



Project Status	
Proposed:	12/10/2010
Approved:	<input checked="" type="checkbox"/>
Closed:	5/12/2011
Complete:	

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

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

Project Name:	Higher Ground (Shelter)
Main Address:	1XX Glenwood Ave N
Project Aliases:	J Jerome Boxleitner Place
Additional Addresses:	
Ward:	5
Neighborhood:	North Loop

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

Development	
<input type="radio"/> Apartment/Condo	
<input type="radio"/> Townhome	
<input type="radio"/> Coop	
<input checked="" 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 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	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	0	TOT	0	0	0	0	0	0	

Shelter Units: + Conversion Units:

Section 8:

GENERAL INFORMATION

J. Jerome Boxleitner Place is a new construction transitional housing and shelter facility owned and operated by Catholic Charities. The facility provides both emergency shelter and permanent housing designed to transition individuals from homelessness to stability. The new facility provides multiple housing options in one location which should significantly ease the transition from homelessness to permanent housing. The first two floors provide 251 emergency shelter units.

The construction of the new facility was financed without City assistance and the new application for \$210,759 in ESG funds is requested for furnishings, equipment and installation of a security system for the facility.

Partnership:		Contact Information:	
Developer Contact:		Owner Contact:	
Richard Brustad CHDC 614 N 1st St Suite 100 Minneapolis, MN 55401- Phone: (612) 332-6264 ext Fax: (612) 332-2627 rbchdc@comcast.net		Tracy Berglund Catholic Charities 1624 Chicago Ave Minneapolis, MN 55404- Phone: (612) 278-1120 ext- Fax: (612) 375-9105 tberglund@ccspm.org	
Contractor:		Consultant:	
Frerichs Construction Company 3550 Labore Rd Suite 10 Saint Paul, MN 55110- Phone: (651) 787-0687 ext- Fax: (651) 787-0407		Janet Pope J.L. Pope Associates 978 Front Ave Saint Paul, MN 55103- Phone: (651) 414-9407 ext- Fax: (641) 414-9438 janet@jlpope.com	
CPED Coordinator:		Property Manager:	
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		Catholic Charities Phone: (612) 278-1120 ext- Fax: (612) 375-9105	
CPED Legal:		Support Services:	
Nikki Newman Phone: (612) 673-5273 ext- Fax: (612) 673-5112		Catholic Charities Phone: (612) 278-1120 ext- Fax: (612) 375-9105	
CPED Support Coordinator:		CPED Rehab:	
Susie Shepherd Phone: (612) 673-5244 ext- Fax: (612) 673-5259		Dalene Lenneman Phone: (612) 673-5254 ext- Fax: (612) 673-5207	
		MPLS Affirmative Action	
		Mary Tradewell Phone: (612) 673-2142 ext- Fax: (612) 673-2599	



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2BR	0	0	2BR	0	0	0	0	0	0
3BR	0	0	3BR	0	0	0	0	0	0
4+BR	0	0	4+BR	0	0	0	0	0	0
TOT	0	0	TOT	0	0	0	0	0	0

Shelter Units: 251 + Conversion Units: _____
Section 8: _____

USES AND PERMANENT SOURCES

Project Uses:	
Land:	\$251,400.00
Construction:	\$4,329,004.00
Construction Contingency:	\$216,450.00
Construction Interest:	\$0.00
Relocation:	\$0.00
Developer Fee:	\$0.00
Legal Fees:	\$0.00
Architect Fees:	\$246,797.00
Other Costs:	\$473,504.00
Reserves:	\$0.00
Non-Housing:	\$0.00
TDC:	\$5,517,155.00
TDC/Unit:	\$0.00

Project Permanent Sources:				
Source / Program	Amount	%	Term	Committed
CPED <i>ESG (2011)</i>	\$210,759.00		Grant	
Hennepin County <i>AHIF</i>	\$1,690,000.00		Grant	6/22/2010
Hennepin County <i>Heading Home Hennepin</i>	\$300,000.00		Grant	10/13/2009
Hennepin County <i>ERF</i>	\$46,400.00		Grant	5/28/2010
CHDC <i>Shelter Grant</i>	\$740,333.00		Grant	6/19/2008
Met Council <i>LCDA</i>	\$148,680.00		Grant	12/8/2010
US Bank <i>Direct Bonds</i>	\$2,006,600.00		7/1/2032 Fully Amortized	12/30/2010
Catholic Charities <i>Equity</i>	\$374,383.00			12/10/2010
TDC:	\$5,517,155.00			

Financing Notes:	