

	1828
	1830
	1832
1901	1900
1909	1908
1911	1910
1915	1912
1917	1916
1923	1920
1925	1924
1931	712
	720 722
1935	

COLUMBUS AVE

1826	
1900	
	1904
1909	1908
1913 MINNEAPOLIS	
1919	
	1910
1923	730 732
726	

CHICAGO AVE

1825
19TH ST E
1915
810

FRANKLIN AVE E

Project Status	
Proposed:	9/20/2004
Approved:	<input checked="" type="checkbox"/>
Closed:	8/3/2007
Complete:	

Project Name:	Pokegama North
Main Address:	2111 14th Ave S
Project Aliases:	
Additional Addresses:	2119 14th; 1408 22nd St

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

Ward: Neighborhood:

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

Housing Production and Affordability								
UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	<30%	<50%	<60%	<80%	MKT
	0BR	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	6	6	0	6	0	0	0	
TOT	6	6	0	6	0	0	0	

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

Shelter Units: + Conversion Units:
Section 8:

GENERAL INFORMATION

Pokegama is a two-phase project - Pokegama North and Pokegama South.

Pokegama North is a new construction, affordable homeownership housing project consisting of six single family homes. All are 4 bedroom units. Sales prices will range from \$125K to \$140K.

Pokegama South is a new construction, affordable ownership housing project consisting of 20 townhome style units.

Partnership:

Developer:
Jason Bressette
American Indian Community Development Corp
1404 E Franklin Ave
Minneapolis, MN 55404-
Phone: ext
Fax:

Owner:

Contact Information:

Consultant:

Contractor:

To Be Determined
Phone: ext-
Fax:

Architect:

Property Manager:

Support Services:

CPED Coordinator:

Tiffany Glasper
CPED
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MPLS Affirmative Action

Shirley Wilcox
Phone: (612) 673-3810 ext-
Fax: (612) 673-2599

Project Status
 Proposed: 9/20/2004
 Approved:
 Closed: 8/3/2007
 Complete:

Impaction
 Non-impacted
 Impacted

Occupancy
 Rental
 Ownership

Project Name:
 Main Address:
 Project Aliases:
 Additional Addresses:
 Ward: Neighborhood:

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

Housing Production and Affordability

UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY				
			<30%	<50%	<60%	<80%	MKT
	0BR	0	0	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	6	0	6	0	0	0
	TOT	6	0	6	0	0	0

Shelter Units: + Conversion Units:
 Section 8:

USES AND PERMANENT SOURCES

Project Uses:

Land:
 Construction:
 Construction Contingency:
 Construction Interest:
 Relocation:
 Developer Fee:
 Legal Fees:
 Architect Fees:
 Other Costs:
 Reserves:
 Non-Housing:
 TDC:
 TDC/Unit:

Project Permanent Sources:

Source / Program	Amount	%	Term	Committed
Mille Lacs Tribe	\$1,229,426.00		Grant	9/10/2004
TDC:	\$1,229,426.00			

Financing Notes:
 There are no public funds in this project. The project is financed entirely by the Mille Lacs Band of Ojibwe. The project was approved for up to \$180K in AOHP funds to be used, as necessary, for buyer affordability loans.

Project Status	
Proposed:	9/20/2004
Approved:	<input checked="" type="checkbox"/>
Closed:	
Complete:	

Project Name:	Pokegama South
Main Address:	2313 13th Ave S
Project Aliases:	
Additional Addresses:	

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

Ward: Neighborhood:

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

Housing Production and Affordability										
UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT	
	0BR	0		0BR	0	0	0	0	0	0
	1BR	0		1BR	0	0	0	0	0	0
	2BR	0		2BR	0	0	0	0	0	0
	3BR	20		3BR	0	20	0	0	0	0
	4+BR	0		4+BR	0	0	0	0	0	0
TOT	20	TOT	0	20	0	0	0	0		

Project Activity	Development	Household
<input checked="" type="checkbox"/> New Construction	<input type="radio"/> Apartment/Condo	<input type="checkbox"/> General
<input type="checkbox"/> Rehabilitation	<input checked="" type="radio"/> Townhome	<input checked="" type="checkbox"/> Family w/Children
<input type="checkbox"/> Stabilization	<input type="radio"/> Coop	<input type="checkbox"/> Senior
<input type="checkbox"/> Preservation	<input 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 type="checkbox"/> Homeless

Shelter Units: + Conversion Units:
Section 8:

GENERAL INFORMATION

Pokegama is a two-phase project - Pokegama North and Pokegama South.

Pokegama South is a new construction, affordable ownership housing project consisting of 20 townhome style units. All units are three-bedroom units. Sales prices are to range from \$125K to \$140K.

Partnership:
Developer:
Jason Bressette
American Indian Community Development Corp
1404 E Franklin Ave
Minneapolis, MN 55404-
Phone: ext-
Fax:

Owner:
Owner:

Contact Information:
Consultant:

Contractor:
To Be Determined
Phone: ext-
Fax:

Architect:

Property Manager:
Support Services:

CPED Coordinator:
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Fax: (612) 673-2599

Project Status
Proposed: 9/20/2004
Approved:
Closed:
Complete:

Project Name: Pokegama South
Main Address: 2313 13th Ave S
Project Aliases:
Additional Addresses:
Ward: 6 Neighborhood: Ventura Village

Impaction
 Non-Impacted
 Impacted

Occupancy
 Rental
 Ownership

Housing Production and Affordability

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

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

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

USES AND PERMANENT SOURCES

Project Uses:

Land: \$0.00
Construction: \$0.00
Construction Contingency: \$0.00
Construction Interest: \$0.00
Relocation: \$0.00
Developer Fee: \$0.00
Legal Fees: \$0.00
Architect Fees: \$0.00
Other Costs: \$0.00
Reserves: \$0.00
Non-Housing: \$0.00
TDC: \$0.00
TDC/Unit: \$0.00

Project Permanent Sources:

Financing Notes:

Project Status	
Proposed:	8/15/2005
Approved:	<input 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:	Noko-Wakiagun Elder Housing
Main Address:	1913 Columbus Ave
Project Aliases:	
Additional Addresses:	1919, 1929 Columbus Ave; 726-30 E Franklin Ave
Ward:	6
Neighborhood:	Ventura Village

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

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

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

Housing Production and Affordability										
UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT	
	0BR	0		0BR	0	0	0	0	0	0
	1BR	0		1BR	0	0	0	0	0	0
	2BR	32		2BR	32	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	32	TOT	32	0	0	0	0	0		
Shelter Units:			+ Conversion Units:							
Section 8:										

GENERAL INFORMATION

Located at East Franklin Avenue and Columbus Avenue South, this \$7 million facility will contain 32 well-appointed two-bedroom apartments plus community space on three floors above one floor of commercial space dedicated to serving the American Indian community.

To be constructed for Mille Lacs Band of Ojibwe elders, Noko-Wakiagun will be a four story 67,000 square foot, mixed-use building designed to serve as an elder-only residential facility. AICDC has secured exclusive development rights to the land from the City of Minneapolis and is presently in the predevelopment stage of architectural and financial planning for the project. Elder tenants are anticipated to be very low-income at 30% to 50%.

Partnership:

Developer:

Gordon Thayer
American Indian Community Development Corp
2020 Bloomington Ave S
Minneapolis, MN 55404
Phone: (612) 813-1610 ext
Fax: (612) 813-1612
aihcdc@aol.com

Owner:

Gordon Thayer
American Indian Community Development Corp
2020 Bloomington Ave S
Minneapolis, MN 55404
Phone: (612) 813-1610 ext-
Fax: (612) 813-1612
aihcdc@aol.com

Contact Information:

Consultant:

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gemgram@mn.rr.com

Contractor:

Architect:

Property Manager:

Support Services:

CPED Coordinator:

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Fax: (612) 673-5248
Tiffany.Glasper@ci.minneapolis.mn.us

CPED Legal:

Ruben Acosta
Phone: (612) 673-5052 ext-
Fax: (612) 673-5112

CPED Support Coordinator

CPED Rehab:

MPLS Affirmative Action

Project Status
Proposed: 8/15/2005
Approved:
Closed:
Complete:

Impaction
 Non-Impacted
 Impacted

Occupancy
 Rental
 Ownership

Project Name: Noko-Wakiagun Elder Housing
Main Address: 1913 Columbus Ave
Project Aliases:
Additional Addresses: 1919, 1929 Columbus Ave; 726-30 E Franklin Ave
Ward: 6 Neighborhood: Ventura Village

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

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

USES AND PERMANENT SOURCES

Project Uses:

Land:	\$165,000.00
Construction:	\$6,200,000.00
Construction Contingency:	\$186,000.00
Construction Interest:	\$0.00
Relocation:	\$0.00
Developer Fee:	\$434,000.00
Legal Fees:	\$0.00
Architect Fees:	\$157,000.00
Other Costs:	\$35,000.00
Reserves:	\$0.00
Non-Housing:	\$0.00
TDC:	\$7,177,000.00
TDC/Unit:	\$224,281.00

Project Permanent Sources:

Source / Program	Amount	%	Term	Committed
Mille Lacs Band of Ojibwe	\$7,177,000.00			
TDC:	\$7,177,000.00			

Financing Notes:
The Mille Lacs Band of Ojibwe is providing 100% of the financing necessary for the development of the project via reimbursement of costs incurred by AICDC. The Mille Lacs Band is also fully subsidizing the housing costs for the residents.

"Other Costs" includes \$8K for taxes during construction, \$20K for Environmental Assessments and \$7K for soils survey.