

Project Status	
Proposed:	7/27/2006
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:	Van Cleve Courts Apts (Phase II)		
Main Address:	917 13th Ave SE		
Project Aliases:	Van Cleve Courts (Phase II)		
Additional Addresses:			
Ward:	2	Neighborhood:	Como

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	12		1BR	12	0	0	0	0
	2BR	25		2BR	0	25	0	0	0
	3BR	13		3BR	0	13	0	0	0
4+BR	0	4+BR	0	0	0	0	0		
TOT	50	TOT	12	38	0	0	0		
Shelter Units:				+ Conversion Units:					
Section 8:									

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

**GENERAL INFORMATION**

The Van Cleve Court West Apts project is a three-phase, income-integrated development that will eventually include 194 housing units. Phase I consists of a new 35-unit rental apartment building that is being planned by Van Cleve Courts LLC, a partnership of Project For Pride in Living and Cabrini House. Cabrini House has been providing supportive services in the University area to homeless and disabled individuals.

PPL has now submitted an application under the City AHTF program for Phase II which includes a second rental building with 50 affordable units. Of these 50 units, 12 units will be affordable @ 30% AMI with supportive services for chronically homeless single adults.

Phase III will consist of 109 ownership townhomes and condo apartments, including some units in historic grain elevator structures that will be converted to housing.

Partnership: Van Cleve Courts LLC

Developer:  
 Barbara McCormick  
 PPL  
 1035 E Franklin Ave  
 Minneapolis, MN 55404-2920  
 Phone: (612) 874-8512 ext  
 Fax: (612) 872-8995  
 barbara.mccormick@ppl-inc.org

Owner:

Contractor:

Contact Information:

Consultant:

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

Architect:  
 Bart Nelson  
 Urban Works Architecture, LLC  
 901 North Third St Suite 145  
 Minneapolis, MN 55401-  
 Phone: (612) 455-3105 ext-  
 Fax: (612) 455-3199  
 bnelson@urban-works.com

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

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

Support Services:  
 Cabrini House  
 Phone: (612) 331-7390 ext-  
 Fax: (612) 331-4436

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

MPLS Affirmative Action

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 Townhome  
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 Scattered Site/Other

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

**Housing Production and Affordability**

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4+BR	0	4+BR	0	0	0	0	0	0	
<b>TOT</b>	<b>50</b>	<b>TOT</b>	<b>12</b>	<b>38</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

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

**USES AND PERMANENT SOURCES**

**Project Uses:**

Land:	\$744,400.00
Construction:	\$8,645,063.00
Construction Contingency:	\$365,000.00
Construction Interest:	\$0.00
Relocation:	\$3,000.00
Developer Fee:	\$965,000.00
Legal Fees:	\$93,000.00
Architect Fees:	\$211,000.00
Other Costs:	\$488,510.00
Reserves:	\$281,500.00
Non-Housing:	\$0.00
TDC:	\$11,796,473.00
TDC/Unit:	\$235,930.00

**Project Permanent Sources:**

Source / Program	Amount	%	Term	Committed
City of Minneapolis TIF	\$873,333.00			
Hennepin County ERF	\$89,000.00			
Franklin Bank 1st Mortgage	\$603,243.00			
CPED Non Profit Admin	\$30,000.00			
CPED AHTF (HOME)	\$670,000.00			
Hennepin County AHIF	\$500,000.00			
FHLB FHLB	\$200,000.00			
MHFA	\$650,000.00			
Met Council LCDA	\$200,000.00			
<b>TDC:</b>	<b>\$11,796,473.00</b>			

**Financing Notes:**

\$7,980,897.00  
 Syndication Proceeds  
 50 CPED  
 LIHTC - \$881,867 (2007)