



Project Status	
Proposed:	7/9/2015
Approved:	<input checked="" type="checkbox"/>
Closed:	
Complete:	

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

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

Project Name:	Great River Landing
Main Address:	813 5th St N
Project Aliases:	
Additional Addresses:	
Ward:	5
Neighborhood:	North Loop

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

Development	
<input type="radio"/> Apartment/Condo	
<input type="radio"/> Townhome	
<input type="radio"/> Coop	
<input type="radio"/> Shelter	
<input checked="" type="radio"/> Transitional	
<input type="radio"/> Scattered Site/Other	

Household	
<input type="checkbox"/> General	
<input type="checkbox"/> Family w/Children	
<input type="checkbox"/> Senior	
<input type="checkbox"/> Single	
<input checked="" type="checkbox"/> Special Needs	
<input checked="" type="checkbox"/> Homeless	

Housing Production and Affordability									
UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT
	0BR	72			0BR	72	0	0	0
1BR	0		1BR	0	0	0	0	0	0
2BR	0		2BR	0	0	0	0	0	0
3BR	0		3BR	0	0	0	0	0	0
4+BR	0		4+BR	0	0	0	0	0	0
TOT	72		TOT	72	0	0	0	0	0

Shelter Units:  + Conversion Units:

Section 8:

## GENERAL INFORMATION

Beacon Interfaith Housing Collaborative has partnered with Plymouth Congregational Church and Westminster Church to create Great River Landing, a multifamily housing development that will offer 72 apartments in a six-story, 45,000 sf building for single adults who are locked out of opportunities because of their histories of homelessness, unemployment and previous incarceration. Great River Landing will target four units for long-term homeless youth, and create another 68 units of affordable housing. Beacon is partnering with Better Futures Minnesota, who primarily serves high-risk African American men.

Partnership: Great River Landing Housing LP

**Contact Information:**

Developer Contact:

Chris Dettling Beacon Interfaith Housing Collaborative 2610 University Ave W Suite 100 Saint Paul, MN 55114- Phone: (651) 789-6260 ext- Fax: (612) 871-0843 cdettling@beaconinterfaith.org
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Owner Contact:

Chris Dettling Beacon Interfaith Housing Collaborative 2610 University Ave W Suite 100 Saint Paul, MN 55114- Phone: (651) 789-6260 ext- Fax: (612) 871-0843 cdettling@beaconinterfaith.org
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Consultant:

Contractor:

To Be Determined
Phone: ext-
Fax:

Architect:

James Garrett 4RM+ULA Architecture 275 E 4th St Suite 400 Saint Paul, MN 55101- Phone: (651) 789-6260 ext- Fax: (651) 292-0106 james@4rmula.com
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Property Manager:

CommonBond Housing Phone: (651) 290-1750 ext- Fax: (651) 291-1003
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Support Services:

Better Futures MN Phone: (612) 455-6133 ext- Fax: (612) 455-6138
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CPED Coordinator:

Carrie Flack-Goldberg CPED 105 5th Ave S Suite 200 Minneapolis, MN 55415- Phone: (612) 673-5240 ext- Fax: Carrie.Flack@minneapolismn.gov
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CPED Legal:

CPED Support Coordinator

CPED Rehab:

MPLS Affirmative Action



**Project Status**

Proposed: 7/9/2015

Approved:

Closed:

Complete:

**Impactation**

Non-Impacted

Impacted

**Occupancy**

Rental

Ownership

Project Name: Great River Landing

Main Address: 813 5th St N

Project Aliases:

Additional Addresses:

Ward: 5 Neighborhood: North Loop

**Housing Production and Affordability**

UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT
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1BR	0	0	1BR	0	0	0	0	0	0
2BR	0	0	2BR	0	0	0	0	0	0
3BR	0	0	3BR	0	0	0	0	0	0
4+BR	0	0	4+BR	0	0	0	0	0	0
TOT	72		TOT	72	0	0	0	0	0

**Project Activity**

New Construction

Rehabilitation

Stabilization

Preservation

Year Built:

**Development**

Apartment/Condo

Townhome

Coop

Shelter

Transitional

Scattered Site/Other

**Household**

General

Family w/Children

Senior

Single

Special Needs

Homeless

Shelter Units:

Section 8: 40

+ Conversion Units:

**USES AND PERMANENT SOURCES**

**Project Uses:**

Land: \$1,286,500.00

Construction: \$12,640,000.00

Construction Contingency: \$632,000.00

Construction Interest: \$165,000.00

Relocation: \$0.00

Developer Fee: \$1,530,600.00

Legal Fees: \$100,000.00

Architect Fees: \$300,000.00

Other Costs: \$1,157,760.00

Reserves: \$450,000.00

Non-Housing: \$0.00

TDC: \$18,261,860.00

TDC/Unit: \$253,637.00

**Project Permanent Sources:**

Source / Program	Amount	%	Term	Committed
Sales Tax Refund	\$200,000.00			
CPED AHTF (2015)	\$900,000.00			11/6/2015
Met Council LCDA	\$500,000.00			12/9/2015
Met Council TBRA	\$187,200.00			1/13/2016
Hennepin County TOD	\$375,000.00			5/16/2016
FHLB FHLB	\$500,000.00			11/17/2015
Syndication Proceeds	\$14,399,660.00			
Equity	\$300,000.00			8/4/2015
CPED LIHTC - \$1,484,501 (2017)				
CPED AHTF (2016)	\$900,000.00			
<b>TDC:</b>	<b>\$18,261,860.00</b>			

**Financing Notes:**