar Ave S
 Minneapolis, MN 55404-4096
 Phone: (612) 455-2828 ext-
 Fax: (612) 724-1703
 bill.ziegler@learth.org

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:
 Tammie Fallon
 Watson-Forsberg Co.
 1433 Utica Ave S Suite 252
 Minneapolis, MN 55416-
 Phone: (952) 544-7761 ext-
 Fax: (952) 544-1826
 tammief@watson-forsberg.com

Architect:
 Ron Melchert
 Melchert-Walkky
 749 Hwy 12
 Hudson, WI 54016-7937
 Phone: (715) 386-7736 ext-
 Fax: (715) 386-7889
 rmelchert@melchertwalkky.com

Property Manager:
 LaSalle Management
 Phone: (952) 876-9200 ext-
 Fax:

Support Services:
 Little Earth Residents Assoc.
 Phone: ext-
 Fax:

CPED Coordinator:
 Theresa Cunningham
 CPED
 105 5th Ave S Suite 200
 Minneapolis, MN 55401-
 Phone: (612) 673-5237 ext-
 Fax: (612) 673-5248
 theresa.cunningham@ci.minneapolis.mn.us

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

CPED Support Coordinator:
 Connie Green
 Phone: (612) 673-5234 ext-
 Fax: (612) 673-5259

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

MPLS Affirmative Action:
 Mary Tradewell
 Phone: (612) 673-2142 ext-
 Fax: (612) 673-2599



Project Status
 Proposed: 7/31/2007
 Approved:
 Closed:
 Complete:

Impaction
 Non-Impacted
 Impacted

Occupancy
 Rental
 Ownership

Project Name: Little Earth (Phase V)
 Main Address: 2501 Cedar Ave So
 Project Aliases:
 Additional Addresses:
 Ward: 9 Neighborhood: Phillips

Project Activity
 New Construction
 Rehabilitation
 Stabilization
 Preservation
 Year Built: 1973

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 COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY				MKT
			<30%	<50%	<60%	<80%	
0BR	0	0	0	0	0	0	0
1BR	0	0	0	0	0	0	0
2BR	10	10	10	0	0	0	0
3BR	24	24	24	0	0	0	0
4+BR	6	6	6	0	0	0	0
TOT	40	40	40	0	0	0	0

Shelter Units: + Conversion Units:
 Section 8: 40

USES AND PERMANENT SOURCES

Project Uses:

Land:	\$0.00
Construction:	\$3,203,394.00
Construction Contingency:	\$200,942.00
Construction Interest:	\$0.00
Relocation:	\$0.00
Developer Fee:	\$125,000.00
Legal Fees:	\$40,000.00
Architect Fees:	\$215,000.00
Other Costs:	\$36,841.00
Reserves:	\$0.00
Non-Housing:	\$0.00
TDC:	\$3,821,177.00
TDC/Unit:	\$95,529.43

Project Permanent Sources:

Source / Program	Amount	%	Term	Committed
MHFA <i>PARIF</i>	\$2,300,000.00	0.00%	30 yrs Deferred	10/25/2007
CPED <i>AHTF</i>	\$750,000.00	1.00%	30 yrs Deferred	
CPED <i>Non Profit Admin</i>	\$30,000.00		Grant	
Hennepin County <i>AHIF</i>	\$741,177.00	0.00%	30 yrs Deferred	
TDC:	\$3,821,177.00			

Financing Notes:



Project Status	
Proposed:	6/27/2006
Approved:	<input checked="" 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:	Longfellow Station (Phase IA)		
Main Address:	3815 Hiawatha Ave S		
Project Aliases:			
Additional Addresses:			
Ward:	12	Neighborhood:	Howe

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 checked="" 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	40		0BR	0	15	17	0	8
	1BR	80		1BR	0	15	25	0	40
	2BR	78		2BR	0	10	36	0	32
	3BR	0		3BR	0	0	0	0	0
4+BR	0	4+BR	0	0	0	0	0		
TOT	198	TOT	0	40	78	0	80		
Shelter Units: _____		+ Conversion Units: _____							
Section 8: _____									

GENERAL INFORMATION

Mixed-use, mixed-income transit oriented development project located on the currently vacant Purina Mills site. The project consists of 198 rental housing units, 40,000 square feet of neighborhood commercial space, and 340 structured, surface and below-grade parking spaces. The project design will include one or more green roofed structures, an innovative storm water runoff pond system, and an internal system of pedestrian connections. Forty (20%) housing units will be affordable to households at or below 50% of Metro Median Income (MMI); an additional 78 (40%) of the housing units will be affordable to households at or below 60% of MMI. The commercial space includes a possible grocery store, as well as other neighborhood commercial uses at ground level immediately adjacent to the housing structures.

The project is located near the 38th Street Station of the Hiawatha LRT line, and is designed to be a high-density mixed-use transit oriented project that will encourage residents, workers and visitors to utilize the LRT line and provide needed housing/retail services to residents as well as to nearby neighborhoods.

Partnership: Longfellow Station LP

Developer:

Dale Joel
 Capital Growth Real Estate LLC
 101 E 5th St Suite 1901
 Saint Paul, MN 55101-
 Phone: (651) 222-3366 ext x-15
 Fax: (651) 222-3777
 dj@capitalgrowthre.com

Owner:

Dale Joel
 Capital Growth Real Estate LLC
 101 E 5th St Suite 1901
 Saint Paul, MN 55101-
 Phone: (651) 222-3366 ext- x-15
 Fax: (651) 222-3777
 dj@capitalgrowthre.com

Contact Information:

Consultant:

Sarah Huss
 SK Huss Real Estate Consultants
 2708 E 22nd St
 Minneapolis, MN 55406-
 Phone: (612) 807-3782 ext-
 Fax:
 schuss@peoplepc.com

Contractor:

To Be Determined
 ,
 Phone: _____ ext-
 Fax: _____

Architect:

Tod Elkins
 Urban Works Architecture, LLC
 901 North Third St Suite 145
 Minneapolis, MN 55401-
 Phone: (612) 455-3104 ext-
 Fax: (612) 455-3199
 telkins@urban-works.com

Property Manager:

Support Services:

CPED Coordinator:

Jerry LePage
 CPED
 105 5th Ave S Suite 200
 Minneapolis, MN 55401
 Phone: (612) 673-5240 ext-
 Fax: (612) 673-5248
 jerry.lepage@ci.minneapolis.mn.us

CPED Legal:

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

CPED Rehab:

MPLS Affirmative Action



Project Status

Proposed: 6/27/2006

Approved:

Closed:

Complete:

Impaction

Non-Impacted

Impacted

Occupancy

Rental

Ownership

Project Name: Longfellow Station (Phase IA)

Main Address: 3815 Hiawatha Ave S

Project Aliases:

Additional Addresses:

Ward: 12 Neighborhood: Howe

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 COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY				MKT
			<30%	<50%	<60%	<80%	
0BR	40	0	15	17	0	8	
1BR	80	0	15	25	0	40	
2BR	78	0	10	36	0	32	
3BR	0	0	0	0	0	0	
4+BR	0	0	0	0	0	0	
TOT	198	0	40	78	0	80	

Shelter Units: _____ + Conversion Units: _____

Section 8: _____

USES AND PERMANENT SOURCES

Project Uses:

Land: \$1,981,622.00

Construction: \$24,548,231.00

Construction Contingency: \$855,434.00

Construction Interest: \$566,652.00

Relocation: \$0.00

Developer Fee: \$2,961,766.00

Legal Fees: \$165,000.00

Architect Fees: \$855,434.00

Other Costs: \$2,779,812.00

Reserves: \$936,207.00

Non-Housing: \$0.00

TDC: \$35,650,158.00

TDC/Unit: \$180,051.30

Project Permanent Sources:

Source / Program	Amount	%	Term	Committed
1 General Partner Cash	\$197,097.00			10/25/2007
2 Syndication Proceeds	\$5,725,155.00			10/25/2007
3 City of Minneapolis HRB (1st Mortgage)	\$16,689,650.00	5.75%	40 yrs Fully Amortized	
3 City of Minneapolis TIF	\$3,019,972.00			
4 Def Dev Fee	\$1,800,000.00			6/27/2006
5 CPED AHTF (2006)	\$400,000.00	1.00%	30 yrs Deferred	12/22/2006
6 CPED AHTF (2007)	\$1,000,000.00	1.00%	30 yrs Deferred	
7 City of Minneapolis LCDA	\$1,013,511.00			3/19/2007
8 MHFA EDCF/FHF	\$2,000,000.00			10/25/2007
9 Hennepin County TOD	\$526,000.00			
10 Hennepin County AHIF	\$800,000.00			
11 Met Council TBRA	\$209,450.00			10/25/2007
11 DEED DEED	\$189,570.00			10/25/2007
11 Hennepin County ERF	\$63,900.00			10/25/2007
12 FHLB AHP	\$485,000.00			

Financing Notes:



Project Status

Proposed: 6/27/2006

Approved:

Closed:

Complete:

Impaction

Non-Impacted

Impacted

Occupancy

Rental

Ownership

Project Name: Longfellow Station (Phase IA)

Main Address: 3815 Hiawatha Ave S

Project Aliases:

Additional Addresses:

Ward: 12 Neighborhood: Howe

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 COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY				
			<30%	<50%	<60%	<80%	MKT
0BR	40	0BR	0	15	17	0	8
1BR	80	1BR	0	15	25	0	40
2BR	78	2BR	0	10	36	0	32
3BR	0	3BR	0	0	0	0	0
4+BR	0	4+BR	0	0	0	0	0
TOT	198	TOT	0	40	78	0	80

Shelter Units: _____ + Conversion Units: _____

Section 8: _____

13 DEED <i>Redevelopment Fund</i>	\$480,000.00	
14 Transit for Livable Communities <i>Capital Funding</i>	\$355,053.00	
15 Met Council <i>CMAQ</i>	\$695,800.00	2/27/2006
50 MHFA <i>LHHC - \$615,279 (2007)</i>		10/25/2007
TDC:	\$35,650,158.00	



Project Status	
Proposed:	6/16/2007
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:	Lowry Apartments
Main Address:	2510 Polk St NE
Project Aliases:	
Additional Addresses:	
Ward: <input type="text" value="1"/>	Neighborhood: <input type="text" value="Audobon Park"/>

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

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 checked="" 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	0		0BR	0	0	0	0	0	0
	1BR	7		1BR	2	2	3	0	0	0
	2BR	15		2BR	2	4	9	0	0	0
	3BR	8		3BR	2	3	3	0	0	0
4+BR	0	4+BR	0	0	0	0	0	0		
TOT	30	TOT	6	9	15	0	0	0		
Shelter Units: <input type="text"/>			+ Conversion Units: <input type="text"/>							
Section 8: <input type="text"/>										

GENERAL INFORMATION

Metro Plains, Inc. and Families Moving Forward propose to develop and own 30 units of which 4 will be set aside for families transitioning out of long-term homelessness. The development will be located on the northwest corner of Lowry and Polk.

The ground floor of the new development will be condominized and sold for commercial use (approximately 6,800 sq ft). The developer has signed a purchase agreement to sell the approximately 6,800 sq. ft. ground floor commercial space to Wadi Properties LLC. The buyer will use a portion of the commercial space for office headquarters for his existing business.

To accomplish this development, six properties with nine units will be demolished.

FAMILIES MOVING FORWARD WILL BE CO-GENERAL PARTNER IN THE OWNERSHIP LIMITED PARTNERSHIP AND WILL PROVIDE SUPPORT SERVICES.

The developer proposes to Minnesota Housing and CPED to be in full compliance with sustainable design requirements.

<u>Partnership:</u> Lowry Apartments LP		<u>Contact Information:</u>	
<u>Developer:</u> Rob McCreedy/Leslie Frost Metro Plains Development LLC/FMF 1600 University Ave Suite 212 Saint Paul, MN 55104-3825 Phone: (651) 523-1252 ext- Fax: (651) 646-8947 rmccready@metroplains.com	<u>Owner:</u> Rob McCreedy/Leslie Frost Metro Plains Development LLC/FMF 1600 University Ave Suite 212 Saint Paul, MN 55104-3825 Phone: (651) 523-1252 ext- Fax: (651) 646-8947 rmccready@metroplains.com	<u>Consultant:</u>	
<u>Contractor:</u> Curt Sohn Benson-Orth Associates 14001 Ridgedale Dr Suite 320 Minnetonka, MN 55305- Phone: (952) 548-2844 ext- Fax: (952) 593-2583 curtiss@benson-orth.com	<u>Architect:</u> Dean Dovolis DJR Architecture, Inc. 333 Washington Ave N Suite 210 Minneapolis, MN 55401- Phone: (612) 676-2400 ext- Fax: (612) 676-2796	<u>Property Manager:</u> Paramark Corporation Phone: ext- Fax:	
<u>CPED Coordinator:</u> 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	<u>CPED Legal:</u> <u>CPED Support Coordinator</u>	<u>Support Services:</u> Families Moving Forward Phone: (612) 529-2185 ext- Fax: (612) 529-2278	
		<u>CPED Rehab:</u> <u>MPLS Affirmative Action</u>	



Project Status

Proposed: 6/16/2007

Approved:

Closed:

Complete:

Impaction

Non-Impacted

Impacted

Occupancy

Rental

Ownership

Project Name: Lowry Apartments

Main Address: 2510 Polk St NE

Project Aliases:

Additional Addresses:

Ward: 1 Neighborhood: Audobon Park

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 COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY				MKT
			<30%	<50%	<60%	<80%	
0BR	0	0	0	0	0	0	0
1BR	7	7	2	2	3	0	0
2BR	15	15	2	4	9	0	0
3BR	8	8	2	3	3	0	0
4+BR	0	0	0	0	0	0	0
TOT	30	30	6	9	15	0	0

Shelter Units: _____ + Conversion Units: _____

Section 8: _____

USES AND PERMANENT SOURCES

Project Uses:

Land: \$1,190,000.00

Construction: \$3,950,000.00

Construction Contingency: \$198,000.00

Construction Interest: \$150,541.00

Relocation: \$30,000.00

Developer Fee: \$940,500.00

Legal Fees: \$20,000.00

Architect Fees: \$151,360.00

Other Costs: \$363,838.00

Reserves: \$467,338.00

Non-Housing: \$578,000.00

TDC: \$8,039,577.00

TDC/Unit: \$248,719.23

Project Permanent Sources:

Source / Program	Amount	%	Term	Committed
CPED	\$525,000.00	1.00%	30 yrs	
AHTF			Deferred	
Deferred Dev Fee				
Hennepin County	\$175,000.00			
ERF			Grant	
Employer Donation				
	\$3,000.00			
Commercial Sales Proceeds				
	\$578,000.00			6/1/2007
Hennepin County	\$400,000.00	1.00%	30 yrs	
AHIF			Deferred	
MHFA	\$500,000.00	1.00%	30 yrs	10/25/2007
EDHC MF			Deferred	
Syndication Proceeds				
	\$3,876,673.00			
MHFA	\$696,194.00	6.25%	30 yrs	
1st Mortgage			Fully Amortized	
MHFA	\$585,000.00	1.00%	30 yrs	
			Deferred	
FHF/Green	\$15,000.00	0.00%	40 yrs	10/25/2007
FHF/Green			Deferred	
50 CPED				
LIHTC - \$193,533 (2008)				10/9/2007
TDC:	\$8,039,577.00			

Financing Notes:



Project Status	
Proposed:	7/10/2007
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:	Nicollet Housing Project		
Main Address:	3700 Nicollet Ave		
Project Aliases:			
Additional Addresses:			
Ward:	8	Neighborhood:	King Field

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 checked="" type="checkbox"/> Single	
<input 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	42		0BR	42	0	0	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	42	TOT	42	0	0	0	0	0		
Shelter Units: _____			+ Conversion Units: _____							
Section 8: _____										

GENERAL INFORMATION

The Nicollet Housing Project will provide 42 homeless or at-risk youth with permanent supportive housing in individual studio apartments. 35 units are designated for individuals experiencing long-term homelessness and 7 units will be restricted to youth aging out of foster care.

This new construction project will be a three-story wood-frame building on a major corridor in a non-impacted neighborhood incorporating supportive housing in a mixed-use development with office and retail space. The retail space will be utilized as an opportunity for supported employment for the youth to gain job skills and experience.

Nicollet Housing is being developed through the Housing 150 Initiative of Plymouth Congregational Church and Westminster Presbyterian Church, who will also be contributing \$500,000 as an equity donation.

PCNF intends to comply with all mandatory Green Communities Criteria without any waivers.

<u>Partnership:</u> Housing 150 - Nicollet LLC		<u>Contact Information:</u>	
<u>Developer:</u> Lee Blons Plymouth Church Neighborhood Foundation 430 Oak Grove St Suite 130 Minneapolis, MN 55403- Phone: (612) 871-0890 ext- Fax: (612) 871-0843 lblons@plymouthfoundation.org	<u>Owner:</u> Lee Blons Plymouth Church Neighborhood Foundation 430 Oak Grove St Suite 130 Minneapolis, MN 55403- Phone: (612) 871-0890 ext- Fax: (612) 871-0843 lblons@plymouthfoundation.org	<u>Consultant:</u>	
<u>Contractor:</u>	<u>Architect:</u> Cermak Rhoades Architects 275 E 4 St Suite 800 Saint Paul, MN 55101-1696 Phone: (651) 225-8623 ext- Fax: info@cermakrhoades.com	<u>Property Manager:</u> CommonBond Communities Phone: (651) 290-6232 ext- Fax:	
<u>CPED Coordinator:</u> Jerry LePage CPED 105 5th Ave S Suite 200 Minneapolis, MN 55401 Phone: (612) 673-5240 ext- Fax: (612) 673-5248 jerry.lepage@ci.minneapolis.mn.us	<u>CPED Legal:</u>	<u>CPED Rehab:</u>	
	<u>CPED Support Coordinator</u>	<u>MPLS Affirmative Action</u>	



Project Status
 Proposed: 7/10/2007
 Approved:
 Closed:
 Complete:

Impaction
 Non-Impacted
 Impacted

Occupancy
 Rental
 Ownership

Project Name: Nicollet Housing Project
 Main Address: 3700 Nicollet Ave
 Project Aliases:
 Additional Addresses:
 Ward: 8 Neighborhood: King Field

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 COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY				MKT
			<30%	<50%	<60%	<80%	
0BR	42	0	0	0	0	0	0
1BR	0	0	0	0	0	0	0
2BR	0	0	0	0	0	0	0
3BR	0	0	0	0	0	0	0
4+BR	0	0	0	0	0	0	0
TOT	42		42	0	0	0	0

Shelter Units: _____ + Conversion Units: _____
 Section 8: _____

USES AND PERMANENT SOURCES

Project Uses:

Land:	\$1,454,360.00
Construction:	\$3,896,365.00
Construction Contingency:	\$156,747.00
Construction Interest:	\$74,227.00
Relocation:	\$0.00
Developer Fee:	\$917,580.00
Legal Fees:	\$77,000.00
Architect Fees:	\$212,068.00
Other Costs:	\$300,276.00
Reserves:	\$273,485.00
Non-Housing:	\$701,000.00
TDC:	\$8,063,108.00
TDC/Unit:	\$175,288.29

Project Permanent Sources:

Source / Program	Amount	%	Term	Committed
General Partner Cash	\$500,000.00			10/25/2007
Syndication Proceeds	\$3,874,524.00			10/25/2007
CPED Non Profit Admin	\$30,000.00			
CPED AHTF	\$977,584.00			
MHFA	\$1,095,000.00			10/25/2007
FHLB FHLB	\$300,000.00			
Hennepin County AHIF	\$585,000.00			
1st Mortgage / Retail	\$701,000.00			
50 MHFA LIHTC - \$422,024 (2007)				10/25/2007
TDC:	\$8,063,108.00			

Financing Notes:



Project Status	
Proposed:	3/28/2007
Approved:	<input type="checkbox"/>
Closed:	
Complete:	

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

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

Project Name:	Nokomis Senior Housing
Main Address:	3717 23rd Ave S
Project Aliases:	Providence Place Assisted-Living
Additional Addresses:	
Ward:	9
Neighborhood:	Standish

Project Activity	
<input checked="" type="checkbox"/> New Construction	
<input type="checkbox"/> Rehabilitation	
<input type="checkbox"/> Stabilization	
<input type="checkbox"/> Preservation	
Year Built:	2008

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 checked="" 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	18		0BR	0	0	0	0	0
1BR	59	1BR	0	25	0	0	0	34	
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	77	TOT	0	25	0	0	0	52	

Shelter Units: + Conversion Units:

Section 8:

GENERAL INFORMATION

Covenire Care is proposing the development of a 77 unit senior assisted living community on the NE corner of 38th St and 23rd Ave. The site is currently a parking lot owned by Providence Place Nursing Home and used by its staff and guests. Of the 77 units planned, 32% will be marketed to those seniors with incomes at or below 50% of AMI. Studio and one bedroom floor plans will be available in addition to 14 memory support and private care suites. Each senior resident will live independently in their apartments and receive various levels of services depending on their need. Some simply require assistance with housekeeping, while others receive 24 hour supervision in the memory support suite.

The development proposal consists of 4 stories with brick exterior as the predominant material, one level of underground heated parking totaling approximately 50 spaces and 41 surface spaces. The new parking spaces will accommodate both the needs of the new development as well as Providence Place.

Community amenities will include: a dining room, (three meals a day will be served), parlor, café, activity room, screen porch, outdoor patio/courtyard, professionally designed and maintained landscaping, walking paths and secure entries. The project will also incorporate a beauty salon, which will be open to the public as well as serving the residents on the corner of the development at 38th and 23rd. Covenire Care will be including Energy Star appliances in this project and will determine additional "green elements" as it develops its construction plans & specs.

Partnership: Covenire Care, LLC

Developer:

Kathleen Conlan
 Covenire Care, LLC
 1600 Hopkins Crossroad
 Minneapolis, MN 55305-
 Phone: (952) 358-5154 ext
 Fax: (952) 358-5054
 kconlan@sheltercorp.com

Owner:

Covenire Providence Place Assisted Living LLC
 1600 Hopkins Crossroad
 Minneapolis, MN 55305-
 Phone: (952) 358-5154 ext-
 Fax: (952) 358-5054

Contact Information:

Consultant:

Bob York
 Kaplan, Stragis & Kaplan
 ,
 Phone: (612) 375-1138 ext-
 Fax:

Contractor:

To Be Determined
 ,
 Phone: ext-
 Fax:

Architect:

Jill Kranz
 Ellness, Swenson, Graham Architects Inc.
 500 Washington Ave S
 Minneapolis, MN 55415-
 Phone: (612) 373-4620 ext-
 Fax: (612) 339-5382

Property Manager:

Covenire Care, LLC
 Phone: (952) 358-5154 ext-
 Fax: (952) 358-5054

Support Services:

CPED Coordinator:

Jerry LePage
 CPED
 105 5th Ave S Suite 200
 Minneapolis, MN 55401
 Phone: (612) 673-5240 ext-
 Fax: (612) 673-5248
 jerry.lepage@ci.minneapolis.mn.us

CPED Legal:

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

CPED Support Coordinator

CPED Rehab:

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

MPLS Affirmative Action



Project Status	
Proposed:	3/28/2007
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:	Nokomis Senior Housing
Main Address:	3717 23rd Ave S
Project Aliases:	Providence Place Assisted-Living
Additional Addresses:	
Ward:	9
Neighborhood:	Standish

Project Activity	
<input checked="" type="checkbox"/> New Construction	
<input type="checkbox"/> Rehabilitation	
<input type="checkbox"/> Stabilization	
<input type="checkbox"/> Preservation	
Year Built:	2008

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 checked="" 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	18		0	0	0	0	0	0
1BR	59	0	25	0	0	0	0	34	
2BR	0	0	0	0	0	0	0	0	
3BR	0	0	0	0	0	0	0	0	
4+BR	0	0	0	0	0	0	0	0	
TOT	77	TOT	0	25	0	0	0	52	

Shelter Units: + Conversion Units:

Section 8:

USES AND PERMANENT SOURCES

Project Uses:	
Land:	\$375,000.00
Construction:	\$9,800,000.00
Construction Contingency:	\$392,000.00
Construction Interest:	\$600,000.00
Relocation:	\$0.00
Developer Fee:	\$256,000.00
Legal Fees:	\$180,000.00
Architect Fees:	\$345,000.00
Other Costs:	\$1,013,059.00
Reserves:	\$1,681,800.00
Non-Housing:	\$0.00
TDC:	\$14,642,859.00
TDC/Unit:	\$190,167.00

Project Permanent Sources:				
Source / Program	Amount	%	Term	Committed
<i>Developer Equity</i>				
CPED	\$915,864.00			2/1/2007
<i>AHTF</i>				
City of Minneapolis	\$614,000.00			
<i>HRB (Project Revenue Supported)</i>				
City of Minneapolis	\$10,901,382.00			
<i>HRB (TIF)</i>				
<i>Syndication Proceeds</i>				
	\$967,520.00			2/1/2007
TDC:	\$14,642,859.00			

Financing Notes:	



Project Status

Proposed: 7/30/2007

Approved:

Closed:

Complete:

Impaction

Non-Impacted

Impacted

Occupancy

Rental

Ownership

Project Name: PPL Northside Recap

Main Address: _____

Project Aliases: _____

Additional Addresses: _____

Ward: 5 Neighborhood: _____ Near North

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 COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY				
			<30%	<50%	<60%	<80%	MKT
0BR	2	0BR	0	2	0	0	0
1BR	15	1BR	4	11	0	0	0
2BR	42	2BR	14	28	0	0	0
3BR	9	3BR	0	9	0	0	0
4+BR	0	4+BR	0	0	0	0	0
TOT	68	TOT	18	50	0	0	0

Shelter Units: _____ + Conversion Units: _____

Section 8: _____

GENERAL INFORMATION

Project for Pride in Living is planning major rehab on 68 units in 13 separate buildings. Most of these buildings exist as separate projects, but are being pulled together under a single project umbrella called PPL Northside Recap. The properties/projects include 610 Logan Ave N, 1123 Logan (Logan Apts), 1119 Logan and 920 Oliver (Oliver Logan LP), 909 and 913 Oliver Ave N (Oliver Apartments LP), 914 Oliver Ave N (Morgan Arms Apts), 1220 Morgan Ave N (Morgan Arms Apts II), 1027 Morgan Ave N (Morgan Apts), 1230 Morgan Ave N. NRRC is a limited partner on some of these projects. NRRC is exiting the LP and PPL is assuming all debt associated with these projects. PPL is also creating a new LLC Near North Community Redevelopment Project LLC in which they are the sole member and GP.

The properties at 1816, 1818, 1820-22 Fremont and 1230 Morgan cannot be included in the 2007 funding request due to site control issues. PPL is in the process of acquiring these properties from NRRC.

Green/sustainable building elements will be included in the rehabilitation work, including but not limited to increased insulation R values, installation of Energy Star appliances and stormwater solutions. The project will also use recycled materials where appropriate.

Partnership: Near North Community LLC (PPL)

Developer:
 Barbara McCormick
 PPL
 1035 E Franklin Ave
 Minneapolis, MN 55404-2920
 Phone: (612) 455-5206 ext-
 Fax: (612) 455-5101
 barbara.mccormick@ppl-inc.org

Owner:
 Barbara McCormick
 PPL
 1035 E Franklin Ave
 Minneapolis, MN 55404-2920
 Phone: (612) 455-5206 ext-
 Fax: (612) 455-5101
 barbara.mccormick@ppl-inc.org

Contractor:

Architect:
 Paul Mellblom
 MS & R
 Phone: _____ ext-
 Fax: _____

CPED Coordinator:
 Tiffany Glasper
 CPED
 105 5th Ave S Suite 200
 Minneapolis, MN 55401-
 Phone: (612) 673-5221 ext-
 Fax: (612) 673-5248
 Tiffany.Glasper@ci.minneapolis.mn.us

CPED Legal:

CPED Support Coordinator

Contact Information:

Consultant:

Property Manager:
 PPL
 Phone: (612) 874-8511 ext-
 Fax: (612) 874-6444

Support Services:

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

MPLS Affirmative Action



Project Status

Proposed: 7/30/2007

Approved:

Closed:

Complete:

Impaction

Non-Impacted

Impacted

Occupancy

Rental

Ownership

Project Name: PPL Northside Recap

Main Address: _____

Project Aliases: _____

Additional Addresses: _____

Ward: 5 Neighborhood: _____ Near North

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 COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY				MKT
			<30%	<50%	<60%	<80%	
0BR	2	0	2	0	0	0	
1BR	15	4	11	0	0	0	
2BR	42	14	28	0	0	0	
3BR	9	0	9	0	0	0	
4+BR	0	0	0	0	0	0	
TOT	68	18	50	0	0	0	

Shelter Units: _____ + Conversion Units: _____

Section 8: _____

USES AND PERMANENT SOURCES

Project Uses:

Land: \$4,642,370.00

Construction: \$3,303,690.00

Construction Contingency: \$506,459.00

Construction Interest: \$20,000.00

Relocation: \$100,000.00

Developer Fee: \$807,551.00

Legal Fees: \$60,000.00

Architect Fees: \$175,000.00

Other Costs: \$1,259,437.00

Reserves: \$780,356.00

Non-Housing: \$0.00

TDC: \$11,654,863.00

TDC/Unit: \$107,102.26

Project Permanent Sources:

Source / Program	Amount	%	Term	Committed
<i>Assumed Debt</i>	\$4,371,909.00			
<i>Syndication Proceeds</i>	\$5,867,919.00			
FHLB FHLB	\$240,035.00			
City of Minneapolis NRP	\$25,000.00			
CPED AHTF	\$575,000.00			
MHFA	\$575,000.00			
TDC:	\$11,654,863.00			

Financing Notes:
