



# Request for City Council Committee Action from the Department of Community Planning & Economic Development

**Date:** April 18, 2006

**To:** Council Member Lisa Goodman, Community Development Committee

**Subject:** **Public Hearing on the Annual Evaluation of the Affordable Housing Initiative for the City of Minneapolis for 2005**

**Recommendation:** **Receive and file the Annual Evaluation of the Affordable Housing Initiative for the City of Minneapolis for 2005.**

**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 Department of Community Planning & Economic Development to prepare an annual report to the community regarding affordable housing activity related to the resolution for a presentation at an annual public hearing.

**Prepared by:** Cynthia Lee

**Phone:** 673-5266

**Approved by:** Elizabeth Ryan, Directory of Housing Policy & Development \_\_\_\_\_

**Permanent Review Committee (PRC)** Approval  Not Applicable

**Note:** To determine if applicable see <http://insite/finance/purchasing/permanent-review-committee-overview.asp>

**Presenter in Committee:** Cynthia Lee

### Financial Impact (Check those that apply)

- No financial impact (If checked, go directly to Background/Supporting Information).
- Action requires an appropriation increase to the  Capital Budget or  Operating Budget.
- Action provides increased revenue for appropriation increase.
- Action requires use of contingency or reserves.
- Business Plan:  Action is within the plan.  Action requires a change to plan.
- Other financial impact (Explain):
- Request provided to department's finance contact when provided to the Committee Coordinator.

### Community Impact (use any categories that apply)

Neighborhood Notification: The report was sent to all neighborhoods.

City Goals: Foster the development and preservation of a mix of quality housing types that is available, affordable, meets current needs, and promotes future growth.

Comprehensive Plan: 4.10 Minneapolis will increase its housing that is affordable to low and moderate income households.

Zoning Code: Not applicable.

Other: None.

### **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, CPED and other appropriate departments are required to prepare an annual evaluation of the City's affordable housing activity. The 2005 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, CPED's 2005 accomplishments, and whether or not each requirement or goal was met. A more detailed analysis of each is included in the Affordable Housing Report.

<b><u>Section</u></b>	<b><u>Results</u></b>	<b><u>Status</u></b>
Requirement 1: City/CPED must produce more new units affordable at 30-50% median than the units affordable to 30-50% median that are demolished	11 units removed in 2005; 309 new / conversion units were created	Achieved
Requirement 2: 20% of the units of each City/CPED housing projects of >10 units will be affordable to <50% median	25% of all 2005 new construction/positive conversion units and 43% 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.	CPED 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 CPED investment of \$10 million per year directed to affordable housing production.	During 2005, \$11, 271,224 was allocated by City Council/NRP to affordable housing projects.	Achieved
Goal 2: CPED Three Year Production/Preservation Goal (2003 – 2005): 2,100 units	CPED year 2005 production: 566 affordable units - 27% of three year goal; cumulative 2003-05 production: 2470 affordable units (118% of 3 year goal)	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%	54% of the affordable units completed in 2004 were affordable at or below 30% MMI.	Achieved
Goal 4: Fifty percent (50%) of the City/CPED'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 - 54%	Achieved
Goal 5: 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 – 49% 2+ Bedroom – 51%	Not Achieved
Goal 6: At least 50% of new City-produced affordable housing is to be located in areas of the city where it is presently lacking	Impacted Areas of the City – all units = 72%, new units only = 67%	Not Achieved

(non-impacted areas).	Non-Impacted Areas of the City – all units = 28%, new units only = 33%	
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Goal 7: Affordable housing emphasis in impacted census tracts – preservation, rehabilitation and stabilization.	New construction / conversion – 208 units (51%)  Preservation / Stabilization –200 units (49%)	Not Achieved
Goal 8: Affordable housing emphasis in non-impacted census tracts – construction and positive conversion.	New construction / conversion 101 units (64%)  Preservation / Stabilization – 57 units (36%)	Achieved

## 2005 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/CPED 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/CPED projects.**

**Status: Requirement Achieved.**

**Summary of Action: 11 units removed in 2005**

**309 new / conversion affordable units developed by CPED**

#### **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.

<b>Table 1</b>				
<b>Summary of 2004 Units Removed</b>				
	<b>Total Units</b>	<b>Homestead Units</b>	<b>Non-Homestead Units</b>	<b>Affordable (Non-Homestead) Units Lost</b>
<b>CPED</b>	<b>11</b>	<b>0</b>	<b>11</b>	<b>11</b>
<b>Total</b>	<b>11</b>	<b>0</b>	<b>11</b>	<b>11</b>

## **B. Housing Production:**

A key component of the Policy is that each year, CPED 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/CPED action.

The total production of new affordable housing units at 50% or below the MMI by the CPED for 2005 was 309 (297 rental and 12 ownership) units.

**Requirement 2: Twenty percent (20%) of the units of each City/CPED assisted housing project 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 city-assisted multifamily housing projects (10+ units) placed in service in 2005 had at least 20% of the units affordable. In fact, 25% of all 2005 new construction/positive conversion units and 43% of all rehabilitation/stabilization rental units were affordable to households with incomes at or below 50% MMI.

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

**Status: Requirement Achieved.**

**Summary of Action:** CPED 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 CPED investment of \$10 million per year.**

**Status: Goal Achieved**

**Summary of Action:** During 2005, a total of \$11,271,224 was allocated by City Council/CPED Board action to a number of affordable rental and ownership housing projects including empowerment zone and NRP funding (see Exhibit D). In addition, significant low income housing tax credits, housing revenue bonds, and tax increment funds were approved for affordable rental housing projects.

**Goal 2: CPED Three Year Production/Preservation Goal 2003-2005**

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

**Status: Goal Achieved.**

**Summary of Action:** A total of 566 affordable units were completed in 2005. This includes 554 units of affordable multifamily rental, 8 units of affordable multifamily ownership, and 4 units of single-family ownership housing. While the 2005 production/preservation goal of 750 units was not achieved, the cumulative 2003-2005 production/preservation total of 2,470 affordable units exceeded the three year goal by 370 affordable units (118% of the three year goal).

**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 2005, CPED assisted in the development or preservation of 1,231 total rental housing units in Minneapolis, of which 554 are affordable at or below 50% of median income.

Table 2

**Rental Housing Production Summary 2005**

**Units Completed**

	Total Units	Direct Subsidy CPED funds	Leverage HRB Finance	Leverage non City funds
New / Positive				
Conversion	638 Units	\$13.5 million	\$23.3 million	\$82.2 million

Preservation				
Of units	593 Units	\$5.6 million	\$7.7 million	\$14.1 million
Total	1,231 Units	\$19.1 million	\$31 million	\$96.3 million

Table 3

### Rental Housing Production by Income Groups 2005

Affordability Level	30%	50%	60%	80%	Market
Development	150	147	187	8	146
Preservation	155	102	69	135	132
Total	1,231	305	249	256	278

#### Affordable Units at 50% or Below MMI :

Total Affordable New/Positive Conversion - 309 units (297 rental and 12 ownership)

Total Affordable Stabilization/Preservation – 257 units (257 rental and 0 ownership)

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

**Goal 3: CPED will aggressively pursue funding for operating subsidies and/or rental assistance on City/CPED 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 CPED 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:** 54% of the affordable units completed in 2005 were affordable at or below 30% MMI. CPED resources were used for capital costs only. CPED has worked cooperatively with MPHA on the delivery of Project-Based Section 8 subsidies (PBA) since 2001.

**Goal 4: Fifty percent (50%) of the City/CPED'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 54% of CPED'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 – 49%  
2+ Bedroom – 51%

For units at or below 50% MMI completed in 2005, 275 were 0-1 bedroom, and 291 were 2+ bedroom. CPED has specific guidelines as part of its Request for Proposals that directly targets points to achieve this goal.

**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.**

**Summary of Action:** Impacted – all units = 72%; new units only = 67%

Non-Impacted – all units = 28%; new units only = 33%

Of those new/positive conversion affordable units placed in service in 2005, 208 were located in impacted areas of the City while 101 were 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 may be much more difficult to meet in the future. In spite of the increased impacted area boundaries, 33% of all new/conversion affordable units completed in 2005 were located in non-impacted areas.

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

**Status: Goal Not Achieved.**

**Summary of Action:** New Construction / Positive Conversion – 208 units (51%)

Preservation / Stabilization – 200 units (49%)

CPED has specific guidelines as part of its Request for Proposals that directly targets points to achieve this goal. The completion of the Midtown Exchange and Heritage Park (Phase III) developments contributed significantly to the higher proportion of new units built to preserved units in impacted census tracts.

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

**Status: Goal Achieved.**

**Summary of Action:** New Construction / Positive Conversion – 101 units (64%)

Preservation / Stabilization – 57 units (36%)

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

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**Annual Report Exhibits:**

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

Exhibit B: Reports on 2005 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: 2005 Multifamily Units Closed/Under Construction (not completed)

Exhibit D: 2005 Multifamily Funding Approval Actions

Exhibit A

CPED DEMOLITION 2005

Vacant Housing Program

<u>ADDRESS</u>	<u>HOMESTEAD/ NON HOMESTEAD</u>	<u>VACATED</u>	<u>ACQUISITION DATE</u>	<u>DEMOLISHED</u>	<u>*249 LIST</u>
3246 Emerson Ave N	N	10/5/2004	10/5/2004	4/15/2005	CONB
3558 Penn Ave N	N	12/15/2004	12/15/2004	4/19/2005	N
3504 Longfellow Ave	N	3/23/2005	3/23/2005	6/14/2005	CONB
1818 West Broadway	N	12/30/2004	12/30/2004	6/23/2005	CONB
2400 Bloomington Ave S	N	9/3/2002	9/3/2002	10/7/2005	N
2401 Golden Valley Rd	N	3/23/2005	3/23/2005	11/7/2005	CONB
3201 Bryant Ave N	N	3/10/2004	3/10/2004	2/13/2005	CONB
3014 Emerson Ave N	N	8/2/2005	8/2/2005	11/18/2005	CONB
3351 Fremont Ave N	N	10/29/2003	10/29/2003	11/28/2005	N
2627 Fremont Ave N	N	2/4/2004	2/4/2004	11/28/2005	N
1415 18th Ave N E	N	9/16/2005	9/16/2005	2/13/2006	N

**\*N = No record of being on  
249 List**

**CONB = Condemned &  
Boarded**

**LINT = Letter of Intent to  
Condemn & Board**

Report Date: 3/6/2006

01/01/2005 to 12/31/2005

**Clare Apartments**  
 957 Central Ave NE

Project Completion:  
 9/29/2005  
 Project Close:  
 12/16/2004

- New Construction     New Production  
 Rehab                     Stabilization  
 Preservation

CPED Coordinator                    Cunningham

#	UNITS		<30%	<50%	<60%	<80%	MKT
0BR	16	0BR	14	1	0	0	1
1BR	16	1BR	14	1	0	0	1
2BR	0	2BR	0	0	0	0	0
3BR	0	3BR	0	0	0	0	0
4+BR	0	4+BR	0	0	0	0	0
<b>TOT</b>	<b>32</b>	<b>TOT</b>	<b>28</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>2</b>

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
CDBG	\$435,000.00
NRP	\$90,000.00
Non Profit Admin	\$30,000.00

OTHER PUBLIC FINANCING	
SOURCE	AMOUNT
HUD	\$850,000.00
Hennepin County	\$425,000.00
HUD	\$400,000.00
MHFA	\$220,000.00
MHFA	\$209,631.00
MHFA	

PRIVATE FINANCING	
SOURCE	AMOUNT
Syndication Proceeds	\$3,002,204.00
Office Construction Func	\$500,112.00
AHP	\$146,970.00
FHF	\$100,000.00
GP Cash	\$29,649.00
<b>TDC:</b>	<b>\$6,438,566.00</b>

**Heritage Park (Phase III)**  
 908 5th Ave N

Project Completion:  
 11/7/2005  
 Project Close:  
 6/29/2004

- New Construction     New Production  
 Rehab                     Stabilization  
 Preservation

CPED Coordinator                    Hornig

#	UNITS		<30%	<50%	<60%	<80%	MKT
0BR	0	0BR	0	0	0	0	0
1BR	15	1BR	0	3	3	0	9
2BR	40	2BR	6	4	4	0	26
3BR	30	3BR	22	2	1	0	5
4+BR	10	4+BR	10	0	0	0	0
<b>TOT</b>	<b>95</b>	<b>TOT</b>	<b>38</b>	<b>9</b>	<b>8</b>	<b>0</b>	<b>40</b>

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
AHTF (Levy)	\$450,000.00
CDBG	\$300,000.00
AHTF (Levy)	\$289,400.00
DBG Short-Term Loa	\$247,000.00
NRP	\$189,400.00
LIHTC - \$	31,831
LIHTC - \$	100,000
LIHTC - \$	263,463
LIHTC - \$	124,009
HTC - \$	359,528 (200:

OTHER PUBLIC FINANCING	
SOURCE	AMOUNT
MPHA	\$4,448,000.00
MPHA	\$2,880,000.00
MHFA	\$215,000.00
Met Council	\$200,000.00

PRIVATE FINANCING	
SOURCE	AMOUNT
Syndication Proceeds	\$6,933,300.00
1st Mortgage	\$3,689,000.00
Cash	\$114,000.00
FHF	\$100,000.00
<b>TDC:</b>	<b>\$20,055,100.00</b>

Report Date: 3/6/2006

01/01/2005 to 12/31/2005

**King Field PHA Duplex**  
 23 W 38th St

Project Completion:  
 6/24/2005  
 Project Close:  
 7/31/2004

- New Construction     New Production  
 Rehab                     Stabilization  
 Preservation

CPED Coordinator

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

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
NRP	\$10,000.00

OTHER PUBLIC FINANCING	
SOURCE	AMOUNT
MPHA	\$340,000.00
<b>TDC:</b>	<b>\$350,000.00</b>

**Lindquist Apartments**  
 1927-35 W. Broadway

Project Completion:  
 9/29/2005  
 Project Close:  
 11/15/2004

- New Construction     New Production  
 Rehab                     Stabilization  
 Preservation

CPED Coordinator

Hornig

#	UNITS		<30%	<50%	<60%	<80%	MKT
0BR	24	0BR	24	0	0	0	0
1BR	2	1BR	0	0	0	0	2
2BR	0	2BR	0	0	0	0	0
3BR	0	3BR	0	0	0	0	0
4+BR	0	4+BR	0	0	0	0	0
<b>TOT</b>	<b>26</b>	<b>TOT</b>	<b>24</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
AHTF (Levy)	\$525,000.00
Non Profit Admin	\$30,000.00

HTC - \$ 35,622 (200:  
 HTC - \$154,687 (200:  
 HTC - \$130,977 (200:

OTHER PUBLIC FINANCING	
SOURCE	AMOUNT
MHFA	\$442,531.00
HUD	\$400,000.00
Hennepin County	\$400,000.00

PRIVATE FINANCING	
SOURCE	AMOUNT
Syndication Proceeds	\$2,626,468.00
	\$1,127,742.00
FHF	\$200,000.00
FHLB	\$164,057.00
Equity - Land Donation	\$42,035.00
	\$4,500.00
<b>TDC:</b>	<b>\$5,962,333.00</b>

**Many Rivers West**  
 1400 E Franklin

Project Completion:  
 12/1/2005  
 Project Close:  
 12/28/2004

- New Construction     New Production  
 Rehab                     Stabilization  
 Preservation

CPED Coordinator

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#	UNITS		<30%	<50%	<60%	<80%	MKT
0BR	0	0BR	0	0	0	0	0
1BR	8	1BR	0	5	0	3	0
2BR	6	2BR	0	4	0	2	0
3BR	14	3BR	3	0	8	3	0
4+BR	0	4+BR	0	0	0	0	0
<b>TOT</b>	<b>28</b>	<b>TOT</b>	<b>3</b>	<b>9</b>	<b>8</b>	<b>8</b>	<b>0</b>

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
HRB	\$2,563,383.00
AHTF (HOME)	\$781,543.00
TIF Mortgage	\$337,000.00

Empowerment Zone    \$200,000.00  
 AHTF (HOME)        \$137,000.00  
 C - \$152,886 (HRB-2)

OTHER PUBLIC FINANCING	
SOURCE	AMOUNT
MHFA	\$450,000.00
Hennepin County	\$224,400.00
Met Council	\$200,000.00

PRIVATE FINANCING	
SOURCE	AMOUNT
Syndication Proceeds	\$1,313,419.00
Add'l Gap Financing	\$45,000.00
Developer Equity	\$30,794.00
<b>TDC:</b>	<b>\$6,282,539.00</b>

Report Date: 3/6/2006

01/01/2005 to 12/31/2005

**Marshall River Run (Rental)**

1424 Marshall St NE

- New Construction
- New Production
- Rehab
- Stabilization
- Preservation

Project Completion:  
12/29/2005  
Project Close:  
12/22/2004

#	UNITS		<30%	<50%	<60%	<80%	MKT
0BR	0	0BR	0	0	0	0	0
1BR	9	1BR	0	3	6	0	0
2BR	48	2BR	0	0	48	0	0
3BR	17	3BR	16	0	1	0	0
4+BR	0	4+BR	0	0	0	0	0
<b>TOT</b>	<b>74</b>	<b>TOT</b>	<b>16</b>	<b>3</b>	<b>55</b>	<b>0</b>	<b>0</b>

CPED Coordinator

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**Midtown Exchange (Sears) - Rental**

2929 Chicago Ave S

- New Construction
- New Production
- Rehab
- Stabilization
- Preservation

Project Completion:  
12/29/2005  
Project Close:  
12/30/2004

#	UNITS		<30%	<50%	<60%	<80%	MKT
0BR	6	0BR	0	4	0	0	2
1BR	146	1BR	0	38	90	0	18
2BR	57	2BR	0	19	24	0	14
3BR	10	3BR	0	1	2	0	7
4+BR	0	4+BR	0	0	0	0	0
<b>TOT</b>	<b>219</b>	<b>TOT</b>	<b>0</b>	<b>62</b>	<b>116</b>	<b>0</b>	<b>41</b>

CPED Coordinator

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**Oaks Hiawatha Station**

4540 Snelling Ave

- New Construction
- New Production
- Rehab
- Stabilization
- Preservation

Project Completion:  
8/23/2005  
Project Close:  
6/25/2004

#	UNITS		<30%	<50%	<60%	<80%	MKT
0BR	8	0BR	0	0	0	0	8
1BR	39	1BR	0	0	0	0	39
2BR	14	2BR	0	0	0	0	14
3BR	0	3BR	0	0	0	0	0
4+BR	0	4+BR	0	0	0	0	0
<b>TOT</b>	<b>61</b>	<b>TOT</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>61</b>

CPED Coordinator

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CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
HRB	\$6,170,000.00
HRB (TIF)	\$1,331,000.00
AHTF (HOME)	\$850,000.00
C - \$344,761 (HRB-2)	
OTHER PUBLIC FINANCING	
SOURCE	AMOUNT
Hennepin County	\$350,000.00
DEED (State)	\$343,535.00
Met Council	\$59,546.00
Hennepin County	\$54,966.00
PRIVATE FINANCING	
SOURCE	AMOUNT
Syndication Proceeds	\$2,750,000.00
Proceeds (Townhome C	\$250,000.00
FHF	\$200,000.00
add'l gap funding	\$100,000.00
<b>TDC:</b>	<b>\$12,459,047.00</b>

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
HRB	\$10,265,000.00
HRB (TIF Mortgage)	\$3,000,000.00
ligation Bonds (For S	\$2,400,000.00
AHTF (CDBG)	\$2,250,000.00
AHTF (HOME)	\$1,800,000.00
NRP	\$725,000.00
EZ	\$500,000.00
C - \$1,582,861 (HRB-;	
OTHER PUBLIC FINANCING	
SOURCE	AMOUNT
MHFA	\$1,600,000.00
MHFA	\$1,400,000.00
Hennepin County	\$500,000.00
Hennepin County	\$500,000.00
Met Council	\$275,000.00
PRIVATE FINANCING	
SOURCE	AMOUNT
lication Proceeds (LIH	\$14,125,622.00
lication Proceeds (Hist	\$8,256,821.00
FHF	\$600,000.00
FHF	\$400,000.00
<b>TDC:</b>	<b>\$48,597,443.00</b>

PRIVATE FINANCING	
SOURCE	AMOUNT
Construction Loan	\$4,500,000.00
Developer Equity	\$1,861,000.00
<b>TDC:</b>	<b>\$6,361,000.00</b>

Report Date: 3/6/2006

01/01/2005 to 12/31/2005

**Saint Barnabas**

906 7th St S

- New Construction
- New Production
- Rehab
- Stabilization
- Preservation

Project Completion:  
3/31/2005  
Project Close:  
4/8/2004

#	UNITS		<30%	<50%	<60%	<80%	MKT
0BR	52	0BR	39	13	0	0	0
1BR	0	1BR	0	0	0	0	0
2BR	0	2BR	0	0	0	0	0
3BR	0	3BR	0	0	0	0	0
4+BR	0	4+BR	0	0	0	0	0
<b>TOT</b>	<b>52</b>	<b>TOT</b>	<b>39</b>	<b>13</b>	<b>0</b>	<b>0</b>	<b>0</b>

CPED Coordinator

Dockry

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
CDBG	\$550,000.00
HOME	\$220,000.00
NRP	\$155,000.00
Non Profit Admin	\$30,000.00
HTC - \$430,000 (200-	
OTHER PUBLIC FINANCING	
SOURCE	AMOUNT
MHFA	\$636,450.00
Hennepin County	\$309,500.00
MHFA	\$193,550.00
Met Council	\$76,678.00
Hennepin County	\$72,000.00
PRIVATE FINANCING	
SOURCE	AMOUNT
Syndication Proceeds	\$3,354,000.00
GP Loan & Equity	\$1,494,322.00
AHP	\$240,000.00
FHF	\$100,000.00
<b>TDC:</b>	<b>\$7,431,500.00</b>

**Walker Southview**

6130 Lyndale Ave S

- New Construction
- New Production
- Rehab
- Stabilization
- Preservation

Project Completion:  
9/1/2005  
Project Close:  
4/1/2004

#	UNITS		<30%	<50%	<60%	<80%	MKT
0BR	0	0BR	0	0	0	0	0
1BR	49	1BR	0	49	0	0	0
2BR	0	2BR	0	0	0	0	0
3BR	0	3BR	0	0	0	0	0
4+BR	0	4+BR	0	0	0	0	0
<b>TOT</b>	<b>49</b>	<b>TOT</b>	<b>0</b>	<b>49</b>	<b>0</b>	<b>0</b>	<b>0</b>

CPED Coordinator

Dockry

OTHER PUBLIC FINANCING	
SOURCE	AMOUNT
HUD	\$5,093,500.00
<b>TDC:</b>	<b>\$5,093,500.00</b>

**COMPLETED CONSTRUCTION  
RENTAL (NEW CONSTRUCTION/POSITIVE  
CONVERSION)  
PRODUCTION SUMMARY  
01/01/2005 THRU 12/31/2005**

#	UNITS		<30%	<50%	<60%	<80%	MKT
0BR	106	0BR	77	18	0	0	11
1BR	284	1BR	14	99	99	3	69
2BR	166	2BR	7	27	76	2	54
3BR	72	3BR	42	3	12	3	12
4+BR	10	4+BR	10	0	0	0	0
<b>TOT</b>	<b>638</b>	<b>TOT</b>	<b>150</b>	<b>147</b>	<b>187</b>	<b>8</b>	<b>146</b>

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
HRB	\$23,329,383.00
HOME	\$3,788,543.00
CDBG	\$3,535,000.00
LEVY	\$1,264,400.00
NPA.	\$90,000.00
NRP	\$1,169,400.00
EZ	\$700,000.00
OTHER	\$2,984,000.00
CPED TOTAL:	\$36,860,726.00

OTHER PUBLIC FINANCING	
SOURCE	AMOUNT
MPHA	\$7,668,000.00
MHFA	\$5,367,162.00
HENN. CTY	\$2,835,866.00
HUD	\$6,743,500.00
OTHER	\$1,154,759.00
PUBLIC TOTAL:	\$23,769,287.00

Report Date: 3/6/2006

01/01/2005 to 12/31/2005

**PRIVATE FINANCING**

<b>SOURCE</b>	<b>AMOUNT</b>
FHF	\$1,600,000.00
FHLB	\$404,057.00
SYNDICATION	\$42,361,834.00
OTHER	\$14,035,124.00
PRIVATE TOTAL:	\$58,401,015.00

<b>TDC: \$119,031,028.00</b>
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Report Date: 3/6/2006

01/01/2005 to 12/31/2005

**Harbor Light**

1XXX Currie Ave

- New Construction
- Rehab
- New Production
- Stabilization
- Preservation

CPED Coordinator: Wiemann

Project Completion:  
12/29/2005  
Project Close:  
12/12/2003

#	UNITS		<30%	<50%	<60%	<80%	MKT
0BR	250	0BR	250	0	0	0	0
1BR	0	1BR	0	0	0	0	0
2BR	0	2BR	0	0	0	0	0
3BR	0	3BR	0	0	0	0	0
4+BR	0	4+BR	0	0	0	0	0
<b>TOT</b>	<b>250</b>	<b>TOT</b>	<b>250</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
ESG	\$199,077.00

**Kateri Residence**

2XXX 4th Ave S

- New Construction
- Rehab
- New Production
- Stabilization
- Preservation

CPED Coordinator: LePage

Project Completion:  
10/25/2005  
Project Close:  
6/6/2005

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

PRIVATE FINANCING	
SOURCE	AMOUNT
Fundraising	\$125,443.00
<b>TDC:</b>	<b>\$324,520.00</b>

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
ESG	\$197,958.00

**Little Earth (Phase III)**

2501 Cedar Ave So

- New Construction
- Rehab
- New Production
- Stabilization
- Preservation

CPED Coordinator: Dockry

Project Completion:  
8/15/2005  
Project Close:  
9/24/2003

#	UNITS		<30%	<50%	<60%	<80%	MKT
0BR	4	0BR	4	0	0	0	0
1BR	4	1BR	4	0	0	0	0
2BR	14	2BR	14	0	0	0	0
3BR	30	3BR	30	0	0	0	0
4+BR	4	4+BR	4	0	0	0	0
<b>TOT</b>	<b>56</b>	<b>TOT</b>	<b>56</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

OTHER PUBLIC FINANCING	
SOURCE	AMOUNT
Hennepin County	\$8,000.00

PRIVATE FINANCING	
SOURCE	AMOUNT
Charitable Donation	\$10,000.00
<b>TDC:</b>	<b>\$215,958.00</b>

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

OTHER PUBLIC FINANCING	
SOURCE	AMOUNT
MHFA	\$2,300,000.00
Hennepin County	\$400,000.00
MHFA	\$300,000.00

PRIVATE FINANCING	
SOURCE	AMOUNT
Equity	\$287,843.00
FHF	\$200,000.00
<b>TDC:</b>	<b>\$4,517,843.00</b>

**LSS Opportuny Hsg (Phillips Pk - Ph)**

2421-23 Portland Ave S

- New Construction
- Rehab
- New Production
- Stabilization
- Preservation

CPED Coordinator: Wiemann

Project Completion:  
3/1/2005  
Project Close:  
5/19/2004

#	UNITS		<30%	<50%	<60%	<80%	MKT
0BR	0	0BR	0	0	0	0	0
1BR	0	1BR	0	0	0	0	0
2BR	10	2BR	10	0	0	0	0
3BR	2	3BR	2	0	0	0	0
4+BR	0	4+BR	0	0	0	0	0
<b>TOT</b>	<b>12</b>	<b>TOT</b>	<b>12</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
HOME	\$254,500.00
Empowerment Zone	\$107,150.00
NRP	\$100,000.00
Non Profit Admin	\$10,000.00

OTHER PUBLIC FINANCING	
SOURCE	AMOUNT
MHFA	\$600,000.00
Hennepin County	\$260,000.00
Hennepin County	\$30,000.00

PRIVATE FINANCING	
SOURCE	AMOUNT
FHF	\$126,000.00
Charitable Contributor	\$4,000.00
<b>TDC:</b>	<b>\$1,491,650.00</b>

Report Date: 3/6/2006

01/01/2005 to 12/31/2005

**Mens Secure Waiting Space**

1XXX Currie Ave N

- New Construction     New Production  
 Rehab                     Stabilization  
 Preservation

CPED Coordinator: Hornig

Project Completion:  
7/1/2005

Project Close:  
3/4/2005

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	251	0BR	251			
1BR		1BR				
2BR		2BR				
3BR		3BR				
4+BR		4+BR				
<b>TOT</b>	<b>251</b>	<b>TOT</b>	<b>251</b>	<b>0</b>	<b>0</b>	<b>0</b>

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
ESG (2003)	\$175,000.00
ESG (2003)	\$60,207.95
ESG (2002)	\$2,139.00

**Morrison Village Apts**

2630 & 2636 1st Ave S

- New Construction     New Production  
 Rehab                     Stabilization  
 Preservation

CPED Coordinator: LePage

Project Completion:  
9/29/2005

Project Close:  
8/10/2004

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	7	0BR	4	3	0	0
1BR	5	1BR	0	3	0	2
2BR	25	2BR	7	14	2	2
3BR	20	3BR	10	7	1	2
4+BR	0	4+BR	0	0	0	0
<b>TOT</b>	<b>57</b>	<b>TOT</b>	<b>21</b>	<b>27</b>	<b>3</b>	<b>4</b>

PRIVATE FINANCING	
SOURCE	AMOUNT
Equity	\$56,175.00 \$690.05
<b>TDC:</b>	<b>\$294,212.00</b>

**New Village Coop**

2730 Portland Ave

- New Construction     New Production  
 Rehab                     Stabilization  
 Preservation

CPED Coordinator: Wiemann

Project Completion:  
12/29/2005

Project Close:  
2/1/2005

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	0	0BR	0	0	0	0
1BR	2	1BR	0	0	2	0
2BR	7	2BR	0	2	5	0
3BR	11	3BR	0	3	8	0
4+BR	1	4+BR	0	1	0	0
<b>TOT</b>	<b>21</b>	<b>TOT</b>	<b>0</b>	<b>6</b>	<b>15</b>	<b>0</b>

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
CDBG	\$1,400,000.00
CDBG	\$375,000.00
AHTF (CDBG)	\$180,543.00
HOME	\$180,515.00

OTHER PUBLIC FINANCING	
SOURCE	AMOUNT
City of Minneapolis / HL	\$850,000.00
MHFA	\$543,252.00
MHFA	\$186,100.00
MHFA	

PRIVATE FINANCING	
SOURCE	AMOUNT
Syndication Proceeds	\$2,311,238.00
<b>TDC:</b>	<b>\$6,026,648.00</b>

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
AHTF (CDBG)	\$500,000.00
NRP	\$100,000.00

OTHER PUBLIC FINANCING	
SOURCE	AMOUNT
MHFA	\$200,000.00

PRIVATE FINANCING	
SOURCE	AMOUNT
FHF	\$207,000.00
<b>TDC:</b>	<b>\$1,007,000.00</b>

Report Date: 3/6/2006

01/01/2005 to 12/31/2005

**Oakland Square Coop**  
610-12 E 27th St

Project Completion:  
9/29/2005  
Project Close:  
8/11/2004

- New Construction  New Production  
 Rehab  Stabilization  
 Preservation

CPED Coordinator: Crowther

#	UNITS		<30%	<50%	<60%	<80%	MKT
0BR	0	0BR	0	0	0	0	0
1BR	1	1BR	1	0	0	0	0
2BR	19	2BR	19	0	0	0	0
3BR	10	3BR	10	0	0	0	0
4+BR	1	4+BR	1	0	0	0	0
<b>TOT</b>	<b>31</b>	<b>TOT</b>	<b>31</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
Assumed Debt	\$150,000.00

OTHER PUBLIC FINANCING	
SOURCE	AMOUNT
MHFA	\$950,000.00
MHFA	\$305,797.00
MHFA	\$254,298.00
MHFA / FHF	\$150,000.00
MHFA	
MHFA	

PRIVATE FINANCING	
SOURCE	AMOUNT
Syndication Proceeds	\$2,172,158.00
Accrued Interest	\$287,935.00
Contribution	\$160,000.00
Assumed Debt	\$131,468.00
Deferred Developer Fe	\$80,343.00
<b>TDC:</b>	<b>\$4,641,999.00</b>

**PLUS Program**  
2XXX Fremont Ave

Project Completion:  
6/15/2005  
Project Close:  
4/8/2005

- New Construction  New Production  
 Rehab  Stabilization  
 Preservation

CPED Coordinator: Dockry

#	UNITS		<30%	<50%	<60%	<80%	MKT
0BR	7	0BR	7	0	0	0	0
1BR	0	1BR	0	0	0	0	0
2BR	0	2BR	0	0	0	0	0
3BR	0	3BR	0	0	0	0	0
4+BR	0	4+BR	0	0	0	0	0
<b>TOT</b>	<b>7</b>	<b>TOT</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
ESG	\$87,000.00
ESG	\$50,300.00

PRIVATE FINANCING	
SOURCE	AMOUNT
	\$28,000.00
<b>TDC:</b>	<b>\$165,300.00</b>

**Restart, Inc.**  
4525 Aldrich S

Project Completion:  
12/22/2005  
Project Close:  
3/31/2004

- New Construction  New Production  
 Rehab  Stabilization  
 Preservation

CPED Coordinator: Crowther

#	UNITS		<30%	<50%	<60%	<80%	MKT
0BR	24	0BR	24	0	0	0	0
1BR	0	1BR	0	0	0	0	0
2BR	0	2BR	0	0	0	0	0
3BR	0	3BR	0	0	0	0	0
4+BR	0	4+BR	0	0	0	0	0
<b>TOT</b>	<b>24</b>	<b>TOT</b>	<b>24</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
Levy Funds	\$99,510.00
Non Profit Admin	\$16,000.00

PRIVATE FINANCING	
SOURCE	AMOUNT
Foundation Grant	\$30,000.00
<b>TDC:</b>	<b>\$145,510.00</b>

**Riverton Community Housing Project**  
425 13th Ave SE (Chateau)

Project Completion:  
12/15/2005  
Project Close:  
10/10/2003

- New Construction  New Production  
 Rehab  Stabilization  
 Preservation

CPED Coordinator: Wiemann

#	UNITS		<30%	<50%	<60%	<80%	MKT
0BR	16	0BR	0	0	6	1	9
1BR	113	1BR	0	12	14	47	40
2BR	160	2BR	0	17	19	67	57
3BR	44	3BR	0	4	7	16	17
4+BR	12	4+BR	0	0	5	0	7
<b>TOT</b>	<b>345</b>	<b>TOT</b>	<b>0</b>	<b>33</b>	<b>51</b>	<b>131</b>	<b>130</b>

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
HRB	\$7,700,000.00

PRIVATE FINANCING	
SOURCE	AMOUNT
Cash Flow	\$179,962.00
<b>TDC:</b>	<b>\$7,879,962.00</b>

Report Date: 3/6/2006

01/01/2005 to 12/31/2005

**Zinsmaster Apartments**

2900 Park Ave S

- New Construction
- New Production
- Rehab
- Stabilization
- Preservation

CPED Coordinator: Wiemann

Project Completion:  
4/1/2005  
  
Project Close:  
8/10/2004

#	UNITS		<30%	<50%	<60%	<80%	MKT
0BR	0	0BR	0	0	0	0	0
1BR	5	1BR	0	5	0	0	0
2BR	18	2BR	0	18	0	0	0
3BR	13	3BR	0	13	0	0	0
4+BR	0	4+BR	0	0	0	0	0
<b>TOT</b>	<b>36</b>	<b>TOT</b>	<b>0</b>	<b>36</b>	<b>0</b>	<b>0</b>	<b>0</b>

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
HOME	\$363,591.00

OTHER PUBLIC FINANCING	
SOURCE	AMOUNT
MHFA	\$375,000.00
Hennepin County	\$27,150.00
<b>TDC:</b>	<b>\$765,741.00</b>

**COMPLETED CONSTRUCTION  
RENTAL (REHAB/STABILIZATION)  
PRODUCTION SUMMARY  
01/01/2005 THRU 12/31/2005**

#	UNITS		<30%	<50%	<60%	<80%	MKT
0BR	559	0BR	540	3	6	1	9
1BR	130	1BR	5	20	16	47	42
2BR	253	2BR	50	51	26	69	57
3BR	132	3BR	54	27	16	18	17
4+BR	20	4+BR	7	1	5	0	7
<b>TOT</b>	<b>1094</b>	<b>TOT</b>	<b>656</b>	<b>102</b>	<b>69</b>	<b>135</b>	<b>132</b>

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
HRB	\$7,700,000.00
HOME	\$1,298,606.00
CDBG	\$2,455,543.00
LEVY	\$99,510.00
NPA	\$56,000.00
NRP	\$200,000.00
EZ	\$607,150.00
ESG	\$771,681.95
OTHER	\$150,000.00
CPED TOTAL:	\$13,338,490.95

OTHER PUBLIC FINANCING	
SOURCE	AMOUNT
MHFA	\$6,164,447.00
HENNEPIN CTY	\$725,150.00
HUD	\$850,000.00
PUBLIC TOTAL:	\$7,739,597.00

PRIVATE FINANCING	
SOURCE	AMOUNT
FHF	\$407,000.00
SYNDICATION	\$4,483,396.00
OTHER	\$1,507,859.05
PRIVATE TOTAL:	\$6,398,255.05

<b>TDC: \$27,476,343.00</b>
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Report Date: 3/6/2006

01/01/2005 to 12/31/2005

**Grant Park**

1024 Portland Ave S

- New Construction     New Production  
 Rehab                     Stabilization  
 Preservation

CPED Coordinator: Crowther

Project Completion:

9/29/2005

Project Close:

8/28/2002

#	UNITS		<30%	<50%	<60%	<80%	MKT
0BR		0BR	0	0	0	0	0
1BR	120	1BR	0	0	0	0	120
2BR	195	2BR	0	0	0	0	195
3BR	12	3BR	0	0	0	0	12
4+BR		4+BR	0	0	0	0	0
<b>TOT</b>	<b>327</b>	<b>TOT</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>327</b>

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
TIF	\$7,300,000.00
NRP	\$300,000.00

**Hiawatha Court**

3324 Hiawatha Ave S

- New Construction     New Production  
 Rehab                     Stabilization  
 Preservation

CPED Coordinator: Palenius

Project Completion:

3/10/2005

Project Close:

11/25/2003

#	UNITS		<30%	<50%	<60%	<80%	MKT
0BR	0	0BR	0	0	0	0	0
1BR	9	1BR	0	0	0	0	9
2BR	36	2BR	0	0	0	0	36
3BR	0	3BR	0	0	0	0	0
4+BR	0	4+BR	0	0	0	0	0
<b>TOT</b>	<b>45</b>	<b>TOT</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>45</b>

PRIVATE FINANCING	
SOURCE	AMOUNT
Sales Proceeds	\$99,730,915.00
<b>TDC:</b>	<b>\$107,330,915.00</b>

**Urban Village (Phase I - Midtown Loft)**

2825 Colfax Ave

- New Construction     New Production  
 Rehab                     Stabilization  
 Preservation

CPED Coordinator: Crowther

Project Completion:

6/1/2005

Project Close:

1/30/2004

#	UNITS		<30%	<50%	<60%	<80%	MKT
0BR	0	0BR	0	0	0	0	0
1BR	44	1BR	0	0	4	8	32
2BR	28	2BR	0	0	0	0	28
3BR	0	3BR	0	0	0	0	0
4+BR	0	4+BR	0	0	0	0	0
<b>TOT</b>	<b>72</b>	<b>TOT</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>8</b>	<b>60</b>

PRIVATE FINANCING	
SOURCE	AMOUNT
Construction Loan	\$4,500,000.00
Equity	\$2,064,343.00
<b>TDC:</b>	<b>\$6,564,343.00</b>

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
HRB (TIF)	\$3,125,462.00
CLIC	\$600,000.00
EZ	\$250,000.00
Interest on Note	\$120,000.00

OTHER PUBLIC FINANCING	
SOURCE	AMOUNT
Hennepin County	\$1,000,000.00
Met Council	\$640,000.00
Met Council	\$400,000.00
Met Council	\$250,000.00
Met Council	\$231,276.00

PRIVATE FINANCING	
SOURCE	AMOUNT
Sales Proceeds	\$1,697,793.00
<b>TDC:</b>	<b>\$8,314,531.00</b>

**Village at St. Anthony Falls (Block 3)**

Main St NE & First Ave NE

- New Construction     New Production  
 Rehab                     Stabilization  
 Preservation

CPED Coordinator: Miller-Bassi

Project Completion:

9/30/2005

Project Close:

6/1/2001

#	UNITS		<30%	<50%	<60%	<80%	MKT
0BR		0BR					10
1BR	10	1BR					10
2BR	89	2BR					89
3BR		3BR					
4+BR		4+BR					
<b>TOT</b>	<b>99</b>	<b>TOT</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>99</b>

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
TIF	

PRIVATE FINANCING	
SOURCE	AMOUNT
Conventional Mortgage	\$22,000,000.00
Conventional Mortgage	\$8,110,000.00
<b>TDC:</b>	<b>\$30,110,000.00</b>

Report Date: 3/6/2006

01/01/2005 to 12/31/2005

**Village In Phillips (Phase I)**

1529 24th St E

- New Construction
- New Production
- Rehab
- Stabilization
- Preservation

Project Completion:

9/26/2005

Project Close:

5/3/2004

#	UNITS		<30%	<50%	<60%	<80%	MKT
0BR	0	0BR	0	0	0	0	0
1BR	0	1BR	0	0	0	0	0
2BR	5	2BR	0	1	0	3	1
3BR	23	3BR	0	7	0	7	9
4+BR	0	4+BR	0	0	0	0	0
<b>TOT</b>	<b>28</b>	<b>TOT</b>	<b>0</b>	<b>8</b>	<b>0</b>	<b>10</b>	<b>10</b>

CPED Coordinator: Cunningham

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
NRP-AHIF	\$360,000.00
TIF	\$306,833.00
NRP (EPIC)	\$241,000.00
Empowerment Zone	\$200,000.00
petual Affordability Ft	\$50,000.00
Land Acquisition	\$31,870.00
Non Profit Admin	\$30,000.00
OTHER PUBLIC FINANCING	
SOURCE	AMOUNT
Met Council	\$437,600.00
MHFA	\$400,000.00
Hennepin County	\$180,000.00
Hennepin County	\$25,084.00
PRIVATE FINANCING	
SOURCE	AMOUNT
Sales Proceeds	\$3,686,831.00
FHF	\$240,000.00
Charitable Contribution:	\$75,000.00
Charitable Contribution:	\$50,000.00
AHIF	\$37,500.00
<b>TDC:</b>	<b>\$6,351,718.00</b>

**COMPLETED CONSTRUCTION  
OWNERSHIP  
PRODUCTION SUMMARY  
01/01/2005 THRU 12/31/2005**

#	UNITS		<30%	<50%	<60%	<80%	MKT
0BR	0	0BR	0	0	0	0	0
1BR	183	1BR	0	0	4	8	171
2BR	353	2BR	0	1	0	3	349
3BR	35	3BR	0	7	0	7	21
4+BR	0	4+BR	0	0	0	0	0
<b>TOT</b>	<b>571</b>	<b>TOT</b>	<b>0</b>	<b>8</b>	<b>4</b>	<b>18</b>	<b>541</b>

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
HRB	\$3,125,462.00
NPA	\$30,000.00
NRP	\$901,000.00
EZ	\$450,000.00
OTHER	\$8,408,703.00
CPED TOTAL:	\$12,915,165.00
OTHER PUBLIC FINANCING	
SOURCE	AMOUNT
MHFA	\$400,000.00
HENNEPIN CTY	\$1,205,084.00
OTHER	\$1,958,876.00
PUBLIC TOTAL:	\$3,563,960.00
PRIVATE FINANCING	
SOURCE	AMOUNT
FHF	\$240,000.00
OTHER	\$141,952,382.00
PRIVATE TOTAL:	\$142,192,382.00
<b>TDC:</b>	<b>\$158,671,507.00</b>

## SINGLE FAMILY OWNERSHIP PRODUCTION

<u>PROJECT</u>	<u>ADDRESS</u>	<u>AFFOR D- ABILIT Y</u>	<u># BR</u>	<u>NEW/ REHAB</u>	<u>COMPLETIO N DATE</u>	<u>FUNDS USED</u>	<u>SUBSIDY</u>
<u>Private Developers</u>	1719 Glenwood Ave N	80%	NA	New	10/18/2005	N/A	\$0
	201 31st St W	2 @ 80%	NA	New	12/16/2005	N/A	\$0
	2646 14th Ave S	80%	NA	New	8/9/2005	N/A	\$0
<u>GMHC</u>	3010 Queen Ave N	80%	3	New	5/26/2005	SPH	\$10,361
	3106 Thomas Ave N	80%	3	New	3/8/2005	SPH	\$10,915
	1341 Sheridan Ave N	80%	3	New	10/26/2005	SPH	\$14,355
	1927 Penn Ave N	80%	3	New	10/14/2005	SPH	\$14,054
	2003 Penn Ave N	80%	3	New	7/29/2005	SPH	\$8,749
	2310 Queen Ave N	60%	3	New	8/26/2005	SPH	\$13,215
	2824 Dupont Ave N	60%	3	New	4/28/2005	SPH	\$4,768
	414 23rd Ave N	60%	3	New	1/13/2005	SPH	\$3,782
	2830 12th Ave S	80%	3	New	10/14/2005	SPH	
5223 Girard Ave N	60%	3	New	1/31/2005	CDBG	\$0	
<u>Non-Profit</u>	2931 18th Ave S	80%	4	New	12/2/2005	CDBG	\$0
	3209 18th Ave S	80%	4	New	2/10/2005	CDBG	\$10,000
	4515 5th Ave S	2 @ 80%	1, 3	New	3/31/2005	CDBG	\$0
<u>HABITAT FOR HUMANITY</u>	271 Girard Ave N	50%	3	New	4/21/2005	CDBG	\$3,900
	529 Knox Ave N	50%	3	New	2/15/2005	CDBG	\$8,840
	1619 Tyler St N E	50%	3	New	2/16/2005	CDBG	\$10,331

3434 Bryant Ave N	50%	3	New	10/28/2005	CDBG	\$6,015
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**HOMEOWNERSHIP WORKS PROGRAM**

3346 Fremont Ave N	60%	3	Rehab	10/7/2005	HOME	\$62,464
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4651 Bryant Ave N	60%	3	Rehab	5/27/2005	HOME	\$75,425
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3609 4th Ave S	80%	3	Rehab	4/4/2005	HOME	\$66,447
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**TOTAL** 25 units

**RESIDENTIAL FINANCE PROGRAMS**

<u>Program &amp; Funding Source</u>	<u>Below 30%</u>		<u>30% to 50%</u>		<u>50% to 80%</u>		<u>Above 80%</u>	
	<u>\$\$\$</u>	<u>##</u>	<u>\$\$\$</u>	<u>##</u>	<u>\$\$\$</u>	<u>##</u>	<u>\$\$\$</u>	<u>##</u>
Rehab Support Program	\$ -	0	\$ -	0	\$ -	0	\$ -	0
Foreclosure Prevention Program	\$ 21,058.96	4	\$ 82,842.80	16	\$ 49,903.14	10	\$ 16,295.45	3
Loan and Grant Programs								
Rental Programs	\$ -	0	\$ -	0	\$ -	0	\$ -	0
MHFA Programs	\$ -	0	\$ -	0	\$ -	0	\$ -	0
CDBG Programs	\$ 334,107.00	26	\$ 274,356.00	22	\$ 49,620.00	4	\$ -	0
Mortgage Programs								
Mortgage Revenue Bond	\$ 657,404.00	4	\$ 1,177,978.00	9	\$ 11,297,285.00	70	\$ 36,529,111.00	190
Assistance Loans	\$ 16,573.59	3	\$ 14,308.71	4	\$ 185,267.49	155	\$ 905,364.54	0
<b>TOTAL OF ALL RESIDENTIAL FINANCE RESOURCES</b>	<b>\$ 1,029,143.55</b>	<b>37</b>	<b>\$ 1,549,485.51</b>	<b>51</b>	<b>\$ 11,582,075.63</b>	<b>239</b>	<b>\$ 37,450,770.99</b>	<b>193</b>

\* Name change

**2100 Bloomington Court**

2100 Bloomington

- New Construction     New Production  
 Rehab                     Stabilization  
 Preservation

Project Completion:

Project Close:  
12/29/2005

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	0	0BR	0	0	0	0
1BR	61	1BR	61	0	0	0
2BR	29	2BR	29	0	0	0
3BR	0	3BR	0	0	0	0
4+BR	0	4+BR	0	0	0	0
<b>TOT</b>	<b>90</b>	<b>TOT</b>	<b>90</b>	<b>0</b>	<b>0</b>	<b>0</b>

**CPED ADMINISTERED FUNDS**

Entitlement Bonds
Entitlement Bonds - IRP
AHTF (CDBG)

**33rd & Nicollet RFP**

3310-14 Nicollet Ave S

- New Construction     New Production  
 Rehab                     Stabilization  
 Preservation

Project Completion:

Project Close:  
6/9/2005

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	0	0BR	0	0	0	0
1BR	5	1BR	0	1	0	4
2BR	30	2BR	0	6	0	24
3BR	0	3BR	0	0	0	0
4+BR	0	4+BR	0	0	0	0
<b>TOT</b>	<b>35</b>	<b>TOT</b>	<b>0</b>	<b>7</b>	<b>0</b>	<b>28</b>

**CPED ADMINISTERED FUNDS**

AHTF (Workforce Housing)
NRP

**45th & Chicago**

4500-4516 Chicago Ave S

- New Construction     New Production  
 Rehab                     Stabilization  
 Preservation

Project Completion:

Project Close:  
7/14/2005

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	0	0BR	0	0	0	0
1BR	0	1BR	0	0	0	0
2BR	32	2BR	0	6	0	8
3BR	0	3BR	0	0	0	0
4+BR	0	4+BR	0	0	0	0
<b>TOT</b>	<b>32</b>	<b>TOT</b>	<b>0</b>	<b>6</b>	<b>0</b>	<b>8</b>

**CPED ADMINISTERED FUNDS**

TBRA
ERF

**Albright Townhomes**

3015 Pillsbury Avenue

- New Construction     New Production  
 Rehab                     Stabilization  
 Preservation

Project Completion:

Project Close:  
8/15/2005

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	0	0BR				
1BR	10	1BR	10			
2BR	79	2BR	79			
3BR		3BR				
4+BR		4+BR				
<b>TOT</b>	<b>89</b>	<b>TOT</b>	<b>89</b>	<b>0</b>	<b>0</b>	<b>0</b>

**CPED ADMINISTERED FUNDS**

Tax Exempt Loan
Taxable Loan

**Anpa Waste Apartments**

3146 Cedar Ave S

- New Construction     New Production  
 Rehab                     Stabilization  
 Preservation

Project Completion:

Project Close:  
11/28/2005

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	0	0BR	0	0	0	0
1BR	11	1BR	10	0	0	1
2BR	0	2BR	0	0	0	0
3BR	0	3BR	0	0	0	0
4+BR	0	4+BR	0	0	0	0
<b>TOT</b>	<b>11</b>	<b>TOT</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>1</b>

**CPED ADMINISTERED FUNDS**

AHTF (CDBG-Seed Money)
Non Profit Admin

**Cecil Newman Apts**

701-729 Emerson N

- New Construction     New Production  
 Rehab                     Stabilization  
 Preservation

Project Completion:

Project Close:  
4/11/2005

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	0	0BR	0	0	0	0
1BR	8	1BR	8	0	0	0
2BR	28	2BR	28	0	0	0
3BR	28	3BR	28	0	0	0
4+BR	0	4+BR	0	0	0	0
<b>TOT</b>	<b>64</b>	<b>TOT</b>	<b>64</b>	<b>0</b>	<b>0</b>	<b>0</b>

**CPED ADMINISTERED FUNDS**

HRB
Existing Financing
AHTF (HOME)
NRP
AHTF (HOME)
LIHTC - \$429,994 (HRB-2004)

**Cedar Avenue Condos**

2750 Cedar Ave S

- New Construction     New Production  
 Rehab                     Stabilization  
 Preservation

Project Completion:

Project Close:  
8/1/2005

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	0	0BR	0	0	0	0
1BR	3	1BR	0	2	0	1
2BR	12	2BR	0	2	0	9
3BR	0	3BR	0	0	0	0
4+BR	0	4+BR	0	0	0	0
<b>TOT</b>	<b>15</b>	<b>TOT</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>10</b>

**CPED ADMINISTERED FUNDS**

**City Flats**

2633 1st Ave S

- New Construction     New Production  
 Rehab                     Stabilization  
 Preservation

Project Completion:

Project Close:  
12/12/2005

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	0	0BR	0	0	0	0
1BR	0	1BR	0	0	0	0
2BR	0	2BR	0	0	0	0
3BR	27	3BR	9	0	18	0
4+BR	0	4+BR	0	0	0	0
<b>TOT</b>	<b>27</b>	<b>TOT</b>	<b>9</b>	<b>0</b>	<b>18</b>	<b>0</b>

**CPED ADMINISTERED FUNDS**

CDBG
IP (Assumed from Calypso Flats)
BG (Assumed from Calypso Flats)
URAP (Assumed from B Flats)
CDBG (Assumed from B Flats)
IHTC - \$49,176 (2005-MHFA-2)
LIHTC - \$211,000 (2004)

**Double Flats**

211 W 28th St

- New Construction     New Production  
 Rehab                     Stabilization  
 Preservation

Project Completion:

Project Close:  
7/29/2005

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	1	0BR	0	1	0	0
1BR	0	1BR	0	0	0	0
2BR	1	2BR	0	1	0	0
3BR	9	3BR	0	9	0	0
4+BR	0	4+BR	0	0	0	0
<b>TOT</b>	<b>11</b>	<b>TOT</b>	<b>0</b>	<b>11</b>	<b>0</b>	<b>0</b>

**CPED ADMINISTERED FUNDS**

AHTF (CDBG)
Non Profit Admin

**Dundry House**

1829 5th Ave S

- New Construction     New Production  
 Rehab                     Stabilization  
 Preservation

Project Completion:

Project Close:  
11/10/2005

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	25	0BR	0	25	0	0
1BR	0	1BR	0	0	0	0
2BR	0	2BR	0	0	0	0
3BR	4	3BR	0	4	0	0
4+BR	0	4+BR	0	0	0	0
<b>TOT</b>	<b>29</b>	<b>TOT</b>	<b>0</b>	<b>29</b>	<b>0</b>	<b>0</b>

**CPED ADMINISTERED FUNDS**

Tax Exempt Loan

**East River - Unocal Housing**

825 Thornton St SE

- New Construction     New Production  
 Rehab                     Stabilization  
 Preservation

Project Completion:

Project Close:  
9/18/2002

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR		0BR				
1BR		1BR				
2BR	29	2BR		6		23
3BR	24	3BR				24
4+BR		4+BR				
<b>TOT</b>	<b>53</b>	<b>TOT</b>	<b>0</b>	<b>6</b>	<b>0</b>	<b>47</b>

**CPED ADMINISTERED FUNDS**

TIF  
 DTED Env.  
 Hennepin County Env.  
 Met Council Env.

**Elliot Park Commons**

610 E 15th St

- New Construction     New Production  
 Rehab                     Stabilization  
 Preservation

Project Completion:

Project Close:  
3/31/2005

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	0	0BR	0	0	0	0
1BR	24	1BR	24	0	0	0
2BR	1	2BR	1	0	0	0
3BR	0	3BR	0	0	0	0
4+BR	0	4+BR	0	0	0	0
<b>TOT</b>	<b>25</b>	<b>TOT</b>	<b>25</b>	<b>0</b>	<b>0</b>	<b>0</b>

**CPED ADMINISTERED FUNDS**

AHTF (CDBG)  
 NRP (DMNA)  
 Non Profit Admin

**Franklin Gateway (Phase IIA) Jourdain**

2000-12 Portland Ave

- New Construction     New Production  
 Rehab                     Stabilization  
 Preservation

Project Completion:

Project Close:  
12/6/2005

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	12	0BR	0	6	0	6
1BR	2	1BR	0	0	0	2
2BR	18	2BR	0	3	6	9
3BR	9	3BR	0	0	9	0
4+BR	0	4+BR	0	0	0	0
<b>TOT</b>	<b>41</b>	<b>TOT</b>	<b>0</b>	<b>9</b>	<b>15</b>	<b>17</b>

**CPED ADMINISTERED FUNDS**

LCDA  
 AHTF (HOME)  
 AHTF (Levy)  
 Non Profit Admin

**Greenway Terrace On Cedar**

2850 Cedar Ave

- New Construction     New Production  
 Rehab                     Stabilization  
 Preservation

Project Completion:

Project Close:  
11/2/2005

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	3	0BR	0	0	0	3
1BR	16	1BR	0	0	0	16
2BR	7	2BR	0	0	0	7
3BR	0	3BR	0	0	0	0
4+BR	0	4+BR	0	0	0	0
<b>TOT</b>	<b>26</b>	<b>TOT</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>26</b>

**CPED ADMINISTERED FUNDS**

TBRA  
 ERF

**Hawthorne Apts**

1501 Hawthorne Ave

- New Construction     New Production  
 Rehab                     Stabilization  
 Preservation

Project Completion:

Project Close:  
8/29/2005

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	34	0BR	17	17	0	0
1BR	1	1BR	0	1	0	0
2BR	0	2BR	0	0	0	0
3BR	0	3BR	0	0	0	0
4+BR	0	4+BR	0	0	0	0
<b>TOT</b>	<b>35</b>	<b>TOT</b>	<b>17</b>	<b>18</b>	<b>0</b>	<b>0</b>

**CPED ADMINISTERED FUNDS**

HOME  
 NRP  
 Non Profit Admin

**Heritage Commons at Ponds Edge**

Van White Memorial Blvd

- New Construction     New Production  
 Rehab                     Stabilization  
 Preservation

Project Completion:

Project Close:  
12/31/2003

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	0	0BR	0	0	0	0
1BR	102	1BR	102	0	0	0
2BR	0	2BR	0	0	0	0
3BR	0	3BR	0	0	0	0
4+BR	0	4+BR	0	0	0	0
<b>TOT</b>	<b>102</b>	<b>TOT</b>	<b>102</b>	<b>0</b>	<b>0</b>	<b>0</b>

**CPED ADMINISTERED FUNDS**

**Heritage Housing**

1110 Howell Dr

- New Construction     New Production  
 Rehab                     Stabilization  
 Preservation

Project Completion:

Project Close:  
12/18/2003

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	0	0BR	0	0	0	0
1BR	0	1BR	0	0	0	0
2BR	171	2BR	0	0	26	119
3BR	0	3BR	0	0	0	0
4+BR	0	4+BR	0	0	0	0
<b>TOT</b>	<b>171</b>	<b>TOT</b>	<b>0</b>	<b>0</b>	<b>26</b>	<b>119</b>

**CPED ADMINISTERED FUNDS**

(Affordability Gap) 2nd Mortgage

**Hiawatha Commons**

2740 Minnehaha Ave

- New Construction     New Production  
 Rehab                     Stabilization  
 Preservation

Project Completion:

Project Close:  
11/17/2005

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	40	0BR	16	0	24	0
1BR	24	1BR	15	0	0	9
2BR	16	2BR	9	0	0	7
3BR	0	3BR	0	0	0	0
4+BR	0	4+BR	0	0	0	0
<b>TOT</b>	<b>80</b>	<b>TOT</b>	<b>40</b>	<b>0</b>	<b>24</b>	<b>16</b>

**CPED ADMINISTERED FUNDS**

AHTF (Levy)  
 EZ  
 NRP  
 Non Profit Admin  
 IHTC - \$ 90,221 (2005-MHFA)  
 HTC - \$304,406 (2004-MHFA-  
 LIHTC - \$146,368 (2004)

**Homewood Apts**

1239 Sheridan Ave N

- New Construction  New Production  
 Rehab  Stabilization  
 Preservation

Project Completion:

Project Close:  
11/8/2004

#	UNITS
0BR	0
1BR	12
2BR	23
3BR	0
4+BR	0
TOT	35

	<30%	<50%	<60%	<80%	MKT
0BR	0	0	0	0	0
1BR	0	3	6	3	0
2BR	0	5	18	0	0
3BR	0	0	0	0	0
4+BR	0	0	0	0	0
TOT	0	8	24	3	0

CPED ADMINISTERED FUNDS

Debt Refinancing

Debt Assumption  
NRP

LIHTC - \$ 27,425 (2006)

LIHTC - \$175,987 (2004)

**Humboldt Greenway (Phase I)**

5200-59 Humboldt Ave N

- New Construction  New Production  
 Rehab  Stabilization  
 Preservation

Project Completion:

Project Close:  
2/13/2001

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

	<30%	<50%	<60%	<80%	MKT
0BR					
1BR					
2BR					
3BR				6	22
4+BR					
TOT	0	0	0	6	22

**Humboldt Greenway (Phase II)**

4824 Humboldt Ave N

- New Construction  New Production  
 Rehab  Stabilization  
 Preservation

Project Completion:

Project Close:  
2/13/2001

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

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

**Humboldt Greenway (Phase III)**

5100-59 Humboldt Ave N

- New Construction  New Production  
 Rehab  Stabilization  
 Preservation

Project Completion:

Project Close:  
2/13/2001

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

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

**Humboldt Greenway (Phase V)**

4712 Humboldt Ave N

- New Construction  New Production  
 Rehab  Stabilization  
 Preservation

Project Completion:

Project Close:  
2/13/2001

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

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

**Humboldt Greenway (Phase VI)**

50th & Humboldt Ave N

- New Construction  New Production  
 Rehab  Stabilization  
 Preservation

Project Completion:

Project Close:  
11/9/2004

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

	<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	2	10
4+BR	0	0	0	0	0
TOT	0	0	0	2	10

CPED ADMINISTERED FUNDS

TIF

**Humboldt Greenway (Phase VII)**

50th & Humboldt Ave N

- New Construction  New Production  
 Rehab  Stabilization  
 Preservation

Project Completion:

Project Close:  
1/27/2005

#	UNITS
0BR	0
1BR	0
2BR	0
3BR	96
4+BR	0
TOT	96

	<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	19	77
4+BR	0	0	0	0	0
TOT	0	0	0	19	77

CPED ADMINISTERED FUNDS

TIF

**Humboldt Mill Condominium**

750 2nd St S

- New Construction  New Production  
 Rehab  Stabilization  
 Preservation

Project Completion:

Project Close:  
4/24/2002

#	UNITS
0BR	0
1BR	32
2BR	5
3BR	0
4+BR	0
TOT	37

	<30%	<50%	<60%	<80%	MKT
0BR					
1BR					32
2BR					5
3BR					
4+BR					
TOT	0	0	0	0	37

CPED ADMINISTERED FUNDS

TIF

**Indian Neighborhood Club**

1805 Portland Ave S

- New Construction  New Production  
 Rehab  Stabilization  
 Preservation

Project Completion:

Project Close:  
10/6/2005

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

	<30%	<50%	<60%	<80%	MKT
0BR	13	0	0	1	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	13	0	0	1	0

CPED ADMINISTERED FUNDS

AHTF (Levy)

AHTF (Levy)

NRP

Non Profit Admin

**Ivy Tower**

1115 2nd Ave S

- New Construction  New Production  
 Rehab  Stabilization  
 Preservation

Project Completion:

Project Close:  
12/20/2005

#	UNITS
0BR	11
1BR	34
2BR	41
3BR	0
4+BR	0
TOT	86

	<30%	<50%	<60%	<80%	MKT
0BR	0	11	0	0	0
1BR	0	7	0	0	27
2BR	0	0	0	0	41
3BR	0	0	0	0	0
4+BR	0	0	0	0	0
TOT	0	18	0	0	68

CPED ADMINISTERED FUNDS

TIF

**Linden Hills Townhomes**

Project Completion:

3824 W 44th St

- New Construction  New Production  
 Rehab  Stabilization  
 Preservation

Project Close:  
9/19/2005

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	0	0BR	0	0	0	0
1BR	0	1BR	0	0	0	0
2BR	0	2BR	0	0	0	0
3BR	3	3BR	3	0	0	0
4+BR	2	4+BR	2	0	0	0
<b>TOT</b>	<b>5</b>	<b>TOT</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>0</b>

**CPED ADMINISTERED FUNDS**

AHTF-Seed Money

**Lowell Curve**

Project Completion:

1900 Willow Ave

- New Construction  New Production  
 Rehab  Stabilization  
 Preservation

Project Close:  
10/26/2005

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	0	0BR	0	0	0	0
1BR	0	1BR	0	0	0	0
2BR	0	2BR	0	0	0	0
3BR	12	3BR	0	0	5	7
4+BR	2	4+BR	0	0	2	0
<b>TOT</b>	<b>14</b>	<b>TOT</b>	<b>0</b>	<b>0</b>	<b>7</b>	<b>7</b>

**CPED ADMINISTERED FUNDS**

TIF

Non Profit Admin

**Marshall River Run (Ownership)**

Project Completion:

1424 Marshall St NE

- New Construction  New Production  
 Rehab  Stabilization  
 Preservation

Project Close:  
12/22/2004

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	0	0BR	0	0	0	0
1BR	0	1BR	0	0	0	0
2BR	0	2BR	0	0	0	0
3BR	11	3BR	0	0	0	11
4+BR	0	4+BR	0	0	0	0
<b>TOT</b>	<b>11</b>	<b>TOT</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>11</b>

**CPED ADMINISTERED FUNDS**

EZ

able Ownership Development

**Midtown Exchange Condos on the Gr**

Project Completion:

2900 11th Ave S

- New Construction  New Production  
 Rehab  Stabilization  
 Preservation

Project Close:  
12/30/2005

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	0	0BR	0	0	0	0
1BR	28	1BR	0	11	1	15
2BR	29	2BR	0	1	1	26
3BR	0	3BR	0	0	0	0
4+BR	0	4+BR	0	0	0	0
<b>TOT</b>	<b>57</b>	<b>TOT</b>	<b>0</b>	<b>12</b>	<b>2</b>	<b>41</b>

**CPED ADMINISTERED FUNDS**

AHTF (HOME)

Non Profit Admin

**Paige Hall**

Project Completion:

727 5th Ave S

- New Construction  New Production  
 Rehab  Stabilization  
 Preservation

Project Close:  
12/19/2005

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	51	0BR	35	16	0	0
1BR	18	1BR	0	18	0	0
2BR	0	2BR	0	0	0	0
3BR	0	3BR	0	0	0	0
4+BR	0	4+BR	0	0	0	0
<b>TOT</b>	<b>69</b>	<b>TOT</b>	<b>35</b>	<b>34</b>	<b>0</b>	<b>0</b>

**CPED ADMINISTERED FUNDS**

**Park Ave Lofts West**

Project Completion:

100 Park Ave

- New Construction  New Production  
 Rehab  Stabilization  
 Preservation

Project Close:  
2/23/2004

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR		0BR				
1BR	13	1BR				13
2BR	20	2BR				20
3BR	5	3BR				5
4+BR		4+BR				
<b>TOT</b>	<b>38</b>	<b>TOT</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>38</b>

**CPED ADMINISTERED FUNDS**

ERF

**Presidents Row Lofts**

Project Completion:

1701 Madison St NE

- New Construction  New Production  
 Rehab  Stabilization  
 Preservation

Project Close:  
6/9/2005

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	18	0BR	0	18	0	0
1BR	36	1BR	0	0	0	36
2BR	16	2BR	0	0	0	16
3BR	0	3BR	0	0	0	0
4+BR	0	4+BR	0	0	0	0
<b>TOT</b>	<b>70</b>	<b>TOT</b>	<b>0</b>	<b>18</b>	<b>0</b>	<b>52</b>

**CPED ADMINISTERED FUNDS**

HRB

HRB (TIF)

AHTF (HOME)

NRP (AHRF)

NRP (DMNA-2004)

TOD

NRP (DMNA-2003)

Account / AHTF Program Incc

AHTF (HOME)

TBRA

LIHTC (HRB-2004) \$548,955

**Saint Anthony Mills Apts**

Project Completion:

720 Washington Ave

- New Construction  New Production  
 Rehab  Stabilization  
 Preservation

Project Close:  
11/28/2005

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	15	0BR	0	15	0	0
1BR	62	1BR	17	16	21	8
2BR	16	2BR	0	0	16	0
3BR	0	3BR	0	0	0	0
4+BR	0	4+BR	0	0	0	0
<b>TOT</b>	<b>93</b>	<b>TOT</b>	<b>17</b>	<b>31</b>	<b>37</b>	<b>8</b>

**The Chicago (Sears) - Ownership**

Project Completion:

2929 Chicago Ave S

- New Construction  New Production  
 Rehab  Stabilization  
 Preservation

Project Close:  
1/14/2005

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	0	0BR	0	0	0	0
1BR	0	1BR	0	0	0	0
2BR	89	2BR	0	0	11	78
3BR	0	3BR	0	0	0	0
4+BR	0	4+BR	0	0	0	0
<b>TOT</b>	<b>89</b>	<b>TOT</b>	<b>0</b>	<b>0</b>	<b>11</b>	<b>78</b>

**Urban Village (Phase I - Track 29)**

Project Completion:

2813 Bryant

- New Construction     New Production  
 Rehab                     Stabilization  
 Preservation

Project Close:  
8/31/2005

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	0	0	0	0	0	0
1BR	18	0	0	3	5	10
2BR	36	0	0	0	0	36
3BR	0	0	0	0	0	0
4+BR	0	0	0	0	0	0
<b>TOT</b>	<b>54</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>5</b>	<b>46</b>

**Veterans Housing**

Project Completion:

5475 Minnehaha Ave

- New Construction     New Production  
 Rehab                     Stabilization  
 Preservation

Project Close:  
9/7/2005

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	140	50	85	0	0	5
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
<b>TOT</b>	<b>140</b>	<b>50</b>	<b>85</b>	<b>0</b>	<b>0</b>	<b>5</b>

CPED ADMINISTERED FUNDS

CDBG

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	364	131	194	24	1	14
1BR	520	247	59	31	13	170
2BR	728	146	30	67	71	414
3BR	322	40	13	27	35	207
4+BR	4	2	0	0	2	0
<b>TOT</b>	<b>1938</b>	<b>566</b>	<b>296</b>	<b>149</b>	<b>122</b>	<b>805</b>

**CLOSED / UNDER CONSTRUCTION  
 PRODUCTION SUMMARY**

**2005 Approvals (Multifamily Housing)**

**Exhibit D**

<u>Project Name</u>	<u>CPED Amount</u>	<u>Source</u>	<u>New/Rehab</u>	<u>Impacted?</u>	<u># units</u>	<u>&lt;50% AMI</u>	<u>&lt;30% AMI</u>
St. Anthony Mills	\$200,480	AHTF	New	No	93	48	17
St. Anthony Mills	\$218,824	SAD	New	No			
Village in Phillips phase 2	\$24,500	NPA	New	Yes	36	8	
Pokegama	\$30,000	NPA	New	Yes	26	13	
Mid-River Residence	\$250,000	Coop	Rehab	No	22	5	
Mid River Residences	\$30,000	NPA	Rehab				
Corridor Housing Initiative	\$28,800	NPA	New				
Riverview Senior Cooperative	<del>\$750,000</del>	Coop	New	Yes	45	45	
Kateri Residence	\$147,958	ESG	Rehab	Yes	4	4	4
City Flats	\$148,000	AHTF	Rehab	Yes	27	27	9
1822 Park	\$300,000	AHTF	Rehab	Yes	19	19	
Homewood Apts	NA	LIHTC	Rehab	Yes	35	8	
Ripley Gardens	NA	LIHTC	New	Yes	52	26	6
Van Cleve Court	NA	LIHTC	New	No	35	35	8
Central Ave Lofts	NA	LIHTC	New	No	66	14	8
PPL Southside Recapitalization	NA	LIHTC	Rehab	Yes	48	48	4
Agape Apartments	\$600,000	AHTF	New	Yes	59	12	
Alliance Addition	\$300,000	AHTF	New	Yes	60	37	30
Alliance Addition	\$30,000	NPA					
Bridge Center for Youth	\$523,177	AHTF	New	No	10	10	10
Bridge Center for Youth	\$29,000	NPA					
Elliot Park Apts	\$200,000	AHTF	Rehab	Yes	30	30	30
Wellstone	\$275,000	AHTF	New	Yes	59	16	4
Lovell Square	\$418,407	AHTF	Rehab	Yes	25	5	5
Lovell Square	\$30,000	NPA					
Maynidoowahdak Odena	\$99,572	AHTF	Rehab	Yes	15	15	
MIWRC	\$273,849	AHTF	Rehab	Yes	14	14	14
MIWRC	\$24,000	NPA					

North Haven Apt.	\$171,814	AHTF	Rehab	Yes	4	4	3
North Haven Apt.	\$8,000	NPA					
PPL Southside Recapitalization	\$336,520	AHTF					
PPL Southside Recapitalization	\$30,000	NPA					
Van Cleve Court	\$412,000	AHTF					
Van Cleve Court	\$30,000	AHTF					
Whittier Townhomes	\$280,000	AHTF	Rehab	Yes	12	12	12
Simpson Housing	\$20,000	ESG	Rehab	Yes	shelter		
St. Anne's Place	\$170,000	ESG	Rehab	No	16	16	16
Bridge Center for Youth	\$376,823	ESG					
Kinglsey Commons	\$294,500	AHTF	New	No	25	24	3
LSS Park Ave Apts	\$500,000	AHTF	New	Yes	64	13	13
St. Anne's Senior Housing	\$200,000	AHTF	New	Yes	59	23	4
Nicollet Commons	\$250,000	WFH	New	Yes	35	7	
The Greenway at Midtown	\$440,000	WFH	New	Yes	57	12	
Village in Phillips Phase 2	\$240,000	WFH	New	Yes			
Cedar Avenue Condominiums	\$160,000	WFH	New	Yes	15	4	
Marshall Stacey Townhomes	\$40,000	WFH	New	Yes	8		
38th & Nicollet	\$284,528	AOHP	New	No	40	8	
Spirit of the Lakes	\$350,730	AOHP	New	Yes	41	9	
Stevens Square Coop	\$400,000	AOHP	Rehab	Yes	19	19	
Marshall Stacey Townhomes	\$125,000	AOHP	New				
The Greenway at Midtown	\$300,000	AOHP	New				
CLCLT Homebuyer	\$209,742	AOHP	Rehab	Both	26	16	
Karamu West	\$100,000	AOHP	New	Yes	51	11	
Pokegama	\$180,000	AOHP	New	Yes			
Homeownership Center	\$50,000	NPA					
Washington Court Apts	\$380,000.00	AHTF	New	No	38	18	
Habitat Land Writedowns							
Total	\$11,271,224				1290	635	