

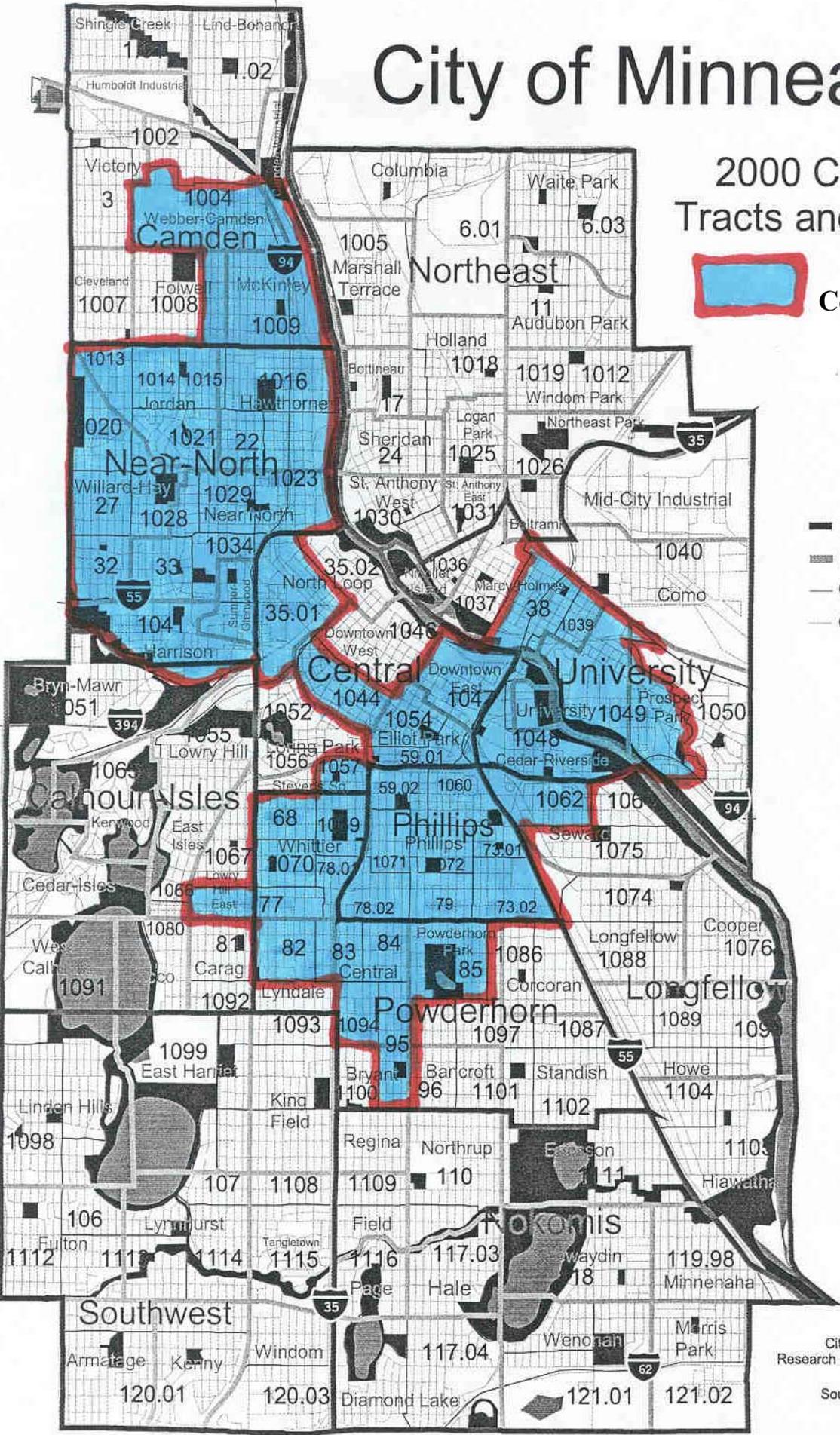
City of Minneapolis

2000 Census
Tracts and Blocks



Concentrated Area

- Community
- Neighborhood
- Census Tract
- Census Block



City Planning Department
Research and Strategic Planning Division
July 2001
Source: US Census Bureau

Selection Criteria for Projects in Impacted Areas:

The point structure for projects in impacted areas has 17 selection criteria. A proposal needs at least 20 points in two selection criteria (“Financial Soundness and Management” and “Economic Integration”) to meet the minimum point threshold and 80 points in all categories to meet the total point threshold. A proposed project must meet both the minimum and total point thresholds to be considered for funding.

1. **Financial Soundness and Management** (Maximum # of points - 25)
A project can receive up to 10 points for being underwritten according to the CPED's underwriting standards (Attachment #5); up to 5 points for the percentage amount of other funding sources which have been secured; up to 5 points for the quality of the management plan, and up to 5 points for the developer's experience in developing and operating projects of this type. With respect to the operating fees of the project, the following should be considered: A 5 to 8% vacancy estimate, sufficient operating reserves and reserves for replacement, a 1.2 debt service coverage, and sufficient cash flow to cover any unforeseen expenses. Projects are to be underwritten with these projections: a 4% annual operating cost increase and a 2% annual income increase.

2. **Economic Integration** (Maximum # of points - 20)
Project meets the mixed-income goals on basis of percentage of low-income units (affordable to 50% of MMI) to the total number of units.

<u>Percentage of Low-Income Units</u>	<u>Points</u>
20% of total units	15
40%	20
60%	10
80%	5
100%	5

3. **Ratio of Soft Costs to Total Project Costs** (Maximum # of points - 8)
Points given to projects on a sliding scale of intermediary (soft) costs based on the % of total project costs. For the purposes of this provision, “Costs of Intermediaries” shall be consistent with MHFA.

<u>% of Total Project Cost</u>	<u>Points</u>
30.1% - 35%	2
24.1% - 30%	4
15.1% - 24%	6
0% - 15%	8

4. **Family Housing** (Maximum # of points - 20)
The project provides family housing whereby 25% or more of the rental units project have three or more bedrooms. Points are awarded as follows:

<u>Percentage of Units 3+ BR</u>	<u>Points</u>
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At least 25%	10
At least 50%	15
At least 75% or more	20

5. **Design Quality and Compatibility** (Maximum # of points - 10)
 Projects are evaluated to insure quality construction and aesthetically pleasing design which is compatible with the neighborhood will be awarded up to 5 points. The City Planning Department will be part of this review.

Projects incorporating green/sustainable elements consistent with the “Minnesota Overlay to the Green Communities Criteria” and/or National Green Communities Criteria will be awarded up to 5 points.

6. **Provision of Resident Support Services** (Maximum # of points - 10)
 Preference given to projects that provide resident support services or establish a strong, integrated referral system. Examples of support services include information and referral, advocacy, case management, self-reliance training, formation/existence of a resident association, and community building activities.

System in place to provide support services - 10 points
 Strong, integrated support referral system - 5 points

7. **Plan Conformance** (Maximum # of points - 10)
 Preference to projects which conform to the City of Minneapolis Consolidated Plan, Comprehensive Plan, and/or to a city-adopted neighborhood plan document.

8. **Proximity to Transit and Jobs; Density** (Maximum # of points - 15)
 Preference to projects that demonstrate transit access and proximity to jobs (oriented to primary commercial and community corridors) and proposed project contributes to the City's goal to "promote future growth" through new higher-density housing development. Points to be awarded for project's contribution to this goal given consideration of unique site characteristics to be determined in consultation with the City's Planning Department staff.

9. **Project-Based Section 8 Program Assistance** (Maximum # of points - 10)
 Project owner agrees to apply for 1) Project-based Section 8 units and obtains a letter of support from Minneapolis Public Housing Authority, or 2) For other ongoing project assistance such as the HUD Supportive Housing Program.

10. **Housing for Homeless (at 30% or less of MMI)** (Maximum # of points -10)
 Project provides housing units for homeless households; household income must be 30% or less of MMI.

40% of total units at <30% = 10 points
 20% of total units at <30% = 5 points

11. **Long-Term Affordability** (Maximum # of points - 10)

Preference is given to those projects that demonstrate the ability to serve tenants for the longest period of time. The project must either cash flow for the period of proposed affordability or an operating deficit fund must be established at the beginning of the project.

30 years or more	10 points
25 years or more	8 points
20 years or more	5 points
15 years or more	3 points

12. **Preservation, Rehabilitation, Stabilization** (Maximum # of points - 5)
Project provides preservation, rehabilitation, and stabilization in impacted areas.

13. **Senior Housing** (Maximum # of points - 10)
Senior independent rental congregate and/or assisted living meeting development goals and objectives of the Minneapolis Senior Housing Policy.

14. **Neighborhood Support** (Maximum # of points - 5)
Proposed project is supported by the recognized neighborhood organization based on review of design and land use issues.

15. **Expiring Tax Credits** (Maximum # of points - 5)
Proposed project results in preserving long-term affordability of expiring tax credit units.

16. **Leverage** (Maximum # of points - 10)
Project must leverage additional resources. The point structure is:

<u>Leverage Ratio</u>	<u>Points</u>
5 private dollars for every 1 AHTF-dollar, or 5 private & other public dollars	10
for every 1 AHTF dollar, or	8
3 private dollars for every 1 AHTF dollar, or	6
3 private & other public dollars	
for every 1 AHTF dollar, or	4
3 other public dollars for every 1 AHTF dollar	2

17. **Community Housing Development Organization** (Maximum # of points - 5)
Project is owned, developed or sponsored by a Community Housing Development Corporation (CHDO) as defined by HUD.

Selection Criteria for Projects in Non-Impacted Areas:

The point structure for projects in non-impacted areas has 18 selection criteria. A proposal needs at least 20 points in two selection criteria ("Financial Soundness and Management" and "Economic Integration") to meet the minimum point threshold and 85 points in all categories to meet the total point threshold. A proposed project must meet both the minimum and total point thresholds to be considered for funding.

1. **Financial Soundness and Management** (Maximum # of points - 25)
A project can receive up to 10 points for being underwritten according to the CPED'S underwriting standards (Attachment #5); up to 5 points for the percentage amount of other funding sources which have been secured; up to 5 points for the quality of the management plan, and up to 5 points for the developer's experience in developing and operating projects of this type. With respect to the operating fees of the project, the following should be considered: a 5 to 8% vacancy estimate, sufficient operating reserves and replacement reserves, a 1.2 debt service coverage, and sufficient cash flow to cover any unforeseen expenses. Projects are to be underwritten using these projections: a 4% annual operating cost increase and a 2% annual income increase.
2. **Economic Integration** (Maximum # of points - 20)
Project meets the mixed-income goals on basis of percentage of low-income units (affordable to 50% of MMI) to the total number of units.

<u>Percentage of Low-Income Units</u>	<u>Points</u>
20% of total project units	10
40%	15
60%	20
80%	10
100%	10

3. **Ratio of Soft Costs to Total Project Costs** (Maximum # of points - 8)
Points given to projects on a sliding scale of intermediary (soft) costs based on the % of total project costs. For the purposes of this provision, "Costs of Intermediaries" shall be consistent with MHFA.

<u>% of Total Project Cost</u>	<u>Points</u>
30.1% - 35%	2
24.1% - 30%	4
15.1% - 24%	6
0 - 15%	8

4. **Family Housing** (Maximum # of points - 20)
The project provides family housing whereby 25% or more of the rental units in the project have three or more bedrooms. Points are awarded as follows:

<u>% of Units 3+ Bedroom</u>	<u>Points</u>
------------------------------	---------------

At least 25% or more	10
At least 50% or more	15
At least 75% or more	20

5. **Design Quality and Compatibility** (Maximum # of points -10)

Projects are evaluated to insure quality construction and aesthetically pleasing design which is compatible with the neighborhood will be awarded up to 5 points. The City Planning Department will be part of this review.

Projects incorporating green/sustainable elements consistent with the "Minnesota Overlay to the Green Communities Criteria" and/or National Green Communities Criteria will be awarded up to 5 points.

6. **Provision of Resident Support Services** (Maximum # of points - 10)

Preference given to projects that either provide resident support services or establish a strong, integrated referral system. Examples of support services include information and referral, advocacy, case management, self-reliance training, formation/existence of resident association, and community building activities.

System in place to provide support services - 10 points

Strong, integrated support referral system - 5 points

7. **Plan Conformance** (Maximum # of points - 10)

Preference to projects which conform to the City of Minneapolis Consolidated Plan, Comprehensive Plan, and/or a city-adopted neighborhood plan document.

8. **Proximity to Jobs and Transit; Density** (Maximum # of points - 15)

Preference to projects that demonstrate transit access and proximity to jobs (oriented to primary commercial and community corridors) and proposed project contributes to the City's goal to "promote future growth" through new higher-density housing development. Points to be awarded for project's contribution to this goal given consideration of unique site characteristics to be determined in consultation with the City's Planning Department staff.

9. **Project-Based Section 8 Program Assistance** (Maximum # of points - 10)

Project owner agrees to apply for 1) Project-based Section 8 units and obtains a letter of support from Minneapolis Public Housing Authority, or 2) For other ongoing project assistance such as the HUD Supportive Housing Program.

10. **Housing for Homeless (at 30% or less of MMI)** (Maximum # of points - 15)

Project provides housing units for homeless households; household income must be 30% or less of MMI.

60% of total units at <30% = 15 points

40% of total units at <30% = 10 points

20% of total units at <30% = 5 points

11. **Long-Term Affordability** (Maximum # of points -10)
 Preference is given to those projects that demonstrate the ability to serve tenants for the longest period of time. The project must either cash flow for the period of proposed affordability or an operating deficit fund must be established at the beginning of the project.

30 years or more	10 points
25 years or more	8 points
20 years or more	5 points
15 years or more	3 points

12. **New Construction or Positive Conversion** (Maximum # of points - 5)
 Project provides new construction and positive conversion in non-impacted areas. NOTE: Positive conversion means conversion in any manner of units that do not currently have affordable rents to units with affordable rents or conversion of non-residential property to affordable rental housing.

13. **Incorporates MHOP Units** (Maximum # of points - 12)
 Two points for projects that incorporate MHOP units as at least 5% of the total units. An additional two points for each additional percentage up to 10% for a total of 12 points.

Percentage of Units	Points
5%	2
6%	4
7%	6
8%	8
9%	10
10%	12

14. **Senior Housing** (Maximum # of points - 10)
 Senior independent rental congregate and/or assisted living meeting development goals and objectives of the Minneapolis Senior Housing Policy.

15. **Neighborhood Support** (Maximum # of points - 5)
 Proposed project is supported by the recognized neighborhood organization based on review of design and land use issues.

16. **Expiring Tax Credits** (Maximum # of points - 5)
 Proposed project results in preserving long-term affordability of expiring tax credit units.

17. **Leverage** (Maximum # of points - 10)
 Project must leverage additional resources. The point structure is:

<u>Leverage Ratio</u>	<u>Points</u>
5 private dollars for every 1 AHTF-dollar, or	10

5 private & other public dollars for every 1 AHTF dollar, or	8
3 private dollars for every 1 AHTF dollar, or	6
3 private & other public dollars for every 1 AHTF dollar, or	4
3 other public dollars for every 1 AHTF dollar	2

18. **Community Housing Development Corporation (CHDO)**

(Maximum # of points - 5)

Project is owned, developed or sponsored by a community housing development corporation.

PROJECT	ADDRESS	DEVELOPER	Stabilization / New Production	AHTF Recommendation	NPA Recommendation	TOTAL UNITS	UNITS <30%	UNITS <50%	UNITS <60%	UNITS <80%	UNITS MKT					
												0 BR	1 BR	2 BR	3 BR	4+ BR
Alliance Addition	724 E 17th St	Aeon	NEW PRODUCTION	\$ 275,000.00		40	30	10	0	0	0	40	0	0	0	0
Blue Goose / Family Tree Coop	1819 5th St S	West Bank CHC	STABILIZATION	\$ 199,950.00		38	0	8	30	0	0	12	14	5	7	0
Olson Towne Homes	501 Girard Terrace	CHDC	STABILIZATION	\$ 368,284.00	\$ 7,500.00	92	92	0	0	0	0	0	2	77	13	0
Park Plaza Apts	1315 Olson Memorial Hwy	CHDC	STABILIZATION	\$ 199,994.00	\$ 7,500.00	134	76	58	0	0	0	0	62	59	13	0
Van Cleve Apts West	917 13th Ave SE	PPL	NEW PRODUCTION	\$ 508,065.00		50	12	38	0	0	0	0	12	25	13	0
TOTALS				\$ 1,551,293.00	\$ 15,000.00	354	210	114	30	0	0	52	90	166	46	0

PROJECTS LOCATED IN IMPACTED AREAS

PROJECT NAME	25 FINANCIAL SOUND & MGMT	20 ECO- NOMIC INTE- GRATION	*TOTAL PTS COMBINED 1 & 2	8 RATIO OF SOFT COSTS TO TDC	20 FAMILY HOUSING	10 DESIGN QUALITY & GREEN COMPONENTS	10 PROVIDE RESIDENT SUPPORT SERVICES	10 PLAN CONFORM- ANCE	15 PROXIMITY TO JOBS & TRANSIT DENSITY	10 SEC. 8 PBA	10 HOUSING FOR HOMELESS (AT 30% MMI)	10 LONG TERM AFFORD- ABILITY	5 PRESER- VATION STAB & REHAB	10 SENIOR HOUSING	5 NEIGHBOR- HOOD SUPPORT	5 EXISTING LIHTC	10 LEVERAGE	5 CHODO	**TOTAL PTS
Alliance Addition	20	5	25	6	0	10	10	3	15	10	10	10	0	0	5	5	8	5	122
Olson Towne Homes	20	5	25	8	0	10	0	10	10	10	0	10	5	0	5	0	0	0	93
Blue Goose Apts / Family Tree Coop	18	15	33	8	0	10	0	10	10	0	0	10	5	0	5	0	0	0	91
Park Plaza Apts	17	5	22	8	0	10	5	0	12	10	0	10	5	0	5	0	0	0	87

PROJECTS LOCATED IN NON-IMPACTED AREAS

PROJECT NAME	25 FINANCIAL SOUND & MGMT	20 ECO- NOMIC INTE- GRATION	*TOTAL PTS COMBINED 1 & 2	8 RATIO OF SOFT COSTS TO TDC	20 FAMILY HOUSING	10 DESIGN QUALITY & GREEN COMPONENTS	10 PROVIDE RESIDENT SUPPORT SERVICES	10 PLAN CONFORM- ANCE	15 PROXIMITY TO JOBS & TRANSIT DENSITY	10 SEC. 8 PBA	15 HOUSING FOR HOMELESS (AT 30% MMI)	10 LONG TERM AFFORD- ABILITY	5 NEW CONST. POSITIVE CONVERSION	10 SENIOR HOUSING	5 NEIGHBOR- HOOD SUPPORT	5 EXPIRING LIHTC	10 LEVERAGE	5 CHODO	12 MPHA DEVEL. FUNDS	**TOTAL PTS
Van Cleve Apts West	25	10	35	6	10	10	10	10	13	10	5	10	5	0	5	0	10	5	0	144

*Proposal needs a minimum of 20 points to meet minimum point threshold.

**Proposal in impacted area needs a minimum of 80 points to meet total point threshold. Proposal in non-impacted area needs a minimum of 85 points to meet total point threshold.

NEW CONSTRUCTION PROPOSALS

PROJECT	TOTAL UNITS	TOTAL BRs	UNITS <50%	BRs <50%	UNITS <30%	TDC (less assumed debt)	TDC/UNIT	*EZ, NRP, ADD'L CITY GAP FUNDING	CPED AHTF FUNDING (incl. Non Profit Admin)			AHTF / TDC	AHTF / UNIT <50%	AHTF / BR <50%	DEV FEE	DEV FEE/ UNIT	DEV FEE/ TDC
Alliance Addition	40	40	40	40	30	\$ 7,253,503.00	\$ 181,337.58	\$ 255,000.00	\$ 275,000.00	3.8%	\$ 6,875.00	\$ 6,875.00	\$ 800,000.00	\$ 20,000.00	11.0%		
Van Cleve Apts West	50	101	50	101	12	\$ 11,356,227.00	\$ 227,124.54	\$ 1,295,000.00	\$ 508,065.00	4.5%	\$ 10,161.30	\$ 5,030.35	\$ 1,140,000.00	\$ 22,800.00	10.0%		
TOTALS	90	141	90	141	42	\$ 18,609,730.00	\$ 206,774.78	\$ 1,550,000.00	\$ 783,065.00	4.2%	\$ 8,700.72	\$ 5,553.65	\$ 1,940,000.00	\$ 21,555.56			

REHABILITATION PROPOSALS

PROJECT	TOTAL UNITS	TOTAL BRs	UNITS <50%	BRs <50%	UNITS <30%	TDC (less assumed debt)	TDC/UNIT	*EZ, NRP, ADD'L CITY GAP FUNDING	CPED AHTF FUNDING (incl. Non Profit Admin)			AHTF / TDC	AHTF / UNIT <50%	AHTF / BR <50%	DEV FEE	DEV FEE/ UNIT	DEV FEE/ TDC
Blue Goose / Family Tree Coop	38	57	8	8	0	\$ 3,715,121.00	\$ 97,766.34		\$ 199,950.00	5.4%	\$ 24,993.75	\$ 24,993.75	\$ 350,000.00	\$ 9,210.53	9.4%		
Olson Towne Homes	92	195	92	195	92	\$ 375,784.00	\$ 4,084.61		\$ 375,784.00	100.0%	\$ 4,084.61	\$ 1,927.10	\$ 7,500.00	\$ 81.52	2.0%		
Park Plaza Apts	134	219	134	219	76	\$ 207,494.00	\$ 1,548.46		\$ 207,494.00	100.0%	\$ 1,548.46	\$ 947.46	\$ -	\$ -	0.0%		
TOTALS	264	471	234	422	168	\$ 4,298,399.00	\$ 16,281.81	\$ -	\$ 783,228.00	18.2%	\$ 3,347.13	\$ 1,855.99	\$ 357,500.00	\$ 1,354.17			



Project Status	
Proposed:	2/22/2008
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:	Alliance Addition
Main Address:	724 E 17th St
Project Aliases:	
Additional Addresses:	
Ward: 7	Neighborhood: Elliot Park

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 type="checkbox"/> Senior	
<input checked="" 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	40		0BR	30	10	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		
TOT	40	TOT	30	10	0	0	0		
Shelter Units:			+ Conversion Units:						
Section 8:			0						

GENERAL INFORMATION

Aeon is proposing a 40-unit new construction addition to the existing Alliance Apartments. All units will be efficiencies of approximately 385 square feet. The Alliance Addition will provide permanent supportive housing. Thirty of the units will be set-aside for individuals meeting Minnesota Housing's definition of long term homeless, and will be open to residents earning less than 30% the area median income. Ten of the units will serve those who are formerly homeless or at risk of homelessness, and individuals earning up to 50% of the area median income.

The existing Alliance Apartments provides quality affordable housing for 124 formerly homeless adults in a sober community. Located in the Elliot Park neighborhood, the attractive brick structure beautifully compliments other buildings in the neighborhood.

The units in Alliance Addition will share a front desk and community space with the existing Alliance Apartments. This will allow Aeon to provide controlled entry as well as on-site support services, self-sufficiency programs, job referral and other services to assist residents in achieving and maintaining housing stability. There are also on-site support groups such as Alcoholics Anonymous, Narcotics Anonymous, and The Alliance Women's and Men's groups.

This project will meet MN Green Community Standards.

Partnership: 17th Street LP

Developer:

Anne Heitlinger
 Aeon
 1625 Park Avenue
 Minneapolis, MN 55404-
 Phone: (612) 341-3148 ext x-238
 Fax:
 aheitlinger@aeonhomes.org

Owner:

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 Fax: (612) 341-4208
 aeon@aeonhomes.org

Contact Information:

Consultant:

Contractor:

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 Fax: (651) 787-0407
 chris@frerichsconstruction.com

Architect:

Cermak Rhoades Architects
 275 E 4 St Suite 800
 Saint Paul, MN 55101-1696
 Phone: (651) 225-8623 ext-
 Fax:
 info@cermakrhoades.com

Property Manager:

Property Solutions And Services
 Phone: (612) 746-0400 ext-
 Fax: (612) 746-0401

Support Services:

RS Eden
 Phone: (612) 630-3604 ext-
 Fax: (612) 630-3601

CPED Coordinator:

Donna Wiemann
 CPED
 105 5th Ave S Suite 200
 Minneapolis, MN 55401-
 Phone: (612) 673-5257 ext-
 Fax: (612) 673-5259
 donna.wiemann@ci.minneapolis.mn.us

CPED Legal:

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

CPED Support Coordinator

Connie Green
 Phone: (612) 673-5234 ext-
 Fax: (612) 673-5259

CPED Rehab:

MPLS Affirmative Action



Project Status	
Proposed:	2/22/2008
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:	Alliance Addition
Main Address:	724 E 17th St
Project Aliases:	
Additional Addresses:	
Ward: <input type="text" value="7"/>	Neighborhood: <input type="text" value="Elliot Park"/>

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

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 type="checkbox"/> Senior	
<input checked="" 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	40		0BR	30	10	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	40	TOT	30	10	0	0	0	0	

Shelter Units: + Conversion Units:

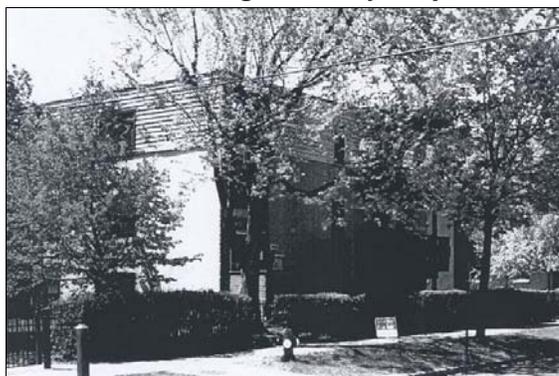
Section 8:

USES AND PERMANENT SOURCES

Project Uses:	
Land:	\$495,013.00
Construction:	\$4,664,718.00
Construction Contingency:	\$414,772.00
Construction Interest:	\$0.00
Relocation:	\$20,000.00
Developer Fee:	\$800,000.00
Legal Fees:	\$70,000.00
Architect Fees:	\$183,000.00
Other Costs:	\$426,000.00
Reserves:	\$180,000.00
Non-Housing:	\$0.00
TDC:	\$7,253,503.00
TDC/Unit:	\$181,338.00

Project Permanent Sources:				
Source / Program	Amount	%	Term	Committed
1 CPED <i>AHTF (2007)</i>	\$275,000.00			
2 CPED <i>AHTF (2008)</i>	\$225,000.00			
3 CPED <i>Non Profit Admin</i>	\$30,000.00		Grant	11/1/2005
4 MHFA <i>501(c)(3) Bonds</i>	\$5,000,000.00			
5 MHFA <i>Housing Pipeline</i>	\$938,503.00			
6 Hennepin County <i>AHIF</i>	\$400,000.00			
7 FHLB <i>FHLB</i>	\$300,000.00			8/1/2006
8 <i>Private Sources</i>	\$50,000.00			
9 Hennepin County <i>SHIF</i>	\$35,000.00			
TDC:	\$7,253,503.00			

Financing Notes:
Council approved \$30,000 Non Profit Admin for the original Aeon proposal for this site in 2005. This commitment will remain for the current Aeon proposal for this site.



Project Status	
Proposed:	2/22/2008
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:	Blue Goose Apts / Family Tree Coop
Main Address:	1819 5th St S
Project Aliases:	
Additional Addresses:	1825 5th St S, 1815 S 6th St, 723-5 26th Ave S, 1818 S 7th, 2601 S 6th St
Ward:	2
Neighborhood:	Cedar-Riverside

Project Activity
<input type="checkbox"/> New Construction
<input checked="" type="checkbox"/> Rehabilitation
<input checked="" 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 checked="" type="checkbox"/> Family w/Children
<input 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	12		0BR	0	7	5	0	0
1BR	14	1BR	0	1	13	0	0	0	
2BR	5	2BR	0	0	5	0	0	0	
3BR	7	3BR	0	0	7	0	0	0	
4+BR	0	4+BR	0	0	0	0	0	0	
TOT	38	TOT	0	8	30	0	0	0	

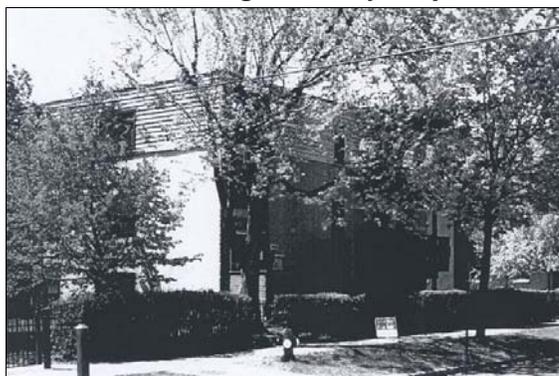
Shelter Units: _____ + Conversion Units: _____
 Section 8: _____

GENERAL INFORMATION

The Blue Goose Flats was developed in 1990 by the West Bank CDC and Brighton Development. It contains 30 units of rental housing in 2 buildings. The project is owned by Parcel B LP and leased to a cooperative made up of residents. The Blue Goose Coop Board of Directors plays a critical role in the management of the buildings.

Family Tree Coop is 8 units in several locations in the Cedar Riverside neighborhood. It includes a duplex, apartments, and a single family home. 4 of the units have a day care area that operates for affordable housing tenants. These day cares must be licensed.

<u>Partnership:</u> West Bank Blue Goose LP		<u>Contact Information:</u>	
<u>Developer:</u> Tim Mungavan West Bank CHC 1808 Riverside Ave., 2nd Floor Minneapolis, MN 55454 Phone: _____ ext- Fax: _____ tmungavan@wbcdc.org	<u>Owner:</u> West Bank Blue Goose Ltd. Partnership 1808 Riverside Ave., 2nd Floor Minneapolis, MN 55454- Phone: _____ ext- Fax: _____	<u>Consultant:</u>	
<u>Contractor:</u> To Be Determined Phone: _____ ext- Fax: _____	<u>Architect:</u> Peter Kramer Roark Kramer Kosowski DESIGN 2929 4th Ave S Minneapolis, MN 55408- Phone: (612) 822-4200 ext- Fax: (612) 822-4298	<u>Property Manager:</u> West Bank Mutual Management Co. Phone: _____ ext- Fax: _____	
<u>CPED Coordinator:</u> Dollie Crowther CPED 105 5th Ave S Suite 200 Minneapolis, MN 55401 Phone: (612) 673-5263 ext- Fax: (612) 673-5259 dollie.crowther@ci.minneapolis.mn.us	<u>CPED Legal:</u> Shelley Roe Phone: (612) 673-5086 ext- Fax: (612) 673-5112	<u>CPED Rehab:</u> Geri Meyer Phone: (612) 673-5252 ext- Fax: (612) 673-5207	
	<u>CPED Support Coordinator:</u> Scott Ehrenberg Phone: (612) 673-5067 ext- Fax: (612) 673-5259	<u>MPLS Affirmative Action</u>	



Project Status	
Proposed:	2/22/2008
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:	Blue Goose Apts / Family Tree Coop
Main Address:	1819 5th St S
Project Aliases:	
Additional Addresses:	1825 5th St S, 1815 S 6th St, 723-5 26th Ave S, 1818 S 7th, 2601 S 6th St
Ward:	2
Neighborhood:	Cedar-Riverside

Project Activity	
<input type="checkbox"/> New Construction	
<input checked="" type="checkbox"/> Rehabilitation	
<input checked="" 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 checked="" type="checkbox"/> Family w/Children	
<input 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	12		0BR	0	7	5	0	0
1BR	14	1BR	0	1	13	0	0	0	
2BR	5	2BR	0	0	5	0	0	0	
3BR	7	3BR	0	0	7	0	0	0	
4+BR	0	4+BR	0	0	0	0	0	0	
TOT	38	TOT	0	8	30	0	0	0	

Shelter Units: + Conversion Units:

Section 8:

USES AND PERMANENT SOURCES

Project Uses:	
Land:	\$3,465,000.00
Construction:	\$756,983.00
Construction Contingency:	\$43,792.00
Construction Interest:	\$0.00
Relocation:	\$0.00
Developer Fee:	\$350,000.00
Legal Fees:	\$40,000.00
Architect Fees:	\$31,280.00
Other Costs:	\$271,781.00
Reserves:	\$105,214.00
Non-Housing:	\$0.00
TDC:	\$5,064,050.00
TDC/Unit:	\$133,267.00

Project Permanent Sources:				
Source / Program	Amount	%	Term	Committed
WBCDC <i>GP Cash</i>	\$189,379.00			
CPED <i>AHTF</i>	\$199,950.00			
West Bank CHC <i>Deferred Dev fee</i>	\$200,000.00		Deferred	
<i>Syndication Proceeds</i>	\$1,443,788.00			
CPED <i>Assumed Debt</i>	\$1,348,929.00			
WBCDC <i>WBCDC Loan</i>	\$1,069,738.00			
City of Minneapolis <i>Tax Exempt Bonds Series A</i>	\$612,266.00		30 yrs	
TDC:	\$5,064,050.00			

Financing Notes:
Series B Bonds total \$2,073,813.

Syndication proceeds will assist repayment of bonds at rehab completion.



Project Status

Proposed: 3/12/2008

Approved:

Closed:

Complete:

Impaction

Non-Impacted

Impacted

Occupancy

Rental

Ownership

Project Name: Olson Towne Homes

Main Address: 501 Girard Terrace

Project Aliases:

Additional Addresses:

Ward: 5 Neighborhood: Harrison

Project Activity

New Construction

Rehabilitation

Stabilization

Preservation

Year Built: 1956

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

Shelter Units: + Conversion Units:

Section 8:

GENERAL INFORMATION

92 units of Section 8 townhome units. The Section 8 runs thru 2019. Units are concrete with aluminum and hardboard siding. The property consists of 6 buildings with 2 story townhomes. The project has a common building with management office, community room, maintenance shop, storage space and a secured laundry room. BDC provides translation services on a regular basis in both Hmong and Laotian for many of the residents. The project has experienced significant earth movement which has caused major water damage and requires eliminating and replacing concrete areas.

Partnership: CDHC Limited Partnership

Developer:
 Richard Brustad
 CHDC
 614 N 1st St Suite 100
 Minneapolis, MN 55401-
 Phone: (612) 332-6264 ext-
 Fax: (612) 332-2627
 dbrustad-chdc@bcmn.com

Owner:
 Richard Brustad
 CHDC
 614 N 1st St Suite 100
 Minneapolis, MN 55401-
 Phone: (612) 332-6264 ext-
 Fax: (612) 332-2627
 dbrustad-chdc@bcmn.com

Contractor:
 Gerry Flannery
 Flannery Construction
 1375 St Anthony Ave
 Saint Paul, MN 55104-
 Phone: (651) 259-4293 ext-
 Fax: (651) 225-1100
 gflannery@flanneryconstruction.com

Architect:

CPED Coordinator:
 Dollie Crowther
 CPED
 105 5th Ave S Suite 200
 Minneapolis, MN 55401
 Phone: (612) 673-5263 ext-
 Fax: (612) 673-5259
 dollie.crowther@ci.minneapolis.mn.us

CPED Legal:
 Nikki Newman
 Phone: (612) 673-5273 ext-
 Fax: (612) 673-5112

CPED Support Coordinator

Contact Information:

Consultant:
 Janet Pope
 J.L. Pope Associates
 2929 University Ave SE Suite 206
 Minneapolis, MN 55414-
 Phone: (612) 331-3333 ext-
 Fax: (612) 331-2223
 janet@jlpope.com

Property Manager:
 BDC Management
 Phone: (612) 371-0766 ext-
 Fax: (612) 371-1834

Support Services:

CPED Rehab:

MPLS Affirmative Action



Project Status	
Proposed:	3/12/2008
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:	Olson Towne Homes
Main Address:	501 Girard Terrace
Project Aliases:	
Additional Addresses:	
Ward: 5	Neighborhood: Harrison

Project Activity	
<input type="checkbox"/> New Construction	
<input checked="" type="checkbox"/> Rehabilitation	
<input checked="" type="checkbox"/> Stabilization	
<input type="checkbox"/> Preservation	
Year Built:	1956

Development	
<input type="radio"/> Apartment/Condo	
<input checked="" 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 checked="" type="checkbox"/> Family w/Children	
<input 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
1BR	2	1BR	2	0	0	0	0	0	
2BR	77	2BR	77	0	0	0	0	0	
3BR	13	3BR	13	0	0	0	0	0	
4+BR	0	4+BR	0	0	0	0	0	0	
TOT	92	TOT	92	0	0	0	0	0	

Shelter Units: + Conversion Units:

Section 8:

USES AND PERMANENT SOURCES

Project Uses:	
Land:	\$0.00
Construction:	\$322,284.00
Construction Contingency:	\$21,084.00
Construction Interest:	\$0.00
Relocation:	\$0.00
Developer Fee:	\$7,500.00
Legal Fees:	\$5,000.00
Architect Fees:	\$18,500.00
Other Costs:	\$1,416.00
Reserves:	\$0.00
Non-Housing:	\$0.00
TDC:	\$375,784.00
TDC/Unit:	\$4,085.00

Project Permanent Sources:				
Source / Program	Amount	%	Term	Committed
CPED <i>AHTF Pipeline</i>	\$368,284.00			
CPED <i>Non Profit Admin</i>	\$7,500.00			
TDC:	\$375,784.00			

Financing Notes:



Project Status	
Proposed:	3/12/2008
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:	Park Plaza Apts
Main Address:	1315 Olson Memorial Hwy
Project Aliases:	
Additional Addresses:	525, 527, 505, 507 Humboldt
Ward:	5
Neighborhood:	Harrison

Project Activity	
<input type="checkbox"/> New Construction	
<input checked="" type="checkbox"/> Rehabilitation	
<input checked="" type="checkbox"/> Stabilization	
<input type="checkbox"/> Preservation	
Year Built:	1964

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 checked="" type="checkbox"/> Family w/Children	
<input 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		0	0BR	0	0	0	0
1BR	62	62	1BR	25	37	0	0	0	0
2BR	59	59	2BR	41	18	0	0	0	0
3BR	13	13	3BR	10	3	0	0	0	0
4+BR	0	0	4+BR	0	0	0	0	0	0
TOT	134	134	TOT	76	58	0	0	0	0

Shelter Units: + Conversion Units:

Section 8:

GENERAL INFORMATION

Park Plaza is located on the north side of Minneapolis and is adjacent to the land cleared as part of the Hollman Settlement. It is within the Empowerment Zone established by the City of Minneapolis and HUD as part of the redevelopment laid out in the Hollman Action plan. The redevelopment of Park Plaza is a vital element of this redevelopment effort.

Park Plaza Apartments has experienced major water damage and requires funds to repair and replace sidewalks and other water damage to some of the properties.

Partnership: CHDC Park Plaza LP		Contact Information:	
Developer: Richard Brustad CHDC 614 N 1st St Suite 100 Minneapolis, MN 55401- Phone: (612) 332-6264 ext- Fax: (612) 332-2627 dbrustad-chdc@bcmn.com	Owner: Richard Brustad CHDC 614 N 1st St Suite 100 Minneapolis, MN 55401- Phone: (612) 332-6264 ext- Fax: (612) 332-2627 dbrustad-chdc@bcmn.com	Consultant: Janet Pope J.L. Pope Associates 2929 University Ave SE Suite 206 Minneapolis, MN 55414- Phone: (612) 331-3333 ext- Fax: (612) 331-2223 janet@jlpope.com	
Contractor:	Architect: Blumentals Architecture Inc. 6235 Earle Brown Dr D-Barn Brooklyn Center, MN 55430- Phone: (763) 561-5757 ext- Fax: (763) 561-2914 info@blumentals.com	Property Manager: BDC Management Phone: (612) 371-0766 ext- Fax: (612) 371-1834	
CPED Coordinator: Dollie Crowther CPED 105 5th Ave S Suite 200 Minneapolis, MN 55401 Phone: (612) 673-5263 ext- Fax: (612) 673-5259 dollie.crowther@ci.minneapolis.mn.us	CPED Legal:	CPED Rehab:	
	CPED Support Coordinator Scott Ehrenberg Phone: (612) 673-5067 ext- Fax: (612) 673-5259	MPLS Affirmative Action	



Project Status
 Proposed: 3/12/2008
 Approved:
 Closed:
 Complete:

Impaction
 Non-Impacted
 Impacted

Occupancy
 Rental
 Ownership

Project Name: Park Plaza Apts
 Main Address: 1315 Olson Memorial Hwy
 Project Aliases:
 Additional Addresses: 525, 527, 505, 507 Humboldt
 Ward: 5 Neighborhood: Harrison

Project Activity
 New Construction
 Rehabilitation
 Stabilization
 Preservation
 Year Built: 1964

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	0	0	0	0	0	0	0
1BR	62	62	25	37	0	0	0
2BR	59	59	41	18	0	0	0
3BR	13	13	10	3	0	0	0
4+BR	0	0	0	0	0	0	0
TOT	134	134	76	58	0	0	0

Shelter Units: + Conversion Units:
 Section 8:

USES AND PERMANENT SOURCES

Project Uses:

Land: \$0.00
 Construction: \$179,620.00
 Construction Contingency: \$12,573.00
 Construction Interest: \$0.00
 Relocation: \$0.00
 Developer Fee: \$0.00
 Legal Fees: \$3,000.00
 Architect Fees: \$8,500.00
 Other Costs: \$3,801.00
 Reserves: \$0.00
 Non-Housing: \$0.00
 TDC: \$207,494.00
 TDC/Unit: \$1,548.00

Project Permanent Sources:

Source / Program	Amount	%	Term	Committed
CPED Non Profit Admin	\$7,500.00		Grant	
CPED AHTF	\$199,994.00	1.00%	Deferred	
TDC:	\$207,494.00			

Financing Notes:



Project Status	
Proposed:	7/27/2006
Approved:	<input checked="" type="checkbox"/>
Closed:	
Complete:	

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

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

Project Name:	Van Cleve Apts West		
Main Address:	917 13th Ave SE		
Project Aliases:	Van Cleve (Phase II)		
Additional Addresses:			
Ward:	2	Neighborhood:	Como

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 checked="" type="checkbox"/> General	
<input type="checkbox"/> Family w/Children	
<input 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
	1BR	12		1BR	12	0	0	0	0
	2BR	25		2BR	0	25	0	0	0
	3BR	13		3BR	0	13	0	0	0
4+BR	0	4+BR	0	0	0	0	0		
TOT	50	TOT	12	38	0	0	0		
Shelter Units: _____		+ Conversion Units: _____							
Section 8: _____									

GENERAL INFORMATION

The Van Cleve Apts West project is part of a three-phase, income-integrated development that will eventually include 236 housing units. This project consists of a new 50-unit rental apartment building that is being planned by Van Cleve Apartments West LLC, a partnership of Project For Pride in Living and Cabrini House. Of these 50 units, 12 units will be affordable @ 30% AMI with supportive services for chronically homeless single adults, with tenant-based rental assistance through the state-funded Long Term Homelessness Group Residential Housing (GRH) Program administered by Hennepin County. Cabrini House has been providing supportive services in the University area to homeless and disabled individuals. There will also be thirty-seven (37) units affordable at 50% MMI and one (1) unit that will be occupied by an employer caretaker.

The Van Cleve West development will also include "green-sustainable" elements.

Van Cleve Apts East (Phase I) is a 35-unit rental building that is currently under construction and will be completed in the summer of 2008.

Phase III will consist of 151 ownership townhomes and condo apartments, including some units in historic grain elevator structure which will be converted to housing.

Partnership: Van Cleve Apartments West LLC

Contact Information:

Developer:
 Barbara McCormick
 PPL
 1035 E Franklin Ave
 Minneapolis, MN 55404-2920
 Phone: (612) 455-5206 ext
 Fax: (612) 455-5101
 barbara.mccormick@ppl-inc.org

Owner:

Contractor:
 Gerry Flannery
 Flannery Construction
 1375 St Anthony Ave
 Saint Paul, MN 55104-
 Phone: (651) 259-4293 ext-
 Fax: (651) 225-1100
 gflannery@flanneryconstruction.com

Consultant:

Architect:
 Bart Nelson
 Urban Works Architecture, LLC
 901 North Third St Suite 145
 Minneapolis, MN 55401-
 Phone: (612) 455-3105 ext-
 Fax: (612) 455-3199
 bnelson@urban-works.com

Property Manager:
 PPL
 Phone: (612) 874-8511 ext-
 Fax: (612) 874-6444

Support Services:
 Cabrini House
 Phone: (612) 331-7390 ext-
 Fax: (612) 331-4436

CPED Coordinator:
 Jerry LePage
 CPED
 105 5th Ave S Suite 200
 Minneapolis, MN 55401
 Phone: (612) 673-5240 ext-
 Fax: (612) 673-5248
 jerry.lepage@ci.minneapolis.mn.us

CPED Legal:
 Shelley Roe
 Phone: (612) 673-5086 ext-
 Fax: (612) 673-5112

CPED Support Coordinator
 Scott Ehrenberg
 Phone: (612) 673-5067 ext-
 Fax: (612) 673-5259

CPED Rehab:
 Dalene Lenneman
 Phone: (612) 673-5254 ext-
 Fax: (612) 673-5207

MPLS Affirmative Action
 Mary Tradewell
 Phone: (612) 673-2142 ext-
 Fax: (612) 673-2599



Project Status
 Proposed: 7/27/2006
 Approved:
 Closed:
 Complete:

Impaction
 Non-Impacted
 Impacted

Occupancy
 Rental
 Ownership

Project Name: Van Cleve Apts West
 Main Address: 917 13th Ave SE
 Project Aliases: Van Cleve (Phase II)
 Additional Addresses:
 Ward: 2 Neighborhood: Como

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	12	1BR	12	0	0	0	0	0	
2BR	25	2BR	0	25	0	0	0	0	
3BR	13	3BR	0	13	0	0	0	0	
4+BR	0	4+BR	0	0	0	0	0	0	
TOT	50	TOT	12	38	0	0	0	0	

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

USES AND PERMANENT SOURCES

Project Uses:

Land:	\$421,632.00
Construction:	\$8,019,140.00
Construction Contingency:	\$325,000.00
Construction Interest:	\$180,000.00
Relocation:	\$0.00
Developer Fee:	\$1,140,000.00
Legal Fees:	\$71,000.00
Architect Fees:	\$257,750.00
Other Costs:	\$601,705.00
Reserves:	\$340,000.00
Non-Housing:	\$0.00
TDC:	\$11,356,227.00
TDC/Unit:	\$227,125.00

Project Permanent Sources:

Source / Program	Amount	%	Term	Committed
Wells Fargo 1st Mortgage	\$291,972.00			3/17/2008
Other Private	\$119,000.00			3/17/2008
MHFA	\$600,000.00			3/17/2008
Cabrini House Private	\$250,000.00			3/17/2008
Hennepin County AHIF	\$120,000.00			3/17/2008
CPED AHTF (HOME)	\$670,000.00			12/22/2006 HD00000759
Syndication Proceeds	\$7,473,613.00			
CPED Non Profit Admin	\$30,000.00			11/1/2006
FHF FHF	\$100,000.00			3/17/2008
Hennepin County / Met Council ERF / TBRA	\$67,205.00			11/1/2006
City of Minneapolis TIF (pay-go)	\$595,000.00			3/17/2008
City of Minneapolis Pooled TIF / PPL Loan	\$45,650.00			3/17/2008
Met Council LCDA	\$485,722.00			3/17/2008
CPED AHTF (HOME)	\$508,065.00			
50 CPED LIHTC - \$ 68,680 (2007)				9/12/2006

Financing Notes:

CPED MULTIFAMILY HOUSING DEPARTMENT
Affordable Housing Inventory Project Data Worksheet



Project Status	
Proposed:	7/27/2006
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:	Van Cleve Apts West
Main Address:	917 13th Ave SE
Project Aliases:	Van Cleve (Phase II)
Additional Addresses:	
Ward: <input type="text" value="2"/>	Neighborhood: <input type="text" value="Como"/>

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

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 checked="" type="checkbox"/> General	
<input type="checkbox"/> Family w/Children	
<input 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
1BR	12	1BR	12	0	0	0	0	0	
2BR	25	2BR	0	25	0	0	0	0	
3BR	13	3BR	0	13	0	0	0	0	
4+BR	0	4+BR	0	0	0	0	0	0	
TOT	50	TOT	12	38	0	0	0	0	

Shelter Units: + Conversion Units:

Section 8:

51 CPED
 LIHTC - \$758,763 (2008)

10/9/2007

TDC:	\$11,356,227.00
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Project Status	
Proposed:	3/4/2008
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:	Exodus Redeemer
Main Address:	3131-3133 1st Ave S
Project Aliases:	
Additional Addresses:	3137-3139 1st Ave S; 3143-3145 1st Ave S; 106-108 E 32nd St
Ward:	10
Neighborhood:	Lyndale

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

Development
<input type="radio"/> Apartment/Condo
<input checked="" 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 checked="" type="checkbox"/> Family w/Children
<input 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		0	0BR	0	0	0	0
1BR	0	0	1BR	0	0	0	0	0	0
2BR	8	8	2BR	0	2	6	0	0	0
3BR	4	4	3BR	0	1	3	0	0	0
4+BR	0	0	4+BR	0	0	0	0	0	0
TOT	12	12	TOT	0	3	9	0	0	0

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

GENERAL INFORMATION

Exodus Apartments is a 12-unit workforce housing complex comprised of four, two-story buildings on contiguous parcels located at the northeast corner of 1st Ave. S and E. 32nd St. in the Lyndale Neighborhood and 10th Ward. This project is general occupancy tax-credit workforce housing for individuals and families at 60% AMI with three of the 12 units at 50% AMI. The AHTF and Non-Profit Admin. funds are for rehabilitation to improve energy efficiency, correct some considerable wear and tear, address some minor building code issues, and abate lead-based paint. The scope of work includes exterior, interior, mechanical and electrical improvements.

Partnership: CHDC Exodus LLC

Developer:

Danielle Salus
 CHDC
 614 1st St N Suite 100
 Minneapolis, MN 55401-3101
 Phone: (612) 332-6264 ext-
 Fax: (612) 332-2627
 dsalus-chdc@bcmn.com

Owner:

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 CHDC
 614 1st St N Suite 100
 Minneapolis, MN 55401-3101
 Phone: (612) 332-6264 ext-
 Fax: (612) 332-2627
 dsalus-chdc@bcmn.com

Contact Information:

Consultant:

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 J.L. Pope Associates
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 Minneapolis, MN 55414-
 Phone: (612) 331-3333 ext-
 Fax: (612) 331-2223
 janet@jlpope.com

Contractor:

Architect:

Blumentals Architecture Inc.
 6235 Earle Brown Dr D-Barn
 Brooklyn Center, MN 55430-
 Phone: (763) 561-5757 ext-
 Fax: (763) 561-2914
 info@blumentals.com

Property Manager:

BDC Management
 Phone: (612) 371-0766 ext-
 Fax: (612) 371-1834

Support Services:

CPED Coordinator:

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 CPED
 105 5th Ave S Suite 200
 Minneapolis, MN 55401-
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 matt.goldstein@ci.minneapolis.mn.us

CPED Legal:

CPED Support Coordinator

Connie Green
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 Fax: (612) 673-5259

CPED Rehab:

Jim Edin
 Phone: (612) 673-5275 ext-
 Fax: (612) 673-5207

MPLS Affirmative Action

Project Status	
Proposed:	3/4/2008
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:	Exodus Redeemer
Main Address:	3131-3133 1st Ave S
Project Aliases:	
Additional Addresses:	3137-3139 1st Ave S; 3143-3145 1st Ave S; 106-108 E 32nd St
Ward:	10
Neighborhood:	Lyndale

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

Development	
<input type="radio"/> Apartment/Condo	
<input checked="" 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 checked="" type="checkbox"/> Family w/Children	
<input 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		0	0BR	0	0	0	0
1BR	0	0	1BR	0	0	0	0	0	0
2BR	8	8	2BR	0	2	6	0	0	0
3BR	4	4	3BR	0	1	3	0	0	0
4+BR	0	0	4+BR	0	0	0	0	0	0
TOT	12	12	TOT	0	3	9	0	0	0

Shelter Units: + Conversion Units:

Section 8:

USES AND PERMANENT SOURCES

Project Uses:	
Land:	\$0.00
Construction:	\$294,685.00
Construction Contingency:	\$29,469.00
Construction Interest:	\$0.00
Relocation:	\$5,000.00
Developer Fee:	\$17,500.00
Legal Fees:	\$7,500.00
Architect Fees:	\$17,500.00
Other Costs:	\$23,000.00
Reserves:	\$0.00
Non-Housing:	\$0.00
TDC:	\$394,654.00
TDC/Unit:	\$32,888.00

Project Permanent Sources:				
Source / Program	Amount	%	Term	Committed
<i>Project Reserves</i>				
CPED	\$7,500.00			
<i>Non Profit Admin</i>				
CPED	\$379,154.00			
<i>AHTF</i>				
TDC:	\$394,654.00			

Financing Notes:	



Project Status	
Proposed:	7/27/2007
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:	Hope Block Stabilization
Main Address:	2020 Portland
Project Aliases:	see also HOPE III
Additional Addresses:	616-618 E 22nd St; 2024-26 Oakland Ave S; 2107,09,15,23 Portland
Ward:	6
Neighborhood:	Phillips

Project Activity	
<input type="checkbox"/> New Construction	
<input checked="" type="checkbox"/> Rehabilitation	
<input checked="" type="checkbox"/> Stabilization	
<input type="checkbox"/> Preservation	
Year Built:	1900

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 checked="" type="checkbox"/> Family w/Children	
<input 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	1		0BR	0	1	0	0	0
1BR	1	1BR	0	1	0	0	0	0	
2BR	4	2BR	0	4	0	0	0	0	
3BR	13	3BR	0	12	0	0	0	1	
4+BR	0	4+BR	0	0	0	0	0	0	
TOT	19	TOT	0	18	0	0	0	1	

Shelter Units: + Conversion Units:
 Section 8:

GENERAL INFORMATION

Rehabilitation of 19 affordable single family, duplex, tri-plex general occupancy housing units. Majority of tenants are below 30% of the area median income. The majority of the buildings are from the early 1900s. Many of the units are for large families and rehab will enhance the Hope Block and the Gateway revitalization. Hope Community will be providing energy efficient lighting and appliances to all the units.

Partnership:

Developer:
 Marcia Cartwright
 Hope Community, Inc.
 611 E Franklin Ave
 Minneapolis, MN 55404-2862
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 Fax: (612) 874-8650
 mcartwright@hope-community.org

Owner:
 Mary Keefe
 Hope Community, Inc.
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 Fax: (612) 874-8650
 mkeefe@hope-community.org

Contact Information:

Consultant:

Contractor:
 To Be Determined
 ,
 Phone: ext-
 Fax:

Architect:
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 Saint Paul, MN 55101-1696
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Property Manager:
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 Fax: (612) 746-0401

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CPED Legal:

CPED Support Coordinator
 Susie Shepherd
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CPED Rehab:
 Dalene Lenneman
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 Fax: (612) 673-5207

MPLS Affirmative Action



Project Status

Proposed: 7/27/2007

Approved:

Closed:

Complete:

Impaction

Non-Impacted

Impacted

Occupancy

Rental

Ownership

Project Name: Hope Block Stabilization

Main Address: 2020 Portland

Project Aliases: see also HOPE III

Additional Addresses: 616-618 E 22nd St; 2024-26 Oakland Ave S; 2107,09,15,23 Portland

Ward: 6 Neighborhood: Phillips

Project Activity

New Construction

Rehabilitation

Stabilization

Preservation

Year Built: 1900

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	1		0BR	0	1	0	0	0
1BR	1	1	1BR	0	1	0	0	0	0
2BR	4	4	2BR	0	4	0	0	0	0
3BR	13	13	3BR	0	12	0	0	0	1
4+BR	0	0	4+BR	0	0	0	0	0	0
TOT	19	19	TOT	0	18	0	0	0	1

Shelter Units: + Conversion Units:

Section 8:

USES AND PERMANENT SOURCES

Project Uses:

Land:	\$0.00
Construction:	\$983,474.00
Construction Contingency:	\$137,750.00
Construction Interest:	\$0.00
Relocation:	\$15,000.00
Developer Fee:	\$180,937.00
Legal Fees:	\$15,000.00
Architect Fees:	\$60,075.00
Other Costs:	\$113,398.00
Reserves:	\$93,500.00
Non-Housing:	\$0.00
TDC:	\$1,599,134.00
TDC/Unit:	\$84,165.00

Project Permanent Sources:

Source / Program	Amount	%	Term	Committed
CPED AHTF Pipeline	\$108,000.00			
CPED AHTF	\$538,000.00	1.00%	30 yrs Deferred	
Hennepin County AHIF	\$305,634.00			
Consolidated RFP	\$550,000.00			
CPED Non Profit Admin	\$30,000.00			
MN Lead Safe	\$67,500.00			
TDC:	\$1,599,134.00			

Financing Notes:

15 units received prior MCDA / CPED funding. There are 4 units that did not receive prior funding from MCDA / CPED.

This project will require extensive lead base paint abatement which after analysis will exceed the amount required for a total rehab.