

Project Status	
Proposed:	7/11/2008
Approved:	<input checked="" type="checkbox"/>
Closed:	
Complete:	

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

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

Project Name:	Simpson Housing Services (1st Ave S)
Main Address:	2XXX 1st Ave S
Project Aliases:	
Additional Addresses:	
Ward:	6
Neighborhood:	Whittier

Housing Production and Affordability									
UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT
	0BR	60		0	0BR	60	0	0	0
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	60		TOT	60	0	0	0	0	0

Shelter Units: + Conversion Units:

Section 8:

Project Activity	Development	Household
<input type="checkbox"/> New Construction	<input type="radio"/> Apartment/Condo	<input type="checkbox"/> General
<input checked="" type="checkbox"/> Rehabilitation	<input type="radio"/> Townhome	<input type="checkbox"/> Family w/Children
<input type="checkbox"/> Stabilization	<input type="radio"/> Coop	<input type="checkbox"/> Senior
<input type="checkbox"/> Preservation	<input checked="" type="radio"/> Shelter	<input type="checkbox"/> Single
Year Built: <input type="text"/>	<input type="radio"/> Transitional	<input type="checkbox"/> Special Needs
	<input type="radio"/> Scattered Site/Other	<input checked="" type="checkbox"/> Homeless

GENERAL INFORMATION

Simpson Housing Services (SHS) proposes to rehab their 40 bed men's shelter to add bathrooms with showers for women and to create additional sleeping areas. These improvements will allow for the expansion of the shelter for use by single women (up to 20). CPED recommended partial funding of \$62,000 in 2008. The request for the remaining ESG funds will complete the rehab request and also provide for an alarm system, relocation of pantry, washer/dryer accommodations for women.

The project received a total of \$66,000 of 2004 & 2005 ESG funds in 2006 for security lights, exhaust fans, handicapped accessibility updates, new flooring, among other things.

Partnership:

Developer:

Wendy Wiegmann
 Simpson Housing Services
 2100 Pillsbury Ave S
 Minneapolis, MN 55404-
 Phone: (612) 455-0847 ext-
 Fax: (612) 879-0041
 wwiegmann@simpsonhousing.org

Owner:

Simpson United Methodist Church
 2740 1st Ave S
 Minneapolis, MN 55408-1611
 Phone: (612) 874-7741 ext-
 Fax:

Contact Information:

Consultant:

Contractor:

Architect:

Paul Gates
 Paul Gates Architect
 4917 Garfield Ave
 Minneapolis, MN 55409-
 Phone: (612) 822-8878 ext-
 Fax: (612) 823-6603
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Property Manager:

Simpson United Methodist Church
 Phone: (612) 874-7741 ext-
 Fax:

Support Services:

Simpson Housing Services
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 Fax: (612) 879-0041

CPED Coordinator:

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 dollie.crowther@ci.minneapolis.mn.us

CPED Legal:

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CPED Support Coordinator

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CPED Rehab:

Duane Nygren
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MPLS Affirmative Action

Melanie Bormett
 Phone: (612) 673-3511 ext-
 Fax: (612) 673-2599

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Occupancy
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 Ward: 6 Neighborhood: Whittier

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

Housing Production and Affordability

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

Shelter Units: 40 + Conversion Units: _____
 Section 8: _____

USES AND PERMANENT SOURCES

Project Uses:

Land:	\$0.00
Construction:	\$194,626.00
Construction Contingency:	\$16,000.00
Construction Interest:	\$0.00
Relocation:	\$500.00
Developer Fee:	\$4,000.00
Legal Fees:	\$500.00
Architect Fees:	\$17,095.00
Other Costs:	\$18,732.00
Reserves:	\$0.00
Non-Housing:	\$0.00
TDC:	\$251,953.00
TDC/Unit:	\$4,199.22

Project Permanent Sources:

Source / Program	Amount	%	Term	Committed
CPED ESG (2009)	\$171,021.00		Grant	
Fundraising	\$18,932.00			
CPED ESG (2008)	\$62,000.00		Grant	1/23/2009
TDC:	\$251,953.00			

Financing Notes:
 \$62,000 2008 ESG amount represents partial funding recommendation.
 Fundraising will likely include a request for 2009 ESG funds.