

MPHA Family Housing Expansion Project



Main Address	400 LOGAN AVE N
Project Aliases	MPHA Scattered-site
Ward	5
Neighborhood	Harrison
ACP 50	No

Project Milestones
Approved:
Closed:
Completed:

Project Attributes
Project Type: New Construction
Occupancy: Rental
Building Type: Scattered Site/Other
Average Income: No

Unit Type
PBV/VASH: 84
GRH:
Shelter:
Homeless: 17

Income Restriction									
UNIT Size	Total Units	<20%	<30%	<40%	<50%	<60%	<70%	<80%	MKT
SRO	0	0	0	0	0	0	0	0	0
OBR	0	0	0	0	0	0	0	0	0
1BR	0	0	0	0	0	0	0	0	0
2BR	26	0	20	0	0	6	0	0	0
3BR	58	0	44	0	0	14	0	0	0
4+BR	0	0	0	0	0	0	0	0	0
Totals	84	0	64	0	0	20	0	0	0

General Information

Minneapolis Public Housing Authority plans to develop 84 two- and three-bedroom units in 16 small apartment buildings (four-six units each) through its Family Housing Expansion project, which aims to provide deeply affordable family housing in Minneapolis. All 84 units will utilize Project Based Vouchers and each household will not pay more than 30% of their income towards rent. Of the 84 units, 64 units will be reserved for families up to 30% Area Median Income (AMI) and 20 units will be available for families up to 60% AMI. 17 units (20%) will provide housing for families experiencing homelessness and will be filled through Hennepin County Coordinated Entry.

Of the 16 proposed sites, 14 are existing MPHA properties and two parcels are being purchased from the City of Minneapolis. In a unique partnership, MPHA selected Frerichs Construction and Rise Modular Manufacturing as a team on this project. The modular construction will provide a singular building type across the 16 sites, with a 4- and 6-unit variant. MPHA expects an accelerated development timeline and other efficiencies with the modular construction. Currently 13 of the MPHA owned sites have units occupied by existing tenants and these tenants will not be permanently displaced through the construction process. MPHA has worked with these tenants to identify desired temporary relocation options. Once construction is complete, residents can return, their housing benefits will continue, and their rent calculation will remain the same.

Contact Information

Developer Minneapolis Public Housing Authority Juan Torres (612) 342-1233 jtorres@mplspha.org

CPED Coordinator Linnea Graffunder-Bartels linnea.graffunder-bartels@minneapolismn.gov

MPHA Family Housing Expansion Project
Community Planning and Economic Development (CPED)
Housing Project Data Worksheet



Project Uses	
Land	\$18,700
Construction	\$37,680,785
Construction Contingency	\$1,872,789
Construction Interest	\$1,152,270
Relocation	\$97,500
Developer Fee	\$3,624,985
Other Professional Fees	\$1,030,500
Other Costs	\$2,931,087
Reserves	\$910,789
Non-Housing	\$0
TDC	\$49,319,405
TDC / Unit	\$587,136
Financing Notes HRB + 4% Tax Credits	

Project Source/Program	Amount	Indirect Amount	Commitment Date
Other Public	\$500,000.00		06/28/22
First Mortgage	\$9,658,133.00		03/04/22
Syndication Proceeds	\$19,656,107.00		03/04/22
Sales Tax Rebate	\$844,000.00		07/06/21
Energy Rebate	\$543,600.00		07/06/21
Other Public	\$5,800,000.00		
Developer Equity	\$9,370,000.00		07/12/22
Deferred Developer Fee	\$1,336,793.00		05/10/22
Other Private	\$100.00		07/06/21
Low Income Housing Tax Credits - 4%		\$2,113,626	
Housing Revenue Bonds		\$24,560,000	
Met Council LHIA	\$1,400,000.00		03/24/22
Other Private	\$210,672.00		03/04/22
Total Project Sources	\$49,319,405		