



Project Status	
Proposed:	6/30/2016
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:	Minnehaha Commons		
Main Address:	3001 E Lake St		
Project Aliases:			
Additional Addresses:			
Ward:	2	Neighborhood:	Longfellow

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 checked="" type="checkbox"/> Homeless	

Housing Production and Affordability									
UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT
	0BR	43		0BR	0	43	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	43	TOT	0	43	0	0	0		
Shelter Units:			+ Conversion Units:						
Section 8:		10							

GENERAL INFORMATION

Alliance Housing, Inc. has partnered with the Touchstone Mental Health to create Minnehaha Commons, a supportive service project for extremely low-income seniors who have experienced homelessness. A life of deferred health care and social isolation exacerbates the physical and psychological challenges faced by aging adults. Those with a history of homelessness and poor health are often determined to be 'medically' 15 years older than their biological age by physicians. Homeless studies show that many homeless people experience mental illness symptoms but may not have received a diagnosis and proper treatment. Others have been misdiagnosed, receiving improper treatments. Minnesota data show that 68% of people with mental illness have at least one chronic health condition, such as diabetes, obesity, COPD, asthma, and hypertension. Studies show homeless individuals often have experienced long term alcohol and drug abuse leading to additional health conditions. A front desk will be staffed throughout the evenings and weekends to provide support to tenants and help them manage guests and ensure safety.

The proposed development project consists of a 31,500 sq. ft. three-story building with 43 studio apartments. The property will have a community room, service provider space/office, property management office, laundry room and front desk on the first floor. There will be a tenant lounge area on the second and third floors and an outdoor patio for informal gatherings. The building also includes adequate storage space to hold property for required time periods when tenants leave without notice.

Partnership: Minnehaha Commons LP

Developer:
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 2309 Nicollet Ave
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 bjeanetta@alliancehousinginc.org

Owner:
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 Alliance Housing, Inc.
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 Phone: (612) 879-7633 ext-
 Fax: (612) 870-7446
 bjeanetta@alliancehousinginc.org

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 Broen Housing Consultants
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Contractor:
 To Be Determined
 ,
 Phone: ext-
 Fax:

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

Property Manager:
 Hayes Gibson International
 Phone: (612) 670-9467 ext-
 Fax:

Support Services:
 Touchstone Mental Health
 Phone: (612) 314-1002 ext-
 Fax: (612) 874-0157

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

CPED Legal:

CPED Support Coordinator

CPED Rehab:

MPLS Affirmative Action

CPED MULTIFAMILY HOUSING DEPARTMENT
Affordable Housing Inventory Project Data Worksheet

PROJ#: **593**
 ACT#: **800**



Project Status	
Proposed:	6/30/2016
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:	Minnehaha Commons
Main Address:	3001 E Lake St
Project Aliases:	
Additional Addresses:	
Ward: <input type="text" value="2"/>	Neighborhood: <input type="text" value="Longfellow"/>

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 checked="" type="checkbox"/> Senior	
<input type="checkbox"/> Single	
<input 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	43		0	0	43	0	0	0
1BR	0	0	0	0	0	0	0	0	
2BR	0	0	0	0	0	0	0	0	
3BR	0	0	0	0	0	0	0	0	
4+BR	0	0	0	0	0	0	0	0	
TOT	43	0	0	43	0	0	0	0	

Shelter Units: + Conversion Units:

Section 8:

USES AND PERMANENT SOURCES

Project Uses:	
Land:	\$317,277.00
Construction:	\$6,674,424.00
Construction Contingency:	\$291,949.00
Construction Interest:	\$19,220.00
Relocation:	\$0.00
Developer Fee:	\$1,073,740.00
Legal Fees:	\$80,000.00
Architect Fees:	\$277,800.00
Other Costs:	\$1,217,319.00
Reserves:	\$870,149.00
Non-Housing:	\$0.00
TDC:	\$10,821,878.00
TDC/Unit:	\$251,672.00

Project Permanent Sources:				
Source / Program	Amount	%	Term	Committed
FHLB <i>FHLB (2017)</i>	\$250,000.00			
CPED <i>AHTF (2017)</i>	\$150,000.00			
CPED <i>AHTF (2016)</i>	\$925,000.00			11/4/2016
<i>Syndication Proceeds</i>	\$2,643,289.00			
MHFA <i>HIB</i>	\$5,192,589.00			
Hennepin County <i>AHIF</i>	\$250,000.00			5/2/2017
FHLB <i>FHLB (2016)</i>	\$500,000.00			12/15/2016
<i>Sales Tax Rebate</i>	\$136,000.00			8/8/2017
<i>Private Foundations</i>	\$55,000.00			6/30/2016
<i>Energy Rebates</i>	\$20,000.00			8/8/2017
DHS <i>Live Well</i>	\$700,000.00			8/4/2016
TDC:	\$10,821,878.00			

Financing Notes:	



Project Status	
Proposed:	8/4/2015
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:	Aeon Prospect Park
Main Address:	3001 4th St SE
Project Aliases:	
Additional Addresses:	
Ward: <input type="text" value="2"/>	Neighborhood: <input type="text" value="Prospect 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 checked="" type="checkbox"/> Family w/Children	
<input type="checkbox"/> Senior	
<input type="checkbox"/> Single	
<input 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	0		0	0BR	0	0	0	0
1BR	11	11	1BR	5	6	0	0	0	0
2BR	41	41	2BR	10	24	0	0	7	7
3BR	18	18	3BR	0	0	18	0	0	0
4+BR	0	0	4+BR	0	0	0	0	0	0
TOT	70	70	TOT	15	30	18	0	7	7

Shelter Units: + Conversion Units:

Section 8:

GENERAL INFORMATION

Aeon proposes to construct 70 new apartment homes on a 0.69 acre parcel one block from the Green Line's Prospect Park Station at 3001 4th Street SE, Minneapolis. With 70 new apartment homes and five stories, this development will transform an underutilized site ripe for development. Prospect Park will provide permanent supportive housing to 7 households with dependent children who have been homeless or are at risk of homelessness. The elevator, building design, and unit layout will implement Universal Design strategies throughout to produce a property well-positioned for immediate and long-term success. The first floor includes; community rooms for general resident use; a fitness room and bike storage so residents can take part in healthy activities and conveniently utilize non-vehicular transportation and nearby trails; and active connection to the street with porches along 4th street; and a leasing office.

The exterior design with be reviewed with the neighborhood design committee. Materials used will be durable and meet local design requirements. New, wider sidewalks, improved lighting, tot lot, pedestrian benches, and bike racks reposition this site from vacant office/warehouse to a warm, inviting, and pedestrian-oriented experience. The project will comply with Green Communities Criteria

Partnership: Aeon Prospect LP

Contact Information:

Developer:

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 901 N 3rd St Suite 150
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Consultant:

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 Fax:

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 arlene.robinson@minneapolismn.gov

CPED Legal:

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CPED Support Coordinator

CPED Rehab:

MPLS Affirmative Action



Project Status	
Proposed:	8/4/2015
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:	Aeon Prospect Park
Main Address:	3001 4th St SE
Project Aliases:	
Additional Addresses:	
Ward: <input type="text" value="2"/>	Neighborhood: <input type="text" value="Prospect 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 checked="" type="checkbox"/> Family w/Children	
<input type="checkbox"/> Senior	
<input type="checkbox"/> Single	
<input 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	0		0	0BR	0	0	0	0
1BR	11	11	1BR	5	6	0	0	0	
2BR	41	41	2BR	10	24	0	0	7	
3BR	18	18	3BR	0	0	18	0	0	
4+BR	0	0	4+BR	0	0	0	0	0	
TOT	70	70	TOT	15	30	18	0	7	

Shelter Units: + Conversion Units:

Section 8:

USES AND PERMANENT SOURCES

Project Uses:	
Land:	\$1,250,000.00
Construction:	\$11,162,356.00
Construction Contingency:	\$502,000.00
Construction Interest:	\$245,000.00
Relocation:	\$0.00
Developer Fee:	\$925,000.00
Legal Fees:	\$90,000.00
Architect Fees:	\$426,700.00
Other Costs:	\$2,665,548.00
Reserves:	\$432,364.00
Non-Housing:	\$0.00
TDC:	\$17,698,968.00
TDC/Unit:	\$252,842.00

Project Permanent Sources:					
Source / Program	Amount	%	Term	Committed	
MHFA <i>Deferred Loan</i>	\$377,871.00				
<i>Energy Rebate</i>	\$35,000.00				8/4/2015
<i>Private Contribution</i>	\$100,000.00				8/4/2015
<i>Sales Tax Rebate</i>	\$301,087.00				8/4/2015
Met Council TBRA	\$201,300.00		12/31/2018 Grant		1/13/2016 HD00001842
Hennepin County AHIF / TOD	\$250,000.00				6/1/2017
CPED LIHTC - \$376,442 (2017)					11/4/2016
Met Council LCDA	\$1,445,000.00	0.00%	1/31/2018 FORGIVABLE		8/4/2015 HD00001750
<i>Deferred Dev Fee</i>	\$871.00				
<i>Syndication Proceeds</i>	\$8,746,836.00				
<i>GP Cash</i>	\$100.00				8/4/2015
<i>1st Mortgage</i>	\$4,148,000.00	4.50%	40 yrs Fully Amortized		
CPED AHTF (2017)	\$225,000.00				
MHFA TC (2017)	\$967,903.00				6/28/2017

Financing Notes:	



Project Status	
Proposed:	8/4/2015
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:	Aeon Prospect Park
Main Address:	3001 4th St SE
Project Aliases:	
Additional Addresses:	
Ward: <input type="text" value="2"/>	Neighborhood: <input type="text" value="Prospect 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 checked="" type="checkbox"/> Family w/Children	
<input type="checkbox"/> Senior	
<input type="checkbox"/> Single	
<input 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	0		0	0BR	0	0	0	0
1BR	11	11	1BR	5	6	0	0	0	0
2BR	41	41	2BR	10	24	0	0	0	7
3BR	18	18	3BR	0	0	18	0	0	0
4+BR	0	0	4+BR	0	0	0	0	0	0
TOT	70	70	TOT	15	30	18	0	0	7

Shelter Units: + Conversion Units:

Section 8:

CPED (MHFA)		6/28/2017
LIHTC - \$110,000 (2017-1)		
CPED	\$900,000.00	6/17/2016
AHTF (2016 Pipeline)		
TDC:	\$17,698,968.00	

Intentionally Left Blank



Project Status

Proposed: 8/11/2017
 Approved:
 Closed:
 Complete:

Impaction

Non-Impacted
 Impacted

Occupancy

Rental
 Ownership

Project Name: Many Rivers East
 Main Address: 1500 E Franklin
 Project Aliases:
 Additional Addresses:
 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				
			<30%	<50%	<60%	<80%	MKT
0BR	3	0	3	0	0	0	0
1BR	11	0	4	0	7	0	0
2BR	26	0	23	0	3	0	0
3BR	13	0	0	10	3	0	0
4+BR	0	0	0	0	0	0	0
TOT	53	0	30	10	13	0	0

Shelter Units: _____ + Conversion Units: _____
 Section 8: **7**

GENERAL INFORMATION

Existing four story elevator building with 53 units built in 2003. There are 7 project-based Section 8 units. Property is looking to restructure its debt and do substantial rehabilitation. HAP extension expires August, 2018.

Partnership: Many Rivers Apartments LP

Developer:
 Thomas McElveen
 American Indian Community Development Cor
 1508 E Franklin Ave
 Minneapolis, MN 55404-
 Phone: (612) 813-1610 ext-
 Fax: (612) 813-1612
 tmcelveen@aicdc-mn.org

Owner:
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 Fax: (612) 813-1612
 aihcdc@aol.com

Contact Information:

Consultant:

Contractor:

Architect:
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 DJR Architecture, Inc.
 333 Washington Ave N Suite 210
 Minneapolis, MN 55401-
 Phone: (612) 676-2700 ext-
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Property Manager:
 Perennial Management
 Phone: (651) 644-9600 ext-
 Fax: (651) 644-0296

Support Services:

CPED Coordinator:
 Ester Robards
 CPED
 105 5th Ave S Suite 200
 Minneapolis, MN 55415-
 Phone: _____ ext-
 Fax: _____
 ester.robards@minneapolismn.gov

CPED Legal:

CPED Support Coordinator

CPED Rehab:

MPLS Affirmative Action



Project Status	
Proposed:	8/11/2017
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:	Many Rivers East
Main Address:	1500 E Franklin
Project Aliases:	
Additional Addresses:	
Ward:	6
Neighborhood:	Ventura Village

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	3		0BR	0	3	0	0	0
1BR	11	1BR	0	4	0	7	0	0	
2BR	26	2BR	0	23	0	3	0	0	
3BR	13	3BR	0	0	10	3	0	0	
4+BR	0	4+BR	0	0	0	0	0	0	
TOT	53	TOT	0	30	10	13	0	0	

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

USES AND PERMANENT SOURCES

Project Uses:	
Land:	\$0.00
Construction:	\$580,632.00
Construction Contingency:	\$40,644.00
Construction Interest:	\$0.00
Relocation:	\$0.00
Developer Fee:	\$0.00
Legal Fees:	\$50,000.00
Architect Fees:	\$46,450.00
Other Costs:	\$3,050,245.00
Reserves:	\$325,000.00
Non-Housing:	\$0.00
TDC:	\$4,181,970.00
TDC/Unit:	\$78,905.00

Project Permanent Sources:				
Source / Program	Amount	%	Term	Committed
MHFA 1st Mortgage	\$2,529,000.00	4.25%	35 yrs Fully Amortized	
GP Cash	\$538,960.00			8/11/2017
Sales Tax rebates	\$39,996.00			
Energy Rebates	\$750.00			
Replacement Reserve Balance	\$112,679.00			8/11/2017
MARIF Reserve	\$221,321.00			
Operating Reserve	\$39,264.00			
Hennepin County AHIF	\$350,000.00			
CPED AHTF (2017)	\$350,000.00			

Financing Notes:

TDC:	<input type="text" value="\$4,181,970.00"/>
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Project Status	
Proposed:	7/19/2015
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:	Park7
Main Address:	714 Park Ave
Project Aliases:	House of Charity - CHDO
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				
			<30%	<50%	<60%	<80%	MKT
0BR	61	0BR	41	20	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	61	TOT	41	20	0	0	0

Shelter Units: + Conversion Units:
 Section 8:

GENERAL INFORMATION

Park 7 is located in the heart of downtown east. The project includes the House of Charity Food Center located on Park Ave and provides 3 meals a day 7 days a week for the community for 70 years. Park 7 provides transitional housing as well as permanent supportive housing for those experiencing long term homelessness. This project will combine two properties and become one facility which will be made up of 61 new construction SRO units with supportive services, community space and a new food center. The Food Center will be financed separately from the new housing.

This permanent supportive housing builds on the 115 beds of transitional housing currently provided by House of Charity at a nearby location. A variety of community services will be provided in the new community service facility space, emphasizing treatment programs for those with chemical dependency for both residents and those in the community. The building will be concrete on the first two floors and wood frame above that, with greater setbacks from the street to allow pedestrian activity. The top three floors will be housing units served by an elevator. Eighteen (18) surface parking spaces will be provided for staff. Special features include a bike storage room and a bed bug room with sanitation heating devices.

Partnership: Park 7 Apartments LP

Developer:
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 CHDC
 614 N 1st St Suite 100
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Owner:
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 CHDC
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 hrathmann@chdcmn.org

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Contractor:
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 davidf@watson-forsberg.com

Architect:
 Paul Melblom
 MS&R Architects
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 Phone: (612) 225-1042 ext-
 Fax: (612) 342-2216
 paulm@msrtd.com

Property Manager:
 Premier Mgmt
 Phone: (651) 815-0665 ext-
 Fax: (651) 815-0735

Support Services:
 House of Charity
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 Fax: (612) 594-2020

CPED Coordinator:
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CPED Legal:
 Nikki Newman
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 Fax: (612) 673-5112
CPED Support Coordinator

CPED Rehab:
MPLS Affirmative Action



Project Status

Proposed: 7/19/2015
 Approved:
 Closed:
 Complete:

Impaction

Non-Impacted
 Impacted

Occupancy

Rental
 Ownership

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

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				
			<30%	<50%	<60%	<80%	MKT
0BR	61	0BR	41	20	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	61	TOT	41	20	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
Met Council TBRA	\$165,200.00			1/1/2017
Syndication Proceeds or HIB	\$9,336,566.00			
CPED AHTF (2015)	\$900,000.00			11/6/2015
Energy Rebates	\$15,000.00			7/5/2017
Deferred Dev Fee	\$201,576.00			1/1/2017
GP Land Loan	\$862,500.00			7/5/2016
Hennepin County AHIF (2018)	\$395,000.00			
FHLB FHLB	\$500,000.00			8/19/2016
Sales Tax Rebate	\$267,478.00			7/5/2017
CPED AHTF (2017)	\$625,000.00			
TDC:	<input type="text" value="\$13,268,320.00"/>			

Financing Notes:
 No debt service.
 Project also applied for Housing Infrastructure Bonds through the State.



Project Status

Proposed: 7/24/2017

Approved:

Closed:

Complete:

Impaction

Non-Impacted

Impacted

Occupancy

Rental

Ownership

Project Name: Olson Towne Homes Redevelopment (Phase I)

Main Address: 461 Girard Terr

Project Aliases:

Additional Addresses:

Ward: 5 Neighborhood: Harrison

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				
			<30%	<50%	<60%	<80%	MKT
0BR	0	0	0	0	0	0	0
1BR	30	0	30	0	0	0	0
2BR	40	0	40	0	0	0	0
3BR	20	0	20	0	0	0	0
4+BR	2	0	2	0	0	0	0
TOT	92	0	92	0	0	0	0

Shelter Units: _____ + Conversion Units: _____

Section 8: 92

GENERAL INFORMATION

Olson Towne Homes Phase I will be constructed under a phased concept that will relocate residents to new units in the same site while not displacing any interested residents as part of the process. The existing HAP contract will be transferred to the new site. Rebuilding will free up land for future phases of the development. Originally, Olson Towne Homes was built in 1956. Many units were demolished in the 1970s due to poor and unstable soil. Further demolition of units did not occur due to critical need for affordable housing. The new 92 units will be built on the same site and an additional parcel of land. The land will be acquired from MPH. The new construction will be phased to ease displacement issues.

Partnership: Olson Redevelopment I LP

Developer:

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 hrathmann@chdcmn.org

Contact Information:

Consultant:

Contractor:

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Architect:

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Property Manager:

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Support Services:

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CPED Support Coordinator

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CPED Rehab:

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 Fax: (612) 673-5207

MPLS Affirmative Action



Project Status

Proposed: 7/24/2017

Approved:

Closed:

Complete:

Impaction

Non-Impacted

Impacted

Occupancy

Rental

Ownership

Project Name: n Towne Homes Redevelopment (Phase I)

Main Address: 461 Girard Terr

Project Aliases:

Additional Addresses:

Ward: 5 Neighborhood: Harrison

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	30	1BR	0	30	0	0	0	0	
2BR	40	2BR	0	40	0	0	0	0	
3BR	20	3BR	0	20	0	0	0	0	
4+BR	2	4+BR	0	2	0	0	0	0	
TOT	92	TOT	0	92	0	0	0	0	

Shelter Units: _____ + Conversion Units: _____

Section 8: 92

USES AND PERMANENT SOURCES

Project Uses:

Land: \$3,151,724.00

Construction: \$17,217,946.00

Construction Contingency: \$852,568.00

Construction Interest: \$1,188,863.00

Relocation: \$193,200.00

Developer Fee: \$2,350,000.00

Legal Fees: \$175,000.00

Architect Fees: \$615,000.00

Other Costs: \$590,157.00

Reserves: \$539,088.00

Non-Housing: \$0.00

TDC: \$26,873,546.00

TDC/Unit: \$292,104.00

Project Permanent Sources:

Source / Program	Amount	%	Term	Committed
Existing Reserves	\$800,000.00			6/30/2017
CPED AHIF	\$2,300,000.00			
1st Mortgage	\$4,353,000.00			
Syndication Proceeds	\$7,746,028.00			
Deferred Loan	\$5,040,863.00			
Sales Tax Rebates	\$458,231.00			6/30/2017
Energy Rebates	\$9,000.00			6/30/2017
Met Council LCDA	\$1,200,000.00			
Hennepin County TOD	\$800,000.00			
Interim Income	\$350,000.00			6/30/2017
Existing Debt	\$2,241,424.00			6/30/2017
Deferred Dev Fee	\$1,125,000.00			6/30/2017
Hennepin County AHIF	\$450,000.00			
TDC:	\$26,873,546.00			

Financing Notes:

Value shown in project uses under "Land" reflects existing debt and the payoff of approximately \$800,000 existing 1st mortgage debt from City of Minneapolis bonds. No cash out to the developer.



Project Status	
Proposed:	6/30/2016
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:	Penn Avenue Union
Main Address:	2200 Golden Valley Rd
Project Aliases:	Commons@Penn (Phase II)
Additional Addresses:	1911, 1915 Penn Ave N; 1906, 1910, 1914 Queen Ave N
Ward:	5
Neighborhood:	Willard-Hay

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 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	40		1BR	0	0	39	0	1
	2BR	18		2BR	0	0	15	0	3
	3BR	6		3BR	0	0	6	0	0
4+BR	0	4+BR	0	0	0	0	0		
TOT	64	TOT	0	0	60	0	4		
Shelter Units: _____		+ Conversion Units: _____							
Section 8: _____									

GENERAL INFORMATION

The Building Blocks team (Devean George, et. al.) has created CGG, LLC for the purposes of redeveloping the northwest corner of the Penn-Golden Valley Road node. The developer is proposing a new construction project consisting of a single, four-story, mixed-use, mixed-income building containing 64 rental units. Sixty units will be affordable at or below 60% AMI and four units will be at market rate. The developer has also applied for PBRA for four units. In addition to the housing units, the project will also feature Sammy's Avenue Eatery, a police substation, and Building Blocks office and programming space. The developer is also negotiating a potential lease with The Association for Black Economic Power to locate a black-owned credit union within the project.

The project will also feature underground parking for the residents and additional surface parking for the commercial uses, outdoor seating for Sammy's Avenue Eatery, innovative storm water management features, a community garden space, a playground for the residents, decorative pedestrian-scale site lighting, picnic tables and grills for the residents, bicycle parking and public art.

The City owns the properties at 2200 Golden Valley Road, 1911 and 1915 Penn Avenue North and has granted the developer exclusive development rights. The developer owns the properties at 1906, 1910 and 1914 Queen Avenue North.

The total development costs for the project are currently estimated at \$16,154,663 or \$252,417 per unit.

Partnership: Northside Partners LP

Developer:
 Devean George
 Building Blocks
 1161 Wayzata Blvd E Suite 403
 Wayzata, MN 55391-
 Phone: (612) 845-1637 ext-
 Fax:
 devean@buildingblocks.org

Owner:
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 Building Blocks
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 Phone: (612) 845-1637 ext-
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Contact Information:

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Support Services:

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

Architect:
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 Fax: (612) 465-4548
 jamil@mobilizedesign.net

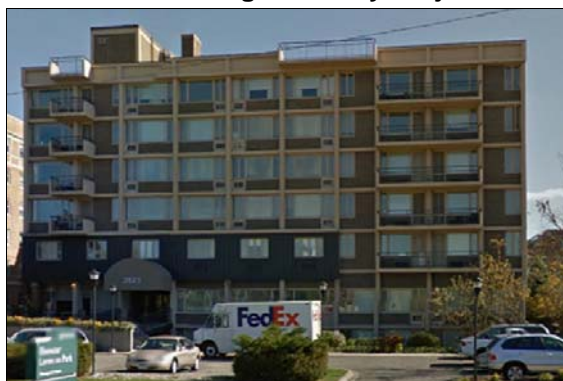
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CPED Legal:
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CPED Support Coordinator

CPED Rehab:

MPLS Affirmative Action



Project Status	
Proposed:	7/1/2017
Approved:	<input type="checkbox"/>
Closed:	
Complete:	

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

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

Project Name:	Ebenezer Loren on Park
Main Address:	2625 Park Ave S
Project Aliases:	
Additional Addresses:	
Ward:	6
Neighborhood:	Phillips West

Project Activity	
<input type="checkbox"/> New Construction	
<input checked="" type="checkbox"/> Rehabilitation	
<input type="checkbox"/> Stabilization	
<input checked="" type="checkbox"/> Preservation	
Year Built:	1962

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	27		0BR	0	27	0	0	0
	1BR	52		1BR	0	52	0	0	0
	2BR	6		2BR	0	6	0	0	0
	3BR	0		3BR	0	0	0	0	0
4+BR	0	4+BR	0	0	0	0	0		
TOT	85	TOT	0	85	0	0	0		
Shelter Units:			+ Conversion Units:						
Section 8:									

GENERAL INFORMATION

Ebenezer Loren on Park Apartments was constructed as a Teachers Home with efficiency, one-bedroom apartments and a nursing care unit on the second floor. The building was donated to the Ebenezer Society in September, 2004 and converted to add two-bedroom units transitioning to providing services to residents needing customized living services, in-house. Loren occupies an important niche in the City of Minneapolis and Hennepin County supportive housing continuum, with 24-hour customized living services provided for those that need more support, but do not need, or qualify for, skilled nursing care (nursing homes).

The Loren is an elevator building with 6 stories plus a walk-out basement level. It currently has 78 units but current plans call for increasing the unit count to 85 by converting 4 offices back into 5 units of housing and 1 previously combined unit back into two. The development is owned and operated by Ebenezer Society, the largest provider of senior care in Minnesota, experienced in both managing housing and providing services, including Home Care. Ebenezer's south Minneapolis campus was started 100 years ago and it now serves 600 low income seniors, every day. Thirty-eight of the 85 units will be covered by GRH assistance.

While maintained, the building is exhibiting characteristics of a 55 year old building: original systems and components are beyond their useful life and require replacement. Exterior building aspects require prompt attention. Renovation work will address the heating plant and elevators, window and roof replacement, and concrete restoration and coating. Common and support areas are lacking adequate space and components to support the current needs of the facility, and will be reconfigured and updated within the renovation scope of work.

Partnership:

Developer:

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 Ebenezer Society
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 Fax: (612) 874-3465
 twillet1@fairview.org

Owner:

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 Ebenezer Society
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 Phone: (612) 874-3493 ext-
 Fax: (612) 874-3465
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Contact Information:

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Contractor:

To Be Determined
 ,
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 Fax:

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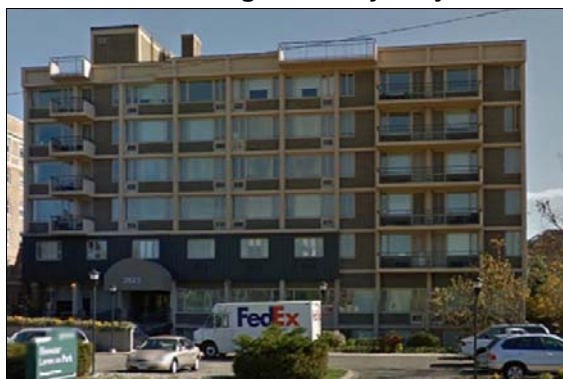
CPED Legal:

Dan Hammer
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 Fax: (612) 673-5112

CPED Support Coordinator

CPED Rehab:

MPLS Affirmative Action



Project Status	
Proposed:	7/1/2017
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:	Ebenezer Loren on Park
Main Address:	2625 Park Ave S
Project Aliases:	
Additional Addresses:	
Ward:	6
Neighborhood:	Phillips West

Project Activity	
<input type="checkbox"/> New Construction	
<input checked="" type="checkbox"/> Rehabilitation	
<input type="checkbox"/> Stabilization	
<input checked="" type="checkbox"/> Preservation	
Year Built:	1962

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	27		0BR	0	27	0	0	0
1BR	52	1BR	0	52	0	0	0	0	
2BR	6	2BR	0	6	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	85	TOT	0	85	0	0	0	0	

Shelter Units: + Conversion Units:

Section 8:

USES AND PERMANENT SOURCES

Project Uses:	
Land:	\$0.00
Construction:	\$5,620,000.00
Construction Contingency:	\$393,400.00
Construction Interest:	\$0.00
Relocation:	\$131,600.00
Developer Fee:	\$452,796.00
Legal Fees:	\$0.00
Architect Fees:	\$350,000.00
Other Costs:	\$575,500.00
Reserves:	\$2,000,000.00
Non-Housing:	\$0.00
TDC:	\$9,523,296.00
TDC/Unit:	\$112,039.00

Project Permanent Sources:				
Source / Program	Amount	%	Term	Committed
MN Legislature	\$4,128,377.00			
MHFA LTH	\$1,100,000.00			
CPED AHTF (2017)	\$1,128,494.00			
Ebenezer Society Equity	\$1,500,000.00			7/7/2017
Hennepin County AHIF	\$456,000.00			
Hennepin County ERF	\$160,425.00			
FHLB FHLB	\$350,000.00			
DHS Live Well @ Home	\$700,000.00			

Financing Notes:	

TDC:	\$9,523,296.00
------	----------------



Project Status	
Proposed:	7/9/2015
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:	West Broadway Curve - West Building
Main Address:	1920 W Broadway
Project Aliases:	West Broadway Curve Phase II
Additional Addresses:	1918, 1914, 1910, 1904, 1900, 1826, 1820, 1818, 1808, 1800, 1726, 1720, 1716, 1714 W
Ward:	5
Neighborhood:	Jordan

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	15	1BR	0	0	2	0	13		
2BR	31	2BR	0	23	8	0	0		
3BR	23	3BR	0	8	13	0	2		
4+BR	0	4+BR	0	0	0	0	0		
TOT	69	TOT	0	31	23	0	15		

Shelter Units: + Conversion Units:
 Section 8:

GENERAL INFORMATION

Sherman Associates Development, LLC is proposing a new construction project consisting of two components - a single 69-unit apartment building and 20 townhome units in five separate buildings. Both components will be constructed at the same time, but only the 69-unit building is to be publicly financed. The townhomes are 100% privately financed.

The 69-unit apartment building will contain a mix of 1, 2, and 3 bedroom units at 50% AMI, 60% AMI and market rate. The building will contain both traditional apartment units and some row house-style walk up units to help diversify the site. The building will occupy, roughly 1808-1920 West Broadway Avenue. The 20-unit town home component will be entirely market rate and contain all 3-bedroom units. The town homes will occupy, roughly 1706-1804 West Broadway Avenue.

Overall, the project will feature a total of 71 underground parking spaces, plus additional surface parking for visitors, an integrated transit stop, bicycle parking, public art, green space, a green gateway to Cottage Park. The site will be thoroughly integrated such that the town homes and the apartment building will feel like part of a single development. The apartment building will feature attractive, sustainable building materials and will also feature French-style balconies.

The total development costs for the publicly financed portion of this project are \$14,444,236 or \$209,337 per unit.

Partnership:

Developer:

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 kbrasser@sherman-associates.com

Owner:

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 Phone: (612) 436-9140 ext-
 Fax: (612) 332-8119
 kbrasser@sherman-associates.com

Contact Information:

Consultant:

Property Manager:
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Support Services:

Contractor:

Architect:

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 Fax:
 dwitt@mobilizedesign.net

CPED Coordinator:

Tiffany Glasper
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 Minneapolis, MN 55401-
 Phone: (612) 673-5221 ext-
 Fax: (612) 673-5259
 Tiffany.Glasper@ci.minneapolis.mn.us

CPED Legal:

CPED Support Coordinator

CPED Rehab:

MPLS Affirmative Action



Project Status	
Proposed:	7/9/2015
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:	West Broadway Curve - West Building
Main Address:	1920 W Broadway
Project Aliases:	West Broadway Curve Phase II
Additional Addresses:	1918, 1914, 1910, 1904, 1900, 1826, 1820, 1818, 1808, 1800, 1726, 1720, 1716, 1714 W
Ward:	5
Neighborhood:	Jordan

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		0	0BR	0	0	0	0
1BR	15	15	1BR	0	0	2	0	13	
2BR	31	31	2BR	0	23	8	0	0	
3BR	23	23	3BR	0	8	13	0	2	
4+BR	0	0	4+BR	0	0	0	0	0	
TOT	69	69	TOT	0	31	23	0	15	

Shelter Units: + Conversion Units:
 Section 8:

USES AND PERMANENT SOURCES

Project Uses:	
Land:	\$375,000.00
Construction:	\$10,419,000.00
Construction Contingency:	\$520,950.00
Construction Interest:	\$294,490.00
Relocation:	\$0.00
Developer Fee:	\$1,368,913.00
Legal Fees:	\$100,000.00
Architect Fees:	\$312,570.00
Other Costs:	\$786,231.00
Reserves:	\$230,601.00
Non-Housing:	\$0.00
TDC:	\$14,407,755.00
TDC/Unit:	\$208,808.00

Project Permanent Sources:				
Source / Program	Amount	%	Term	Committed
Hennepin County <i>AHIF</i>	\$500,000.00			
<i>1st Mortgage</i>	\$6,492,006.00			
CPED <i>AHTF (2015)</i>	\$1,000,000.00			11/6/2015
<i>Syndication Proceeds</i>	\$3,841,783.00			
MHFA <i>EDHC</i>	\$1,000,000.00			
Met Council <i>LCDA</i>	\$780,000.00			
<i>Deferred Dev Fee</i>	\$443,966.00			11/6/2015
CPED <i>AHTF (2017)</i>	\$350,000.00			
TDC:	\$14,407,755.00			

Financing Notes:
 Financing package incl \$8.1 million in 4% bonds and \$632,000 in TIF.



Project Status

Proposed: 7/31/2017

Approved:

Closed:

Complete:

Impaction

Non-Impacted

Impacted

Occupancy

Rental

Ownership

Project Name: Hook & Ladder Apts

Main Address: 2316 Jefferson St NE

Project Aliases:

Additional Addresses:

Ward: 1 Neighborhood: Holland

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				
			<30%	<50%	<60%	<80%	MKT
0BR	0	0	0	0	0	0	0
1BR	64	0	0	0	64	0	0
2BR	32	0	0	0	32	0	0
3BR	22	0	0	0	22	0	0
4+BR	0	0	0	0	0	0	0
TOT	118	0	0	0	118	0	0

Shelter Units: _____ + Conversion Units: _____

Section 8: _____

GENERAL INFORMATION

Newport Midwest, LLC proposes Hook & Ladder Apts which will consist of 118 units of workforce housing in NE Minneapolis. The development will serve households at 60% AMI in two 5-story buildings with 99 underground and 19 surface parking. Hook & Ladder will incorporate sustainable, energy efficient building techniques beyond conventional affordable housing. One building will be built to comply with current Green Communities requirements, the other to Passive Housing (PH) certification. Passive Housing standards call for ultra tight building that requires little energy for heating and cooling as well as improved ventilation to improve air quality. The exterior of the PH building will reflect the neighborhood character, comprised of an aesthetic unique to the NE Arts District.

Partnership: Newport Midwest, LLC

Developer:

Becky Landon
 Landon Group, LLC
 475 Cleveland Ave N 325
 Saint Paul, MN 55104-
 Phone: (651) 238-6890 ext-
 Fax: (651) 447-2330
 becky@landon-group.com

Owner:

To Be Determined

Phone: _____ ext-
 Fax: _____

Contact Information:

Consultant:

Contractor:

Chris Zuspahn
 Frerichs Construction Company
 3600 Labore Rd Suite 8
 Saint Paul, MN 55110-
 Phone: (651) 787-0687 ext-
 Fax: (651) 787-0407
 chris@frerichsconstruction.com

Architect:

Kim Bretheim
 LHB
 250 3rd Ave N Suite 450
 Minneapolis, MN 55401-
 Phone: (612) 752-6955 ext-
 Fax: (612) 338-2088
 kim.bretheim@lhbcorp.com

Property Manager:

American Mgmt Service Central LLC
 Phone: (952) 544-4048 ext-
 Fax: (952) 544-4871

Support Services:

CPED Coordinator:

Arlene Robinson
 CPED
 105 5th Ave S Suite 200
 Minneapolis, MN 55401-
 Phone: (612) 673-5122 ext-
 Fax: (612) 673-5036
 arlene.robinson@minneapolismn.gov

CPED Legal:

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

CPED Support Coordinator

CPED Rehab:

MPLS Affirmative Action

Leslie Woyee
 Phone: (612) 673-2583 ext-
 Fax: (612) 673-2599



Project Status

Proposed: 7/31/2017

Approved:

Closed:

Complete:

Impaction

Non-Impacted

Impacted

Occupancy

Rental

Ownership

Project Name: Hook & Ladder Apts

Main Address: 2316 Jefferson St NE

Project Aliases:

Additional Addresses:

Ward: 1 Neighborhood: Holland

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	0	0	0	0	0	0	0
1BR	64	64	0	0	64	0	0
2BR	32	32	0	0	32	0	0
3BR	22	22	0	0	22	0	0
4+BR	0	0	0	0	0	0	0
TOT	118	118	0	0	118	0	0

Shelter Units: _____ + Conversion Units: _____

Section 8: _____

USES AND PERMANENT SOURCES

Project Uses:

Land: \$985,000.00

Construction: \$17,896,864.00

Construction Contingency: \$807,770.00

Construction Interest: \$650,000.00

Relocation: \$0.00

Developer Fee: \$2,325,000.00

Legal Fees: \$125,000.00

Architect Fees: \$840,000.00

Other Costs: \$4,909,828.00

Reserves: \$453,579.00

Non-Housing: \$0.00

TDC: \$28,993,041.00

TDC/Unit: \$245,704.00

Project Permanent Sources:

Source / Program	Amount	%	Term	Committed
Deferred Dev Fee	\$750,000.00			3/10/2017
Energy Rebate	\$75,000.00			3/10/2017
CPED TIF / AHTF Supplemental	\$676,206.00			
Holland Neighborhood Improv Assoc	\$250,000.00			
CPED AHTF (2017)	\$2,950,000.00			
Hennepin County ERF	\$71,994.00			3/10/2017
Met Council LCDA	\$1,300,000.00			1/17/2017
Met Council TBRA (2016)	\$211,610.00			3/10/2017
Syndication Proceeds	\$10,277,231.00			
1st Mortgage	\$12,431,000.00			
TDC:	\$28,993,041.00			

Financing Notes:



Project Status	
Proposed:	7/24/2017
Approved:	<input 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:	Peris Development
Main Address:	1930 Hennepin Ave S
Project Aliases:	
Additional Addresses:	
Ward: <input type="text" value="7"/>	Neighborhood: <input type="text" value="Lowry Hill East"/>

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 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	37		0BR	13	11	11	0	0
1BR	4	1BR	2	0	4	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	41	TOT	15	11	15	0	0		

Shelter Units: + Conversion Units:
 Section 8:

GENERAL INFORMATION

The Peris Development will create housing for disadvantaged youth who are aging out of the foster care system and homeless. Peris Foundation, a newly formed entity with non-profit status, proposes to create 41 units of affordable housing that will directly address specialized youth needs for youth. The developer will provide 15 units of permanent supportive housing for unaccompanied youth aging out of foster care. 9 of the units will serve youth at risk of long-term homelessness. 5 units are reserved for serious or persistent mental illness. The remaining units will provide additional affordable units for individuals that will support, mentor, and provide role models for the youth. Rents will be restricted up to \$350 a month for the 1st month.

Partnership:

Developer:
 Graves Hospitality Corporation
 ,
 Phone: ext
 Fax:

Owner:
 Peris Foundation
 ,
 Phone: ext-
 Fax:

Contact Information:

Consultant:
 Becky Landon
 Landon Group, LLC
 475 Cleveland Ave N 325
 Saint Paul, MN 55104-
 Phone: (651) 238-6890 ext-
 Fax: (651) 447-2330
 becky@landon-group.com

Contractor:

To Be Determined
 ,
 Phone: ext-
 Fax:

Architect:

Pete Keely
 Collage Architects
 705 Raymand Ave Suite 200
 Saint Paul, MN 55114-
 Phone: (651) 472-0051 ext-
 Fax: (651) 472-0060
 pkeely@collagearch.com

Property Manager:

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

Support Services:

The Link
 Phone: ext-
 Fax:

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 Support Coordinator

CPED Rehab:

MPLS Affirmative Action



PERIS HILL
 Minneapolis, MN
 08.08.2017

Project Status

Proposed: 7/24/2017

Approved:

Closed:

Complete:

Impaction

Non-Impacted

Impacted

Occupancy

Rental

Ownership

Project Name: Peris Development

Main Address: 1930 Hennepin Ave S

Project Aliases:

Additional Addresses:

Ward: 7 Neighborhood: Lowry Hill East

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				
			<30%	<50%	<60%	<80%	MKT
0BR	37	0BR	13	11	11	0	0
1BR	4	1BR	2	0	4	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	41	TOT	15	11	15	0	0

Shelter Units: _____ + Conversion Units: _____

Section 8: _____

USES AND PERMANENT SOURCES

Project Uses:

Land: \$1,414,427.00

Construction: \$6,465,359.00

Construction Contingency: \$258,614.00

Construction Interest: \$180,000.00

Relocation: \$0.00

Developer Fee: \$467,152.00

Legal Fees: \$166,861.00

Architect Fees: \$146,003.00

Other Costs: \$679,795.00

Reserves: \$375,000.00

Non-Housing: \$0.00

TDC: \$10,153,211.00

TDC/Unit: \$247,639.00

Project Permanent Sources:

Source / Program	Amount	%	Term	Committed
Graves Foundation	\$15,000.00			7/1/2017
<i>Syndication Proceeds</i>	\$7,754,879.00			
<i>Deferred Loan</i>	\$1,120,832.00			
<i>Sales Tax Rebates</i>	\$100,000.00			7/1/2017
<i>Energy Rebates</i>	\$12,500.00			7/1/2017
CPED AHTF	\$650,000.00			
Graves Hospitality Corp	\$500,000.00			7/1/2017
TDC:	\$10,153,211.00			

Financing Notes:



Project Status

Proposed: 8/8/2017
 Approved:
 Closed:
 Complete:

Impaction

Non-Impacted
 Impacted

Occupancy

Rental
 Ownership

Project Name: Stadium Lofts
 Main Address: 415 15th Ave S
 Project Aliases:
 Additional Addresses:
 Ward: 6 Neighborhood: Cedar-Riverside

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	51	0	11	0	0	40	
1BR	42	0	9	0	0	33	
2BR	59	0	11	0	0	48	
3BR	24	0	5	0	0	19	
4+BR	0	0	0	0	0	0	
TOT	176	0	36	0	0	140	

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

GENERAL INFORMATION

A 2nd phase to Five15 on the Park, Stadium Lofts will provide 20% (36) of the total 176 units to affordable households @ 50% AML. The remaining 140 units will be market rate in a concentrated area.

Stadium Lofts will be an 11-story building that steps down to a 5-story building with 2 levels of below grade parking. A skyway will connect the two phases allowing residents to fully utilize amenities from both buildings.

Partnership: Stadium Lofts LP

Developer:
 Bianca Fine
 Fine Associates
 IDS Center Suite 4916
 Minneapolis, MN 55402-
 Phone: (612) 332-2561 ext-
 Fax: (612) 334-3348
 bfine@fineassociates.com

Owner:
 Bianca Fine
 Fine Associates
 IDS Center Suite 4916
 Minneapolis, MN 55402-
 Phone: (612) 332-2561 ext-
 Fax: (612) 334-3348
 bfine@fineassociates.com

Consultant:
 Becky Landon
 Landon Group, LLC
 475 Cleveland Ave N 325
 Saint Paul, MN 55104-
 Phone: (651) 238-6890 ext-
 Fax: (651) 447-2330
 becky@landon-group.com

Contractor:

Architect:
 Mike Krych
 BKV Group, Inc.
 222 N 2nd St
 Minneapolis, MN 55401-1423
 Phone: ext-
 Fax:

Property Manager:
 Fine Associates
 Phone: (612) 332-2561 ext-
 Fax: (612) 334-3348

Support Services:

CPED Coordinator:
 Ester Robards
 CPED
 105 5th Ave S Suite 200
 Minneapolis, MN 55415-
 Phone: ext-
 Fax:
 ester.robards@minneapolismn.gov

CPED Legal:

CPED Rehab:

CPED Support Coordinator

MPLS Affirmative Action



Project Status

Proposed: 8/8/2017

Approved:

Closed:

Complete:

Impaction

Non-Impacted

Impacted

Occupancy

Rental

Ownership

Project Name: Stadium Lofts

Main Address: 415 15th Ave S

Project Aliases:

Additional Addresses:

Ward: 6 Neighborhood: Cedar-Riverside

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	51	0	11	0	0	40	
1BR	42	0	9	0	0	33	
2BR	59	0	11	0	0	48	
3BR	24	0	5	0	0	19	
4+BR	0	0	0	0	0	0	
TOT	176	0	36	0	0	140	

Shelter Units: _____ + Conversion Units: _____

Section 8: _____

USES AND PERMANENT SOURCES

Project Uses:

Land: \$3,520,000.00

Construction: \$29,380,429.00

Construction Contingency: \$1,175,217.00

Construction Interest: \$881,000.00

Relocation: \$0.00

Developer Fee: \$2,350,000.00

Legal Fees: \$150,000.00

Architect Fees: \$740,000.00

Other Costs: \$2,454,942.00

Reserves: \$975,000.00

Non-Housing: \$0.00

TDC: \$41,626,588.00

TDC/Unit: \$236,515.00

Project Permanent Sources:

Source / Program	Amount	%	Term	Committed
CPED AHTF (2017)	\$900,000.00			
1st Mortgage	\$22,200,000.00			
Syndication Proceeds	\$2,253,784.00			
Deferred Loan	\$1,250,000.00			
Energy Rebates	\$70,400.00			8/8/2017
City of Minneapolis TIF Loan	\$5,100,000.00			
Owner Equity	\$3,527,404.00			8/8/2017
Hennepin County AHIF	\$1,500,000.00			
Met Council LCDA	\$1,500,000.00			
LOC Reserves	\$975,000.00			
Deferred Dev Fee	\$2,350,000.00			8/8/2017
TDC:	\$41,626,588.00			

Financing Notes:



Project Status	
Proposed:	7/31/2017
Approved:	<input 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:	Nic @ 36th		
Main Address:	3601 Nicollet Ave		
Project Aliases:			
Additional Addresses:			
Ward:	8	Neighborhood:	King Field

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 checked="" 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	80		0BR	0	32	0	0	48
	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	80	TOT	0	32	0	0	48		
Shelter Units: _____		+ Conversion Units: _____							
Section 8: _____									

GENERAL INFORMATION

This development promises the new construction of a five-story, 80-unit building with 15 stalls of covered, at-grade parking; approximately 2,000 square feet of retail space; and staff offices. The development will include studio apartments ranging in size from approximately 405 to 540 square feet in total living areas.

This development represents a partnership with Twin Cities Rise! (TCR!) to provide housing access to their Empowerment Program graduates, who often find their criminal records to be barriers to quality, affordable housing. Project amenities include covered parking, and on-site laundry. Common area spaces will include a fitness room, a lounge, and/or a business center.

Partnership: 3601 Nicollet LP

Contact Information:

Developer:

Miranda Walker
 Aeon
 901 N 3rd St Suite 150
 Minneapolis, MN 55415-
 Phone: (612) 341-3148 ext-
 Fax: (612) 341-4208
 mwalker@aeonmn.org

Owner:

Alan Arthur
 Aeon
 901 N 3rd St Suite 150
 Minneapolis, MN 55415-
 Phone: (612) 341-3148 ext-
 Fax: (612) 341-4208
 aarthur@aeonmn.org

Consultant:

Contractor:

BJ Mariotti
 Frana Companies
 633 2nd Ave S
 Hopkins, MN 55343-7779
 Phone: (952) 908-2679 ext-
 Fax: (952) 935-8644
 bmariotti@frana.com

Architect:

Gretchen Camp
 Ellness, Swenson, Graham Architects Inc.
 500 Washington Ave S Suite 1080
 Minneapolis, MN 55415-
 Phone: ext-
 Fax:
 gretchen.camp@esgarch.com

Property Manager:

Aeon Management LLC
 Phone: (612) 376-7661 ext-
 Fax: (612) 338-4862

Support Services:

CPED Coordinator:

Theresa Cunningham
 CPED
 105 5th Ave S Suite 200
 Minneapolis, MN 55401-
 Phone: (612) 673-5237 ext-
 Fax: (612) 673-5248
 theresa.cunningham@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

CPED MULTIFAMILY HOUSING DEPARTMENT
Affordable Housing Inventory Project Data Worksheet

PROJ#: **616**
 ACT#: **835**



Project Status	
Proposed:	7/31/2017
Approved:	<input 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:	Nic @ 36th
Main Address:	3601 Nicollet Ave
Project Aliases:	
Additional Addresses:	
Ward: 8	Neighborhood: King Field

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 checked="" 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	80		0BR	0	32	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	80	TOT	0	32	0	0	0	48	

Shelter Units: + Conversion Units:
 Section 8:

USES AND PERMANENT SOURCES

Project Uses:	
Land:	\$467,411.00
Construction:	\$6,847,500.00
Construction Contingency:	\$390,700.00
Construction Interest:	\$323,060.00
Relocation:	\$0.00
Developer Fee:	\$850,000.00
Legal Fees:	\$105,000.00
Architect Fees:	\$345,775.00
Other Costs:	\$1,950,143.00
Reserves:	\$505,790.00
Non-Housing:	\$8,000.00
TDC:	\$11,790,379.00
TDC/Unit:	\$147,380.00

Project Permanent Sources:				
Source / Program	Amount	%	Term	Committed
MHFA 1st Mortgage	\$5,817,000.00			
GP Equity	\$100.00			
MHFA Deferred Loan	\$1,700,000.00		Deferred	
Energy Rebates	\$40,000.00			7/31/2017
Sales Tax Rebates	\$125,000.00			7/31/2017
CPED AHTF (2017)	\$800,000.00			
Social Impact Equity	\$1,337,500.00			
Deferred Dev Fee	\$173,779.00			7/31/2017
City of Minneapolis TIF	\$1,797,000.00			
TDC:	\$11,790,379.00			

Financing Notes:
 Construction loan of \$7,100,000 will be sought. Developer is pledging sales tax and energy rebates post construction. A bridge loan will be sought to cover this source during construction.



Project Status	
Proposed:	6/30/2016
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:	Lake Street Housing
Main Address:	510 W Lake St
Project Aliases:	
Additional Addresses:	514-16 W Lake St, 2946-48 Harriet Ave S
Ward:	10
Neighborhood:	Whittier

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	6		0BR	6	0	0	0	0
1BR	93	1BR	1	16	76	0	0	0	
2BR	29	2BR	0	3	26	0	0	0	
3BR	0	3BR	0	0	0	0	0	0	
4+BR	0	4+BR	0	0	0	0	0	0	
TOT	128	TOT	7	19	102	0	0	0	

Shelter Units: + Conversion Units:
 Section 8:

GENERAL INFORMATION

Lupe Development Partners is proposing a new construction project at the northwest corner of West Lake Street and Harriet Avenue South in the Whittier neighborhood, Ward 10.

The project is proposed as a single, five-story building containing 128 units of affordable rental housing at or below 60% AMI, including 7 units of supportive housing with services, supported through Simpson Housing Services. Additionally, the project will feature a single level of underground parking, some surface parking, innovative storm water management features, bicycle parking and storage, an exercise facility, green roof, 40kw solar PV collection system, a water-conserving pet grooming station for residents, numerous pedestrian scale improvements and CPTED (Crime Prevention Through Environmental Design) design features.

The total development costs for the project are currently estimated at \$32,585,615 or \$254,575 per unit.

Partnership:

Developer:

Steve Minn
 Lupe Development Partners, LLC
 1701 Madison Street NE Suite 111
 Minneapolis, MN 55413-
 Phone: (612) 436-3210 ext
 Fax: (612) 436-3201
 steve.minn@lupedevelopment.com

Owner:

Contact Information:

Consultant:

Stephanie Hawkinson
 Landon Group, LLC
 2152 Eleanor Ave
 Saint Paul, MN 55116-
 Phone: (651) 214-8036 ext-
 Fax:
 stephanie@landon-group.com

Contractor:

Mike Benedict
 Frana & Sons
 633 2nd Ave S
 Hopkins, MN 55343-
 Phone: (952) 908-2664 ext-
 Fax: (952) 935-8644
 mbenedict@frana.com

Architect:

Ellness, Swenson, Graham Architects Inc.
 500 Washington Ave S
 Minneapolis, MN 55415-
 Phone: (612) 339-5508 ext-
 Fax: (612) 339-5382

Property Manager:

American Mgmt Service Central LLC
 Phone: (952) 544-4048 ext-
 Fax: (952) 544-4871

Support Services:

Simpson Housing Services
 Phone: (612) 455-0847 ext-
 Fax: (612) 879-0041

CPED Coordinator:

Tiffany Glasper
 CPED
 105 5th Ave S Suite 200
 Minneapolis, MN 55401-
 Phone: (612) 673-5221 ext-
 Fax: (612) 673-5259
 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

CPED MULTIFAMILY HOUSING DEPARTMENT
Affordable Housing Inventory Project Data Worksheet

PROJ#: **592**
 ACT#: **799**



Project Status

Proposed: 6/30/2016
 Approved:
 Closed:
 Complete:

Impaction

Non-Impacted
 Impacted

Occupancy

Rental
 Ownership

Project Name: Lake Street Housing
 Main Address: 510 W Lake St
 Project Aliases:
 Additional Addresses: 514-16 W Lake St, 2946-48 Harriet Ave S
 Ward: 10 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	UNIT	<30%	<50%	<60%	<80%	MKT
	0BR	6		0BR	6	0	0	0	0
1BR	93	1BR	1	16	76	0	0	0	
2BR	29	2BR	0	3	26	0	0	0	
3BR	0	3BR	0	0	0	0	0	0	
4+BR	0	4+BR	0	0	0	0	0	0	
TOT	128	TOT	7	19	102	0	0	0	

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

USES AND PERMANENT SOURCES

Project Uses:

Land: \$2,175,000.00
 Construction: \$22,584,879.00
 Construction Contingency: \$1,580,942.00
 Construction Interest: \$378,320.00
 Relocation: \$0.00
 Developer Fee: \$2,150,000.00
 Legal Fees: \$150,000.00
 Architect Fees: \$700,000.00
 Other Costs: \$2,365,864.00
 Reserves: \$500,610.00
 Non-Housing: \$0.00
 TDC: \$32,585,615.00
 TDC/Unit: \$254,575.00

Project Permanent Sources:

Source / Program	Amount	%	Term	Committed
DEED	\$400,000.00			
DEED (2017)				
DEED	\$30,000.00			12/22/2016
DEED (2016)				
Hennepin County AHIF	\$350,000.00			
Hennepin County TOD	\$300,000.00			
CPED AHTF (2017)	\$2,227,500.00			
1st Mortgage	\$14,010,000.00			
Syndication Proceeds	\$10,646,739.00			
Met Council LCDA	\$1,500,000.00			
CPED AHTF (2016)	\$500,000.00			11/4/2016
MHFA Deferred Loan	\$2,000,000.00			
Deferred Dev Fee	\$561,376.00			6/30/2016
Energy Rebates	\$60,000.00			
TDC:	\$32,585,615.00			

Financing Notes:
 Financing package includes a TIF of \$2.23M wrapped into the 1st mortgage.



Project Status

Proposed: 8/8/2017

Approved:

Closed:

Complete:

Impaction

Non-Impacted

Impacted

Occupancy

Rental

Ownership

Project Name: Aeon - Westminster Project

Main Address: 920 3rd St S

Project Aliases:

Additional Addresses:

Ward: 3 Neighborhood: Downtown East

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	0	0	0	0	0	0	0
1BR	100	100	54	9	9	0	28
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	100	100	54	9	9	0	28

Shelter Units: _____ + Conversion Units: _____

Section 8: _____

GENERAL INFORMATION

New construction of a 6-story, 100 unit building with underground parking, bike storage, fitness space, common space, and staff office space. This project is exclusively 1BR apts ranging in size from 500 - 560 s.f.

Seventy-two (72) apts will be affordable with remaining 28 market rate. Of the 72 affordable units, 54 are at 30% AMI and 6 of those are for LTH. Supportive services for those will be provided by People, Inc.

Partnership:

Contact Information:

Developer:

Alan Arthur
 Aeon
 901 N 3rd St Suite 150
 Minneapolis, MN 55415-
 Phone: (612) 341-3148 ext-
 Fax: (612) 341-4208
 aarthur@aeonmn.org

Owner:

Miranda Walker
 Shared Values, LLC
 901 N 3rd St Suite 150
 Minneapolis, MN 55415-
 Phone: _____ ext-
 Fax: _____

Consultant:

Contractor:

Architect:

Rys Mac Pherson
 MS&R Architects
 710 S 2nd St 8th Floor
 Minneapolis, MN 55401-
 Phone: _____ ext-
 Fax: _____

Property Manager:

Aeon Management LLC
 Phone: (612) 376-7661 ext-
 Fax: (612) 338-4862

Support Services:

People, Inc.
 Phone: (651) 288-3507 ext-
 Fax: (651) 774-0606

CPED Coordinator:

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

CPED Legal:

CPED Support Coordinator

CPED Rehab:

MPLS Affirmative Action



Project Status

Proposed: 8/8/2017

Approved:

Closed:

Complete:

Impaction

Non-Impacted

Impacted

Occupancy

Rental

Ownership

Project Name: Aeon - Westminster Project

Main Address: 920 3rd St S

Project Aliases:

Additional Addresses:

Ward: 3 Neighborhood: Downtown East

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	0	0	0	0	0	0	0
1BR	100	100	54	9	9	0	28
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	100	100	54	9	9	0	28

Shelter Units: _____ + Conversion Units: _____

Section 8: _____

USES AND PERMANENT SOURCES

Project Uses:

Land: \$3,030,000.00

Construction: \$12,090,000.00

Construction Contingency: \$680,800.00

Construction Interest: \$600,466.00

Relocation: \$0.00

Developer Fee: \$1,918,500.00

Legal Fees: \$225,000.00

Architect Fees: \$604,500.00

Other Costs: \$2,594,484.00

Reserves: \$476,010.00

Non-Housing: \$0.00

TDC: \$22,219,760.00

TDC/Unit: \$222,197.60

Project Permanent Sources:

Source / Program	Amount	%	Term	Committed
CPED AHTF (2017)	\$1,575,000.00			
MHFA 1st Mortgage	\$3,233,000.00			
GP Cash	\$100.00			8/8/2017
Syndication Proceeds	\$8,069,585.00			8/8/2017
Deferred Loan Request	\$5,200,000.00			
Sales Tax Rebate	\$181,400.00			8/8/2017
Energy Rebate	\$46,700.00			8/8/2017
GP Land Contribution	\$2,000,000.00			
GP Philanthropic Contribution	\$1,600,000.00			
Deferred Dev Fee	\$313,975.00			8/8/2017
TDC:	\$22,219,760.00			

Financing Notes:



Project Status	
Proposed:	7/17/2017
Approved:	<input 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:	Midtown Corner
Main Address:	2601 E 29th St
Project Aliases:	Minnehaha Crossings
Additional Addresses:	
Ward: <input type="text" value="2"/>	Neighborhood: <input type="text" value="Longfellow"/>

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 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
1BR	53	1BR	0	53	0	0	0	0	
2BR	37	2BR	0	37	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	90	TOT	0	90	0	0	0	0	

Shelter Units: + Conversion Units:
 Section 8:

GENERAL INFORMATION

Midtown Corner is a mixed-use building with 90 units of affordable senior housing near the intersection of Hiawatha and Lake Street. It will be the third phase of a four phase redevelopment aimed at revitalizing the former Rainbow Food site as well as the larger quadrant of the Lake Street Station TOD Area. Midtown Corner will continue to revitalize the area through persistent incremental investment. The project will provide much needed affordable senior housing to the area. The senior population in the Longfellow area is expected to grow 12% by 2021. The project will be 90 units of senior rental housing with retail / commercial on the first floor. The building will be 5 stories with 79 underground parking stalls. The housing will have access to a rental management office and community space and classroom.

Partnership: Midtown Corner LP

Developer:
 Steve Wellington
 Wellington Management, Inc.
 1625 Energy Park Dr
 Saint Paul, MN 55108-
 Phone: (651) 999-5501 ext
 Fax: (651) 292-0072
 swellington@wellingtonmgt.com

Owner:
 Steve Wellington
 Wellington Management, Inc.
 1625 Energy Park Dr
 Saint Paul, MN 55108-
 Phone: (651) 999-5501 ext-
 Fax: (651) 292-0072
 swellington@wellingtonmgt.com

Contact Information:
Consultant:
 Becky Landon
 Landon Group, LLC
 475 Cleveland Ave N 325
 Saint Paul, MN 55104-
 Phone: (651) 238-6890 ext-
 Fax: (651) 447-2330
 becky@landon-group.com

Contractor:
 Ben Anderson
 Shaw-Lundquist Assoc. Inc.
 2757 W Service Rd
 Saint Paul, MN 55121-
 Phone: (651) 454-0670 ext-
 Fax: (651) 454-7982
 banderson@shawlundquist.com

Architect:
 Pete Keely
 Collage Architects
 705 Raymand Ave Suite 200
 Saint Paul, MN 55114-
 Phone: (651) 472-0051 ext-
 Fax: (651) 472-0060
 pkeely@collagearch.com

Property Manager:
 Steven Scott Management, Inc.
 Phone: (952) 540-8600 ext-
 Fax: (952) 540-8601

Support Services:
 Clare Services LLC
 Phone: (612) 236-9521 ext-
 Fax: (612) 236-9520

CPED Coordinator:
 Shalaunda Holmes
 CPED
 105 5th Ave S Suite 200
 Minneapolis, MN 55401-
 Phone: (612) 673-5266 ext-
 Fax: (612) 673-5036
 shalaunda.holmes@minneapolismn.gov

CPED Legal:
CPED Support Coordinator

CPED Rehab:
MPLS Affirmative Action



Project Status	
Proposed:	7/17/2017
Approved:	<input 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:	Midtown Corner
Main Address:	2601 E 29th St
Project Aliases:	Minnehaha Crossings
Additional Addresses:	
Ward:	2
Neighborhood:	Longfellow

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		0	0BR	0	0	0	0
1BR	53	53	1BR	0	53	0	0	0	0
2BR	37	37	2BR	0	37	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	90	90	TOT	0	90	0	0	0	0

Shelter Units: + Conversion Units:
 Section 8:

USES AND PERMANENT SOURCES

Project Uses:	
Land:	\$1,400,000.00
Construction:	\$11,750,000.00
Construction Contingency:	\$400,000.00
Construction Interest:	\$1,235,000.00
Relocation:	\$0.00
Developer Fee:	\$1,745,000.00
Legal Fees:	\$100,000.00
Architect Fees:	\$350,000.00
Other Costs:	\$708,708.00
Reserves:	\$425,000.00
Non-Housing:	\$0.00
TDC:	\$18,113,708.00
TDC/Unit:	\$201,263.00

Project Permanent Sources:				
Source / Program	Amount	%	Term	Committed
1st mortgage	\$6,310,000.00	4.10%	40 yrs	Fully Amortized
Syndication Proceeds	\$5,083,708.00			
City of Minneapolis TIF	\$1,260,000.00			
Hennepin County TOD	\$500,000.00			
Hennepin County AHIF	\$600,000.00			
City of Minneapolis LCDA-TOD	\$1,260,000.00			
Deferred Dev Fee	\$850,000.00			7/7/2017
CPED AHTF (2017)	\$2,250,000.00			
TDC:	\$18,113,708.00			

Financing Notes:
 Project does not currently meet a minimum debt service requirement or minimum threshold score for the AHTF program.