

Minneapolis Community Development Agency

Request for City Council Action

Date: April 22, 2003

To: Council Member Lisa Goodman, Community Development Committee

Refer to: MCDA Board of Commissioners

Prepared by Cynthia Lee, Manager of Multifamily Housing Development, Phone 612-673-5266

Approved by Lee Sheehy, MCDA Executive Director
Chuck Lutz, MCDA Deputy Executive Director _____

Subject: Public Hearing on the Annual Evaluation of the Affordable Housing Initiative for the City of Minneapolis for 2002

Previous Directives: The Affordable Housing Policy for the City of Minneapolis was adopted by the City Council on September 7, 1999 and amended on February 16, 2001. The resolution directs the MCDA to prepare an annual report to the community regarding affordable housing activity related to the resolution for a presentation at an annual public hearing.

Ward: Citywide.

Neighborhood Group Notification: The report was sent to all neighborhoods and the primary advocacy groups.

Consistency with *Building a City That Works*: Goal 2: Ensure that an array of housing choices exists to meet the needs of our current residents and attract new residents to the city, Objective A. Preserve and expand the number of affordable housing units throughout the city.

Comprehensive Plan Compliance: Complies.

Zoning Code Compliance: Complies.

Impact on MCDA Budget: (Check those that apply)
 No financial impact

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- Action requires an appropriation increase to the MCDA Budget
- Action provides increased revenue for appropriation increase
- Action requires use of contingency or reserves
- Other financial impact (Explain):

Living Wage / Business Subsidy: Not applicable.

Job Linkage: Not applicable.

Affirmative Action Compliance: Complies.

RECOMMENDATION:

City Council Recommendation: The Interim Executive Director recommends that the City Council receive and file the Annual Evaluation of the Affordable Housing Initiative for the City of Minneapolis for 2002.

MCDA Board Recommendation: The Interim Executive Director recommends that the MCDA Board receive and file the Annual Evaluation of the Affordable Housing Initiative for the City of Minneapolis for 2002.

Background/Supporting Information

Pursuant to the Affordable Housing Policy ("Policy") for the City of Minneapolis adopted by the City Council in 1999 and amended in 2001, the MCDA and other appropriate departments are required to prepare an annual evaluation of the City's affordable housing activity. The 2002 Affordable Housing Report is attached for your review.

Summary of Report

The Policy contains three requirements and eight goals for affordable housing production. The following table outlines the requirements and goals, MCDA's 2002 accomplishments, and whether or not each requirement or goal was met. A more detailed analysis of each is included in the Affordable Housing Report.

<u>Section</u>	<u>Results</u>	<u>Status</u>
Requirement 1: City/MCDA must produce more new units affordable at 30-50% median than the units affordable to 30-50% median that are demolished	16 units removed in 2002; 264 new / conversion units were created	Achieved

<u>Section</u>	<u>Results</u>	<u>Status</u>
Requirement 2: 20% of the units of each City/MCDA housing projects of >10 units will be affordable to <50% median	56% of all 2002 new rental construction/positive conversion units and 67% of all preservation/ stabilization rental units were affordable to households with incomes <50%	Achieved
Requirement 3: Except for senior housing, all publicly assisted rental projects shall accept Section 8 certificates/vouchers.	MCDA has implemented this policy for all rental projects and has included language in its legal documents that will require compliance.	Achieved
Goal 1: total annual MCDA investment of \$10 million per year directed to affordable housing production.	During 2002, \$10,825,706 was allocated by City Council/MCDA Board/NRP to affordable housing projects.	Achieved
Goal 2: MCDA Three Year Production/Preservation Goal (2000 – 2002): 2,110 units	MCDA year 2002 production: 612 affordable units - 29% of three year goal, amounting to 1,621 units or 77% of 2000-2002 goal of 2,110 units	Not achieved
Goal 3: at least 50% of the units affordable at 50% of the MMI as required in requirement 2 shall be affordable at <30%	72% of the units completed in 2002 were affordable at or below 30% MMI.	Achieved
Goal 4: fifty percent (50%) of the City/MCDA's affordable housing funds will be used for the capital cost of units affordable at 30% or below of the MMI.	Proportionate with unit numbers in Goal 3 above - 72%	Achieved
Goal 5: goal to allocate 70% of affordable housing funds for units with 2 or more bedrooms and 30% to units with 0-1 bedrooms.	0 – 1 Bedroom – 54% 2+ Bedroom – 46%	Not achieved

Goal 6: a goal of at least 50% of new City-produced affordable housing to be located in areas of the city where it is presently lacking (non-impacted areas).	Impacted Areas of the City – 57% Non-Impacted Areas of the City – 43%	Not achieved, primarily due to lack of sites in non-impacted areas and the economic feasibility of proposed projects in those areas
Goal 7: Affordable housing emphasis in impacted census tracts – preservation, rehabilitation and stabilization.	New construction / conversion –58 units (17%) Preservation / Stabilization – 292 units (83%)	Achieved
Goal 8: Affordable housing emphasis in non-impacted census tracts – construction and positive conversion.	New construction / conversion 206 units (79%) Preservation / Stabilization – 56 units (21%)	Achieved

2002 Affordable Housing Report

Note: The paragraphs in bold that describe the requirements and goals are taken directly from the adopted Affordable Housing Policy.

Resolution Requirements

Requirement 1: Each year the City/MCDA must produce more units affordable at 30-50% median income through new construction/positive conversion than the number of habitable units affordable to 30-50% median income that are demolished through City/MCDA projects.

Status: Requirement Achieved.

**Summary of Action: 16 units removed in 2002
264 new / conversion affordable units developed by MCDA**

A. Demolition of Existing Housing:

Because of the difficulty in tracking the rents in rental units to determine affordability, especially since many have been vacant for a number of years, we concluded that for this report all non-homestead property removed would be considered affordable.

Homestead properties were not included as affordable or considered lost due to the value of the units in the market at the time of purchase or the value after substantial rehab needed to make the units habitable. Incomes of the existing households have no bearing in determining whether a unit is affordable to the next household.

Table 1				
Summary of 2002 Units Removed				
	Total Units	Homestead Units	Non-Homestead Units	Affordable (Non-Homestead) Units Lost
MCDA	22	7	15	15
City Inspections Department	0	0	0	0
Humboldt Greenway	4	3	1	1

Flood Control	0	0	0	0
School Board	0	0	0	0
Total	26	10	16	16

B. Housing Production:

A key component of the Policy is that each year, the MCDA shall produce more affordable housing units at 50% or below the Metropolitan Median Income or MMI through new construction/positive conversion, than the number removed by City/MCDA action.

The total production of new affordable housing units at 50% or below the MMI by the MCDA for 2002 was 264 (248 rental and 16 ownership) units.

Requirement 2: Twenty percent (20%) of the units of each City/MCDA assisted housing projects of 10 units or more will be affordable to households earning 50% or less of the Metropolitan Median Income (MMI). It is understood that these affordable units include any mix of rental and/or homeownership, and can be located on the project site or anywhere in the City of Minneapolis. Any specific project requesting exemptions to this requirement must seek City Council approval on the basis of alternative public purpose.

Status: Requirement Achieved.

Summary of Action: All rental housing projects placed in service in 2002 had at least 20% of the units affordable. In fact, 56% of all 2002 new rental construction/positive conversion units and 67% of all preservation/stabilization rental units were affordable to households with incomes at or below 50% MMI.

The new language in the 2001 City Council resolution amending the Policy required that ownership projects of ten units or more approved in 2001 (and in subsequent years) will have at least 20% of the units affordable at <50% of median income.

Requirement 3: Except for senior housing, all publicly assisted rental projects shall accept Section 8 certificates/vouchers.

Status: Requirement Achieved.

Summary of Action: The MCDA has implemented this policy for all rental projects and has included language in its legal documents which will require compliance.

Resolution Goals

Goal 1: City of Minneapolis is directed to increase funds directed to affordable housing production with a goal of a total annual MCDA investment of \$10 million per year.

Status: Goal Achieved

During 2002, a total of \$10,825,706 was allocated by City Council/MCDA Board action to a number of affordable housing projects (see Exhibit E). In addition, significant low income housing tax credits, housing revenue bonds, and tax increment funds were approved for affordable rental housing projects.

Summary of Action:

MCDA Three Year Funding Goal (2000 – 2002): \$28.5 million
MCDA Funding for 2000: \$11 million – 39% of 3-year goal
MCDA Funding for 2001 : \$8.2 million - 29% of 3 year goal
MCDA Funding for 2002: \$10.8 million - 38% of 3 year goal
Total Funding 2000-2002: \$30.0 million - 105% of 3 year goal

Goal 2: The goal for City/MCDA for production of units affordable to 50% and below of MMI will be 650 units in 2000. Staff should make annual recommendations for production goals. Three year (2000-2002) production/preservation goal is 2,110 units.

Status: Goal Not Achieved.

The goal was not achieved due to project timing and funding levels. Production numbers are based on units placed in service (completed) each year. Projects are funded at least two years prior to completion so there is little correlation between the funding available and the units completed in any given year. Units placed in service (construction completed) in 2000 - 2002 were actually funded in 1998-2000. As expected, the number of units completed in 2002 was higher than previous years as a result of higher funding levels in 2000.

Summary of Action:

MCDA Three Year Production/Preservation Goal (2000 – 2002): 2,110 units
MCDA year 2000 production: 505 Affordable units – 24% of three year goal
MCDA year 2001 production: 504 Affordable units - 24% of three year goal
MCDA year 2002 production: 612 Affordable units – 29% of three-year goal
Total 2000-2002 production: 1,621 Affordable units– 77% of three-year goal

Based on anticipated funding levels, specific goals for the next goal period (2003-2005) are as follows:

2003 Production/Preservation	650 units
2004 Production/Preservation	700 units
2005 Production/Preservation	750 units
Total 2003-2005 Production	2,100 units

A. Description of Rental Housing Production

For purposes of this report, production for this goal is defined as new construction, positive conversion and preservation/stabilization.

In 2002 the MCDA assisted in the development or preservation of 966 total rental housing units in Minneapolis, of which 596 are affordable at or below 50% of median income (see Table 3). This was done through the provision of direct subsidy or other types of financing through the use of MCDA controlled funds (see Table 2).

Table 2

Rental Housing Production Summary 2002

	Total Units	Direct Subsidy MCDA funds	HRB Finance	Leverage non City funds
New / Positive Conversion	444 Units	\$4.20 million	\$6.60 million	\$49.40 million
Preservation Of units	522 Units	\$5.63 million	\$4.48 million	\$15.39 million
Total	966 Units	\$9.83 million	\$11.08 million	\$64.79 million

Table 3

Rental Housing Production by Income Groups 2002

Affordability Level		30%	50%	60%	80%	>80%
Family	Development	45	33	18	0	178
	Preservation	172	120	173	1	0
Sp. Needs	Development	170	0	0	0	0
	Preservation	56	0	0	0	0
Total (=966)		443	153	191	1	178

Affordable Units at 50% or Below MMI:

Total Affordable New/Positive Conversion -- 264 units (248 rental and 16 ownership)
Total Affordable Stabilization/Preservation – 348 units (348 rental and 0 ownership)

Exhibit B gives detailed information on all sources of financing used to leverage MCDA funds to accomplish program objectives. Exhibit B also shows the household incomes served by the programs.

C. Goals for Affordable Housing Production/Preservation

As discussed above, goals for the next three year period (2003-2005) are as follows:

2003 Production/Preservation	650 units
2004 Production/Preservation	700 units
2005 Production/Preservation	750 units
Total 2003-2005 Production	2,100 units

Goal 3: The MCDA will aggressively pursue funding for operating subsidies and/or rental assistance on City/MCDA assisted housing projects of 10 units or more from all possible funding sources including but not limited to the Minneapolis Public Housing Authority, Minnesota Housing Finance Agency, Hennepin County, Federal Government and Metropolitan Council. To the extent that leverage resources are available for operating support or project based rental assistance, at least 50% of the units affordable at 50% of the MMI as required in requirement 2 shall be affordable on a project -by-project basis at an income level of 30% or less of MMI. No City or MCDA funds or resources shall be used for operating subsidies and/or rental assistance for any units or projects initiated or created under this policy.

Status: Goal Achieved.

Summary of Action: 72% of the affordable units completed in 2002 were affordable at or below 30% MMI. MCDA resources were used for capital costs only. In 2002, 215 units (81%) of new construction/conversion housing funded with MCDA capital were placed in service affordable at levels of 30% or below. In addition, MCDA has worked cooperatively with MPHA on the delivery of Project-Based Section 8 subsidies (PBA) since 2001. Two PBA RFPs were issued in 2001, the first in conjunction with the MCDA's Multifamily RFP, resulting in applications for 488 PBA units. Since 2001, the MPHA Board has approved all 488 PBA units it has received. MPHA now has HAP contracts signed for 177 PBA units and 143 AHAPs as well. Another PBA RFP was issued in early 2003, resulting in applications for 153 new PBA units. The MPHA Board expects to approve these in April.

Goal 4: Fifty percent (50%) of the City/MCDA's affordable housing funds will be used for the capital cost of production of units affordable at 30% or below of the MMI. When units require operating subsidies and/or rental assistance, these will be secured through partnership with other funding sources including but not limited to the Minneapolis Public Housing Authority, Minnesota Housing Finance Agency, Hennepin County, Federal Government and Metropolitan Council.

Status: Goal Achieved.

Summary of Action: Proportionate with the unit numbers in Goal #3 above, it is estimated that 72% of MCDA's affordable housing funds assisted units at <30% MMI (capital costs).

Goal 5: The goal is established to allocate 70% of affordable housing funds for units with 2 or more bedrooms and 30% to units with 0-1 bedrooms.

Status: Goal Not Achieved.

Summary of Action: 0 – 1 Bedroom – 54%
2+ Bedroom – 46%

For units at or below 50% MMI completed in 2002, 330 were 0-1 bedroom, and 282 were 2+ bedroom. Only 76 (60 rental and 16 ownership) units (12%) were 3+ bedrooms. The MCDA has specific guidelines as part of its Request for Proposals that more directly targets points to achieve this goal, however, this trend bears watching. In 2002, only 40% of rental units approved for new MCDA funding were 2+ bedrooms. Increased production of supportive housing and high-density housing on commercial corridors may result in even fewer large family units in the future.

Goal 6: The City establishes a goal of at least 50% of new City-produced affordable housing to be located in areas of the city where it is presently lacking (non-impacted areas).

Status: Goal Not Achieved.

Although the MCDA continues its efforts to locate housing in non-impacted areas, the goal of 50% was not achieved in 2002 for a variety of reasons. Sites are scarce and the economic feasibility of projects in non-impacted areas can be challenging. 2002 percentages, however, are much closer to meeting the goal than in 2001.

Summary of Action: Impacted Areas of the City – 57%
Non-Impacted Areas of the City – 43%

Of those affordable units placed in service in 2002, 350 were located in impacted areas of the City while 262 were in non-impacted areas. The MCDA sets aside half of the Multifamily AHTF funds for projects in non-impacted areas.

As of January 2003, based on 2000 census data, a new map of impacted areas was established. Impacted areas have grown significantly and, as a result, this goal will be much more difficult to meet in the future.

Goal 7: Affordable housing emphasis in impacted census tracts – preservation, rehabilitation and stabilization.

Status: Goal Achieved.

Summary of Action: New Construction / Positive Conversion – 58 units (17%)
Preservation / Stabilization – 292 units (83%)

The MCDA has specific guidelines as part of its Request for proposals that more directly targets points to achieve this goal.

Goal 8: Affordable housing emphasis in non-impacted census tracts – construction and positive conversion.

Status: Goal Achieved.

Summary of Action: New Construction / Positive Conversion – 206 units (77%)
Preservation / Stabilization – 56 units (21%)

The MCDA has specific guidelines as part of its Request for proposals that more directly targets points to achieve this goal.

Annual Report Exhibits:

Exhibit A: Listing of properties demolished by City/MCDA action

Exhibit B: Reports on 2002 Production by Project and Program - Multifamily Rental: New (B-1) and Rehab (B-2), Multifamily Ownership (B-3), Single Family Ownership(B-4) and Residential Finance(B-5)

Exhibit C: Report re: 2002 Multifamily Units Closed/Under Construction (not completed)

Exhibit D: Report re: Multifamily Units Approved (cumulative)

Exhibit E: 2002 Multifamily Funding Approval Actions

Exhibit F: Progress Report re: Homeless Task Force Goals

AFFORDABLE HOUSING DEMOLITION REPORT 2002

Exhibit A

<u>PROJECT NAME</u>	<u>ADDRESS</u>	<u># UNITS</u>	<u>VACATED</u>	<u>DEMOLISHED</u>	<u>*249 LIST</u>	<u>HOMESTEAD?</u> (Year 2001)
MCDA Vacant Housing	2411 Bloomington Ave	0	5/10/00	4/5/02	N	No
	414 E. 26th St	3	7/9/01	2/11/02	CONB 10/29/01	No
	4316 Chicago Ave S	1	8/12/01	4/22/02	N	No
	3000 Logan Ave N	1	1/2/02	3/27/02	N	No
	2640 17th Ave S	2	6/8/02	4/5/02	CONB 5/11/99	No
	2808 Aldrich Ave S	1	8/22/01	4/16/02	N	Yes
	2825 Colfax Ave S	2	7/11/02	4/18/02	N	No
	2427-29 Bloomington Ave S	2	9/6/02	9/6/02	LINT 6/25/01	No
	3426 43rd Ave S	1	6/18/02	9/16/02	N	Yes
	5146 Bryant Ave N	1	6/17/02	11/20/02	CONB 12/23/97	No
Humboldt Greenway	5009 Fremont Ave N	1	12/11/01	3/25/02	N	No
	4955 Emerson Ave N	1	3/4/02	5/28/02	N	Yes
	4954 Emerson Ave N	1	1/7/02	3/25/02	N	Yes
	4953 Dupont Ave N	1	6/16/02	7/8/02	N	Yes
Near North-Hollman	916 Rawlins Circle	1	5/31/02	8/21/02	LINT 7/10/02	Yes
	922 Rawlins Circle	1	6/11/02	8/21/02	LINT 7/10/02	Yes
	928 Rawlins Circle	1	6/11/02	8/21/02	LINT 7/10/02	Yes
	934 Rawlins Circle	1	10/4/02	12/26/02	N	No
	940 Rawlins Circle	1	7/3/02	10/28/02	N	No
	946 Rawlins Circle	1	7/16/02	9/12/02	N	Yes
	952 Rawlins Circle	1	7/18/02	9/12/02	N	No
	958 Rawlins Circle	1	6/30/02	9/12/02	N	Yes
		26				
*N = No record of being on 249 List						
CONB = Condemned & Boarded						
LINT = Letter of Intent to Condemn & Board						



2002 MULTIFAMILY HOUSING PRODUCTION
COMPLETED CONSTRUCTION

**2002 MULTIFAMILY HOUSING
PRODUCTION
COMPLETED CONSTRUCTION
SUMMARY**

Total Units		Unit Affordability					MCDA/CITY Financing		OTHER PUBLIC SOURCES		
			<30%	<50%	<60%	<80%	MKT				
0BR	247							CDBG:	\$3,318,923.00	MHFA:	\$13,839,403.00
1BR	186	0BR	216	23	0	0	8	HOME:	\$2,720,950.00	MPHA:	\$6,942,600.00
2BR	469	1BR	35	56	42	0	53	ESG:	\$530,000.00	Hennepin Cty:	\$850,000.00
3BR	66	2BR	149	57	144	0	119	HRB:	\$4,475,000.00	HUD:	\$400,000.00
4+BR	19	3BR	34	11	2	0	19	NRP:	\$465,000.00	Other Public:	\$0.00
TOT	987	4+BR	9	6	3	1	0	TIF:	\$4,200,000.00	OTHER PRIVATE SOURCES	
		TOT	443	153	191	1	199	HRB (TIF):	\$0.00	FHF:	\$907,500.00
								NP Dev.:	\$60,000.00	FHLB:	\$804,000.00
								Other MCDA:	\$7,000,000.00	Syndication:	\$17,471,472.00
										Other Private:	\$29,285,088.00
										TDC:	\$93,269,936.00



**2002 MULTIFAMILY HOUSING PRODUCTION
COMPLETED
RENTAL / NEW CONSTRUCTION-POSITIVE CONVERSION**

Project		Total Units		Unit Affordability					MCDA/CITY Financing		OTHER PUBLIC SOURCES		
A Place of Hope 614 3rd St S		0BR	99		<30%	<50%	<60%	<80%	MKT	CDBG:		MHFA:	\$150,000.00
		1BR		0BR	99					HOME:	\$550,000.00	MPHA:	
		2BR	10	1BR						ESG:	\$450,000.00	Hennepin Cty:	
		3BR		2BR	10					HRB:		HUD:	
Neighborhood	Ward	4+BR		3BR						NRP:		Other Public:	
Downtown East	2	TOT	109	4+BR						TIF:		OTHER PRIVATE SOURCES	
										HRB (TIF):		FHF:	
										NP Dev.:	\$30,000.00	FHLB:	\$499,000.00
										Other MCDA:	\$6,600,000.00	Syndication:	
										TDC:	\$14,046,725.00	Other Private:	\$5,767,725.00

Project		Total Units		Unit Affordability					MCDA/CITY Financing		OTHER PUBLIC SOURCES		
Central Avenue Apartments 1828 Central Avenue NE		0BR	61		<30%	<50%	<60%	<80%	MKT	CDBG:	\$938,452.00	MHFA:	\$870,560.00
		1BR		0BR	61					HOME:		MPHA:	
		2BR		1BR						ESG:		Hennepin Cty:	\$500,000.00
		3BR		2BR						HRB:		HUD:	\$400,000.00
Neighborhood	Ward	4+BR		3BR						NRP:		Other Public:	
Logan Park	1	TOT	61	4+BR						TIF:		OTHER PRIVATE SOURCES	
										HRB (TIF):		FHF:	\$100,000.00
										NP Dev.:	\$30,000.00	FHLB:	\$305,000.00
										Other MCDA:		Syndication:	\$3,340,490.00
										TDC:	\$6,484,502.00	Other Private:	



**2002 MULTIFAMILY HOUSING PRODUCTION
COMPLETED
RENTAL / NEW CONSTRUCTION-POSITIVE CONVERSION**

<u>Project</u>		<u>Total Units</u>		<u>Unit Affordability</u>					<u>MCDA/CITY Financing</u>		<u>OTHER PUBLIC SOURCES</u>		
		<u>0BR</u>			<u><30%</u>	<u><50%</u>	<u><60%</u>	<u><80%</u>	<u>MKT</u>			<u>MHFA:</u>	
City Apartments at Loring Park 1301 Harmon Place		0BR	31							CDBG:		<u>MPHA:</u>	
		1BR	50	0BR		23			8	HOME:		Hennepin Cty:	
		2BR	68	1BR		10			40	ESG:		HUD:	
		3BR	13	2BR					68	HRB:		Other Public:	
<u>Neighborhood</u>	<u>Ward</u>	<u>4+BR</u>		<u>3BR</u>								<u>OTHER PRIVATE SOURCES</u>	
Loring Park	7	TOT	162	4+BR						TIF:	\$2,200,000.00	FHF:	
										HRB (TIF):		FHLB:	
										NP Dev.:		Syndication:	
										Other MCDA:		Other Private:	\$17,250,000.00
												TDC:	\$19,450,000.00

<u>Project</u>		<u>Total Units</u>		<u>Unit Affordability</u>					<u>MCDA/CITY Financing</u>		<u>OTHER PUBLIC SOURCES</u>		
		<u>0BR</u>			<u><30%</u>	<u><50%</u>	<u><60%</u>	<u><80%</u>	<u>MKT</u>			<u>MHFA:</u>	
Heritage Park (Phase 1B) 631 Bryant Ave N		0BR								CDBG:		\$6,053,304.00	
		1BR	18	0BR						HOME:		MPHA:	\$6,942,600.00
		2BR	59	1BR			11		7	ESG:		Hennepin Cty:	
		3BR	27	2BR	17		6		36	HRB:		HUD:	
<u>Neighborhood</u>	<u>Ward</u>	<u>4+BR</u>		<u>3BR</u>								<u>OTHER PRIVATE SOURCES</u>	
Near North	5	TOT	112	4+BR	8					TIF:		FHF:	
										HRB (TIF):		FHLB:	
										NP Dev.:		Syndication:	\$7,109,000.00
										Other MCDA:		Other Private:	\$134,300.00
												TDC:	\$20,239,204.00



2002 MULTIFAMILY HOUSING PRODUCTION
COMPLETED
RENTAL / NEW CONSTRUCTION-POSITIVE CONVERSION

MCDA 2002 MULTIFAMILY HOUSING PRODUCTION
COMPLETED RENTAL / NEW CONSTRUCTION-POSITIVE CONVERSION SUMMARY

Total Units		Unit Affordability					MCDA/CITY Financing		OTHER PUBLIC SOURCES		
			<30%	<50%	<60%	<80%	MKT				
0BR	191							CDBG:	\$938,452.00	MHFA:	\$7,073,864.00
1BR	68	0BR	160	23	0	0	8	HOME:	\$550,000.00	MPHA:	\$6,942,600.00
2BR	137	1BR	0	10	11	0	47	ESG:	\$450,000.00	Hennepin Cty:	\$500,000.00
3BR	40	2BR	27	0	6	0	104	HRB:	\$0.00	HUD:	\$400,000.00
4+BR	8	3BR	20	0	1	0	19	NRP:	\$0.00	Other Public:	\$0.00
TOT	444	4+BR	8	0	0	0	0	TIF:	\$2,200,000.00	OTHER PRIVATE SOURCES	
		TOT	215	33	18	0	178	HRB (TIF):	\$0.00	FHF:	\$100,000.00
								NP Dev.:	\$60,000.00	FHLB:	\$804,000.00
								Other MCDA:	\$6,600,000.00	Syndication:	\$10,449,490.00
										Other Private:	\$23,152,025.00
										TDC:	\$60,220,431.00

MCDA

2002 MULTIFAMILY HOUSING PRODUCTION COMPLETED RENTAL / REHABILITATION-STABILIZATION

<u>Project</u>		<u>Total Units</u>		<u>Unit Affordability</u>					<u>MCDA/CITY Financing</u>		<u>OTHER PUBLIC SOURCES</u>		
Arbor Commons 1301 22nd St E		0BR			<30%	<50%	<60%	<80%	MKT	CDBG:		MHFA:	
		1BR		0BR						HOME:	\$140,950.00	MPHA:	
		2BR	7	1BR						ESG:		Hennepin Cty:	
		3BR	9	2BR	2	2	3			HRB:		HUD:	
<u>Neighborhood</u>	<u>Ward</u>	4+BR		3BR	4	5				NRP:		Other Public:	
Phillips	6	TOT	16	4+BR						TIF:			
										HRB (TIF):		<u>OTHER PRIVATE SOURCES</u>	
										NP Dev.:		FHF:	
										Other MCDA:		FHLB:	
												Syndication:	
												Other Private:	
												TDC:	\$140,950.00

<u>Project</u>		<u>Total Units</u>		<u>Unit Affordability</u>					<u>MCDA/CITY Financing</u>		<u>OTHER PUBLIC SOURCES</u>		
Central Neighborhood Apts 3316, 3320, 3308 4th Ave		0BR			<30%	<50%	<60%	<80%	MKT	CDBG:		MHFA:	\$424,920.00
		1BR	2	0BR						HOME:	\$253,000.00	MPHA:	
		2BR	4	1BR		2				ESG:		Hennepin Cty:	
		3BR		2BR		4				HRB:		HUD:	
<u>Neighborhood</u>	<u>Ward</u>	4+BR	6	3BR						NRP:		Other Public:	
Central	8	TOT	12	4+BR		6				TIF:			
										HRB (TIF):		<u>OTHER PRIVATE SOURCES</u>	
										NP Dev.:		FHF:	
										Other MCDA:		FHLB:	
												Syndication:	
												Other Private:	
												TDC:	\$677,920.00

MCDA

2002 MULTIFAMILY HOUSING PRODUCTION COMPLETED RENTAL / REHABILITATION-STABILIZATION

<u>Project</u>		<u>Total Units</u>		<u>Unit Affordability</u>					<u>MCDA/CITY Financing</u>		<u>OTHER PUBLIC SOURCES</u>		
City Limits <i>101-135 E 59th St</i>		0BR			<30%	<50%	<60%	<80%	MKT	CDBG:		MHFA:	
		1BR	36	0BR						HOME:		MPHA:	
		2BR	162	1BR		7	29			ESG:		Hennepin Cty:	
		3BR		2BR		33	129			HRB:	\$4,475,000.00	HUD:	
		4+BR		3BR						NRP:		Other Public:	
<u>Neighborhood</u>	<u>Ward</u>	TOT	198	4+BR						TIF:		OTHER PRIVATE SOURCES	
Windom	11			4+BR						HRB (TIF):		FHF:	
										NP Dev.:		FHLB:	
										Other MCDA:		Syndication:	
												Other Private:	
												TDC:	\$4,475,000.00

<u>Project</u>		<u>Total Units</u>		<u>Unit Affordability</u>					<u>MCDA/CITY Financing</u>		<u>OTHER PUBLIC SOURCES</u>		
Findley Place <i>3015 Pillsbury Avenue</i>		0BR			<30%	<50%	<60%	<80%	MKT	CDBG:		MHFA:	\$1,000,000.00
		1BR	10	0BR						HOME:	\$700,000.00	MPHA:	
		2BR	79	1BR	10					ESG:		Hennepin Cty:	
		3BR		2BR	79					HRB:		HUD:	
		4+BR		3BR						NRP:		Other Public:	
<u>Neighborhood</u>	<u>Ward</u>	TOT	89	4+BR						TIF:		OTHER PRIVATE SOURCES	
Lyndale	10			4+BR						HRB (TIF):		FHF:	\$400,000.00
										NP Dev.:		FHLB:	
										Other MCDA:		Syndication:	
												Other Private:	\$54,000.00
												TDC:	\$2,154,000.00

MCDA

2002 MULTIFAMILY HOUSING PRODUCTION COMPLETED RENTAL / REHABILITATION-STABILIZATION

<u>Project</u>		<u>Total Units</u>		<u>Unit Affordability</u>					<u>MCDA/CITY Financing</u>		<u>OTHER PUBLIC SOURCES</u>		
Our Savior's Housing 2219 Chicago		0BR	40		<30%	<50%	<60%	<80%	MKT	CDBG:		MHFA:	
		1BR		0BR	40					HOME:		MPHA:	
		2BR		1BR						ESG:		Hennepin Cty:	
		3BR		2BR						HRB:		HUD:	
		4+BR		3BR						NRP:		Other Public:	
<u>Neighborhood</u>	<u>Ward</u>	TOT	40	4+BR						TIF:		<u>OTHER PRIVATE SOURCES</u>	
Phillips	8									HRB (TIF):		FHF:	\$32,500.00
										NP Dev.:		FHLB:	
										Other MCDA:		Syndication:	
												Other Private:	
												TDC:	\$32,500.00

<u>Project</u>		<u>Total Units</u>		<u>Unit Affordability</u>					<u>MCDA/CITY Financing</u>		<u>OTHER PUBLIC SOURCES</u>		
Park Plaza Apts 1315 Olson Memorial Hwy		0BR			<30%	<50%	<60%	<80%	MKT	CDBG:	\$2,380,471.00	MHFA:	\$4,639,810.00
		1BR	62	0BR						HOME:	\$670,000.00	MPHA:	
		2BR	59	1BR	25	37				ESG:		Hennepin Cty:	\$350,000.00
		3BR	13	2BR	41	18				HRB:		HUD:	
		4+BR		3BR	10	3				NRP:		Other Public:	
<u>Neighborhood</u>	<u>Ward</u>	TOT	134	4+BR						TIF:	\$600,000.00	<u>OTHER PRIVATE SOURCES</u>	
Harrison	5									HRB (TIF):		FHF:	\$300,000.00
										NP Dev.:		FHLB:	
										Other MCDA:	\$400,000.00	Syndication:	\$7,021,982.00
												Other Private:	\$202,533.00
												TDC:	\$16,564,796.00

MCDA

2002 MULTIFAMILY HOUSING PRODUCTION COMPLETED RENTAL / REHABILITATION-STABILIZATION

<u>Project</u>		<u>Total Units</u>		<u>Unit Affordability</u>					<u>MCDA/CITY Financing</u>		<u>OTHER PUBLIC SOURCES</u>		
		<u>0BR</u>			<u><30%</u>	<u><50%</u>	<u><60%</u>	<u><80%</u>	<u>MKT</u>			<u>MHFA:</u>	
Portland Place 2430 Portland Ave		1BR	2	0BR						CDBG:			\$700,809.00
		2BR	6	1BR			2			HOME:	\$407,000.00		
		3BR	4	2BR			6			ESG:			
		4+BR	5	3BR		3	1			HRB:			
<u>Neighborhood</u>		TOT	17	4+BR	1		3	1		NRP:			
<u>Ward</u>										TIF:			
Phillips	6									HRB (TIF):			
										NP Dev.:			
										Other MCDA:			
												TDC:	\$1,367,809.00

<u>Project</u>		<u>Total Units</u>		<u>Unit Affordability</u>					<u>MCDA/CITY Financing</u>		<u>OTHER PUBLIC SOURCES</u>		
		<u>0BR</u>			<u><30%</u>	<u><50%</u>	<u><60%</u>	<u><80%</u>	<u>MKT</u>			<u>MHFA:</u>	
Saint Anne's Place 2634 Russell Ave N		1BR	16	0BR	16					CDBG:			
		2BR		1BR						HOME:			
		3BR		2BR						ESG:	\$80,000.00		
		4+BR		3BR						HRB:			
<u>Neighborhood</u>		TOT	16	4+BR						NRP:			
<u>Ward</u>										TIF:			
Jordan	4									HRB (TIF):			
										NP Dev.:			
										Other MCDA:			
												TDC:	\$91,530.00

MCDA

2002 MULTIFAMILY HOUSING PRODUCTION COMPLETED RENTAL / REHABILITATION-STABILIZATION

**MCDA 2002 MULTIFAMILY HOUSING
PRODUCTION
COMPLETED
RENTAL / REHABILITATION-
STABILIZATION
SUMMARY**

Total Units		Unit Affordability					MCDA/CITY Financing		OTHER PUBLIC SOURCES		
			<30%	<50%	<60%	<80%	MKT				
0BR	56							CDBG:	\$2,380,471.00	MHFA:	\$6,765,539.00
1BR	112	0BR	56	0	0	0	0	HOME:	\$2,170,950.00	MPHA:	\$0.00
2BR	317	1BR	35	46	31	0	0	ESG:	\$80,000.00	Hennepin Cty:	\$350,000.00
3BR	26	2BR	122	57	138	0	0	HRB:	\$4,475,000.00	HUD:	\$0.00
4+BR	11	3BR	14	11	1	0	0	NRP:	\$0.00	Other Public:	\$0.00
TOT	522	4+BR	1	6	3	1	0	TIF:	\$600,000.00	OTHER PRIVATE SOURCES	
		TOT	228	120	173	1	0	HRB (TIF):	\$0.00	FHF:	\$807,500.00
								NP Dev.:	\$0.00	FHLB:	\$0.00
								Other MCDA:	\$400,000.00	Syndication:	\$7,021,982.00
										Other Private:	\$453,063.00
										TDC:	\$25,504,505.00



**2002 MULTIFAMILY HOUSING PRODUCTION
COMPLETED
OWNERSHIP**

Project		Total Units		Unit Affordability					MCDA/CITY Financing		OTHER PUBLIC SOURCES		
Lowry Ridge Townhomes <i>224 Ridgewood</i>		0BR			<30%	<50%	<60%	<80%	MKT	CDBG:		MHFA:	
		1BR	6	0BR						HOME:		MPHA:	
		2BR	15	1BR					6	ESG:		Hennepin Cty:	
		3BR		2BR					15	HRB:		HUD:	
		4+BR		3BR						NRP:	\$465,000.00	Other Public:	
		TOT	21	4+BR						TIF:	\$1,400,000.00		
Neighborhood	Ward									HRB (TIF):			
Stevens Sq-Loring Hts	7									NP Dev.:			
								Other MCDA:		TDC:	\$7,545,000.00		

MCDA 2002 MULTIFAMILY HOUSING PRODUCTION COMPLETED OWNERSHIP SUMMARY	Total Units		Unit Affordability					MCDA/CITY Financing		OTHER PUBLIC SOURCES		
	0BR	0		<30%	<50%	<60%	<80%	MKT	CDBG:	\$0.00	MHFA:	\$0.00
	1BR	6	0BR	0	0	0	0	0	HOME:	\$0.00	MPHA:	\$0.00
	2BR	15	1BR	0	0	0	0	6	ESG:	\$0.00	Hennepin Cty:	\$0.00
	3BR	0	2BR	0	0	0	0	15	HRB:	\$0.00	HUD:	\$0.00
	4+BR	0	3BR	0	0	0	0	0	NRP:	\$465,000.00	Other Public:	\$0.00
	TOT	21	4+BR	0	0	0	0	0	TIF:	\$1,400,000.00		
			TOT	0	0	0	0	21	HRB (TIF):	\$0.00		
									NP Dev.:	\$0.00		
									Other MCDA:	\$0.00	TDC:	\$7,545,000.00

AFFORDABLE HOUSING PRODUCTION REPORT 2002

Exhibit B-4
Single Family Ownership

<u>PROJECT</u>	<u>ADDRESS</u>	<u>UNITS</u>	<u>AFFORD- ABILITY</u>	<u>BED- ROOMS</u>	<u>NEW/ REHAB</u>	<u>FUNDS USED</u>	<u>SUBSIDY \$</u>
<u>HAWTHORNE HOMESTEAD PROGRAM</u>	2827 ALDRICH AVE N	1	50%	3	New	MHFA/NRP	25,000 / 11,275
	2110 DUPONT AVE N	1	80%	3	New	MHFA/NRP	25,000 / 12,165
	2409 DUPONT AVE N	1	115%	3	New	MHFA/NRP	25,000 / 15,000
	2708 4TH ST N	1	115%	4	New	MHFA/NRP	25,000 / 15,000
	611 25TH AVE N	1	60%	4	New	MHFA/NRP	25,000 / 12,165
	2515 DUPONT AVE N	1	Not Available	3	New	LRP	22,500
	2510 EMERSON AVE N	1	Not Available	3	New	LRP	29,984
	2327 ALDRICH AVE N	1	60%	3	New	GEN MILLS	25,000
	2811 COLFAX AVE N	1	80%	3	New	LRP	13,355
	2104 ALDRICH AVE N	1	115%	3	New	EZ	19,996
	2222 BRYANT AVE N	1	60%	3	New	EZ	28,666
	2424 BRYANT AVE N	1	80%	3	New	EZ	31,175
	3019 DUPONT AVE N	1	50%	3	New	LRP/NRP	15,000 / 15,000
	2939 BRYANT AVE N	1	Not Available	3	New	LRP/NRP	15,000 / 15,000
	2201 4TH ST N	1	60%	3	New	LRP/NRP	15,000 / 15,000
	2219 3RD ST M	1	50%	3	New	LRP/NRP	15,000 / 15,000
	2922 LYNDAL AVE N	1	Not Available	3	New	LRP/NRP	15,000 / 16,086
<u>LOT REDUCTION PROGRAM</u>	3608 CHICAGO AVE	1	115%	3	New	MCDA/Met Council	23563 / 23563
	3633 COLUMBUS AVE	1	115%	3	New	MCDA/Met Council	25,776 / 25,776
	3601 PORTLAND AVE	1	80%	3	New	MCDA/Met Council	25,488 / 25,488
	2610 GIRARD AVE N	1	50%	3	New	MCDA/FHF/MHFA	24,000 / 24,000
	2520 14TH AVE S	1	115%	3	New	MCDA/FHF/MHFA	24,470 / 24,470
	3540 CHICAGO AVE	1	80%	3	New	MCDA/FHF/MHFA	26,285 / 25,337
	1131 HUMBOLDT AVE N	1	80%	3	New	MCDA/Met Council	24,579 / 24,579
<u>GMHC</u>	2440 TENTH AVE SO	1	80%	3	New	MCDA/HOMS	11,241.86 / 11,241.86
	2410 TENTH AVE SO	1	115%	3	New	MCDA/HOMS	7,462.55 / 7,462.55
	2441 TENTH AVE SO	1	115%	3	New	MCDA/HOMS	2,935.16 / 2,935.16
	2300 BRYANT AVE N.	1	50%	3	New	MCDA	19,844.21
	2304 BRYANT AVE N.	1	115%	3	New	MCDA	11,608.06
	2726 ALDRICH AVE N	1	80%	3	New	MCDA	36,290.31
	2650 DUPONT AVE N	1	115%	3	New	MCDA	12,099.22
	2047 THIRD AVE N	1	80%	3	New	MCDA/MHFA	4,071.03 / 4,071.04
	911 NEWTON AVE N	1	115%	3	New	Met Council	9,442.07
	2307 ALDRICH AVE N	1	50%	3	New	MCDA	28,695.41
	907 MORGAN AVE N	1	80%	3	New	Met Council	18,280.29
	2417 BRYANT AVE N.	1	50%	3	New	MCDA	23,795.83
	4322 MORGAN AVE. N.	1	80%	3	New	HOMEOWNERSHIP	Final Billing not received
	2815 BRYANT AVE N	1	60%	3	New	MCDA	24,176.74
	2654 COLFAX AVE N	1	80%	3	New	MCDA	17,290.87
	2303 ALDRICH AVE N	1	115%	3	New	MCDA	24,166.83

AFFORDABLE HOUSING PRODUCTION REPORT 2002

Exhibit B-4
Single Family Ownership

<u>PROJECT</u>	<u>ADDRESS</u>	<u>UNITS</u>	<u>AFFORD- ABILITY</u>	<u>BED- ROOMS</u>	<u>NEW/ REHAB</u>	<u>FUNDS USED</u>	<u>SUBSIDY \$</u>
	2651 COLFAX AVE N	1	80%	3	New	MCDA	9,897.59
	823 MORGAN AVE N	1	80%	3	New	Met Council	14,864.61
	3446 MORGAN AVE. N.	1	80%	3	New	HOMEOWNERSHIP	0.00
	2104 THIRD AVE N	1	115%	3	New	MCDA	Final Billing not received
	1210 MORGAN AVE N	1	115%	3	New	Met Council	11,752.90
	2122 LYNDALE AVE N.	1	80%	3	New	MCDA/MHFA	Final Billing not received
	1700 HILLSIDE AVE N	1	115%	3	New	MCDA	Final Billing not received
	1619 HILLSIDE AVE N.	1	115%	3	New	MCDA	Final Billing not received
	2655 COLFAX AVE N	1	115%	3	New	MCDA	19,923.63
	2817 BRYANT AVE N	1	80%	3	New	MCDA	19,372.97
	2814 JAMES AVE. N	1	80%	3	New	MCDA	Final Billing not received
	2324 EMERSON AVE. N	1	Not Available	3	New	MCDA/MHFA	3,329.82 / 3,329.81
	2126 LYNDALE AVE N.	1	80%	3	New	MCDA/MHFA	Final Billing not received
	2800 KNOX AVE. N.	1	80%	3	New	MCDA	Final Billing not received
	3426 FREEMONT AVE.N.	1	80%	3	New	HOMEOWNERSHIP	0.00
	342 15TH AVE N.	1	80%	3	New	HOMEOWNERSHIP	0.00
	2426 DUPONT AVE N.	1	60%	3	New	MCDA	5,447.83
	2523 ALDRICH AVE. N.	1	115%	3	New	MCDA	-4,013.09
	5214 GIRARD AVE N.	1	80%	3	New	HOMEOWNERSHIP	0.00
	2618 LONGFELLOW AVE S	1	80%	3	New	MCDA/HOMS	Final Billing not received
	2101 ALDRICH AVE. N.	1	115%	3	New	MCDA/MHFA	Final Billing not received
	2619 16TH AVE. S.	1	80%	3	New	MCDA/HOMS	Final Billing not received
	3953-15TH AVE. S.	1	80%	3	New	HOMEOWNERSHIP	Final Billing not received
	2712 CEDAR AVE. S.	1	115%	3	New	MCDA	Final Billing not received
	635 JEFFERSON ST. N.E.	1	115%	3	New	STE	Final Billing not received
HABITAT FOR HUMANITY	2750 RUSSELL AVE N	1	50%		New	Land writedown	
	2949 RUSSELL AVE N	1	50%		New	Land writedown	
	2826 STEVENS AVE S	1	50%		New	Land writedown	
	4223 HUMBOLDT AVE N	1	50%		New	Land writedown	
	5032 GIRARD AVE N	1	50%		New	Land writedown	
	5118 IRVING AVE N	1	50%		New	Land writedown	
	2802 ALDRICH AVE N	1	50%		New	Land writedown	
	15 34TH ST W	1	50%		New	Land writedown	
	2714 ALDRICH AVE N	1	50%		New	Land writedown	
HOMEOWNERSHIP WORKS PROGRAM	2536 5TH AVE S	1	80%	3	Rehab	HOME	\$59,318
	3419 25TH AVE S	1	80%	3	Rehab	HOME	\$77,600
	4143 EMERSON AVE N	1	80%	3	Rehab	HOME	\$44,677
	3107 GIRARD AVE N	1	80%	3	Rehab	HOME	\$96,275
	2625 14TH AVE S	1	80%	3	Rehab	HOME	\$45,680
	2227 6TH ST N	1	80%	3	Rehab	HOME	\$47,745



**MULTIFAMILY HOUSING PRODUCTION
CLOSED - UNDER CONSTRUCTION**

MULTIFAMILY HOUSING PRODUCTION CLOSED - UNDER CONSTRUCTION SUMMARY	Total Units		Unit Affordability					MCDA/CITY Financing		OTHER PUBLIC SOURCES		
				<30%	<50%	<60%	<80%	MKT				
	0BR	424	0BR	327	46	15	0	36	CDBG:	\$3,191,039.00	MHFA:	\$14,738,283.00
	1BR	584	1BR	21	119	87	0	357	HOME:	\$931,070.00	MPHA:	\$9,069,600.00
	2BR	1146	2BR	135	129	81	0	801	ESG:	\$729,915.00	Hennepin Cty:	\$955,921.00
	3BR	282	3BR	48	11	33	11	179	HRB:	\$42,175,000.00	HUD:	\$0.00
	4+BR	77	4+BR	17	14	0	0	46	NRP:	\$2,500,000.00	Other Public:	\$20,190,000.00
TOT	2513	TOT	548	319	216	11	1419	TIF:	\$13,553,725.00	OTHER PRIVATE SOURCES		
								HRB (TIF):	\$24,850,000.00	FHF:	\$950,000.00	
								NP Dev.:	\$60,000.00	FHLB:	\$120,000.00	
								Other MCDA:	\$7,273,250.00	Syndication:	\$22,307,330.00	
										Other Private:	\$266,293,375.00	
										TDC:	\$429,888,508.00	



**MULTIFAMILY HOUSING PRODUCTION
CLOSED - UNDER CONSTRUCTION
RENTAL / NEW CONSTRUCTION-POSITIVE CONVERSION**

Project		Total Units		Unit Affordability					MCDA/CITY Financing		OTHER PUBLIC SOURCES		
3rd Avenue Townhomes <i>3806-3816 3rd Avenue S.</i>		0BR			<30%	<50%	<60%	<80%	MKT	CDBG:		MHFA:	\$997,977.00
		1BR		0BR						HOME:		MPHA:	
		2BR	1	1BR						ESG:		Hennepin Cty:	\$118,500.00
		3BR	7	2BR	1					HRB:		HUD:	
Neighborhood	Ward	4+BR	4	3BR	7					NRP:		Other Public:	
Bryant	8	TOT	12	4+BR	4					HRB (TIF):		OTHER PRIVATE SOURCES	
										NP Dev.:		FHF:	
										Other MCDA:		FHLB:	
												Syndication:	\$991,475.00
												Other Private:	\$504,749.00
												TDC:	\$2,612,701.00

Project		Total Units		Unit Affordability					MCDA/CITY Financing		OTHER PUBLIC SOURCES		
Bottineau Commons East <i>1800 University Ave NE</i>		0BR			<30%	<50%	<60%	<80%	MKT	CDBG:		MHFA:	\$3,075,000.00
		1BR	28	0BR						HOME:		MPHA:	
		2BR	63	1BR			28			ESG:		Hennepin Cty:	
		3BR	28	2BR	25		23		15	HRB:		HUD:	
Neighborhood	Ward	4+BR		3BR			18		10	NRP:		Other Public:	
Bottineau	3	TOT	119	4+BR						TIF:		OTHER PRIVATE SOURCES	
										HRB (TIF):	\$9,450,000.00	FHF:	
										NP Dev.:		FHLB:	
										Other MCDA:		Syndication:	\$2,384,742.00
												Other Private:	\$175,301.00
												TDC:	\$15,085,043.00



**MULTIFAMILY HOUSING PRODUCTION
CLOSED - UNDER CONSTRUCTION
RENTAL / NEW CONSTRUCTION-POSITIVE CONVERSION**

<u>Project</u>		<u>Total Units</u>		<u>Unit Affordability</u>					<u>MCDA/CITY Financing</u>		<u>OTHER PUBLIC SOURCES</u>		
Bottineau Lofts & Townhomes <i>1929 2nd St NE</i>		0BR	2		<30%	<50%	<60%	<80%	MKT	CDBG:		MHFA:	\$1,925,000.00
		1BR	7	0BR						HOME:		MPHA:	
		2BR	17	1BR				2		ESG:		Hennepin Cty:	
		3BR	11	2BR	11			5		HRB:		HUD:	
		4+BR		3BR				4		NRP:		Other Public:	\$70,000.00
TOT	37	4+BR				7		TIF:					
Neighborhood	Ward	TOT	37	4+BR									
Bottineau	3			4+BR					HRB (TIF):	\$3,600,000.00			
									NP Dev.:				
									Other MCDA:				
											TDC:		\$8,105,328.00

<u>Project</u>		<u>Total Units</u>		<u>Unit Affordability</u>					<u>MCDA/CITY Financing</u>		<u>OTHER PUBLIC SOURCES</u>		
Heritage Park (Phase 1A) <i>631 Bryant Ave N</i>		0BR			<30%	<50%	<60%	<80%	MKT	CDBG:	\$1,500,000.00	MHFA:	\$990,690.00
		1BR	30	0BR						HOME:		MPHA:	\$9,069,600.00
		2BR	58	1BR				20	10	ESG:		Hennepin Cty:	
		3BR	23	2BR	34			7	17	HRB:	\$3,550,000.00	HUD:	
		4+BR	9	3BR	17			3	3	NRP:		Other Public:	
TOT	120	4+BR	9						TIF:				
Neighborhood	Ward	TOT	120	4+BR	9								
Near North	5			4+BR	9				HRB (TIF):				
									NP Dev.:				
									Other MCDA:				
											TDC:		\$22,185,290.00



**MULTIFAMILY HOUSING PRODUCTION
CLOSED - UNDER CONSTRUCTION
RENTAL / NEW CONSTRUCTION-POSITIVE CONVERSION**

Project		Total Units		Unit Affordability					MCDA/CITY Financing		OTHER PUBLIC SOURCES		
Jefferson Commons <i>611,621,631, 641 Huron Blvd</i>		0BR			<30%	<50%	<60%	<80%	MKT	CDBG:		MHFA:	
		1BR	16	0BR						HOME:		MPHA:	
		2BR	136	1BR						ESG:		Hennepin Cty:	
		3BR		2BR						HRB:		HUD:	
		4+BR	12	3BR						NRP:		Other Public:	
		TOT	164	4+BR									
Neighborhood	Ward												
Prospect Park	2												
									HRB (TIF):				
									NP Dev.:				
									Other MCDA:		TDC: \$22,000,000.00		

Project		Total Units		Unit Affordability					MCDA/CITY Financing		OTHER PUBLIC SOURCES		
Jeremiah Project Addition <i>1510 Laurel Ave</i>		0BR			<30%	<50%	<60%	<80%	MKT	CDBG:		MHFA:	\$1,995,800.00
		1BR		0BR						HOME:	\$400,000.00	MPHA:	
		2BR	21	1BR						ESG:		Hennepin Cty:	
		3BR		2BR	21					HRB:		HUD:	
		4+BR		3BR						NRP:	\$1,000,000.00	Other Public:	
		TOT	21	4+BR						TIF:			
Neighborhood	Ward												
Loring Park	5												
									HRB (TIF):				
									NP Dev.:				
									Other MCDA:		TDC: \$4,462,127.00		



**MULTIFAMILY HOUSING PRODUCTION
CLOSED - UNDER CONSTRUCTION
RENTAL / NEW CONSTRUCTION-POSITIVE CONVERSION**

Project		Total Units		Unit Affordability					MCDA/CITY Financing		OTHER PUBLIC SOURCES		
Keeler Apartments 317 17th Ave SE		0BR			<30%	<50%	<60%	<80%	MKT	CDBG:		MHFA:	
		1BR	4	0BR						HOME:		MPHA:	
		2BR		1BR		2			2	ESG:		Hennepin Cty:	
		3BR		2BR						HRB:	\$11,080,000.00	HUD:	
Neighborhood	Ward	4+BR	40	3BR					NRP:		Other Public:		
Marcy-Holmes	2	TOT	44	4+BR		6			TIF:		OTHER PRIVATE SOURCES		
										HRB (TIF):		FHF:	
										NP Dev.:		FHLB:	
										Other MCDA:		Syndication:	
												Other Private:	
												TDC:	\$11,080,000.00

Project		Total Units		Unit Affordability					MCDA/CITY Financing		OTHER PUBLIC SOURCES		
Lamoreaux 700 1st Ave N		0BR	19		<30%	<50%	<60%	<80%	MKT	CDBG:		MHFA:	\$934,000.00
		1BR		0BR		19				HOME:		MPHA:	
		2BR	20	1BR						ESG:		Hennepin Cty:	
		3BR		2BR	20					HRB:		HUD:	
Neighborhood	Ward	4+BR		3BR					NRP:	\$400,000.00	Other Public:		
Downtown West		TOT	39	4+BR					TIF:		OTHER PRIVATE SOURCES		
										HRB (TIF):		FHF:	
										NP Dev.:		FHLB:	
										Other MCDA:	\$1,960,000.00	Syndication:	\$3,330,792.00
												Other Private:	
												TDC:	\$6,624,792.00



**MULTIFAMILY HOUSING PRODUCTION
CLOSED - UNDER CONSTRUCTION
RENTAL / NEW CONSTRUCTION-POSITIVE CONVERSION**

<u>Project</u>		<u>Total Units</u>		<u>Unit Affordability</u>					<u>MCDA/CITY Financing</u>		<u>OTHER PUBLIC SOURCES</u>		
Many Rivers East <i>1500 E Franklin</i>		0BR			<30%	<50%	<60%	<80%	MKT	CDBG:	\$206,139.00	MHFA:	\$500,000.00
		1BR	11	0BR						HOME:		MPHA:	
		2BR	26	1BR		4			7	ESG:		Hennepin Cty:	\$137,421.00
		3BR	13	2BR		23			3	HRB:	\$4,250,000.00	HUD:	
		4+BR		3BR	7		3		3	NRP:	\$200,000.00	Other Public:	
<u>Neighborhood</u>		<u>Ward</u>		TOT	50	4+BR							
Phillips		6							HRB (TIF):				
									NP Dev.:	\$30,000.00			
									Other MCDA:	\$200,000.00	TDC:	\$7,926,885.00	

<u>Project</u>		<u>Total Units</u>		<u>Unit Affordability</u>					<u>MCDA/CITY Financing</u>		<u>OTHER PUBLIC SOURCES</u>		
Saint Hedwig's <i>121 29th Ave NE</i>		0BR	30		<30%	<50%	<60%	<80%	MKT	CDBG:		MHFA:	
		1BR	77	0BR	10				20	HOME:		MPHA:	
		2BR		1BR	15	35			27	ESG:		Hennepin Cty:	\$600,000.00
		3BR		2BR						HRB:	\$7,570,000.00	HUD:	
		4+BR		3BR						NRP:		Other Public:	
<u>Neighborhood</u>		<u>Ward</u>		TOT	107	4+BR							
Marshall Terrace		3							TIF:				
									HRB (TIF):				
									NP Dev.:				
									Other MCDA:		TDC:	\$9,295,000.00	



**MULTIFAMILY HOUSING PRODUCTION
CLOSED - UNDER CONSTRUCTION
RENTAL / NEW CONSTRUCTION-POSITIVE CONVERSION**

Project		Total Units		Unit Affordability					MCDA/CITY Financing		OTHER PUBLIC SOURCES		
Stone Arch Apartments <i>625 Main St SE</i>		0BR	14		<30%	<50%	<60%	<80%	MKT	CDBG:		MHFA:	
		1BR	75	0BR		5	6		3	HOME:		MPHA:	
		2BR	132	1BR		13	15		47	ESG:		Hennepin Cty:	
		3BR		2BR		26	26		80	HRB:		HUD:	
		4+BR		3BR						NRP:		Other Public:	\$20,120,000.00
Neighborhood	Ward	TOT	221	4+BR						HRB (TIF):	\$3,600,000.00	OTHER PRIVATE SOURCES	
Marcy-Holmes	2									NP Dev.:		FHF:	
										Other MCDA:	\$750,000.00	FHLB:	
												Syndication:	\$2,965,832.00
												Other Private:	\$6,051,746.00
												TDC:	\$33,487,578.00

Project		Total Units		Unit Affordability					MCDA/CITY Financing		OTHER PUBLIC SOURCES		
West River Commons <i>4610 E Lake St</i>		0BR			<30%	<50%	<60%	<80%	MKT	CDBG:		MHFA:	
		1BR	28	0BR						HOME:	\$500,000.00	MPHA:	
		2BR	11	1BR	6				22	ESG:		Hennepin Cty:	
		3BR	14	2BR	3				8	HRB:		HUD:	
		4+BR		3BR	3				11	NRP:		Other Public:	
Neighborhood	Ward	TOT	53	4+BR						TIF:		OTHER PRIVATE SOURCES	
Longfellow	9									HRB (TIF):	\$8,200,000.00	FHF:	
										NP Dev.:		FHLB:	
										Other MCDA:	\$328,000.00	Syndication:	\$450,000.00
												Other Private:	\$1,971,639.00
												TDC:	\$11,449,639.00



MULTIFAMILY HOUSING PRODUCTION
CLOSED - UNDER CONSTRUCTION
RENTAL / NEW CONSTRUCTION-POSITIVE CONVERSION

MULTIFAMILY HOUSING PRODUCTION
CLOSED - UNDER CONSTRUCTION
RENTAL / NEW CONSTRUCTION-POSITIVE CONVERSION SUMMARY

Total Units		Unit Affordability					MCDA/CITY Financing		OTHER PUBLIC SOURCES		
			<30%	<50%	<60%	<80%	MKT				
0BR	65							CDBG:	\$1,706,139.00	MHFA:	\$10,418,467.00
1BR	276	0BR	10	24	8	0	23	HOME:	\$900,000.00	MPHA:	\$9,069,600.00
2BR	485	1BR	21	54	68	0	133	ESG:	\$0.00	Hennepin Cty:	\$855,921.00
3BR	96	2BR	115	49	60	0	261	HRB:	\$26,450,000.00	HUD:	\$0.00
4+BR	65	3BR	34	0	31	0	31	NRP:	\$1,600,000.00	Other Public:	\$20,190,000.00
TOT	987	4+BR	13	6	0	0	46	TIF:	\$480,000.00	OTHER PRIVATE SOURCES	
		TOT	193	133	167	0	494	HRB (TIF):	\$24,850,000.00	FHF:	\$750,000.00
								NP Dev.:	\$30,000.00	FHLB:	\$0.00
								Other MCDA:	\$3,638,000.00	Syndication:	\$20,654,368.00
										Other Private:	\$32,721,888.00
										TDC:	\$154,314,383.00



**MULTIFAMILY HOUSING PRODUCTION
CLOSED - UNDER CONSTRUCTION
RENTAL / REHABILITATION-STABILIZATION**

Project		Total Units		Unit Affordability					MCDA/CITY Financing		OTHER PUBLIC SOURCES	
		0BR		<30%	<50%	<60%	<80%	MKT	CDBG:		MHFA:	
Armadillo Flats		0BR	8						\$1,036,400.00		\$898,500.00	
2727 - 2743 1st Ave S		1BR	8	0BR	8				HOME:		MPHA:	
		2BR	10	1BR	8				ESG:		Hennepin Cty:	
		3BR	4	2BR	10				HRB:		HUD:	
Neighborhood	Ward	4+BR	8	3BR	4				NRP:		Other Public:	
Whittier	6	TOT	38	4+BR	8				TIF:			
									HRB (TIF):		OTHER PRIVATE SOURCES	
									NP Dev.:		FHF:	
									Other MCDA:		FHLB:	
											Syndication:	
											Other Private:	
											TDC:	\$1,934,900.00

Project		Total Units		Unit Affordability					MCDA/CITY Financing		OTHER PUBLIC SOURCES	
		0BR		<30%	<50%	<60%	<80%	MKT	CDBG:		MHFA:	
Ascension Place		0BR	32									
1803 Bryant Ave N		1BR		0BR	32				HOME:		MPHA:	
		2BR		1BR					ESG:	\$275,000.00	Hennepin Cty:	
		3BR		2BR					HRB:		HUD:	
Neighborhood	Ward	4+BR		3BR					NRP:		Other Public:	
Near North	5	TOT	32	4+BR					TIF:			
									HRB (TIF):		OTHER PRIVATE SOURCES	
									NP Dev.:		FHF:	
									Other MCDA:		FHLB:	
											Syndication:	
											Other Private:	
											TDC:	\$275,000.00



**MULTIFAMILY HOUSING PRODUCTION
CLOSED - UNDER CONSTRUCTION
RENTAL / REHABILITATION-STABILIZATION**

Project		Total Units		Unit Affordability					MCDA/CITY Financing		OTHER PUBLIC SOURCES		
Mulberry Flats 3633 - 3637 Elliot Ave S		0BR			<30%	<50%	<60%	<80%	MKT	CDBG:		MHFA:	
		1BR		0BR						HOME:	\$31,070.00	MPHA:	
		2BR	8	1BR						ESG:		Hennepin Cty:	
		3BR		2BR		8				HRB:		HUD:	
		4+BR		3BR						NRP:		Other Public:	
		TOT	8	4+BR									
Neighborhood		Ward											
Powderhorn Park		9											

MCDA/CITY Financing		OTHER PRIVATE SOURCES	
HRB (TIF):		FHF:	
NP Dev.:		FHLB:	
Other MCDA:		Syndication:	
		Other Private:	
		TDC:	\$31,070.00

Project		Total Units		Unit Affordability					MCDA/CITY Financing		OTHER PUBLIC SOURCES		
Resource, Inc. 1826 Chicago Ave		0BR			<30%	<50%	<60%	<80%	MKT	CDBG:		MHFA:	
		1BR		0BR						HOME:		MPHA:	
		2BR	3	1BR						ESG:		Hennepin Cty:	
		3BR	12	2BR		1			2	HRB:		HUD:	
		4+BR		3BR		2			10	NRP:		Other Public:	
		TOT	15	4+BR									
Neighborhood		Ward											
Phillips		6											

MCDA/CITY Financing		OTHER PRIVATE SOURCES	
HRB (TIF):		FHF:	
NP Dev.:		FHLB:	
Other MCDA:	\$1,137,755.00	Syndication:	
		Other Private:	
		TDC:	\$1,137,755.00

MCDA

MULTIFAMILY HOUSING PRODUCTION CLOSED - UNDER CONSTRUCTION RENTAL / REHABILITATION-STABILIZATION

<u>Project</u>		<u>Total Units</u>		<u>Unit Affordability</u>					<u>MCDA/CITY Financing</u>		<u>OTHER PUBLIC SOURCES</u>		
Secure Waiting Space 1000 Currie Ave N		0BR	250		<30%	<50%	<60%	<80%	MKT	CDBG:		MHFA:	
		1BR		0BR	250					HOME:		MPHA:	
		2BR		1BR						ESG:	\$384,915.00	Hennepin Cty:	
		3BR		2BR						HRB:		HUD:	
		4+BR		3BR						NRP:		Other Public:	
<u>Neighborhood</u>	<u>Ward</u>	TOT	250	4+BR						HRB (TIF):		<u>OTHER PRIVATE SOURCES</u>	
Downtown West	5									NP Dev.:		FHF:	
										Other MCDA:		FHLB:	
												Syndication:	
												Other Private:	\$48,625.00
												TDC:	\$433,540.00

<u>Project</u>		<u>Total Units</u>		<u>Unit Affordability</u>					<u>MCDA/CITY Financing</u>		<u>OTHER PUBLIC SOURCES</u>		
Talmage Green 1030 11th Ave S		0BR			<30%	<50%	<60%	<80%	MKT	CDBG:		MHFA:	\$2,462,500.00
		1BR		0BR						HOME:		MPHA:	
		2BR	13	1BR						ESG:		Hennepin Cty:	
		3BR	9	2BR	13					HRB:		HUD:	
		4+BR	4	3BR	9					NRP:		Other Public:	
<u>Neighborhood</u>	<u>Ward</u>	TOT	26	4+BR	4					TIF:		<u>OTHER PRIVATE SOURCES</u>	
Como	2									HRB (TIF):		FHF:	
										NP Dev.:		FHLB:	
												Syndication:	\$1,652,962.00
												Other Private:	
												TDC:	\$4,115,462.00



**MULTIFAMILY HOUSING PRODUCTION
CLOSED - UNDER CONSTRUCTION
RENTAL / REHABILITATION-STABILIZATION**

Project		Total Units		Unit Affordability					MCDA/CITY Financing		OTHER PUBLIC SOURCES		
Tension Envelope <i>129 N 2nd St</i>		0BR			<30%	<50%	<60%	<80%	MKT	CDBG:		MHFA:	
		1BR		0BR						HOME:		MPHA:	
		2BR	39	1BR						ESG:		Hennepin Cty:	
		3BR		2BR		8			31	HRB:	\$6,250,000.00	HUD:	
		4+BR		3BR						NRP:		Other Public:	
		TOT	39	4+BR									
Neighborhood		Ward											
		5											

MCDA/CITY Financing		OTHER PRIVATE SOURCES	
HRB (TIF):		FHF:	
NP Dev.:		FHLB:	
Other MCDA:		Syndication:	
		Other Private:	
		TDC:	\$6,250,000.00

Project		Total Units		Unit Affordability					MCDA/CITY Financing		OTHER PUBLIC SOURCES		
Jefferson Townhomes <i>2214-18 4th Ave S</i>		0BR			<30%	<50%	<60%	<80%	MKT	CDBG:	\$98,500.00	MHFA:	
		1BR		0BR						HOME:		MPHA:	
		2BR		1BR						ESG:		Hennepin Cty:	
		3BR	5	2BR						HRB:		HUD:	
		4+BR		3BR	5					NRP:		Other Public:	
		TOT	5	4+BR									
Neighborhood		Ward											
Whittier		6											

MCDA/CITY Financing		OTHER PRIVATE SOURCES	
HRB (TIF):		FHF:	
NP Dev.:		FHLB:	
Other MCDA:	\$207,318.00	Syndication:	
		Other Private:	
		TDC:	\$305,818.00



**MULTIFAMILY HOUSING PRODUCTION
CLOSED - UNDER CONSTRUCTION
RENTAL / REHABILITATION-STABILIZATION**

Project		Total Units		Unit Affordability					MCDA/CITY Financing		OTHER PUBLIC SOURCES		
Pinecliff Apartments <i>501 19th St E</i>		0BR			<30%	<50%	<60%	<80%	MKT	CDBG:	\$350,000.00	MHFA:	\$958,816.00
		1BR	18	0BR						HOME:		MPHA:	
		2BR	12	1BR		18				ESG:		Hennepin Cty:	\$100,000.00
		3BR		2BR	7	5				HRB:		HUD:	
		4+BR		3BR						NRP:		Other Public:	
		TOT	30	4+BR						TIF:			
										HRB (TIF):			
										NP Dev.:	\$30,000.00		
										Other MCDA:	\$525,906.00	TDC:	\$2,284,722.00

Project		Total Units		Unit Affordability					MCDA/CITY Financing		OTHER PUBLIC SOURCES		
Saint Stephen's Shelter <i>2201 Clinton Ave S</i>		0BR	35		<30%	<50%	<60%	<80%	MKT	CDBG:		MHFA:	
		1BR		0BR	35					HOME:		MPHA:	
		2BR		1BR						ESG:	\$70,000.00	Hennepin Cty:	
		3BR		2BR						HRB:		HUD:	
		4+BR		3BR						NRP:		Other Public:	
		TOT	35	4+BR						TIF:			
										HRB (TIF):			
										NP Dev.:			
										Other MCDA:		TDC:	\$86,644.00

MCDA

MULTIFAMILY HOUSING PRODUCTION CLOSED - UNDER CONSTRUCTION OWNERSHIP

Project		Total Units		Unit Affordability					MCDA/CITY Financing		OTHER PUBLIC SOURCES			
Bedford Street Townhomes <i>400 Bedford St SE</i>		0BR			<30%	<50%	<60%	<80%	MKT	CDBG:		MHFA:		
		1BR		0BR						HOME:		MPHA:		
		2BR	2	1BR						ESG:		Hennepin Cty:		
		3BR	8	2BR					2	HRB:		HUD:		
		4+BR		3BR					8	NRP:	\$600,000.00	Other Public:		
Neighborhood		Ward	TOT	10	4+BR					TIF:	\$158,200.00	OTHER PRIVATE SOURCES		
Prospect Park		2								HRB (TIF):		FHF:		
										NP Dev.:		FHLB:		
										Other MCDA:		Syndication:		
												Other Private:	\$2,092,500.00	
												TDC:	\$2,850,700.00	

Project		Total Units		Unit Affordability					MCDA/CITY Financing		OTHER PUBLIC SOURCES			
East River - Unocal Housing <i>825 Thornton St SE</i>		0BR			<30%	<50%	<60%	<80%	MKT	CDBG:		MHFA:		
		1BR		0BR						HOME:		MPHA:		
		2BR	29	1BR						ESG:		Hennepin Cty:		
		3BR	24	2BR		6			23	HRB:		HUD:		
		4+BR		3BR					24	NRP:		Other Public:		
Neighborhood		Ward	TOT	53	4+BR					TIF:	\$1,500,000.00	OTHER PRIVATE SOURCES		
Prospect Park		2								HRB (TIF):		FHF:		
										NP Dev.:		FHLB:		
										Other MCDA:	\$1,764,271.00	Syndication:		
												Other Private:	\$15,648,659.00	
												TDC:	\$18,912,930.00	

MCDA

MULTIFAMILY HOUSING PRODUCTION CLOSED - UNDER CONSTRUCTION OWNERSHIP

<u>Project</u>		<u>Total Units</u>		<u>Unit Affordability</u>					<u>MCDA/CITY Financing</u>		<u>OTHER PUBLIC SOURCES</u>										
Grant Park 1024 Portland Ave S		0BR			<30%	<50%	<60%	<80%	MKT	CDBG:		MHFA:		MPHA:		Hennepin Cty:		HUD:		Other Public:	
		1BR	120	0BR						HOME:		OTHER PRIVATE SOURCES									
		2BR	195	1BR					120	ESG:		FHF:		FHLB:		Syndication:		Other Private:	\$99,730,915.00		
		3BR	12	2BR					195	HRB:		TDC: \$107,330,915.00									
<u>Neighborhood</u>	<u>Ward</u>	4+BR		3BR					12	NRP:	\$300,000.00										
Elliot Park	7	TOT	327	4+BR						TIF:	\$7,300,000.00										
										HRB (TIF):											
										NP Dev.:											
										Other MCDA:											

<u>Project</u>		<u>Total Units</u>		<u>Unit Affordability</u>					<u>MCDA/CITY Financing</u>		<u>OTHER PUBLIC SOURCES</u>										
Humboldt Mill Condominium 750 2nd St S		0BR			<30%	<50%	<60%	<80%	MKT	CDBG:		MHFA:		MPHA:		Hennepin Cty:		HUD:		Other Public:	
		1BR	32	0BR						HOME:		OTHER PRIVATE SOURCES									
		2BR	5	1BR					32	ESG:		FHF:		FHLB:		Syndication:		Other Private:	\$19,376,000.00		
		3BR		2BR					5	HRB:		TDC: \$21,402,706.00									
<u>Neighborhood</u>	<u>Ward</u>	4+BR		3BR						NRP:											
Downtown East	2	TOT	37	4+BR						TIF:	\$2,026,706.00										
										HRB (TIF):											
										NP Dev.:											
										Other MCDA:											

MCDA

MULTIFAMILY HOUSING PRODUCTION CLOSED - UNDER CONSTRUCTION OWNERSHIP

<u>Project</u>		<u>Total Units</u>		<u>Unit Affordability</u>					<u>MCDA/CITY Financing</u>		<u>OTHER PUBLIC SOURCES</u>		
Metropolitan Lofts (Parcel C) <i>Portland & 2nd</i>		0BR			<30%	<50%	<60%	<80%	MKT	CDBG:		MHFA:	
		1BR		0BR						HOME:		MPHA:	
		2BR	22	1BR						ESG:		Hennepin Cty:	
		3BR		2BR						HRB:		HUD:	
<u>Neighborhood</u>		<u>Ward</u>		4+BR		3BR							
Downtown West		5		TOT	22	4+BR							
										HRB (TIF):			
										NP Dev.:			
										Other MCDA:			
												TDC:	\$7,000,000.00

<u>Project</u>		<u>Total Units</u>		<u>Unit Affordability</u>					<u>MCDA/CITY Financing</u>		<u>OTHER PUBLIC SOURCES</u>		
Humboldt Greenway <i>5100 Humboldt Ave N</i>		0BR			<30%	<50%	<60%	<80%	MKT	CDBG:		MHFA:	
		1BR		0BR						HOME:		MPHA:	
		2BR		1BR						ESG:		Hennepin Cty:	
		3BR	94	2BR						HRB:		HUD:	
<u>Neighborhood</u>		<u>Ward</u>		4+BR		3BR		11	83				
Lind-Bohanon		4		TOT	94	4+BR							
										TIF:	\$970,204.00		
										HRB (TIF):			
										NP Dev.:			
										Other MCDA:			
												TDC:	\$17,970,204.00

MCDA

MULTIFAMILY HOUSING PRODUCTION CLOSED - UNDER CONSTRUCTION OWNERSHIP

<u>Project</u>		<u>Total Units</u>		<u>Unit Affordability</u>					<u>MCDA/CITY Financing</u>		<u>OTHER PUBLIC SOURCES</u>		
River Station (Phase IV) <i>401 1st St N</i>		0BR			<30%	<50%	<60%	<80%	MKT	CDBG:		MHFA:	
		1BR	23	0BR						HOME:		MPHA:	
		2BR	63	1BR					23	ESG:		Hennepin Cty:	
		3BR		2BR					63	HRB:		HUD:	
		4+BR		3BR						NRP:		Other Public:	
<u>Neighborhood</u>		<u>Ward</u>	TOT	86	4+BR					TIF:	\$600,000.00	<u>OTHER PRIVATE SOURCES</u>	
North Loop		5								HRB (TIF):		FHF:	
										NP Dev.:		FHLB:	
										Other MCDA:		Syndication:	
												Other Private:	\$15,181,000.00
												TDC:	\$15,781,000.00

<u>Project</u>		<u>Total Units</u>		<u>Unit Affordability</u>					<u>MCDA/CITY Financing</u>		<u>OTHER PUBLIC SOURCES</u>		
Village at St. Anthony Falls (BI) <i>University Ave NE & 1st Ave NE</i>		0BR			<30%	<50%	<60%	<80%	MKT	CDBG:		MHFA:	
		1BR		0BR						HOME:		MPHA:	
		2BR	42	1BR						ESG:		Hennepin Cty:	
		3BR	6	2BR					42	HRB:		HUD:	
		4+BR		3BR					6	NRP:		Other Public:	
<u>Neighborhood</u>		<u>Ward</u>	TOT	48	4+BR					TIF:		<u>OTHER PRIVATE SOURCES</u>	
Nicollet Island East Bank		5								HRB (TIF):		FHF:	
										NP Dev.:		FHLB:	
										Other MCDA:		Syndication:	
												Other Private:	\$8,275,000.00
												TDC:	\$8,275,000.00

MCDA

MULTIFAMILY HOUSING PRODUCTION CLOSED - UNDER CONSTRUCTION OWNERSHIP

<u>Project</u>		<u>Total Units</u>		<u>Unit Affordability</u>					<u>MCDA/CITY Financing</u>		<u>OTHER PUBLIC SOURCES</u>		
Village at St. Anthony Falls (BI) Main St NE & 1st Ave NE		0BR			<30%	<50%	<60%	<80%	MKT	CDBG:		MHFA:	
		1BR	10	0BR						HOME:		MPHA:	
		2BR	89	1BR					10	ESG:		Hennepin Cty:	
		3BR		2BR					89	HRB:		HUD:	
<u>Neighborhood</u>		<u>Ward</u>		4+BR								<u>OTHER PRIVATE SOURCES</u>	
Nicollet Island East Bank		5		TOT	99	3BR						FHF:	
				4+BR		4+BR						FHLB:	
										HRB (TIF):		Syndication:	
										NP Dev.:		Other Private:	\$30,110,000.00
										Other MCDA:		TDC:	\$30,110,000.00

<u>Project</u>		<u>Total Units</u>		<u>Unit Affordability</u>					<u>MCDA/CITY Financing</u>		<u>OTHER PUBLIC SOURCES</u>		
Washburn Lofts 700 2nd St S		0BR			<30%	<50%	<60%	<80%	MKT	CDBG:		MHFA:	
		1BR		0BR						HOME:		MPHA:	
		2BR	24	1BR						ESG:		Hennepin Cty:	
		3BR		2BR					24	HRB:		HUD:	
<u>Neighborhood</u>		<u>Ward</u>		4+BR								<u>OTHER PRIVATE SOURCES</u>	
Downtown East		2		TOT	24	3BR						FHF:	
				4+BR		4+BR						FHLB:	
										TIF:	\$518,615.00	Syndication:	
										HRB (TIF):		Other Private:	\$18,772,144.00
										NP Dev.:		TDC:	\$19,290,759.00
										Other MCDA:			

MCDA

MULTIFAMILY HOUSING PRODUCTION CLOSED - UNDER CONSTRUCTION OWNERSHIP

**MCDA 2002 MULTIFAMILY HOUSING
PRODUCTION
CLOSED - UNDER CONSTRUCTION
OWNERSHIP
SUMMARY**

Total Units		Unit Affordability					MCDA/CITY Financing		OTHER PUBLIC SOURCES		
			<30%	<50%	<60%	<80%	MKT				
0BR	0							CDBG:	\$0.00	MHFA:	\$0.00
1BR	185	0BR	0	0	0	0	0	HOME:	\$0.00	MPHA:	\$0.00
2BR	471	1BR	0	0	0	0	185	ESG:	\$0.00	Hennepin Cty:	\$0.00
3BR	144	2BR	0	6	0	0	465	HRB:	\$0.00	HUD:	\$0.00
4+BR	0	3BR	0	0	0	11	133	NRP:	\$900,000.00	Other Public:	\$0.00
TOT	800	4+BR	0	0	0	0	0	TIF:	\$13,073,725.00	OTHER PRIVATE SOURCES	
		TOT	0	6	0	11	783	HRB (TIF):	\$0.00	FHF:	\$0.00
								NP Dev.:	\$0.00	FHLB:	\$0.00
								Other MCDA:	\$1,764,271.00	Syndication:	\$0.00
										Other Private:	\$233,186,218.00
										TDC:	\$248,924,214.00

19th & Central

1900 Central Ave NE

- New Construction New Production
 Rehab Stabilization
 Preservation

MCDA Coordinator: Donna Wiemann

Project Close:

Project Completion:

#	UNITS
0BR	51
1BR	0
2BR	0
3BR	0
4+BR	0
TOT	51

	<30%	<50%	<60%	<80%	MKT
0BR	0	11	0	0	40
1BR	0	0	0	0	0
2BR	0	0	0	0	0
3BR	0	0	0	0	0
4+BR	0	0	0	0	0
TOT	0	11	0	0	40

MCDA ADMINISTERED FUNDS	
SOURCE	AMOUNT
HRB (TIF)	\$5,275,000.00
NRP	\$624,000.00

2011 Pillsbury / Alliance

2011 Pillsbury Ave

- New Construction New Production
 Rehab Stabilization
 Preservation

MCDA Coordinator: Jerry LePage

Project Close:

Project Completion:

#	UNITS
0BR	27
1BR	0
2BR	0
3BR	0
4+BR	0
TOT	27

	<30%	<50%	<60%	<80%	MKT
0BR	22	0	3	2	0
1BR	0	0	0	0	0
2BR	0	0	0	0	0
3BR	0	0	0	0	0
4+BR	0	0	0	0	0
TOT	22	0	3	2	0

MCDA ADMINISTERED FUNDS	
SOURCE	AMOUNT
MF Rental Program	\$160,000.00

2413 Emerson North / Catholic Charit

2413 Emerson Ave N

- New Construction New Production
 Rehab Stabilization
 Preservation

MCDA Coordinator: Cherre Palenius

Project Close:

Project Completion:

#	UNITS
0BR	6
1BR	0
2BR	0
3BR	0
4+BR	0
TOT	6

	<30%	<50%	<60%	<80%	MKT
0BR	6	0	0	0	0
1BR	0	0	0	0	0
2BR	0	0	0	0	0
3BR	0	0	0	0	0
4+BR	0	0	0	0	0
TOT	6	0	0	0	0

MCDA ADMINISTERED FUNDS	
SOURCE	AMOUNT
Levy Funds	\$108,186.00
Non Profit Admin	\$12,000.00

Agape Child Development

3024-18 Emerson Ave N

- New Construction New Production
 Rehab Stabilization
 Preservation

MCDA Coordinator: Cherre Palenius

Project Close:

Project Completion:

#	UNITS
0BR	0
1BR	0
2BR	10
3BR	0
4+BR	0
TOT	10

	<30%	<50%	<60%	<80%	MKT
0BR	0	0	0	0	0
1BR	0	0	0	0	0
2BR	0	10	0	0	0
3BR	0	0	0	0	0
4+BR	0	0	0	0	0
TOT	0	10	0	0	0

Bloomington Lake (Phase I)

Bloomington & Lake

- New Construction New Production
 Rehab Stabilization
 Preservation

MCDA Coordinator: Dollie Crowther

Project Close:

Project Completion:

#	UNITS
0BR	0
1BR	7
2BR	19
3BR	8
4+BR	0
TOT	34

	<30%	<50%	<60%	<80%	MKT
0BR	0	0	0	0	0
1BR	2	1	0	0	4
2BR	4	4	0	0	11
3BR	2	1	0	0	5
4+BR	0	0	0	0	0
TOT	8	6	0	0	20

MCDA ADMINISTERED FUNDS	
SOURCE	AMOUNT
HRB (TIF)	\$2,650,000.00
NRP	\$515,000.00
NRP MCDA Match	\$150,000.00

Boulevard

5320 Lyndale Ave S

- New Construction New Production
 Rehab Stabilization
 Preservation

MCDA Coordinator: Randal Hemmerlin

Project Close:

Project Completion:

#	UNITS
0BR	0
1BR	7
2BR	9
3BR	8
4+BR	0
TOT	24

	<30%	<50%	<60%	<80%	MKT
0BR	0	0	0	0	0
1BR	0	2	5	0	0
2BR	3	2	0	0	4
3BR	3	0	0	0	5
4+BR	0	0	0	0	0
TOT	6	4	5	0	9

MCDA ADMINISTERED FUNDS	
SOURCE	AMOUNT
MF Rental Program	\$497,975.00
LIHTC	

Cabrini House

1025 SE 6th St

- New Construction New Production
 Rehab Stabilization
 Preservation

MCDA Coordinator: Donna Wiemann

Project Close:

Project Completion:

#	UNITS
0BR	13
1BR	
2BR	
3BR	
4+BR	
TOT	13

	<30%	<50%	<60%	<80%	MKT
0BR	13				
1BR					
2BR					
3BR					
4+BR					
TOT	13	0	0	0	0

MCDA ADMINISTERED FUNDS	
SOURCE	AMOUNT
ESG	\$75,000.00

Clare House

1009 Central Ave NE

- New Construction New Production
 Rehab Stabilization
 Preservation

MCDA Coordinator: Theresa Cunningham

Project Close:

Project Completion:

#	UNITS
0BR	15
1BR	15
2BR	0
3BR	0
4+BR	0
TOT	30

	<30%	<50%	<60%	<80%	MKT
0BR	15	0	0	0	0
1BR	15	0	0	0	0
2BR	0	0	0	0	0
3BR	0	0	0	0	0
4+BR	0	0	0	0	0
TOT	30	0	0	0	0

MCDA ADMINISTERED FUNDS	
SOURCE	AMOUNT
MF Rental Program	\$465,000.00

Collaborative Village

819 E Franklin

- New Construction New Production
- Rehab Stabilization
- Preservation

MCDA Coordinator: Donna Wiemann

Project Close:

Project Completion:

#	UNITS
0BR	0
1BR	0
2BR	6
3BR	8
4+BR	6
TOT	20

	<30%	<50%	<60%	<80%	MKT
0BR	0	0	0	0	0
1BR	0	0	0	0	0
2BR	2	4	0	0	0
3BR	8	0	0	0	0
4+BR	6	0	0	0	0
TOT	16	4	0	0	0

MCDA ADMINISTERED FUNDS	
SOURCE	AMOUNT
MF Rental Program	\$488,300.00

Franklin Gateway (Phase I)

613 E Franklin

- New Construction New Production
- Rehab Stabilization
- Preservation

MCDA Coordinator: Dollie Crowther

Project Close:

Project Completion:

#	UNITS
0BR	0
1BR	9
2BR	18
3BR	9
4+BR	0
TOT	36

	<30%	<50%	<60%	<80%	MKT
0BR	0	0	0	0	0
1BR	0	9	0	0	0
2BR	18	0	0	0	0
3BR	5	4	0	0	0
4+BR	0	0	0	0	0
TOT	23	13	0	0	0

MCDA ADMINISTERED FUNDS	
SOURCE	AMOUNT
HOME	\$500,000.00
Empowerment Zone	\$55,000.00
Non Profit Admin	\$30,000.00

Franklin Gateway (Phase II)

613 E Franklin

- New Construction New Production
- Rehab Stabilization
- Preservation

MCDA Coordinator: Dollie Crowther

Project Close:

Project Completion:

#	UNITS
0BR	13
1BR	1
2BR	18
3BR	9
4+BR	0
TOT	41

	<30%	<50%	<60%	<80%	MKT
0BR	5	0	0	8	0
1BR	0	0	0	0	1
2BR	0	18	0	0	0
3BR	0	0	0	2	7
4+BR	0	0	0	0	0
TOT	5	18	0	10	8

MCDA ADMINISTERED FUNDS	
SOURCE	AMOUNT
TIF	\$670,629.00
MF Rental Program	\$375,000.00
conomic Developmer	\$132,050.00

Grain Belt Housing

1215-21 Marshall St NE

- New Construction New Production
- Rehab Stabilization
- Preservation

MCDA Coordinator: Jerry LePage

Project Close:

Project Completion:

#	UNITS
0BR	0
1BR	0
2BR	273
3BR	0
4+BR	0
TOT	273

	<30%	<50%	<60%	<80%	MKT
0BR	0	0	0	0	0
1BR	0	0	0	0	0
2BR	0	0	0	0	0
3BR	0	0	0	0	0
4+BR	0	0	0	0	0
TOT	0	0	0	0	0

MCDA ADMINISTERED FUNDS	
SOURCE	AMOUNT
TIF	\$7,000,000.00

Harbor Light

1010 Currie Ave

- New Construction New Production
- Rehab Stabilization
- Preservation

MCDA Coordinator: Donna Wiemann

Project Close:

Project Completion:

#	UNITS
0BR	250
1BR	0
2BR	0
3BR	0
4+BR	0
TOT	250

	<30%	<50%	<60%	<80%	MKT
0BR	250	0	0	0	0
1BR	0	0	0	0	0
2BR	0	0	0	0	0
3BR	0	0	0	0	0
4+BR	0	0	0	0	0
TOT	250	0	0	0	0

MCDA ADMINISTERED FUNDS	
SOURCE	AMOUNT
ESG	\$199,077.00

Heritage Park (Phase II)

Aldrich Ave N & 7th Ave

- New Construction New Production
- Rehab Stabilization
- Preservation

MCDA Coordinator: Theresa Cunningham

Project Close:

Project Completion:

#	UNITS
0BR	0
1BR	18
2BR	66
3BR	25
4+BR	4
TOT	113

	<30%	<50%	<60%	<80%	MKT
0BR	0	0	0	0	0
1BR	0	0	11	0	7
2BR	34	0	11	0	21
3BR	19	0	3	0	3
4+BR	4	0	0	0	0
TOT	57	0	25	0	31

MCDA ADMINISTERED FUNDS	
SOURCE	AMOUNT
HRB	\$3,737,000.00
MF Rental Program	\$1,000,000.00
LIHTC	

Heritage Park (Phase III)

Olson & Lyndale

- New Construction New Production
- Rehab Stabilization
- Preservation

MCDA Coordinator: Theresa Cunningham

Project Close:

Project Completion:

#	UNITS
0BR	0
1BR	15
2BR	50
3BR	23
4+BR	10
TOT	98

	<30%	<50%	<60%	<80%	MKT
0BR	0	0	0	0	0
1BR	15	0	0	0	0
2BR	0	0	8	0	42
3BR	23	0	0	0	0
4+BR	0	0	10	0	0
TOT	38	0	18	0	42

Indian Neighborhood Club

1805 Portland Ave S

- New Construction New Production
- Rehab Stabilization
- Preservation

MCDA Coordinator: Cherre Palenius

Project Close:

Project Completion:

#	UNITS
0BR	13
1BR	1
2BR	0
3BR	0
4+BR	0
TOT	14

	<30%	<50%	<60%	<80%	MKT
0BR	11	0	0	2	0
1BR	1	0	0	0	0
2BR	0	0	0	0	0
3BR	0	0	0	0	0
4+BR	0	0	0	0	0
TOT	12	0	0	2	0

MCDA ADMINISTERED FUNDS	
SOURCE	AMOUNT
MF Rental Program	\$113,705.00

Lindquist Apartments

1927-35 W. Broadway

- New Construction New Production
 Rehab Stabilization
 Preservation

MCDA Coordinator: Randal Hemmerlin

Project Close:

Project Completion:

#	UNITS
0BR	10
1BR	10
2BR	1
3BR	0
4+BR	0
TOT	21

	<30%	<50%	<60%	<80%	MKT
0BR	10	0	0	0	0
1BR	5	5	0	0	0
2BR	0	0	0	0	1
3BR	0	0	0	0	0
4+BR	0	0	0	0	0
TOT	15	5	0	0	1

MCDA ADMINISTERED FUNDS	
SOURCE	AMOUNT
MF Rental Program	\$550,000.00
LIHTC	

Little Earth

2501 Cedar Ave So

- New Construction New Production
 Rehab Stabilization
 Preservation

MCDA Coordinator: Randal Hemmerlin

Project Close:

Project Completion:

#	UNITS
0BR	20
1BR	28
2BR	58
3BR	88
4+BR	18
TOT	212

	<30%	<50%	<60%	<80%	MKT
0BR	20	0	0	0	0
1BR	28	0	0	0	0
2BR	58	0	0	0	0
3BR	88	0	0	0	0
4+BR	18	0	0	0	0
TOT	212	0	0	0	0

MCDA ADMINISTERED FUNDS	
SOURCE	AMOUNT
CDBG	\$500,000.00
Non Profit Admin	\$30,000.00

Lofts On Arts Avenue

1817-1829 3rd Ave S

- New Construction New Production
 Rehab Stabilization
 Preservation

MCDA Coordinator: Jerry LePage

Project Close:

Project Completion:

#	UNITS
0BR	0
1BR	21
2BR	12
3BR	0
4+BR	0
TOT	33

	<30%	<50%	<60%	<80%	MKT
0BR	0	0	0	0	0
1BR	0	6	0	0	15
2BR	0	0	0	12	0
3BR	0	0	0	0	0
4+BR	0	0	0	0	0
TOT	0	6	0	12	15

MCDA ADMINISTERED FUNDS	
SOURCE	AMOUNT
NRP	\$490,000.00
CDBG	\$485,000.00
Empowerment Zone	\$200,000.00

Lowell Housing Development

1900 Willow

- New Construction New Production
 Rehab Stabilization
 Preservation

MCDA Coordinator: Theresa Cunningham

Project Close:

Project Completion:

#	UNITS
0BR	0
1BR	0
2BR	0
3BR	32
4+BR	0
TOT	32

	<30%	<50%	<60%	<80%	MKT
0BR	0	0	0	0	0
1BR	0	0	0	0	0
2BR	0	0	0	0	0
3BR	0	7	0	0	25
4+BR	0	0	0	0	0
TOT	0	7	0	0	25

Lydia House

1920 LaSalle Ave

- New Construction New Production
 Rehab Stabilization
 Preservation

MCDA Coordinator: Randal Hemmerlin

Project Close:

Project Completion:

#	UNITS
0BR	40
1BR	
2BR	
3BR	
4+BR	
TOT	40

	<30%	<50%	<60%	<80%	MKT
0BR	40				
1BR					
2BR					
3BR					
4+BR					
TOT	40	0	0	0	0

MCDA ADMINISTERED FUNDS	
SOURCE	AMOUNT
MF Rental Program	\$530,000.00
LIHTC	

Many Rivers West

1400 E Franklin

- New Construction New Production
 Rehab Stabilization
 Preservation

MCDA Coordinator: Jerry LePage

Project Close:

Project Completion:

#	UNITS
0BR	0
1BR	6
2BR	6
3BR	14
4+BR	0
TOT	26

	<30%	<50%	<60%	<80%	MKT
0BR	0	0	0	0	0
1BR	0	4	0	0	2
2BR	0	4	0	0	2
3BR	0	12	0	0	2
4+BR	0	0	0	0	0
TOT	0	20	0	0	6

MCDA ADMINISTERED FUNDS	
SOURCE	AMOUNT
MF Rental	\$781,543.00
Empowerment Zone	\$200,000.00
TIF	

Olson Townhomes

501 Girard Terrace

- New Construction New Production
 Rehab Stabilization
 Preservation

MCDA Coordinator: Dollie Crowther

Project Close:

Project Completion:

#	UNITS
0BR	
1BR	2
2BR	77
3BR	13
4+BR	
TOT	92

	<30%	<50%	<60%	<80%	MKT
0BR					
1BR	2				
2BR	77				
3BR	13				
4+BR					
TOT	92	0	0	0	0

MCDA ADMINISTERED FUNDS	
SOURCE	AMOUNT
NRP	\$555,000.00
HOME	\$450,000.00
Non Profit Admin	\$30,000.00

Passages

17 E 24th St

- New Construction New Production
 Rehab Stabilization
 Preservation

MCDA Coordinator: Cherre Palenius

Project Close:

Project Completion:

#	UNITS
0BR	0
1BR	3
2BR	7
3BR	7
4+BR	0
TOT	17

	<30%	<50%	<60%	<80%	MKT
0BR	0	0	0	0	0
1BR	3	0	0	0	0
2BR	7	0	0	0	0
3BR	7	0	0	0	0
4+BR	0	0	0	0	0
TOT	17	0	0	0	0

MCDA ADMINISTERED FUNDS	
SOURCE	AMOUNT
CDBG	\$329,000.00

Peaceful Home

1822 Park Ave

- New Construction New Production
 Rehab Stabilization
 Preservation

MCDA Coordinator: Theresa Cunningham

Project Close:
Project Completion:

#	UNITS
0BR	0
1BR	7
2BR	1
3BR	6
4+BR	0
TOT	14

	<30%	<50%	<60%	<80%	MKT
0BR	0	0	0	0	0
1BR	7	0	0	0	0
2BR	0	1	0	0	0
3BR	0	6	0	0	0
4+BR	0	0	0	0	0
TOT	7	7	0	0	0

MCDA ADMINISTERED FUNDS	
SOURCE	AMOUNT
MF Rental Program	\$499,500.00

Phillips Park

2433 Park Ave S

- New Construction New Production
 Rehab Stabilization
 Preservation

MCDA Coordinator: Donna Wiemann

Project Close:
Project Completion:

#	UNITS
0BR	0
1BR	0
2BR	10
3BR	14
4+BR	0
TOT	24

	<30%	<50%	<60%	<80%	MKT
0BR	0	0	0	0	0
1BR	0	0	0	0	0
2BR	0	10	0	0	0
3BR	0	14	0	0	0
4+BR	0	0	0	0	0
TOT	0	24	0	0	0

MCDA ADMINISTERED FUNDS	
SOURCE	AMOUNT
Empowerment Zone	\$500,000.00
NRP	\$300,000.00
Non Profit Admin	\$30,000.00

Restart, Inc.

4525 Aldrich S

- New Construction New Production
 Rehab Stabilization
 Preservation

MCDA Coordinator: Dollie Crowther

Project Close:
Project Completion:

#	UNITS
0BR	28
1BR	0
2BR	0
3BR	0
4+BR	0
TOT	28

	<30%	<50%	<60%	<80%	MKT
0BR	28	0	0	0	0
1BR	0	0	0	0	0
2BR	0	0	0	0	0
3BR	0	0	0	0	0
4+BR	0	0	0	0	0
TOT	28	0	0	0	0

MCDA ADMINISTERED FUNDS	
SOURCE	AMOUNT
MF Rental Program	\$99,510.00
Non Profit Admin	\$16,000.00

Saint Barnabas

906 7th St S

- New Construction New Production
 Rehab Stabilization
 Preservation

MCDA Coordinator: Randal Hemmerlin

Project Close:
Project Completion:

#	UNITS
0BR	52
1BR	0
2BR	0
3BR	0
4+BR	0
TOT	52

	<30%	<50%	<60%	<80%	MKT
0BR	39	3	10	0	0
1BR	0	0	0	0	0
2BR	0	0	0	0	0
3BR	0	0	0	0	0
4+BR	0	0	0	0	0
TOT	39	3	10	0	0

MCDA ADMINISTERED FUNDS	
SOURCE	AMOUNT
MF Rental Program	\$730,000.00
LIHTC	

Sarah Residence / Perennial Apts

1805 3rd Ave S

- New Construction New Production
 Rehab Stabilization
 Preservation

MCDA Coordinator: Donna Wiemann

Project Close:
Project Completion:

#	UNITS
0BR	15
1BR	0
2BR	0
3BR	0
4+BR	0
TOT	15

	<30%	<50%	<60%	<80%	MKT
0BR	0	15	0	0	0
1BR	0	0	0	0	0
2BR	0	0	0	0	0
3BR	0	0	0	0	0
4+BR	0	0	0	0	0
TOT	0	15	0	0	0

MCDA ADMINISTERED FUNDS	
SOURCE	AMOUNT
HOME	\$450,000.00

Seward Towers

2910 E. Franklin

- New Construction New Production
 Rehab Stabilization
 Preservation

MCDA Coordinator: Cherre Palenius

Project Close:
Project Completion:

#	UNITS
0BR	112
1BR	416
2BR	112
3BR	0
4+BR	0
TOT	640

	<30%	<50%	<60%	<80%	MKT
0BR	106	0	0	0	6
1BR	410	0	0	0	6
2BR	107	0	0	0	5
3BR	0	0	0	0	0
4+BR	0	0	0	0	0
TOT	623	0	0	0	17

MCDA ADMINISTERED FUNDS	
SOURCE	AMOUNT
HRB	\$20,000,000.00

Sojourner Project

3936 Baker Rd

- New Construction New Production
 Rehab Stabilization
 Preservation

MCDA Coordinator: Theresa Cunningham

Project Close:
Project Completion:

#	UNITS
0BR	20
1BR	0
2BR	0
3BR	0
4+BR	0
TOT	20

	<30%	<50%	<60%	<80%	MKT
0BR	20	0	0	0	0
1BR	0	0	0	0	0
2BR	0	0	0	0	0
3BR	0	0	0	0	0
4+BR	0	0	0	0	0
TOT	20	0	0	0	0

MCDA ADMINISTERED FUNDS	
SOURCE	AMOUNT
ESG	\$75,000.00

The Lorraine

2310 Portland

- New Construction New Production
 Rehab Stabilization
 Preservation

MCDA Coordinator: Jerry LePage

Project Close:
Project Completion:

#	UNITS
0BR	2
1BR	0
2BR	7
3BR	7
4+BR	0
TOT	16

	<30%	<50%	<60%	<80%	MKT
0BR	2	0	0	0	0
1BR	0	0	0	0	0
2BR	7	0	0	0	0
3BR	7	0	0	0	0
4+BR	0	0	0	0	0
TOT	16	0	0	0	0

MCDA ADMINISTERED FUNDS	
SOURCE	AMOUNT
ESG	\$87,114.00

Trinity Gateway

2805 E Lake St

- New Construction New Production
- Rehab Stabilization
- Preservation

MCDA Coordinator: Donna Wiemann

Project Close:
1/8/2003

Project Completion:

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	0	0	0	0	0	0
1BR	20	0	0	15	0	5
2BR	4	0	0	1	0	3
3BR	0	0	0	0	0	0
4+BR	0	0	0	0	0	0
TOT	24	0	0	16	0	8

MCDA ADMINISTERED FUNDS	
SOURCE	AMOUNT
HOME	\$845,000.00
LIHTC	

Tubman Family Alliance

31st & 1st Ave

- New Construction New Production
- Rehab Stabilization
- Preservation

MCDA Coordinator: Cherre Palenius

Project Close:

Project Completion:

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	64	64	0	0	0	0
1BR	0	0	0	0	0	0
2BR	0	0	0	0	0	0
3BR	0	0	0	0	0	0
4+BR	0	0	0	0	0	0
TOT	64	64	0	0	0	0

MCDA ADMINISTERED FUNDS	
SOURCE	AMOUNT
ESG	\$154,139.00

Urban Village

29th & Aldrich to Dupont

- New Construction New Production
- Rehab Stabilization
- Preservation

MCDA Coordinator: Bill Koncak

Project Close:

Project Completion:

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	0	0	0	0	0	0
1BR	0	0	0	0	0	0
2BR	142	0	0	0	0	0
3BR	0	0	0	0	0	0
4+BR	0	0	0	0	0	0
TOT	142	0	0	0	0	0

MCDA ADMINISTERED FUNDS	
SOURCE	AMOUNT
NRP	\$485,000.00

Veterans Housing

5475 Minnehaha Ave

- New Construction New Production
- Rehab Stabilization
- Preservation

MCDA Coordinator: Donna Wiemann

Project Close:

Project Completion:

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	0	0	0	0	0	0
1BR	218	218	0	0	0	0
2BR	0	0	0	0	0	0
3BR	0	0	0	0	0	0
4+BR	0	0	0	0	0	0
TOT	218	218	0	0	0	0

MCDA ADMINISTERED FUNDS	
SOURCE	AMOUNT
	\$1,582,067.00

Village In Phillips

24th & Bloomington

- New Construction New Production
- Rehab Stabilization
- Preservation

MCDA Coordinator: Theresa Cunningham

Project Close:

Project Completion:

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	0	0	0	0	0	0
1BR	0	0	0	0	0	0
2BR	38	0	0	0	0	0
3BR	0	0	0	0	0	0
4+BR	0	0	0	0	0	0
TOT	38	0	0	0	0	0

MCDA ADMINISTERED FUNDS	
SOURCE	AMOUNT
NRP	\$360,000.00

nt Housing Recycling

TIF

#	UNITS
0BR	751
1BR	804
2BR	944
3BR	271
4+BR	38
TOT	2808

APPROVED
 PRODUCTION SUMMARY

Exhibit FCity-County Homeless Task Force Plan

Numerical goals for county-wide production of new affordable (<30%) and supportive housing for homeless residents for the period from 2001 to 2005 for Hennepin County. Numbers below reflect Minneapolis units vs. non-Minneapolis (suburban) units to date.

TYPE	COUNTY GOAL	COUNTY TRACKING REPORT 3/20/03	MINNEAPOLIS UNITS	NON-MINNEAPOLIS UNITS
Single Affordable	925	233	233	
Single Supportive	800	403	354	49
Youth Supportive	125	59	59	
Families Affordable	665	279	275	4
Families Supportive	665	119	75	44
Transitional		70	70	
Shelter	100	25	25	
Total	3280	1188	1091	97