



Project Status	
Proposed:	8/14/2009
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:	North Haven Apts (Phase II)
Main Address:	2220 Clinton Ave S
Project Aliases:	
Additional Addresses:	
Ward:	6
Neighborhood:	Whittier

Project Activity	
<input type="checkbox"/> New Construction	
<input checked="" type="checkbox"/> Rehabilitation	
<input type="checkbox"/> Stabilization	
<input type="checkbox"/> Preservation	
Year Built:	1915

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 checked="" type="checkbox"/> Special Needs	
<input type="checkbox"/> Homeless	

Housing Production and Affordability									
UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT
	0BR	0		0	0	0	0	0	0
1BR	1	1	0	1	0	0	0	0	
2BR	0	0	0	0	0	0	0	0	
3BR	4	4	3	1	0	0	0	0	
4+BR	0	0	0	0	0	0	0	0	
TOT	5	5	TOT	3	2	0	0	0	

Shelter Units: + Conversion Units:

Section 8:

GENERAL INFORMATION

This component represents phase 2 of the North Haven Apartments which focuses its apartments to refugees with large families. The development includes the acquisition and renovation of an existing 2-story, stucco, 5-unit apartment building providing housing for recently arrived refugees to meet the needs of very low-income families. The property is in good condition requiring only modest rehabilitation. The one-bedroom lower level unit will not be used for refugee housing but a caretaker or general occupancy unit. All apartments share common laundry facilities.

<u>Partnership:</u> North Haven 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> To Be Determined Phone: ext- Fax:	<u>Architect:</u> To Be Determined Phone: ext- Fax:	<u>Property Manager:</u> BDC Management Phone: (612) 371-0766 ext- Fax: (612) 371-1834	
<u>CPED Coordinator:</u> 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	<u>CPED Legal:</u>	<u>CPED Rehab:</u> Geri Meyer Phone: (612) 673-5252 ext- Fax: (612) 673-5207	
	<u>CPED Support Coordinator</u>	<u>MPLS Affirmative Action</u>	



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Ward: 6 Neighborhood: Whittier

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Stabilization

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Townhome

Coop

Shelter

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General

Family w/Children

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	0BR	0		0BR	0	0	0	0	0
1BR	1	1BR	0	1	0	0	0	0	
2BR	0	2BR	0	0	0	0	0	0	
3BR	4	3BR	3	1	0	0	0	0	
4+BR	0	4+BR	0	0	0	0	0	0	
TOT	5	TOT	3	2	0	0	0	0	

Shelter Units: + Conversion Units:

Section 8:

USES AND PERMANENT SOURCES

Project Uses:

Land: \$355,000.00

Construction: \$86,000.00

Construction Contingency: \$5,530.00

Construction Interest: \$0.00

Relocation: \$0.00

Developer Fee: \$83,674.00

Legal Fees: \$30,000.00

Architect Fees: \$7,900.00

Other Costs: \$109,262.00

Reserves: \$0.00

Non-Housing: \$0.00

TDC: \$677,366.00

TDC/Unit: \$135,473.00

Project Permanent Sources:

Source / Program	Amount	%	Term	Committed
MHFA CRV	\$168,000.00			
CPED AHTF (2009)	\$212,184.00			
Hennepin County AHIF	\$212,182.00			
CPED Non Profit Admin	\$10,000.00			
Fundraising	\$45,000.00			
Equity	\$30,000.00			
TDC:	\$677,366.00			

Financing Notes:

This project includes the payoff of an existing contract for deed.