

Project Status	
Proposed:	9/18/2009
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:	3631 Penn Ave N
Main Address:	3631 Penn Ave N
Project Aliases:	
Additional Addresses:	
Ward: <input type="text" value="4"/>	Neighborhood: <input type="text" value="Cleveland"/>

Project Activity
<input type="checkbox"/> New Construction
<input checked="" type="checkbox"/> Rehabilitation
<input checked="" 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 checked="" 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
1BR	2	1BR	0	2	0	0	0	0	
2BR	4	2BR	2	2	0	0	0	0	
3BR	0	3BR	0	0	0	0	0	0	
4+BR	0	4+BR	0	0	0	0	0	0	
<b>TOT</b>	<b>6</b>	<b>TOT</b>	<b>2</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

Shelter Units:  + Conversion Units:   
 Section 8:

## GENERAL INFORMATION

Alliance Housing proposes to acquire and rehabilitate an existing 2 1/2 story walk up property. After rehab the propoerty will be used for permanent supportive housing. 4 of the units will be for homeless families and families about to become homeless due to foreclosure. Rehab includes window and roof replacement, attic and wall insulation, stucco replacement, refrigerator and stove replacement.

**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:**

Barbara Broen  
 Broen Housing Consultants  
 1437 Marshall Ave Suite 202  
 Saint Paul, MN 55104-  
 Phone: (651) 645-8474 ext-  
 Fax: (651) 645-8497  
 housing@broen.net

**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:**

Alliance Housing Incorporated  
 Phone: (612) 872-2310 ext-  
 Fax: (612) 874-0313

**Support Services:**

St. Stephen's Human Services  
 Phone: (612) 870-2278 ext-  
 Fax: (612) 874-0313

**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:**

Shelley Roe  
 Phone: (612) 673-5086 ext-  
 Fax: (612) 673-5112

**CPED Support Coordinator**

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

**CPED Rehab:**

Duane Nygren  
 Phone: (612) 673-5249 ext-  
 Fax: (612) 673-5207

**MPLS Affirmative Action**

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Non-Impacted

Impacted

**Occupancy**

Rental

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Family w/Children

Senior

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Shelter Units: \_\_\_\_\_ + Conversion Units: \_\_\_\_\_

Section 8: \_\_\_\_\_

**USES AND PERMANENT SOURCES**

**Project Uses:**

Land: \$160,000.00

Construction: \$298,000.00

Construction Contingency: \$20,860.00

Construction Interest: \$0.00

Relocation: \$0.00

Developer Fee: \$45,000.00

Legal Fees: \$9,800.00

Architect Fees: \$20,000.00

Other Costs: \$51,000.00

Reserves: \$0.00

Non-Housing: \$0.00

TDC: \$604,660.00

TDC/Unit: \$100,777.00

**Project Permanent Sources:**

Source / Program	Amount	%	Term	Committed
MHFA	\$320,360.00	1.00%		1/28/2010
CPED Non Profit Admin	\$12,000.00			
CPED AHTF	\$272,300.00			
<b>TDC:</b>	<b>\$604,660.00</b>			

**Financing Notes:**

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