

subsidized housing database

subsidized housing

in



Minneapolis & Saint Paul

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Center for Urban and Regional Affairs

Minneapolis / St. Paul Family Housing Fund

SUBSIDIZED HOUSING DATA BASE FOR MINNEAPOLIS AND ST. PAUL
(MINNEAPOLIS-SAINT PAUL FAMILY HOUSING FUND SPONSORED PROJECT)

by

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LIST OF FEDERAL SUBSIDIZED HOUSING PROJECTS IN MINNEAPOLIS

- | | |
|--|---|
| 1. 1809 La Salle (MCDA) | 34. Maryland House (MHFA) |
| 2. 18th & Clinton (MHFA) | 35. Mathews Park (MHFA) |
| 3. 2100, Bloomington Ct. (MHFA) | 36. Milwaukee Ave. THs. (MHFA) |
| 4. 2912 Stevens Ave. S. (MCDA) | 37. Nicollet Towers (MHFA) |
| 5. 610 East 15th St. (MCDA) | 38. Oak Grove Towers (HUD) |
| 6. Accessible Space (HUD) | 39. Oak Haven I & II (MHFA) |
| 7. Bethune Park (HUD) | 40. Oakland Square (MHFA) |
| 8. Booth Manor (HUD) | 41. Olson Townhomes (MHFA) |
| 9. Borson Towers East (HUD) | 42. One Plus One Coop. (MCDA) |
| 10. Borson Towers West (HUD) | 43. Phillips Scattered Site I
(MCDA) |
| 11. Bossen Terrace (MHFA) | 44. Phillips Towers (HUD) |
| 12. Calhoun Beach Apartments (MHFA) | 45. Plymouth Ave. THs. (HUD) |
| 13. Canadian Terrace (MCDA) | 46. Plymouth, Oakland,.. (MCDA) |
| 14. Cecil Newman Plaza (MHFA) | 47. PNHT Scattered Site II
(MCDA) |
| 15. Cedar Square West (HUD) | 48. River Gate (HUD) |
| 16. Chicago Ave. Housing (HUD) | 49. Riverbluff |
| 17. Cityview Coop. (MCDA) | 50. Seven Corners (MCDA) |
| 18. Creek Terrace (MHFA) | 51. Seward Square (MHFA) |
| 19. Ebenezer Park Apartments (HUD) | 52. Simmons Manor (MCDA) |
| 20. Ebenezer Towers (HUD) | 53. St. Paul's Home (HUD) |
| 21. Elliot Park Sites (MCDA) | 54. Stevens Ave. Coop. (HUD) |
| 22. Findley Place Townhouses (MHFA) | 55. Stone House Square (MHFA) |
| 23. Franklin Commons | 56. Talmadge Green (MHFA) |
| 24. Fremont Coop. (MCDA) | 57. The Bell Building (MCDA) |
| 25. Grand Ave. Coop. | 58. The New Beginning Coop. |
| 26. Holmes Park (MHFA) | 59. Trinity Apartments (MHFA) |
| 27. Holmes-Greenway Apartments (MHFA) | 60. Varied 1st Ave. Coop. (MCDA) |
| 28. Kosciolk House (HUD) | 61. West Bank Homes I (MCDA) |
| 29. Labor Retreat (MHFA) | 62. West Bank Homes III (MCDA) |
| 30. Little Earth of United Tribe (HUD) | 63. West Bank Homes IV (MCDA) |
| 31. Loring 100 (HUD) | 64. Whittier Coop. (MHFA) |
| 32. Loring Towers (HUD) | 65. Whittier 1st Ave. Coop. (MCDA) |
| 33. Madison Apartments (MHFA) | 66. Whittier Townhouses (HUD) |

** The source of information for each project, i.e., the organization, is given in paranthesis; there were a few projects for which the data was gathered from published directories, without any direct source.

PROJECT - 1809 LA SALLE

Location : 1809, La Salle
Minneapolis, MN

Developer : Jay Thomas Brink (Non-Profit)
Minneapolis, MN

Project Contact : Jay Thomas Brink

Management Agent : Jay Thomas Brink

PROGRAM : Sec.8

Contract Date : 1983
Term : 15 Yrs.
Expiration Date : 1998 (18)

Building Type : Rehabilitation
Year Built / Rehabilitated : 1983

Type of Housing : Apartments
Type of Household : Family (18)
Tenure : Rental

Total Number of Units : 18
Units Subsidized : 18

Unit Mix

One Bed Room : 13 (13 Sec.8)
Two Bed Room : 5 (5 Sec.8)

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 426,000
Land Cost : \$
Construction Cost : \$
Other Cost : \$

Capital Requirements

Amount Source
\$

Debt Financing

Amount Source
\$ 325,000 TCF Loan
\$ 69,000 CDBG Loan
\$ 25,000 FHF Loan

Subsidies

Amount Terms Exp. Date Source
\$ 69,000 CDBG Loan (MCDA)
\$ 25,000 FHF Loan

PROJECT - 18TH & CLINTON

Location : 18th & Clinton
Minneapolis, MN

Developer : M-2 Shelter Inc. (Limited Profit)
4427, E.Lake Harriet Blvd.
Minneapolis, MN 55407

Contact Phone : 291-1750

Management Agent : Westminister Corp.
291-1750

PROGRAM : Sec.8

Contract Date : 1981
Term : 30 Yrs.
Expiration Date : 2011 (8)

Building Type : New Construction
Year Built / Rehabilitated : 1980

Type of Housing : Town Houses
Type of Household : Family (8)
Tenure : Rental

Total Number of Units : 8
Units Subsidized : 8

Unit Mix

Two Bed Room	:	4 (4 Sec.8)
Three Bed Room	:	3 (3 Sec.8)
Four Bed Room	:	1 (1 Sec.8)

Number of Stories : 2 (2 Building(s))

FINANCIAL PROFILE

Development Costs

Total Project Cost	:	\$	402,000
Land Cost	:	\$	6,000
Construction Cost	:	\$	310,000
Other Cost	:	\$	87,000

Capital Requirements

Amount	Source
\$ 67,000	Developer's Equity

Debt Financing

Amount	Source
\$ 287,000	MHFA Mortgage

Subsidies

Amount	Terms	Exp. Date	Source
\$ 287,000	10.50% 30 Yrs.	2011	MHFA Mortgage
\$ 54,000			CDBG Grant
\$ 5,000			MHFA Legislative Grant

PROJECT - 2100, BLOOMINGTON CT.

Location : 21st & Bloomington Ave.S.
Minneapolis, MN 55404

Developer : 21st & Bloomington Non-profit Hsg. Corp. (Non-Profit)
904, Commerce Buliding
St.Paul, MN

National Handicap Hsg. Inst. (Non-Profit)
1133, 15th St. N.W.
Washington,D.C, 20005

Project Contact : Bridget Cleary
870-7300

Management Agent : National Corp. for Hsg. Partnerships

PROGRAM : Sec.236

Contract Date : 1975
Term : 40 Yrs.
Expiration Date : 2015 (90)

Building Type : New Construction
Year Built / Rehabilitated : 1975

Type of Housing : Apartments
Type of Household : Handicapped (90)
Tenure : Rental

Total Number of Units : 90
Units Subsidized : 90

Unit Mix

One Bed Room : 61
Two Bed Room : 29

Number of Stories : 3

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 2,037,000
Land Cost : \$ 45,000
Construction Cost : \$ 1,508,000
Other Cost : \$ 484,000

Capital Requirements

Amount	Source
\$ 204,000	Developer's Equity

Debt Financing

Amount	Source
\$ 1,834,000	MHFA Mortgage

Subsidies

Amount	Terms	Rate	Exp. Date	Source
\$ 1,834,000	6.75%	40 Yrs.	2016	MHFA Mortgage

PROJECT - 2912 STEVENS AVE. S.

Location : 2912, Stevens Ave. S.
Minneapolis, MN

Developer : Stevens Ave. Assoc. (Non-Profit)
2912, Stevens Ave. S.
Minneapolis, MN

Contact Phone :

Management Agent : Stevens Ave. Assoc.

PROGRAM : Sec.8 Mod Rehab

Contract Date : 1983
Term : 15 Yrs.
Expiration Date : 1998 (40)

Building Type : Rehabilitation (minor)
Year Built / Rehabilitated : 1983

Type of Housing : Apartments
Type of Household : Family (40)
Tenure : Rental

Total Number of Units : 40
Units Subsidized : 40

Unit Mix

Efficiency : 2 (2 Sec.8)
One Bed Room : 12 (12 Sec.8)
Two Bed Room : 8 (8 Sec.8)
Three Bed Room : 18 (18 Sec.8)

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 1,085,000
Land Cost : \$
Construction Cost : \$ 291,000
Other Cost : \$ 794,000

Capital Requirements

Amount Source
\$

Debt Financing

Amount Source
\$ 623,000 CDBG Loan
\$ Bank Loan

Subsidies

Amount Terms Exp. Date Source
\$ 623,000 Varies Varies Varies CDBG Loan (MCDA)

PROJECT - 610 EAST 15TH ST.

Location : 610, E. 15th St.
Minneapolis, MN

Developer : Neighborhood Improvement Co. (Non-Profit)
810 , S. 10th St.
Minneapolis, MN 55404
347-4956

Contact Phone : 347-4956

Management Agent : Community Involvement Program
871-8644

PROGRAM : Sec.8 Mod Rehab

Contract Date : 1983
Term : 15 Yrs.
Expiration Date : 1998 (25)

Building Type : Rehab (minor)
Year Built / Rehabilitated : 1983

Type of Housing : Apartments
Type of Household : Mentally Handicapped (25)
Tenure : Cooperative
(Rental)

Total Number of Units : 25
Units Subsidized : 25

Unit Mix

One Bed Room : 24 (24 Sec.8)
Two Bed Room : 1 (1 Sec.8)

FINANCIAL PROFILE

Development Costs

Total Project Cost	:	\$	833,000
Land Cost	:	\$	278,000
Construction Cost	:	\$	543,000
Other Cost	:	\$	12,000

Capital Requirements

Amount	Source
\$ 80,000	Developer's Equity

Debt Financing

Amount	Source
\$ 350,000	Traveller's Insurance
\$ 404,000	CDBG Loan

Subsidies

Amount	Terms	Exp. Date	Source
\$ 404,000	0.00% 15 Yrs.	1998	CDBG Loan (MCDA)

PROJECT - ACCESSIBLE SPACE

Location : Scattered Sites (5)
Minneapolis, MN 55407

Developer : Accessible Space Inc. (Non-Profit)
3710, Chicago Ave. S.
Minneapolis, MN 55407
827-3663

Project Contact : Steve Vanderschaaf
827-3663

Management Agent : Accessible Space Inc.
827-3663

PROGRAM : Sec.8
Sec.202

Contract Date : 1980
Term : 20 Yrs.
Expiration Date : 2000 (30)

Building Type : New Construction
Year Built / Rehabilitated : 1981

Type of Housing : Apartments
Type of Household : Handicapped (30)
Tenure : Rental

Total Number of Units : 30
Units Subsidized : 30

Unit Mix

Efficiency : 30 (30 Sec.8)

Number of Stories : 1 (5 Building(s))

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 1,017,000
Land Cost : \$ 35,000
Construction Cost : \$ 982,000
Other Cost : \$

Capital Requirements

Amount Source
\$

Debt Financing

Amount Source
\$ 1,017,000 HUD Insured Mortgage (Pvt)

Building Type : Rehab minor

Subsidies

Amount	Terms	Exp. Date	Source
\$ 1,017,000	8.50% 40 Yrs.	2022	Private (HUD insured)

PROJECT - BETHUNE PARK

Location : 1201, 12th Ave. N.
Minneapolis, MN 55411

Developer : Altman Bros. (Profit)
115, New Street
Glenside, PA 19038
215-884-8590

Project Contact : Herb Workman
377-4050

Management Agent : Altman Realty
377-4050

PROGRAM : Sec.8

Contract Date : 1982, 1984
Term : 15 Yrs, 5 Yrs.
Expiration Date : 1997 (143), 1989 (80)

Building Type : Rehab (minor)
Year Built / Rehabilitated : 1982

Type of Housing : Apartments
Type of Household : Elderly (143) Family (80)
Tenure : Rental

Total Number of Units : 223
Units Subsidized : 223

Unit Mix

One Bed Room : 143 (143 Sec.8)
Two Bed Room : 80 (80 Sec.8)

Number of Stories : 12 (1 Building(s))
: 3 (3 Building(s))

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 1,114,000

Land Cost : \$

Construction Cost : \$

Other Cost : \$

Capital Requirements

Amount	Source
\$ 360,000	Developer's Equity

Debt Financing

Amount	Source
\$ 754,000	HUD Insured Mortgage (Pvt)

Subsidies

Amount	Terms	Exp. Date	Source
\$ 754,000	16.50% 40 Yrs.	2013	Private (HUD insured)

PROJECT - BOOTH MANOR

Location : 1421, Yale Place
Minneapolis, MN 55403

Developer : Salvation Army (Non-Profit)
85 E. 7th St.
St. Paul, MN 55101
224-4651

Contact Phone : 224-4651

Management Agent : H & Val J. Rothschild Inc.
224-4651

PROGRAM : Sec. 8
Sec. 236

Contract Date : 1984
Term : 15 Yrs.
Expiration Date : 1999 (157)

Building Type : Existing Building
Year Built / Rehabilitated : 1977

Type of Housing : Apartments
Type of Household : Elderly (157)
Tenure : Rental

Total Number of Units : 157
Units Subsidized : 157

Unit Mix

One Bed Room : 157 (157 Sec. 8)

Number of Stories : 21 (1 Building(s))

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 3,457,000
Land Cost : \$ 154,000
Construction Cost : \$ 3,303,000
Other Cost : \$

Capital Requirements

Amount	Source
\$ 85,000	Developer's Equity

Debt Financing

Amount	Source
\$ 3,373,000	HUD Insured Mortgage (Pvt)

Subsidies

Amount	Terms	Exp. Date	Source
\$ 3,373,000	7.00% 40 Yrs.	2017	Private (HUD insured)

TYPE OF HOUSING: APARTMENTS

PROJECT - BORSON TOWERS EAST

Location : 2910, East Franklin Ave.
Minneapolis, MN 55406

Developer : Borson Towers Co. (Limited Profit)
5151, Edina Blvd. Suite 600
Edina, MN 55435
831-5002

Project Contact : Allexandra Bernarde
831-5002

Management Agent : Sentinel Managment Co.
831-5002

PROGRAM : Sec.8
Sec.221d-3

Contract Date : 1976, 1982
Term : 15 Yrs.
Expiration Date : 1991 (204), 1997 (32)

Building Type : New Construction
Year Built / Rehabilitated : 1971

Type of Housing : Apartments
Type of Household : Elderly (264) Family (56)
Tenure : Rental

Total Number of Units : 320
Units Subsidized : 320

Unit Mix

Efficiency : 56 (56 Sec.8)
One Bed Room : 208 (180 Sec.8)
Two Bed Room : 56

Number of Stories : 20 (1 Building(s))

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 4,728,000
Land Cost : \$ 302,000
Construction Cost : \$ 4,426,000
Other Cost : \$

Capital Requirements

Amount	Source
\$ 473,000	Developer's Equity

Debt Financing

Amount	Source
\$ 4,255,000	HUD Insured Mortgage (Pvt)

Subsidiaries: New Construct.
Year built: 1977

Amount	Terms	Exp. Date	Source
\$ 4,255,000	3.00% 40 Yrs.	2009	Private (HUD insured)

PROJECT - BORSON TOWERS WEST

Location : 2515, S.9th St.
Minneapolis, MN 55406

Developer : Borson Towers West Co. (Limited Profit)
5151,Edina Ind.Blvd.,Suite 600
Edina, MN 55435
831-5002

Project Contact : Mike Back
333-7472

Management Agent : Sentinel Managment Co.
831-5002

PROGRAM : Sec.8
Sec.221d-3

Contract Date : 1976, 1983
Term : 15 Yrs.
Expiration Date : 1991 (177), 1998 (32)

Building Type : New Construction
Year Built / Rehabilitated : 1970

Type of Housing : Apartments
Type of Household : Elderly (264) Family (56)
Tenure : Rental

Total Number of Units : 320
Units Subsidized : 320

Unit Mix

Efficiency : 56 (32 sec.8)
One Bed Room : 208 (177 Sec.8)
Two Bed Room : 56

Number of Stories : 20 (1 Building(s))

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 4,778,000
Land Cost : \$ 234,000
Construction Cost : \$ 4,544,000
Other Cost : \$

Capital Requirements

Amount	Source
\$ 478,000	Developer's Equity

Debt Financing

Amount	Source
\$ 4,300,000	HUD Insured Mortgage (Pvt)

Subsidies

Amount	Terms	Exp. Date	Source
\$ 4,300,000	3.00% 40 Yrs.	2010	Private (HUD insured)

PROJECT - BOSSEN TERRACE

Location : 5701, Sander Dr.
Minneapolis, MN

Developer : BTA Partnership (Profit)
2001, Killebrew Ave.
Minneapolis, MN
854-8800

Project Contact : John Walsh
726-9341

Management Agent : Realty Management Services
854-8800

PROGRAM : Sec.8

Contract Date : 1982
Term : 20 Yrs.
Expiration Date : 2002 (66)

Building Type : New Construction
Year Built / Rehabilitated : 1983

Type of Housing : Town Houses
Type of Household : Family (36) Handicapped (30)
Tenure : Rental

Total Number of Units : 66
Units Subsidized : 66

Unit Mix

Two Bed Room : 30 (30 Sec.8)
Three Bed Room : 36 (36 Sec.8)

Number of Stories : 2
: 1

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 3,526,000
 Land Cost : \$ 27,000
 Construction Cost : \$ 3,169,000
 Other Cost : \$ 330,000

Capital Requirements

Amount	Source
\$ 85,000	Developer's Equity

Debt Financing

Amount	Source
\$ 2,833,000	MHFA Mortgage
\$ 392,000	MCDA Loan
\$ 330,000	FHF Loan

Subsidies

Amount	Terms	Exp. Date	Source
\$ 2,833,000	12.90% 30 yrs.	2013	MFHA Mortgage
\$ 330,000	10.00%		FHF Loan
\$ 392,000			MCDA Loan
\$			CDBG Grant

PROJECT - CALHOUN BEACH APARTMENTS

Location : 2730, W.Lake St.
Minneapolis, MN 55416

Developer : Calhoun Beach Associates (Limited Profit)
2730, W.Lake St.
Minneapolis, MN 55416

Contact Phone : 926-5425

Management Agent : Bailey Enterprises Inc.

PROGRAM : Sec.8

Contract Date : 1977
Term : 40 Yrs.
Expiration Date : 2017 (16)

Building Type : New Construction
Year Built / Rehabilitated : 1977

Type of Housing : Apartments
Type of Household : Family (16)
Tenure : Rental

Total Number of Units : 76
Units Subsidized : 16

Unit Mix

Efficiency : 6 (6 Sec.8)
One Bed Room : 10 (10 Sec.8)

Number of Stories : 9 (1 Building(s))

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 2,840,000
Land Cost : \$ 500,000
Construction Cost : \$ 1,884,000
Other Cost : \$ 456,000

Capital Requirements

Amount	Source
\$ 402,000	Developer's Equity

Debt Financing

Amount	Source
\$ 2,535,000	MHFA Mortgage

Subsidies

Amount	Terms	Exp. Date	Source
\$ 2,535,000	8.00% 40 Yrs.	2017	MHFA Mortgage

PROJECT - CANADIAN TERRACE

Location : 990, E. 19th Street
Minneapolis, MN

Developer : Project for Pride in Living (Non-Profit)
2516, Chicago Ave.
Minneapolis, MN
874-8511

Project Contact : PPL
874-8511

Management Agent : Bailey Enterprises
224-5482

PROGRAM : Sec.8 Mod Rehab

Contract Date : 1985
Term : 15 Yrs.
Expiration Date : 2000 (19)

Building Type : Rehab (minor)
Year Built / Rehabilitated : 1984

Type of Housing : Apartments
Type of Household : Family (19)
Tenure : Rental

Total Number of Units : 19
Units Subsidized : 19

Unit Mix

One Bed Room : 3 (3 Sec.8)
Two Bed Room : 13 (13 Sec.8)
Three Bed Room : 3 (3 Sec.8)

Number of Stories : 3 (1 Building(s))

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 1,169,000
 Land Cost : \$
 Construction Cost : \$ 815,000
 Other Cost : \$ 354,000

Capital Requirements

Amount	Source
\$ 135,000	Developer's Equity

Debt Financing

Amount	Source
\$ 525,000	CDBG Loan
\$ 421,000	MHFA Loan
\$ 73,000	FHF Loan

Subsidies

Amount	Terms	Exp. Date	Source
\$ 525,000	5.00% 30 Yrs.	2015	CDBG (MCDA)
\$ 421,000	11.50%		MHFA Loan
\$ 15,000			MHFA Grant

PROJECT - CECIL NEWMAN PLAZA

Location : 703, Emerson Ave.N.
Minneapolis, MN 55411

Developer : Northwest Minneapolis Housing Assoc. (Profit)
3140, Harbor Lane
Minneapolis, MN 55441
559-1495

Project Contact : Brendt Dusten
559-1495

Management Agent : Brendt Dusten

PROGRAM : Sec.8
Sec.236

Contract Date : 1982
Term : 15 Yrs.
Expiration Date : 1997 (64)

Building Type : New Construction
Year Built / Rehabilitated : 1970

Type of Housing : Apartments
Type of Household : Family (64)
Tenure : Rental

Total Number of Units : 64
Units Subsidized : 64

Unit Mix

One Bed Room : 8 (8 Sec.8)
Two Bed Room : 28 (28 Sec.8)
Three Bed Room : 28 (28 Sec.8)

Number of Stories : 2 (8 Building(s))

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 502,000
Land Cost : \$
Construction Cost : \$
Other Cost : \$

Capital Requirements

Amount	Source
\$ 170,000	Developer's Equity

Debt Financing

Amount	Source
\$ 332,000	HUD Insured Mortgage (Pvt)

Subsidies

Amount	Terms	Exp. Date	Source
\$ 332,000	7.00% 40 Yrs.	2011	Private (HUD insured)

PROJECT - CEDAR SQUARE WEST

Location : 1525, S. 4th St.
Minneapolis, MN 55454

Developer : Stage Land Co. (Limited Profit)
1525, S. 4th St.
Minneapolis, MN 55454
338-8801

Project Contact : Steve Drube
349-3097

Management Agent : Steve Ellefson
559-8279

PROGRAM : Sec.8
Sec.236

Contract Date : 1978, 1983
Term : 15 Yrs.
Expiration Date : 1993 (140), 1998 (220)

Building Type : New Construction
Year Built / Rehabilitated : 1972

Type of Housing : Apartments
Type of Household : Elderly & Family (669)
Tenure : Rental

Total Number of Units : 1303
Units Subsidized : 669

Unit Mix

Efficiency : 93 (42 Sec.8)
One Bed Room : 251 (145 Sec.8)
Two Bed Room : 325 (173 Sec.8)

Number of Stories : 26 (5 Building(s))

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 34,248,000
Land Cost : \$ 2,014,000
Construction Cost : \$ 32,234,000
Other Cost : \$

Capital Requirements

Amount	Source
\$ 3,691,000	Equity

Debt Financing

Amount	Source
\$ 30,557,000	HUD Insured Mortgage (Pvt)

Subsidies

Amount	Terms	Exp. Date	Source
\$ 30,557,000	7.00% 40 Yrs.	2015	Private (HUD insured)

PROJECT - CHICAGO AVENUE HOUSING

Location : 1500-1508, Chicago Ave.
Minneapolis, MN 55404

Developer : Neighborhood Improvement Co. (Limited Profit)
900, S.8th St.
Minneapolis, MN 55404

Canadian Financial Hsg. Corp. (Limited Profit)
1117, Marquette Ave. Suite 200
Minneapolis, MN 55403

Project Contact : Cynthia Shepard
332-5544

Management Agent : Canadian Financial Hsg. Corp.
332-5544

PROGRAM : Sec.8
Sec.221d-4

Contract Date : 1982
Term : 20 Yrs.
Expiration Date : 2002 (60)

Building Type : Rehab (major)
Year Built / Rehabilitated : 1982

Type of Housing : Apartments
Type of Household : Family (60)
Tenure : Rental

Total Number of Units : 60
Units Subsidized : 60

Unit Mix

One Bed Room : 44 (44 Sec.8)
Two Bed Room : 10 (10 Sec.8)
Three Bed Room : 6 (6 Sec.8)

Number of Stories : 3 (3 Building(s))

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 4,000,000
Land Cost : \$
Construction Cost : \$ 2,127,000
Other Cost : \$ 1,873,000

Capital Requirements

Amount	Source
\$	

Debt Financing

Amount	Source
\$ 1,192,000	HUD Insured Mortgage (Pvt)
\$ 1,393,000	MCDA Loan

Subsidies

Amount	Terms	Exp. Date	Source
\$ 1,192,000	12.00% 40 Yrs.	2012	Private (HUD insured)
\$ 1,393,000	10.00%		MCDA Loan

PROJECT - CITYVIEW COOP.

Location : 1801-07-11 Elliot Ave. S.
Minneapolis, MN

Developer : Project for Pride in Living (Non-Profit)
2516, Chicago Ave.
Minneapolis, MN
874-8511

Contact Phone : 874-8511

Management Agent : Parliament Management Co.

PROGRAM : UDAG Subsidy

Contract Date : 1981
Term : 15 Yrs.
Expiration Date : 1996 (32)

Building Type : Rehabilitation
Year Built / Rehabilitated : 1981

Type of Housing : Apartments
Type of Household : Family (32)
Tenure : Cooperative
(Pure)

Total Number of Units : 32
Units Subsidized : 32

Unit Mix

One Bed Room	:	2
Two Bed Room	:	8
Three Bed Room	:	22

Number of Stories : 3 (3 Building(s))

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 1,700,000
 Land Cost : \$
 Construction Cost : \$
 Other Cost : \$

Capital Requirements

Amount	Source
\$	

Debt Financing

Amount	Source
\$ 1,256,000	National Coop. Bank
\$ 400,000	UDAG Loan
\$ 80,000	FHF Loan

Subsidies

Amount	Terms	Exp. Date	Source
\$ 400,000	0.00%		UDAG Loan
\$ 80,000			FHF Loan
\$ 40,000			CDBG Grant

PROJECT - CREEK TERRACE

Location : 616, W.53rd St.
Minneapolis, MN 55419

Developer : Creek Associates (Profit)
1014, Excelsior Ave.
Hopkins, MN 55343

Project Contact : Donald Hague
822-2888

Management Agent : Hagen & Mason Co.

PROGRAM : Sec.8

Contract Date : 1980
Term : 40 Yrs.
Expiration Date : 2020 (16)

Building Type : New Construction
Year Built / Rehabilitated : 1979

Type of Housing : Apartments
Type of Household : Family (16)
Tenure : Rental

Total Number of Units : 82
Units Subsidized : 16

Unit Mix

One Bed Room : 12 (12 Sec.8)
Two Bed Room : 4 (4 Sec.8)

FINANCIAL PROFILE

Development Costs

Total Project Cost	:	\$	3,317,000
Land Cost	:	\$	205,000
Construction Cost	:	\$	2,416,000
Other Cost	:	\$	696,000

Capital Requirements

Amount	Source
\$ 404,000	Developer's Equity

Debt Financing

Amount	Source
\$ 2,816,000	MHFA Mortgage

Subsidies

Amount	Terms	Exp. Date	Source
\$ 2,816,000	7.75% 40 Yrs.	2020	MHFA Mortgage

PROJECT - EBENEZER PARK APARTMENTS

Location : 2700, Park Ave.S.
Minneapolis, MN 55407

Developer : Ebenezer Society (Non-Profit)
2500 Park Ave. S.
Minneapolis, MN 55404
879-1458

Project Contact : Marilyn Klug
879-2233

Management Agent : Ebenezer Society
879-2233

PROGRAM : Sec.8

Contract Date : 1980
Term : 20 Yrs.
Expiration Date : 2000 (200)

Building Type : New Construction
Year Built / Rehabilitated : 1980

Type of Housing : Apartments
Type of Household : Elderly (200)
Tenure : Rental

Total Number of Units : 200
Units Subsidized : 200

Unit Mix

One Bed Room : 190 (190 Sec.8)
Two Bed Room : 10 (10 Sec.8)

Number of Stories : 17

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 7,465,000
Land Cost : \$ 247,000
Construction Cost : \$ 7,218,000
Other Cost : \$

Capital Requirements

Amount	Source
\$ 90,000	Developer's Equity

Debt Financing

Amount	Source
\$ 7,376,000	HUD Insured Mortgage (Pvt)

Subsidies

Amount	Terms	Exp. Date	Source
\$ 7,376,000	6.80% 40 Yrs.	2011	Private (HUD insured)

PROJECT - EBENEZER TOWERS

Location : 2545, Portland Ave.
Minneapolis, MN 55404

Developer : Ebenezer Society (Non-Profit)
2543, Portland Ave.
Minneapolis, MN 55404
879-2200

Project Contact : Susan O'shea
879-2261

Management Agent : Ebenezer Society
879-2200

PROGRAM : Sec.202

Contract Date : 1972
Term :
Expiration Date :

Building Type : New Construction
Year Built / Rehabilitated : 1972

Type of Housing : Apartments
Type of Household : Elderly & Handicapped (197)
Tenure : Rental

Total Number of Units : 197
Units Subsidized : 197

Unit Mix

Efficiency : 78
One Bed Room : 114
Two Bed Room : 5

Number of Stories : 23 (1 Building(s))

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 3,280,000
Land Cost : \$ 117,000
Construction Cost : \$ 2,891,000
Other Cost : \$ 272,000

Capital Requirements

Amount	Source
\$ 180,000	Private

Debt Financing

Amount	Source
\$ 3,100,000	HUD Mortgage

Subsidies

Amount	Terms	Exp. Date	Source
\$ 3,100,000	3.00% 40 Yrs.	2009	HUD Mortgage

PROJECT - ELLIOT PARK SITES

Location : 727, E. 14th St. & Elliot & 15th.
Minneapolis, MN

Developer : Brighton Development Corp. (Limited Profit)
3100, W. Lake St.
Minneapolis, MN

Contact Phone : 291-1750

Management Agent : Westminster Corp.
291-1750

PROGRAM : Sec. 8

Contract Date : 1983
Term : 30 Yrs.
Expiration Date : 2013 (30)

Building Type : Rehabilitation (Major)
Year Built / Rehabilitated : 1983

Type of Housing : Walk-Ups & Townhouses
Type of Household : Family (30)
Tenure : Rental

Total Number of Units : 30
Units Subsidized : 30

Unit Mix

Two Bed Room : 20 (20 Sec. 8)
Three Bed Room : 10 (10 Sec. 8)

Number of Stories : 3 (3 Building(s))
: 2 (1 Building(s))

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 1,329,000
Land Cost : \$ 16,000
Construction Cost : \$ 1,045,000
Other Cost : \$ 268,000

Capital Requirements

Amount	Source
\$ 383,000	Developer's Equity

Debt Financing

Amount	Source
\$ 849,000	MHFA Mortgage
\$ 150,000	FHF Loan

Subsidies

Amount	Terms	Exp. Date	Source
\$ 849,000	14.00% 30 Yrs.	2012	MHFA Mortgage
\$ 150,000	11.00%		FHF Loan
\$ 70,000			CDBG Grant
\$ 20,000			MHFA Legislative Grant

PROJECT - FINDLEY PLACE TOWNHOUSES

Location : W.31st & Blaisdell Ave. S.
Minneapolis, MN 55408

Developer : Findley Place Hsg.Corp. (Limited Profit)
W.31st & Blaisdell Ave. S.
Minneapolis, MN 55408

National Hsg. Partnership (Limited Profit)
1133, 15th St. N.W.
Washington, D.C., 20005

Contact Phone : 854-8800

Management Agent : Realty Management Services
854-8800

PROGRAM : Sec.8

Contract Date : 1977
Term : 40 Yrs.
Expiration Date : 2017 (89)

Building Type : New Construction
Year Built / Rehabilitated : 1977

Type of Housing : Town Houses
Type of Household : Family (84) Handicapped (5)
Tenure : Rental

Total Number of Units : 89
Units Subsidized : 89

Unit Mix

One Bed Room : 10 (10 Sec.8)
Two Bed Room : 79 (79 Sec.8)

Number of Stories : 1 (6 Building(s))

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 2,230,000
Land Cost : \$ 45,000
Construction Cost : \$ 1,745,000
Other Cost : \$ 511,000

Capital Requirements

Amount	Source
\$ 230,000	Developer's Equity

Debt Financing

Amount	Source
\$ 2,153,000	MHFA Mortgage

Subsidies

Amount	Terms	Exp. Date	Source
\$ -2,153,000	7.50% 40 Yrs.	2017	MHFA Mortgage

PROJECT - FRANKLIN COMMONS

Location : 2109, Blaisdell Ave.
Minneapolis, MN

Developer : Whittier Alliance (Non-Profit)
9 E. 26th St.
Minneapolis, MN
871-7756
Sherman Boosalis (Non-Profit)
245, Aldrich Ave.N.
Minneapolis, MN

Contact Phone : 332-3300

Management Agent : Sherman Boosalis Co.
332-3300

PROGRAM : Sec.8

Contract Date : 1983
Term : 20 Yrs.
Expiration Date : 2003 (16)

Building Type : Rehab (minor)
Year Built / Rehabilitated : 1983

Type of Housing : Apartments
Type of Household : Family (16)
Tenure : Cooperative
(Leased)

Total Number of Units : 16
Units Subsidized : 16

Unit Mix

Two Bed Room : 16 (16 Sec.8)

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 830,000

Land Cost : \$

Construction Cost : \$

Other Cost : \$

Capital Requirements

Amount	Source
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\$

Debt Financing

Amount	Source
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\$

MCD A Loan

Subsidies

Amount	Terms	Exp. Date	Source
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\$

Not identified

PROJECT - FREMONT COOP.

Location : 1814-22 Fremont Ave. N.
Minneapolis, MN

Developer : Common Space (Non-Profit)
2529, Nicollet Ave. S.
Minneapolis, MN 55404
872-0550

Contact Phone : 872-0550

Management Agent : Common Space Inc.
872-0550

PROGRAM : Sec.8

Contract Date : 1983
Term : 15 Yrs.
Expiration Date : 1998 (10)

Building Type : Rehab (minor)
Year Built / Rehabilitated : 1983

Type of Housing : Apartments
Type of Household : Family (10)
Tenure : Cooperative
(Pure)

Total Number of Units : 10
Units Subsidized : 10

Unit Mix

Two Bed Room : 10 (10 Sec.8)

FINANCIAL PROFILE

Development Costs

Total Project Cost	:	\$	356,000
Land Cost	:	\$	
Construction Cost	:	\$	86,000
Other Cost	:	\$	270,000

Capital Requirements

Amount	Source
\$	

Debt Financing

Amount	Source
\$ 246,000	TCF Loan
\$ 50,000	FHF Loan
\$ 60,000	CDBG Loan

Subsidies

Amount	Terms	Exp. Date	Source
\$ 60,000	0.00% 15 Yrs.	1998	CDBG Loan (MCDA)

PROJECT - GRAND AVE. COOP.

Location : 2122, Grand Ave. S.
Minneapolis, MN

Developer : Powderhorn Residents Group (Non-Profit)
2951, Chicago Ave.
Minneapolis, MN
827-5527

Project Contact : Hal Greenhall
339-0042

Management Agent : Parliament Management
339-0042

PROGRAM : Sec.8

Contract Date : 1981
Term : 15 Yrs.
Expiration Date : 1996 (12)

Building Type : Rehab (minor)
Year Built / Rehabilitated : 1981

Type of Housing : Apartments
Type of Household : Family (12)
Tenure : Cooperative
(Pure)

Total Number of Units : 12
Units Subsidized : 12

Unit Mix

Two Bed Room : 7 (7 Sec.8)
Three Bed Room : 5 (5 Sec.8)

FINANCIAL PROFILE

Development Costs

Total Project Cost	:	\$	390,000
Land Cost	:	\$	
Construction Cost	:	\$	280,000
Other Cost	:	\$	110,000

Capital Requirements

Amount	Source
\$ 11,000	Developer's Equity

Debt Financing

Amount	Source
\$ 280,000	Midwest Federal Loan

Subsidies

Amount	Terms	Exp. Date	Source
\$ 280,000			Midwest Federal Loan
\$ 64,000			MULF (from MCDA)
\$ 25,000			MCDA Grant

PROJECT - HOLMES PARK

Location : 4th ST. & 2nd Ave.S.E.
Minneapolis, MN 55414

Developer : Knutson Companies Inc. (Limited Profit)
17, Washigton Ave. N.
Minneapolis, MN

Minneapolis Labor Temple Asso. (Limited Profit)

Contact Phone : 379-2701

Management Agent : Stuart Corp.

AMOUNT SOURCE-
PROGRAM : Sec.8

Contract Date : 1979
Term : 40 Yrs.
Expiration Date : 2019 (107)

Building Type : New Construction
Year Built / Réhabilitated : 1978

Type of Housing : Apartments, Townhouses
Type of Household : Elderly (77) Family (30)
Tenure : Rental

Total Number of Units : 107
Units Subsidized : 107

Unit Mix

One Bed Room : 76 (76 Sec.8)
Two Bed Room : 25 (25 Sec.8)
Three Bed Room : 6 (6 Sec.8)

Number of Stories : 7 (1 Building(s))
: 2 (1 Building(s))

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 3,810,000
Land Cost : \$ 85,000
Construction Cost : \$ 2,868,000
Other Cost : \$ 856,000

Capital Requirements

Amount	Source
\$ 381,000	Developer's Equity

Debt Financing

Amount	Source
\$ 3,566,000	MHFA Mortgage

Subsidies

Amount	Terms	Exp. Date	Source
\$ 3,566,000	7.25% 40 Yrs.	2021	MHFA Mortgage

PROJECT - HOLMES-GREENWAY APARTMENTS

Location : 114, Fifth St.S.E.
Minneapolis, MN 55414

Developer : Diversified Equities Corp. (Limited Profit)
400, Marquette Ave. Suite 410
Minneapolis, MN 55401
378-1085

Project Contact : Jon E. Dickerson

Management Agent : Diversified Equities Corp.
378-1085

PROGRAM : Sec.8
Sec.202

Contract Date : 1983
Term : 20 Yrs.
Expiration Date : 2003 (50)

Building Type : New Construction
Year Built / Rehabilitated : 1983

Type of Housing : Apartments
Type of Household : Handicapped (50)
Tenure : Rental

Total Number of Units : 50
Units Subsidized : 50

Unit Mix

One Bed Room : 15 (15 Sec.8)
Two Bed Room : 35 (35 Sec.8)

Number of Stories : 6

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 2,576,000
Land Cost : \$ 2,209,000
Construction Cost : \$ 119,000
Other Cost : \$ 248,000

Capital Requirements

Amount	Source
\$	

Debt Financing

Amount	Source
\$ 2,576,000	MHFA Mortgage

Subsidies

Amount	Terms	Exp. Date	Source
\$ 2,576,000	12.93% 40 Yrs.	2013	MHFA Mortgage

PROJECT - KOSCIOLEK HOUSE

Location : 2001-15, 9th St. S.
Minneapolis, MN

Developer : Community Dev. Corp. for the Archdiocese (Non-Profit)

Kosciolek House Inc. (Non-Profit)
2001, 9th St. S.
Minneapolis, MN

Contact Phone : 291-1750

Management Agent : Westminster Corp.
291-1750

PROGRAM : Sec. 8

Contract Date : 1981
Term : 15 Yrs.
Expiration Date : 1996 (11)

Building Type : Existing Building
Year Built / Rehabilitated : 1980

Type of Housing : Apartments
Type of Household : Non-Elderly Singles (11)
Tenure : Rental

Total Number of Units : 11
Units Subsidized : 11

Unit Mix

One Bed Room : 7 (7 Sec. 8)
Two Bed Room : 4 (4 Sec. 8)

Number of Stories : 2

FINANCIAL PROFILE

Development Costs

Total Project Cost	:	\$	399,000
Land Cost	:	\$	6,000
Construction Cost	:	\$	393,000
Other Cost	:	\$	

Capital Requirements

Amount	Source
\$ 4,000	Developer's Equity

Debt Financing

Amount	Source
\$ 395,000	HUD Insured Mortgage (Pvt)

Subsidies

Amount	Terms	Exp. Date	Source
\$ 395,000	8.50% 40 Yrs.	2011	Private (HUD insured)

PROJECT - LABOR RETREAT

Location : 124, 4th St. S.E.
Minneapolis, MN 55414

Developer : Minneapolis Labor Temple Asso. (Limited Profit)
17, Washington Ave. N.
Minneapolis, MN 55402

Contact Phone : 698-0302

Management Agent : Stuart Corporation
698-0302

PROGRAM : Sec.8

Contract Date : 1977
Term : 40 Yrs.
Expiration Date : 2017 (77)

Building Type : New Construction
Year Built / Rehabilitated : 1977

Type of Housing : Apartments
Type of Household : Elderly (77)
Tenure : Rental

Total Number of Units : 77
Units Subsidized : 77

Unit Mix

One Bed Room : 63 (63 Sec.8)
Two Bed Room : 14 (14 Sec.8)

Number of Stories : 7 (1 Building(s))

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 1,778,000
Land Cost : \$ 39,000
Construction Cost : \$ 1,358,000
Other Cost : \$ 382,000

Capital Requirements

Amount	Source
\$ 178,000	Developer's Equity

Debt Financing

Amount	Source
\$ 1,664,000	MHFA Mortgage

Subsidies

Amount	Terms	Exp. Date	Source
\$ 1,664,000	7.50% 40 Yrs	2017	MHFA Mortgage

PROJECT - LITTLE EARTH OF UNITED TRIBE

Location : 2501, Cedar Ave. S.
Minneapolis, MN

Developer : Catherine Gavzy (Non-Profit)

291-1750

Contact Phone : 729-9361

Management Agent : Catherine Gavzy
291-1750

PROGRAM : Sec.8

Sec.236

Contract Date : 1982
Term : 15 Yrs.
Expiration Date : 2002 (212)

Building Type : New Construction
Year Built / Rehabilitated :

Type of Housing : Apartments, Townhouses
Type of Household : Elderly (48) Family (164)
Tenure : Rental

Total Number of Units : 212
Units Subsidized : 212

Unit Mix

Efficiency : 20 (20 Sec.8)
One Bed Room : 28 (28 Sec.8)
Two Bed Room : 58 (58 Sec.8)
Three Bed Room : 88 (88 Sec.8)
Four Bed Room : 18 (18 Sec.8)

Number of Stories : 3 (22 Building(s))

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 4,523,000
Land Cost : \$ 106,000
Construction Cost : \$ 4,417,000
Other Cost : \$

Capital Requirements

Amount	Source
\$	

Debt Financing

Amount	Source
\$ 4,523,000	HUD Insured Mortgage (Pvt)

Subsidies

Amount	Terms	Exp. Date	Source
\$ 4,523,000	7.00% 40 Yrs.	2014	Private (HUD insured)

PROJECT - LORING 100

Location : 14th St. & Nicollet & Marquette
Minneapolis, MN

Developer : Loring 100 Partnership (Limited Profit)
312 Central Ave.
Minneapolis, MN 55414

Project Contact : Don Cappaert
378-2304

Management Agent : Nationwide Housing Corp.
378-2304

PROGRAM : Sec. 8

Contract Date : 1983
Term : 20 Yrs.
Expiration Date : 2003 (107)

Building Type : New Construction
Year Built / Rehabilitated : 1983

Type of Housing : Apartments
Type of Household : Elderly (107)
Tenure : Rental

Total Number of Units : 107
Units Subsidized : 107

Unit Mix

One Bed Room : 107 (107 Sec. 8)

Number of Stories : 14

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 4,880,000
Land Cost : \$ 58,000
Construction Cost : \$ 4,822,000
Other Cost : \$

Capital Requirements

Amount	Source
\$ 491,000	Developer's Equity

Debt Financing

Amount	Source
\$ 4,389,000	HUD Insured Mortgage (Pvt)

Subsidies

Amount	Terms	Exp. Date	Source
\$ 4,389,000	7.50% 40 Yrs.	2022	Private (HUD insured)

PROJECT - LORING TOWERS

Location : 15 E. Grand St.
Minneapolis, MN 55403

Developer : Volunteers of America (Non-Profit)
3813 North Causeway Blvd.
Metairie, 70002
504-837-2652

Project Contact : Roy Hamilton
871-7202

Management Agent : National Management Services Inc.
837-2652

PROGRAM : Sec.8
Sec.236

Contract Date : 1983
Term : 15 Yrs.
Expiration Date : 1998 (208)

Building Type : New Construction
Year Built / Rehabilitated : 1971

Type of Housing : Apartments
Type of Household : Elderly (208)
Tenure : Rental

Total Number of Units : 208
Units Subsidized : 208

Unit Mix

Efficiency : 171 (171 Sec.8)
One Bed Room : 37 (37 Sec.8)

Number of Stories : 10

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 3,497,000
Land Cost : \$ 214,000
Construction Cost : \$ 3,257,000
Other Cost : \$ 26,000

Capital Requirements

Amount	Source
\$	

Debt Financing

Amount	Source
\$ 3,497,000	HUD Mortgage

Subsidies

Amount	Terms	Exp. Date	Source
\$ 3,497,000	8.50% 40 Yrs.	2011	HUD Mortgage

PROJECT - MADISON APARTMENTS

Location : 501, E. 15th St.
Minneapolis, MN

Developer : Neighborhood Improvement Co. (Limited Profit)
900, S. 8th St.
Minneapolis, MN 55404

Project Contact : John Walsh
333-7761

Management Agent : Realty Management Services
854-8800

PROGRAM : Sec. 8

Contract Date : 1982
Term : 30 Yrs.
Expiration Date : 2012 (51)

Building Type : New (22), Rehab, major(29)
Year Built / Rehabilitated : 1982

Type of Housing : Apartments, Townhouses
Type of Household : Family (51)
Tenure : Rental

Total Number of Units : 51
Units Subsidized : 51

Unit Mix

Two Bed Room : 38 (38 Sec.8)
Three Bed Room : 9 (9 Sec.8)
Four Bed Room : 4 (4 Sec.8)

Number of Stories : 3 (1 Building(s))
: 2 (3 Building(s))

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 2,675,000
 Land Cost : \$ 34,000
 Construction Cost : \$ 2,099,000
 Other Cost : \$ 542,000

Capital Requirements

Amount	Source
\$ 48,000	Developer's Equity

Debt Financing

Amount	Source
\$ 1,777,000	MHFA Mortgage
\$ 770,000	CDBG Loan
\$ 80,000	FHF Loan

Subsidies

Amount	Terms	Exp. Date	Source
\$ 1,777,000	12.50% 30 Yrs.	2013	MHFA Mortgage
\$ 770,000	0.00%		CDBG Loan (MCDA)
\$ 80,000			FHF Loan

PROJECT - MARYLAND HOUSE

Location : 1346, La Selle
Minneapolis, MN

Developer : Schuett Investment Co. (Limited Profit)
1205, Tamarach Dr.
Long Lake, MN 55356

Project Contact : John Dolder
333-8323

Management Agent : Schuett Investment Co.

PROGRAM : Sec.8

Contract Date : 1981
Term : 40 Yrs.
Expiration Date : 2011 (79)

Building Type : Rehab (Minor)
Year Built / Rehabilitated : 1980

Type of Housing : Apartments
Type of Household : Family (79)
Tenure : Rental

Total Number of Units : 79
Units Subsidized : 79

Unit Mix

One Bed Room : 75 (75 Sec.8)
Two Bed Room : 4 (4 Sec.8)

Number of Stories : 5 (1 Building(s))

FINANCIAL PROFILE

Development Costs

Total Project Cost	:	\$	3,406,000
Land Cost	:	\$	216,000
Construction Cost	:	\$	2,395,000
Other Cost	:	\$	796,000

Capital Requirements

Amount	Source
\$ 395,000	Developer's Equity

Debt Financing

Amount	Source
\$ 3,132,000	MHFA Mortgage

Subsidies

Amount	Terms	Exp. Date	Source
\$ 3,132,000	7.25% 40 Yrs.	2012	MHFA Mortgage

PROJECT - MATHEWS PARK

Location : 25th & 26th Ave.S. at 24th St.
Minneapolis, MN 55406

Developer : Seward West Redesign Inc. (Limited Profit)
2121 S.9th St.
Minneapolis, MN
338-8729
Greater Mpls.Metro Hsg. Corp. (Limited Profit)

Contact Phone : 377-1398

Management Agent : L.Earl Bakke Co.

PROGRAM : Sec.8

Contract Date : 1976
Term : 40 Yrs.
Expiration Date : 2016 (24)

Building Type : New Construction
Year Built / Rehabilitated : 1975

Type of Housing : Plexes
Type of Household : Family (24)
Tenure : Rental

Total Number of Units : 24
Units Subsidized : 24

Unit Mix

One Bed Room : 3 (3 Sec.8)
Two Bed Room : 8 (8 Sec.8)
Three Bed Room : 12 (12 Sec.8)
Four Bed Room : 1 (1 Sec.8)

Number of Stories : 2 (3 Building(s))

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 677,000
 Land Cost : \$ 12,000
 Construction Cost : \$ 516,000
 Other Cost : \$ 149,000

Capital Requirements

Amount	Source
\$ 68,000	Developer's Equity

Debt Financing

Amount	Source
\$ 634,000	MHFA Mortgage

Term

Subsidies

Amount	Terms	Rate	Exp. Date	Source
\$ 634,000	7.50%	40 Yrs.	2017	MHFA Mortgage
\$ 5,000				MHFA Legislative Grant

PROJECT - MILWAUKEE AVE. TOWNHOUSES

Location : 24th & Milwaukee Ave.
Minneapolis, MN 55406

Developer : Seward West Redesign Inc. (Limited Profit)
2121 S.9th St.
Minneapolis, MN
338-8729
Greater Mpls. Metro Hsg. Corp. (Limited Profit)
15, S.5th St.
Minneapolis, MN 55402

Contact Phone : 377-1398

Management Agent : L.Earl Bakke Co.

PROGRAM : Sec.8
Sec.236

Contract Date : 1974
Term :
Expiration Date : Not known

Building Type : New Construction
Year Built / Rehabilitated : 1975

Type of Housing : Town Houses
Type of Household : Family (12)
Tenure : Rental

Total Number of Units : 12
Units Subsidized : 12

Unit Mix

Two Bed Room : 12 (12 Sec.8)

Number of Stories : 2 (2 Building(s))

FINANCIAL PROFILE

Development Costs

Total Project Cost	:	\$	308,000
Land Cost	:	\$	6,000
Construction Cost	:	\$	223,000
Other Cost	:	\$	68,000

Capital Requirements

Amount	Source
\$ 31,000	Developer's Equity

Debt Financing

Amount	Source
\$ 278,000	MHFA Mortgage

Subsidies

Amount	Terms	Exp. Date	Source
\$ 278,000	6.75% 40 Yrs.	2016	MHFA Mortgage

PROJECT - NICOLLET TOWERS

Location : 1350, Nicollet Ave.
Minneapolis, MN

Developer : Loring-Nicollet Dev.Corp. (Limited Profit)
,
Volunteers Of America (Limited Profit)
15 E. Grand St.
St.Paul, MN

Contact Phone : 874-6530

Management Agent : Volunteers Of America

PROGRAM : Sec.8

Contract Date : 1978
Term : 40 yrs.
Expiration Date : 2018 (306)

Building Type : New Construction
Year Built / Rehabilitated : 1977

Type of Housing : Apartments, Townhouses
Type of Household : Elderly (180) Family (126)
Tenure : Rental

Total Number of Units : 306
Units Subsidized : 306

Unit Mix

One Bed Room : 221 (221 Sec.8)
Two Bed Room : 83 (83 Sec.8)
Three Bed Room : 2 (2 Sec.8)

Number of Stories : 20 (3 Building(s))
: 2

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 10,886,000
Land Cost : \$ 153,000
Construction Cost : \$ 8,355,000
Other Cost : \$ 2,378,000

Capital Requirements

Amount	Source
\$ 1,569,000	Developer's Equity

Debt Financing

Amount	Source
\$ 9,689,000	MHFA Mortgage

Contract No.

187

Subsidies

Amount	Terms	Exp. Date	Source
\$ 9,689,000	6.50% 40 Yrs.	2021	MHFA Mortgage

PROJECT - OAK GROVE TOWERS

Location : 215 Oak Grove
Minneapolis, MN 55403

Developer : Sentinel Management Co. (Limited Profit)
5151 Edina Industrial Blvd.
Minneapolis, MN 55435
831-5002
Shelter Development Corp. (Limited Profit)

Project Contact : Betty Fisher
871-3553

Management Agent : Sentinel Management Co.
831-5002

PROGRAM : Sec.8
Sec.236

Contract Date : 1976,1982
Term : 15 Yrs.
Expiration Date : 1991 (75), 1997 (91)

Building Type : New Construction
Year Built / Rehabilitated : 1973

Type of Housing : Apartments
Type of Household : Elderly (228)
Tenure : Rental

Total Number of Units : 228
Units Subsidized : 228

Unit Mix

One Bed Room : 152 (152 Sec.8)
Two Bed Room : 76 (14 Sec.8)

Number of Stories : 20 (1 Building(s))

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 4,400,000
Land Cost : \$ 297,000
Construction Cost : \$ 4,061,000
Other Cost : \$ 42,000

Capital Requirements

Amount	Source
\$ 527,000	Initial Equity

Debt Financing

Amount	Source
\$ 3,873,000	HUD Insured Mortgage (Pvt)

Subsidies

Amount	Terms	Exp. Date	Source
\$ 3,873,000	7.00% 40 Yrs.	2014	Private (HUD insured)

PROJECT - OAK HAVEN I & II

Location : Scattered Sites
Minneapolis, MN

Developer : Oak Haven Associates (Limited Profit)
220, W.Minnehaha Pkwy.
Minneapolis, MN 55419

Contact Phone : 823-5469

Management Agent : Perennial Properties

PROGRAM : Sec.8

Contract Date : 1982
Term : 30 Yrs.
Expiration Date : 2012 (10)

Building Type : New Construction
Year Built / Rehabilitated : 1982

Type of Housing : Single Family, Plexes
Type of Household : Family (10)
Tenure : Rental

Total Number of Units : 10
Units Subsidized : 10

Unit Mix

Two Bed Room : 2 (2 Sec.8)
Three Bed Room : 7 (7 Sec.8)
Four Bed Room : 1 (1 Sec.8)

Number of Stories : 2

Development Costs

Total Project Cost	:	\$	639,000
Land Cost	:	\$	5,000
Construction Cost	:	\$	552,000
Other Cost	:	\$	186,000

Capital Requirements

Amount	Source
\$ 212,000	Developer's Equity

Debt Financing

Amount	Source
\$ 444,000	MHFA Mortgage

Subsidies

Amount	Terms	Exp. Date	Source
\$ 444,000	14.00% 30 Yrs.	2012	MHFA Mortgage
\$ 60,000			CDBG Grant
\$ 5,000			MHFA Legislative Grant

PROJECT - OAKLAND SQUARE

Location : 601, E.27th St.
Minneapolis, MN

Developer : Powderhorn Residents Group Inc (Limited Profit)
2951, Chicago Ave.S.
Minneapolis, MN
827-5527
Phillips Neighborhood Hsg.Trust (Limited Profit)

Contact Phone : 827-5527

Management Agent : Perennial Properties

PROGRAM : Sec.8

Contract Date : 1984
Term : 30 Yrs.
Expiration Date : 2014 (31)

Building Type : Rehab (major)
Year Built / Rehabilitated : 1984

Type of Housing : SF(2) Apts(15) TH(14)
Type of Household : Family (31)
Tenure : Cooperative
(Pure)

Total Number of Units : 31
Units Subsidized : 31

Unit Mix

One Bed Room	:	1 (1 Sec.8)
Two Bed Room	:	19 (19 Sec.8)
Three Bed Room	:	10 (10 Sec.8)
Four Bed Room	:	1 (1 Sec.8)

Number of Stories : 2 (17 Building(s))
: 3 (14 Building(s))

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 1,254,000
Land Cost : \$
Construction Cost : \$ 1,060,000
Other Cost : \$ 194,000

Capital Requirements

Amount	Source
\$ 377,000	Developer's Equity

Debt Financing

Amount	Source
\$ 876,000	MHFA Mortgage

Subsidies

Amount	Terms	Rental	Exp. Date	Source
\$ 876,000	11.12%	30 Yrs.	2015	MHFA Mortgage

PROJECT - OLSON TOWNHOMES

Location : 1281, Olson Memorial Hwy.
Minneapolis, MN

Developer : Terrace Associates (Limited Profit)
217, S.3rd St.
Minneapolis, MN

Contact Phone : 377-9015

Management Agent : National Corp.for Hsg.Partnerships

PROGRAM : Sec.8

Contract Date : 1979
Term : 40 Yrs.
Expiration Date : 2019 (92)

Building Type : Rehab (minor)
Year Built / Rehabilitated : 1979

Type of Housing : Town Houses
Type of Household : Family (92)
Tenure : Rental

Total Number of Units : 92
Units Subsidized : 92

Unit Mix

One Bed Room : 2 (2 Sec.8)
Two Bed Room : 77 (77 Sec.8)
Three Bed Room : 13 (13 Sec.8)

Number of Stories : 2 (6 Building(s))

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 2,720,000
Land Cost : \$ 24,000
Construction Cost : \$ 1,900,000
Other Cost : \$ 796,000

Capital Requirements

Amount	Source
\$ 272,000	MHFA Mortgage

Debt Financing

Amount	Source
\$ 2,546,000	MHFA Mortgage

Subsidies

Amount	Terms	Exp. Date	Source
\$ 2,546,000	7.25% 40 Yrs.	2021	MHFA Mortgage

PROJECT - ONE PLUS ONE COOP.

Location : 3633-37 Elliot Ave. S.
Minneapolis, MN

Developer : Powderhorn Residents Group (Non-Profit)
2951, Chicago Ave. S.
Minneapolis, MN
827-5527

Contact Phone : 825-5639

Management Agent : Self Managed Coop.

PROGRAM : Sec.8
MCDA Grant

Contract Date : 1982
Term : 15 Yrs.
Expiration Date : 1997 (8)

Building Type : Rehab (minor)
Year Built / Rehabilitated : 1982

Type of Housing : Fourplexes
Type of Household : Family (8)
Tenure : Cooperative
(Pure)

Total Number of Units : 8
Units Subsidized : 8

Unit Mix

Two Bed Room : 8 (Sec.8)

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 292,000
Land Cost : \$
Construction Cost : \$
Other Cost : \$

Capital Requirements

Amount	Source
\$	

Debt Financing

Amount	Source
\$ 229,000	C/D W/R Gove
\$ 56,000	FHF Loan

Subsidies

Amount	Terms	Exp. Date	Source
\$ 229,000	10.00% 30 Yrs.	1990	C/D W/R Gove
\$ 56,000			FHF Loan
\$ 68,000			MCDA Prin. Reduc. Grant

PROJECT - PHILLIPS SCATTERED SITE I

Location : Scattered
Minneapolis, MN

Developer : Phillips Neighborhood Housing Trust (Non-Profit)
1304, E. 24th St.
Minneapolis, MN
872-6060

Contact Phone : 872-6060

Management Agent : Phillips Neighborhood Housing
872-6060

PROGRAM : Sec.8 Mod Rehab

Contract Date : 1983
Term : 15 Yrs.
Expiration Date : 1998 (29)

Building Type : Rehabilitation (minor)
Year Built / Rehabilitated : 1983

Type of Housing : Apartments
Type of Household : Family (29)
Tenure : Rental

Total Number of Units : 29
Units Subsidized : 29

Unit Mix

Two Bed Room : 13 (13 Sec.8)
Three Bed Room : 10 (10 Sec.8)
Four Bed Room : 6 (6 Sec.8)

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 860,000
Land Cost : \$
Construction Cost : \$ 341,000
Other Cost : \$ 519,000

Capital Requirements

Amount Source
\$

Debt Financing

Amount Source
\$ 1,015,000 FNMA Loan
\$ 392,000 CDBG Loan
\$ 145,000 FHF Loan

Subsidies

Amount Terms Exp. Date Source
\$ 392,000 0.00% 30 Yrs. 2013 CDBG Loan (MCDA)

PROJECT - PHILLIPS TOWERS

Location : 918 E. 22nd St.
Minneapolis, MN 55404

Developer : 918 E. 22nd St. Investors (Limited Profit)
918 E. 22nd St.
Minneapolis, MN 55404

Project Contact : Sally Young
378-2304

Management Agent : Nationwide Housing Corp.
378-2304

PROGRAM : Sec.8
Sec.236

Contract Date : 1976, 1982
Term : 15 Yrs.
Expiration Date : 1991 (45), 1997 (43)

Building Type : New Construction
Year Built / Rehabilitated : 1974

Type of Housing : Apartments
Type of Household : Elderly & Handicapped (107)
Tenure : Rental

Total Number of Units : 107
Units Subsidized : 107

Unit Mix

One Bed Room : 106 (88 Sec.8)
Two Bed Room : 1

Number of Stories : 10 (1 Building(s))

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 1,951,000
Land Cost : \$ 87,000
Construction Cost : \$ 1,864,000
Other Cost : \$

Capital Requirements

Amount	Source
\$ 196,000	Private

Debt Financing

Amount	Source
\$ 1,756,000	HUD Mortgage

Subsidies

Amount	Terms	Exp. Date	Source
\$ 1,756,000	7.00% 40 Yrs.	2014	HUD Mortgage

PROJECT - PLYMOUTH AVE. TOWNHOUSES

Location : 1611, Plymouth Ave. N.
Minneapolis, MN

Developer : Plymouth Ave. Development Corp. (Non-Profit)

Project Contact : Stevt Ellefson
559-8279

Management Agent : Steve Ellefson
559-8279

PROGRAM : Sec.8
Sec.236

Contract Date : 1977, 1984
Term : 15 Yrs.
Expiration Date : 1992 (80), 1999 (56)

Building Type : New Construction
Year Built / Rehabilitated : 1975

	Unit	Date	Source
Type of Housing	: Apts.(100), TH (40)		
Type of Household	: Elderly & Family (140)		
Tenure	: Rental		

Total Number of Units : 140
Units Subsidized : 140

Unit Mix

One Bed Room	: 49 (49 Sec.8)
Two Bed Room	: 67 (67 Sec.8)
Three Bed Room	: 24 (20 Sec.8)

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 2,993,000

Land Cost : \$

Construction Cost : \$

Other Cost : \$

Capital Requirements

Amount	Source
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\$ 300,000	Private
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Debt Financing

Amount	Source
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\$ 2,694,000	HUD Insured Mortgage (Pvt)
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Subsidies

Amount	Terms	Exp. Date	Source
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\$ 2,694,000	7.00% 40 Yrs.	2016	Private (HUD insured)
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PROJECT - PLYMOUTH, OAKLAND, 4TH & 18TH AVE.

Location : 2408 Plymouth, 3103 Oakland
Minneapolis, MN

Developer : Gossett (Non-Profit)

Contact Phone :

Management Agent : Gossett

PROGRAM : Sec.8 Mod Rehab

Contract Date : 1983
Term : 15 Yrs.
Expiration Date : 1998 (24)

Building Type : Rehabilitation (minor)
Year Built / Rehabilitated : 1983

Type of Housing : Apartments
Type of Household : Family (24)
Tenure : Rental

Total Number of Units : 24
Units Subsidized : 24

Unit Mix

One Bed Room : 8 (8 Sec.8)
Two Bed Room : 14 (14 Sec.8)
Four Bed Room : 2 (2 Sec.8)

FINANCIAL PROFILE

Development Costs

Total Project Cost	:	\$	980,000
Land Cost	:	\$	
Construction Cost	:	\$	221,000
Other Cost	:	\$	759,000

Capital Requirements

Amount	Source
\$	

Debt Financing

Amount	Source
\$ 382,000	CDBG Loan
\$	Bank Loan

Subsidies

Amount	Terms	Exp. Date	Source
\$ 382,000	4.00% 15 Yrs.	1998	CDBG Loan (MCDA)

PROJECT - PNHT SCATTERED SITE - II

Location : Scattered Loactions
Minneapolis, MN

Developer : Phillips Neighborhood Housing Trust (Non-Profit)
1304, E. 24th St.
Minneapolis, MN
872-6060

Contact Phone :

Management Agent : Phillips Neighborhood Housing Trust
872-6060

PROGRAM : Sec.8 Mod Rehab

Contract Date : 1984
Term : 15 Yrs.
Expiration Date : 1999 (15)

Building Type : Rehabilitation
Year Built / Rehabilitated : 1984

Type of Housing : Apartments
Type of Household : Family (15)
Tenure : Rental

Total Number of Units : 15
Units Subsidized : 15

Unit Mix

Two Bed Room : 2 (2 Sec.8)
Three Bed Room : 12 (12 Sec.8)
Four Bed Room : 1 (1 Sec.8)

FINANCIAL PROFILE

Development Costs

Total Project Cost	:	\$	662,000
Land Cost	:	\$	
Construction Cost	:	\$	506,000
Other Cost	:	\$	156,000

Capital Requirements

Amount	Source
\$ 8,000	Non-Profit Admin.

Debt Financing

Amount	Source
\$ 464,000	1st bank Tax Exempt Revn. Bond
\$ 152,000	CDBG Loan
\$ 38,000	FHF Loan

Subsidies

Amount	Terms	Exp. Date	Source
\$ 152,000	5.00% 15 Yrs.	1999	CDBG Loan (MCDA)
\$ 38,000			FHF Loan

PROJECT - RIVER GATE

Location : 115, 2nd Ave. S.
Minneapolis, MN 55401

Developer : Gateway Investors (Limited Profit)
5151 Edina Industrial Blvd.
Minneapolis, MN 55435
831-5002

Project Contact : Elio Montermini
831-5002

Management Agent : Elio Montermini
831-5002

PROGRAM : Sec.8
Sec.236

Contract Date : 1976,1982
Term : 15 Yrs.
Expiration Date : 1991 (50), 1997 (107)

Building Type : New Construction
Year Built / Rehabilitated : 1972

Type of Housing : Apartments
Type of Household : Elderly (269)
Tenure : Rental

Total Number of Units : 269
Units Subsidized : 269

Unit Mix

One Bed Room : 255 (157 Sec.8)
Two Bed Room : 14

Number of Stories : 16

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 4,762,000
Land Cost : \$
Construction Cost : \$
Other Cost : \$

Capital Requirements

Amount	Source
\$ 476,000	Private

Debt Financing

Amount	Source
\$ 4,286,000	HUD Mortgage

Subsidies

Amount	Terms	Exp. Date	Source
\$ 4,286,000	7.00% 40 Yrs.	2015	HUD Mortgage

PROJECT - RIVERBLUFF

Location : 1st St. & 20th Ave. S.
Minneapolis, MN

Developer : West Bank Community Dev. Corp. (Non-Profit)
2000, S.5th St.
Minneapolis, MN
332-6910
Can American Realty Corp. (Non-Profit)
1117, Marquette Ave.
Minneapolis, MN

Contact Phone : 340-0737

Management Agent : Canadian Financial Hsg. Corp.
332-5544

PROGRAM : Sec.8

Contract Date : 1982
Term : 26 Yrs.
Expiration Date : 2008 (30)

Building Type : New Construction
Year Built / Rehabilitated : 1982

Type of Housing : Townhouses
Type of Household : Family (30)
Tenure : Cooperative
(Pure)

Total Number of Units : 30
Units Subsidized : 30

Unit Mix

Two Bed Room : 24 (24 Sec.8)
Three Bed Room : 6 (6 Sec.8)

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 1,500,000
Land Cost : \$
Construction Cost : \$
Other Cost : \$

Capital Requirements

Amount	Source
\$	

Debt Financing

Amount	Source
\$ 1,160,000	Revenue Bonds
\$ 484,000	MCDA Tax Increment Fin.

Subsidies

Amount	Terms	Exp. Date	Source
\$ 1,160,000			Revenue Bonds
\$ 484,000			MCDA Tax Increment Fin.

PROJECT - SEVEN CORNERS

Location : 1st St.S. & 15th Ave.S.
Minneapolis, MN

Developer : West Bank Homes CDC (Non-Profit)
2000, S. 5th St.
Minneapolis, MN
332-6910
Can American Realty (Non-Profit)

Contact Phone : 332-6910

Management Agent : Seven Corners, a Ltd. Partnership

PROGRAM : UDAG Subsidy

Contract Date : 1984
Term : 15 Yrs.
Expiration Date : 1999 (248)

Building Type : New Construction
Year Built / Rehabilitated : 1984

Type of Housing : Apartments
Type of Household : Family (248)
Tenure : Cooperative
(Pure)

Total Number of Units : 248
Units Subsidized : 248

Unit Mix

Efficiency : 34
One Bed Room : 97
Two Bed Room : 105
Three Bed Room : 12

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 12,650,000

Land Cost : \$

Construction Cost : \$

Other Cost : \$

Capital Requirements

Amount	Source
\$	

Debt Financing

Amount	Source
\$ 12,000,000	Revenue Bonds
\$ 3,720,000	UDAG Loan
\$ 6,500,000	MCDA Gross Syndication

NEW CONSTRUCTION

Subsidies

Amount	Terms	Exp. Date	Source
\$ 3,720,000	0.00%		UDAG Loan
\$ 6,500,000			MCDA Gross Syndication

PROJECT - SEWARD SQUARE

Location : 2121, S. 9th St.
Minneapolis, MN

Developer : Seward West Redesign Inc. (Limited Profit)
2121, S. 9th St.
Minneapolis, MN
338-8729
Handicapped Housing Inst. (Limited Profit)

Contact Phone : 854-8800

Management Agent : Realty Management Services
854-8800

PROGRAM : Sec. 8

Contract Date : 1980
Term : 40 Yrs.
Expiration Date : 2020 (81)

Building Type : New Construction
Year Built / Rehabilitated : 1980

Type of Housing : Apartments
Type of Household : Handicapped (81)
Tenure : Rental

Total Number of Units : 81
Units Subsidized : 81

Unit Mix

One Bed Room : 59 (59 Sec.8)
Two Bed Room : 22 (22 Sec.8)

Number of Stories : 5 (1 Building(s))

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 3,519,000
Land Cost : \$ 60,000
Construction Cost : \$ 2,640,000
Other Cost : \$ 819,000

Capital Requirements

Amount	Source
\$ 352,000	Developer's Equity

Debt Financing

Amount	Source
\$ 3,294,000	MHFA Mortgage

Subsidies

Amount	Terms	Exp. Date	Source
\$ 3,294,000	7.25% 40 Yrs.	2021	MHFA Mortgage

PROJECT - SIMMONS MANOR

Location : 3800, Minnehaha Ave. S.
Minneapolis, MN

Developer : Justin Properties, Inc. (Non-Profit)
,
Neighborhood Improvement Co. (Non-Profit)
900, S. 8th St.
Minneapolis, MN

Contact Phone :

Management Agent : Justin Properties Inc.

PROGRAM : UDAG Subsidy

Contract Date : 1985
Term : 15 Yrs.
Expiration Date : 2000 (42)

Building Type : Rehabilitation
Year Built / Rehabilitated : 1985

Type of Housing : Apartments
Type of Household : Family (42)
Tenure : Rental

Total Number of Units : 42
Units Subsidized : 42

Unit Mix

One Bed Room : 16
Two Bed Room : 18
Three Bed Room : 8

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 2,367,000
Land Cost : \$
Construction Cost : \$ 1,700,000
Other Cost : \$ 667,000

Capital Requirements

Amount	Source
\$ 278,000	Developer's Equity

Debt Financing

Amount	Source
\$ 994,000	1st Bank Oak Park
\$ 945,000	CDBG Loan
\$ 150,000	UDAG Loan

Subsidies

Amount	Terms	Exp. Date	Source
\$ 945,000	5.00% 15 Yrs.	2001	CDBG Loan (MCDA)
\$ 150,000	0.00%		UDAG Loan

PROJECT - ST. PAUL'S HOME

Location : 2735, S. 15th Ave.
Minneapolis, MN 55407

Developer : St. Paul's Home Inc. (Non-Profit)
2752, 15th Ave. S.
Minneapolis, MN

Project Contact : Tony Papperfun
920-9280

Management Agent : Eberhardt Co.
920-9280

PROGRAM : Sec. 8
Sec. 221d-3

Contract Date : 1983
Term : 15 Yrs.
Expiration Date : 1998 (53)

Building Type : New Construction
Year Built / Rehabilitated : 1974

Type of Housing : Apartments
Type of Household : Elderly & Handicapped (53)
Tenure : Rental

Total Number of Units : 53
Units Subsidized : 53

Unit Mix

Efficiency : 17 (17 Sec. 8)
One Bed. Room : 36 (36 Sec. 8)

Number of Stories : 2

FINANCIAL PROFILE

Development Costs

Total Project Cost	:	\$	876,000
Land Cost	:	\$	74,000
Construction Cost	:	\$	795,000
Other Cost	:	\$	

Capital Requirements

Amount	Source
\$ 1,000	Private Working Capital

Debt Financing

Amount	Source
\$ 815,000	HUD Insured Mortgage (Pvt)

Subsidies

Amount	Terms	Exp. Date	Source
\$ 815,000	7.00% 40 Yrs.	2015	Private (HUD insured)

PROJECT - STEVENS AVE. COOP.

Location : 2633, Stevens Ave. S.
Minneapolis, MN

Developer : Common Space (Non-Profit)
2529, Nicollet Ave.S.
Minneapolis, MN
872-0550
Whittier Alliance (Non-Profit)
9 E.26th St.
Minneapolis, MN

Contact Phone : 872-0550

Management Agent : Common Space Inc.
872-0550

PROGRAM : Sec.8

Contract Date : 1980
Term : 15 Yrs.
Expiration Date : 1995 (71)

Building Type : Rehab (minor)
Year Built / Rehabilitated :

Type of Housing : Apartments
Type of Household : Elderly (25) Family (46)
Tenure : Cooperative
(Pure)

Total Number of Units : 71
Units Subsidized : 71

Unit Mix

Efficiency : 9 (9 Sec.8)
One Bed Room : 14 (14 Sec.8)
Two Bed Room : 46 (46 Sec.8)
Three Bed Room : 2 (2 Sec.8)

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 1,000,000

Land Cost : \$

Construction Cost : \$

Other Cost : \$

Capital Requirements

Amount	Source
--------	--------

\$ 314,000	Private
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Debt Financing

Amount	Source
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\$ 686,000	HUD Insured Mortgage (Pvt)
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Subsidies

Amount	Terms	Exp. Date	Source
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\$ 686,000	13.00% 40 Yrs.	2012	Private (HUD insured)
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PROJECT - STONE HOUSE SQUARE

Location : 215, N.E. Broadway
Minneapolis, MN 55413

Developer : Kloster-Dickerson Partnerships (Limited Profit)
15, S. 5th St. Suite 600
Minneapolis, MN

Contact Phone : 378-3945

Management Agent : Diversified Equities Corp.

PROGRAM : Sec.8

Contract Date : 1979
Term : 40 Yrs.
Expiration Date : 2019 (19)

Building Type : New Construction
Year Built / Rehabilitated : 1978

Type of Housing : Apartments, Townhouses
Type of Household : Family (19)
Tenure : Rental

Total Number of Units : 71
Units Subsidized : 19

Unit Mix

One Bed Room : 8 (8 Sec.8)
Two Bed Room : 11 (11 Sec.8)

Number of Stories : 5 (1 Building(s))

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 2,151,000
Land Cost : \$ 3,000
Construction Cost : \$ 1,642,000
Other Cost : \$ 505,000

Capital Requirements

Amount	Source
\$ 247,000	Developer's Equity

Debt Financing

Amount	Source
\$ 1,980,000	MHFA Mortgage

Subsidies

Amount	Terms	Exp. Date	Source
\$ 1,980,000	7.25% 40 Yrs.	2022	MHFA Mortgage

PROJECT - TALMADGE GREEN

Location : 1030, 11th Ave. S.E.
Minneapolis, MN 55414

Developer : MHWB Properties (Limited Profit)
100 N. 6th St.
Minneapolis, MN 55403
Second South East Corp. (Limited Profit)

Contact Phone : 623-0247

Management Agent : Pembco
935-9977

PROGRAM : Sec.8

Contract Date : 1981
Term : 30 Yrs.
Expiration Date : 2011 (26)

Building Type : New Construction
Year Built / Rehabilitated : 1980

Type of Housing : Townhouses
Type of Household : Family (26)
Tenure : Rental

Total Number of Units : 26
Units Subsidized : 26

Unit Mix

Two Bed Room : 13 (13 Sec.8)
Three Bed Room : 9 (9 Sec.8)
Four Bed Room : 4 (4 Sec.8)

Number of Stories : 2

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 1,193,000
Land Cost : \$ 29,000
Construction Cost : \$ 949,000
Other Cost : \$ 235,000

Capital Requirements

Amount	Source
\$ 203,000	Developer's Equity

Debt Financing

Amount	Source
\$ 1,030,000	MHFA Mortgage

Subsidies

Amount	Terms	Exp. Date	Source
\$ 1,030,000	10.25% 30 Yrs.	2012	MHFA Mortgage
\$ 5,000			MHFA Legislative Grant

PROJECT - THE BELL BUILDING

Location : 816, 21st Ave. N.
Minneapolis, MN

Developer : Sherman-Boosalis (Non-Profit)
245, Aldrich Ave. N.
Minneapolis, MN

Fairview Neighborhood Dev. Corp (Non-Profit)
Minneapolis, MN

Contact Phone :

Management Agent : Citihomes Inc.

PROGRAM : UDAG Subsidy

Contract Date : 1985
Term : 15 Yrs.
Expiration Date : 2000 (25)

Building Type : Rehabilitation
Year Built / Rehabilitated : 1985

Type of Housing : Apartments
Type of Household : Family (25)
Tenure : Rental

Total Number of Units : 25
Units Subsidized : 25

Unit Mix

Two Bed Room : 19
Three Bed Room : 6

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 1,424,000
Land Cost : \$
Construction Cost : \$ 1,209,000
Other Cost : \$ 215,000

Capital Requirements

Amount	Source
\$ 180,000	Developer's Equity

Debt Financing

Amount	Source
\$ 600,000	CDBG Loan
\$ 569,000	First National Bank
\$ 75,000	UDAG Loan

Subsidies

Amount	Terms	Exp. Date	Source
\$ 600,000	5.00% 15 Yrs.	2005	CDBG Loan (MCDA)
\$ 75,000	0.00%		UDAG Loan

PROJECT - THE NEW BEGINNING COOP.

Location : 3421, Portland Ave. S.
Minneapolis, MN

Developer : Common Space (Non-Profit)
2529, Nicollet Ave.S.
Minneapolis, MN 55404
872-0550

Contact Phone :

Management Agent : Self Managed Coop.

PROGRAM : Sec.8

Contract Date : 1981

Term : 15 Yrs.

Expiration Date : 1996 (4) years

Building Type : Rehab (minor)
Year Built / Rehabilitated : 1981

Type of Housing : Apartments
Type of Household : Family (4)
Tenure : Cooperative
(Pure)

Total Number of Units : 4

Units Subsidized : 4

ADA Grant

Unit Mix

Two Bed Room : 4 (Sec.8)

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 240,000
Land Cost : \$ 118,000
Construction Cost : \$ 91,000
Other Cost : \$ 31,000

Capital Requirements

Amount Source
\$

Debt Financing

Amount Source
\$ 99,000 Norwest Bank (Revenue Bond)

Subsidies

Amount	Terms	Exp. Date	Source
\$ 99,000	9.00% 15 Yrs.	1996	Norwest Bank
\$ 63,000			MCDA Grant
\$ 58,000			CDBG Grant
\$ 20,000			FHF Grant

PROJECT - TRINITY APARTMENTS

Location : 2800, E.31st St.
Minneapolis, MN 55406

Developer : Trinity Associates (Limited Profit)
15 S. 5th St.
Minneapolis, MN 55402

Contact Phone : 721-2252

Management Agent : National Corp.for Hsg. Patnerships

PROGRAM : Sec.8

Contract Date : 1978
Term : 40 Yrs.
Expiration Date : 2018 (120)

Building Type : New Construction
Year Built / Rehabilitated : 1977

Type of Housing : Apartments
Type of Household : Elderly (120)
Tenure : Rental

Total Number of Units : 120
Units Subsidized : 120

Unit Mix

One Bed Room : 105 (105 Sec.8)
Two Bed Room : 15 (15 Sec.8)

Number of Stories : 8 (1 Building(s))

FINANCIAL PROFILE

Development Costs

Total Project Cost	:	\$	3,503,000
Land Cost	:	\$	113,000
Construction Cost	:	\$	2,590,000
Other Cost	:	\$	800,000

Capital Requirements

Amount	Source
\$ 350,000	Developer's Equity

Debt Financing

Amount	Source
\$ 3,278,000	MHFA Mortgage

Subsidies

Amount	Terms	Exp. Date	Source
\$ 3,278,000	6.50% 40 Yrs.	2018	MHFA Mortgage

PROJECT - VARIED 1ST AVE. COOP.

Location : 2720, 1st Ave. S.
Minneapolis, MN

Developer : Whittier Alliance (Non-Profit)
9 E. 26th St.
Minneapolis, MN
871-7756

Contact Phone :

Management Agent : Self-Managed Coop.

PROGRAM : Sec.8

Contract Date : 1980
Term : 20 Yrs.
Expiration Date : 2000 (4)

Building Type : Rehabilitation
Year Built / Rehabilitated : 1980

Type of Housing : Apartments
Type of Household : Family (4)
Tenure : Cooperative
(Pure)

Total Number of Units : 4
Units Subsidized : 4

Unit Mix

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$
Land Cost : \$
Construction Cost : \$
Other Cost : \$

Capital Requirements

Amount Source
\$

Debt Financing

Amount Source
\$ 108,000 312 Loan (Sec.8 Contract)
Contract Date

Subsidies

Amount	Terms	Exp. Date	Source
\$ 108,000	3.00% 20 Yrs.	2000	312 Loan (Sec.8 Contract)

PROJECT - WEST BANK HOMES - I

Location : Cedar East / Riverside Park
Minneapolis, MN

Developer : West Bank Community Dev. Corp. (Non-Profit)
2000, S. 5th St.
Minneapolis, MN
332-6910
Brighton Development Corp. (Non-Profit)
510, 1st Ave. N.
Minneapolis, MN

Contact Phone : 333-9164

Management Agent : Westminister Corp.
291-1750

PROGRAM : Sec.8

Contract Date : 1982

Term : 26 Yrs.

Expiration Date : 2008 (65)

Building Type : Rehab (minor)

Year Built / Rehabilitated : 1982

Type of Housing : Apts(34) SF(1) TH(30)

Type of Household : Family (65)

Tenure : Cooperative
(Leased)

Total Number of Units : 65

Units Subsidized : 65

Unit Mix

One Bed Room : 10 (10 Sec.8)

Two Bed Room : 40 (40 Sec.8)

Three Bed Room : 15 (15 Sec.8)

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 3,500,000
Land Cost : \$
Construction Cost : \$
Other Cost : \$

Capital Requirements

Amount	Source
\$	

Debt Financing

Amount	Source
\$ 1,301,000	MCDA Tax Increment Finance
\$	Revenue Bond

Subsidies

Amount	Terms	Exp. Date	Source
\$ 1,301,000	11.68% 26 Yrs.	2017	MCDA Tax Increment Financing

PROJECT - WEST BANK HOMES III

Location : 19th Ave. & 6th St.
Minneapolis, MN

Developer : West Bank Community Dev. Corp. (Non-Profit)
2000, S. 5th St.
Minneapolis, MN
332-6910
Brighton Development Corp. (Non-Profit)
510, 1st Ave. N.
Minneapolis, MN

Contact Phone :

Management Agent : Pembco
935-9977

PROGRAM : Sec.8

Contract Date : 1985
Term : 20 Yrs.
Expiration Date : 2005(19)

Building Type : Rehab (minor)
Year Built / Rehabilitated :

Type of Housing : Duplexes, Fourplexes
Type of Household : Family (19)
Tenure : Cooperative
(Leased)

Total Number of Units : 19
Units Subsidized : 19

Unit Mix

One Bed Room : 12 (12 Sec.8)
Two Bed Room : 6 (6 Sec.8)
Three Bed Room : 1 (1 Sec.8)

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 931,000
Land Cost : \$
Construction Cost : \$
Other Cost : \$

Capital Requirements

Amount Source
\$

Debt Financing

Amount Source
\$ 425,000 MCDA Tax Increment Finance
\$ 190,000 Seven Corners Comm. Hsg.
\$ 175,000 1st Bank TI Revenue Bond

Subsidies

Amount Terms Exp. Date Source
\$ 425,000 MCDA Tax Increment Financing
\$ 141,000 FHF Loan

PROJECT - WEST BANK HOMES - IV

Location : Scattered in Cedar Riverside
Minneapolis, MN

Developer : West Bank CDC (Non-Profit)
2000, S. 5th St.
Minneapolis, MN
332-6910
Brighton Dev. Corp. (Non-Profit)
516, 1st Ave. N.
Minneapolis, MN

Contact Phone :

Management Agent : West Bank CDC, Ltd. Partnership
332-6910

PROGRAM : UDAG Subsidy

Contract Date : 1986
Term : 20 Yrs.
Expiration Date : 2006 (92)

Building Type : Rehabilitation
Year Built / Rehabilitated : 1984

Type of Housing : Town Houses
Type of Household : Family (92)
Tenure : Cooperative
(Leased)

Total Number of Units : 92
Units Subsidized : 92

Unit Mix

One Bed Room : 37
Two Bed Room : 37
Three Bed Room : 16
Four Bed Room : 2

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 4,512,000
 Land Cost : \$
 Construction Cost : \$
 Other Cost : \$

Capital Requirements

Amount	Source
\$ 337,000	Developer's Equity

Debt Financing

Amount	Source
\$ 1,451,000	1st Bank Minneapolis
\$ 1,624,000	MCDA Mortgage
\$ 1,100,000	UDAG Loan

Subsidies

Amount	Terms	Exp. Date	Source
\$ 1,100,000	0.00%		UDAG Loan
\$ 1,624,000			MCDA Mortgage

PROJECT - WHITTIER CO-OP.

Location : 2609, Blaisdale Ave. S.
Minneapolis, MN 55408

Developer : Powderhorn Residents Group (Limited Profit)
2951, Chicago Ave.S.
Minneapolis, MN
827-5527

Project Contact : Lois Epstein
872-0550

Management Agent : Common Space Mutual Management
872-0550

PROGRAM : Sec.8

Contract Date : 1980
Term : 20 Yrs.
Expiration Date : 2000 (45)

Building Type : Rehab (major)
Year Built / Rehabilitated : 1980

Type of Housing : Apartments
Type of Household : Family (45)
Tenure : Cooperative
(Pure)

Total Number of Units : 45
Units Subsidized : 45

Unit Mix

One Bed Room : 9 (9 Sec.8)
Two Bed Room : 26 (26 Sec.8)
Three Bed Room : 10 (10 Sec.8)

Number of Stories : 3

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 1,707,000
Land Cost : \$
Construction Cost : \$ 1,164,000
Other Cost : \$ 543,000

Capital Requirements

Amount	Source
\$ 560,000	Developer's Equity

Debt Financing

Amount	Source
\$ 1,241,000	MHFA Mortgage

Subsidies

Amount	Terms	Exp. Date	Source
\$ 1,241,000	7.25% 40 Yrs.	2017	MHFA Mortgage

PROJECT - WHITTIER FIRST AVE. COOP.

Location : 2409, 1st Ave. S.
Minneapolis, MN

Developer : Whittier Alliance (Non-Profit)
9 E.26th St.
Minneapolis, MN
871-7756

Contact Phone : 872-7631

Management Agent : Self-Managed Coop..
872-7631

PROGRAM : Sec.8
CDBG Grant

Contract Date : 1980
Term : 15 Yrs.
Expiration Date : 1995 (13)

Building Type : Rehab (minor)
Year Built / Rehabilitated : 1980

Type of Housing : Apartments
Type of Household : Family (13)
Tenure : Cooperative
(Pure)

Total Number of Units : 13
Units Subsidized : 13

Unit Mix

One Bed Room : 7 (7 Sec.8)
Two Bed Room : 4 (4 Sec.8)
Three Bed Room : 2 (2 Sec.8)

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ Not known
Land Cost : \$
Construction Cost : \$
Other Cost : \$

Capital Requirements

Amount Source
\$

Debt Financing

Amount Source
\$ 250,000 Norwest Bank (Revenue Bond)
\$ 30,000 FHF Loan
\$ 15,000 Not known

Subsidies

Amount	Terms	Exp. Date	Source
\$ 250,000	9.00% 15 Yrs.	1996	Norwest Bank Revenue Bond
\$ 30,000			FHF Loan
\$ 250,000			CDBG Grant (MCDA)

PROJECT - WHITTIER TOWNHOUSES

Location : 2730 Stevens S.& 325 E.25th St
Minneapolis, MN

Developer : Norman Chazin (Limited Profit)
5353, Wayzata Blvd. Suite 602
St.Louis Park, MN
546-3383
Whittier Alliance (Limited Profit)
9 E.26th St.
Minneapolis, MN

Contact Phone : 546-3383

Management Agent : Norman Chazin
546-3383

PROGRAM : Sec.8

Contract Date : 1982
Term : 30 Yrs.
Expiration Date : 2012 (12)

Building Type : New Construction
Year Built / Rehabilitated : 1982

Type of Housing : Townhouses
Type of Household : Family (12)
Tenure : Rental

Total Number of Units : 12
Units Subsidized : 12

Unit Mix

Two Bed Room : 8 (8 Sec.8)
Three Bed Room : 3 (3 Sec.8)
Four Bed Room : 1 (1 Sec.8)

FINANCIAL PROFILE

Development Costs

Total Project Cost	:	\$	713,000
Land Cost	:	\$	9,000
Construction Cost	:	\$	490,000
Other Cost	:	\$	114,000

Capital Requirements

Amount	Source
\$ 170,000	Developer's Equity

Debt Financing

Amount	Source
\$ 434,000	MHFA Mortgage
\$ 100,000	Whittier Alliance

Subsidies

Amount	Terms	Exp. Date	Source
\$ 434,000	12.50% 30 Yrs.	2012	MHFA Mortgage
\$ 100,000	No int		Whittier Alliance
\$ 100,000			CDBG Grant
\$ 5,000			MHFA Legislative Grant

LIST OF CITY SUBSIDIZED HOUSING PROJECTS IN MINNEAPOLIS

1. 3044 5th, 2600 Pillsbury,...
2. 3521 2nd Ave. S.
3. 610 Logan Ave. N.
4. Arbor Commons
5. Armadillo Flats
6. Burgandy Apartments
7. Central Leased Coop.
8. Columbus Park
9. Elliot Apartments
10. Innovative Grant
11. Lowry Hill East
12. Morgan Apartments
13. Morgan Arms I
14. Morgan Arms II
15. Morgan Arms III
16. Morgan Coop.
17. Nicollet Island
18. Nokomis Square
19. Old Town-In-Town
20. Oliver / Logan
21. Oliver Apartments
22. Phillips Scattered Site III
23. Phillips Scattered Site IV
24. Phillips Single Site I
25. Portland Apartments Assoc.
26. Seven Spruce
27. The Homewood Apartments I
28. the Homewood Apartments II
29. West Bank Homes II
30. Women's Community Housing

** The information for all city subsidized units was furnished by MCDA.

PROJECT - 3044 5TH, 2600 PILLSBURY, ...

Location : In 5th, Pillsbury & Pleasant
Minneapolis, MN

Developer : Project for Pride in Living (Non-Profit)
2516, Chicago Ave.
Minneapolis, MN

Contact Phone :

Management Agent : Stevens Court

PROGRAM : CDBG Loan

Contract Date : 1983
Term : 15 Yrs.
Expiration Date : 1998 (22)

Building Type : New Construction
Year Built / Rehabilitated : 1983

Type of Housing : Apartments
Type of Household : Family (22)
Tenure : Cooperative
(Leased)

Total Number of Units : 22
Units Subsidized : 22

Unit Mix

Efficiency : 2
One Bed Room : 1
Two Bed Room : 11
Three Bed Room : 8

Number of Stories : 2 (3 Building(s))

FINANCIAL PROFILE

Development Costs

Total Project Cost	:	\$	1,100,000
Land Cost	:	\$	
Construction Cost	:	\$	861,000
Other Cost	:	\$	239,000

Capital Requirements

Amount	Source
\$ 120,000	Non-Profit Admin.

Debt Financing

Amount	Source
\$ 507,000	TCF S&L Loan
\$ 423,000	CDBG Loan
\$ 50,000	FHF Loan

Subsidies

Amount	Terms	Exp. Date	Source
\$ 423,000	0.00% 15 Yrs.	1998	CDBG Loan (MCDA)
\$ 50,000			FHF Loan

PROJECT - 3521 2ND AVE. S.

Location : 3521, 2nd Ave. S.
Minneapolis, MN

Developer : Common Space (Non-Profit)
2529, Nicollet Ave. S.
Minneapolis, MN 55404
872-0550

Project Contact : Common Space
872-0550

Management Agent : Common Space
872-0550

PROGRAM : CDBG Loan

Contract Date : 1983
Term : 15 Yrs.
Expiration Date : 1998 (10)

Building Type : Rehabilitation
Year Built / Rehabilitated : 1983

Type of Housing : Apartments
Type of Household : Family (10)
Tenure : Rental

Total Number of Units : 10
Units Subsidized : 10

Unit Mix

One Bed Room : 7
Two Bed Room : 3

FINANCIAL PROFILE

Development Costs

Total Project Cost	:	\$	269,000
Land Cost	:	\$	
Construction Cost	:	\$	89,000
Other Cost	:	\$	180,000

Capital Requirements

Amount	Source
\$	

Debt Financing

Amount	Source
\$ 151,000	CDBG Loan
\$ 78,000	Union Bank
\$ 35,000	FHF Loan

Subsidies

Amount	Terms	Exp. Date	Source
\$ 151,000	5.00% 15 Yrs.	1998	CDBG Loan (MCDA)
\$ 4,000	0.00%		MCDA Amortization
\$ 35,000			FHF Loan

PROJECT - 610 LOGAN AVE. N.

Location : 610, Logan Ave. N.
Minneapolis, MN

Developer : Northside Residents Redev. Council, Inc. (Non-Profit)
1014, Plymouth Ave. N.
Minneapolis, MN 55411
348-6849
Project for Pride in Living (Non-Profit)
2516, Chicago Ave.
Minneapolis, MN

Contact Phone : 874-8511

Management Agent : Northside Residents Redev. Council
348-6849

PROGRAM : CDBG Loan

Contract Date : 1983
Term : 15 Yrs.
Expiration Date : 1998 (11)

Building Type : Rehabilitation
Year Built / Rehabilitated : 1983

Type of Housing : Apartments
Type of Household : Family (11)
Tenure : Cooperative
(Leased)

Total Number of Units : 11
Units Subsidized : 11

Unit Mix

Efficiency : 2
One Bed Room : 6
Two Bed Room : 3

Number of Stories : 2 (1 Building(s))

FINANCIAL PROFILE

Development Costs

Total Project Cost	:	\$	217,000
Land Cost	:	\$	
Construction Cost	:	\$	75,000
Other Cost	:	\$	142,000

Capital Requirements

Amount	Source
\$	

Debt Financing

Amount	Source
\$ 119,000	Norwest Bank Loan
\$ 104,000	CDBG Loan (MCDA)

Subsidies

Amount	Terms	Exp. Date	Source
\$ 104,000	3.00% 15 Yrs.	1998	CDBG Loan (MCDA)

PROJECT - ARBOR COMMONS

Location : East 22nd & 23rd
Minneapolis, MN

Developer : Powderhorn Residents Group (Non-Profit)
2951, Chicago Ave.
Minneapolis, MN
827-5527

Contact Phone :

Management Agent : Self Managed Coop.

PROGRAM : CDBG Loan

Contract Date : 1983
Term : 15 Yrs.
Expiration Date : 1998 (16)

Building Type : New Construction
Year Built / Rehabilitated : 1983

Type of Housing : Apartments
Type of Household : Family (16)
Tenure : Cooperative
(Pure)

Total Number of Units : 16
Units Subsidized : 16

Unit Mix

Two Bed Room : 7
Three Bed Room : 9

FINANCIAL PROFILE

Development Costs

Total Project Cost	:	\$	803,000
Land Cost	:	\$	
Construction Cost	:	\$	667,000
Other Cost	:	\$	136,000

Capital Requirements

Amount	Source
\$ 3,000	Non-Profit Admin.

Debt Financing

Amount	Source
\$ 422,000	TCF Loan
\$ 298,000	CDBG Loan
\$ 80,000	FHF Loan

Subsidies

Amount	Terms	Exp. Date	Source
\$ 298,000	0.00% 15 Yrs.	1998	CDBG Loan (MCDA)
\$ 80,000			FHF Loan

PROJECT - ARMADILLO FLATS

Location : 2727 & 2743 1st Ave. S.
Minneapolis, MN

Developer : Whittier Alliance (Non-Profit)
9 E. 26th St.
Minneapolis, MN
871-7756

Project Contact :

Management Agent : Whittier Alliance
871-7756

PROGRAM : CDBG Loan

Contract Date : 1985
Term : 15 Yrs.
Expiration Date : 2000 (38)

Building Type : Rehabilitation
Year Built / Rehabilitated : 1985

Type of Housing : Apartments
Type of Household : Family (38)
Tenure : Rental

Total Number of Units : 38
Units Subsidized : 38

Unit Mix

Efficiency	:	8
One Bed Room	:	8
Two Bed Room	:	10
Three Bed Room	:	4
Four Bed Room	:	8

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 1,769,000
Land Cost : \$
Construction Cost : \$ 640,000
Other Cost : \$ 1,129,000

Capital Requirements

Amount	Source
\$ 44,000	Developer

Debt Financing

Amount	Source
\$ 310,000	National Coop. Bank
\$ 620,000	National Coop. Bank
\$ 795,000	CDBG Loan

Subsidies

Amount	Terms	Exp. Date	Source
\$ 795,000	5.00% 30 Yrs.	2015	CDBG Loan (MCDA)

PROJECT - BURGANDY APARTMENTS

Location : 3220, Blaisdell Ave. S.
Minneapolis, MN

Developer : Glen Thorpe (Non-Profit)

Project Contact : Glen Thorpe

Management Agent : Glen Thorpe

PROGRAM : CDBG Loan

Contract Date : 1985
Term : 15 Yrs.
Expiration Date : 2000 (14)

Building Type : Rehabilitation
Year Built / Rehabilitated : 1986

Type of Housing : Apartments
Type of Household : Family (14)
Tenure : Rental

Total Number of Units : 14
Units Subsidized : 14

Unit Mix

One Bed Room : 6
Two Bed Room : 6
Three Bed Room : 2

FINANCIAL PROFILE

Development Costs

Total Project Cost	:	\$	570,000
Land Cost	:	\$	
Construction Cost	:	\$	167,000
Other Cost	:	\$	403,000

Capital Requirements

Amount	Source
\$ 191,000	Developer

Debt Financing

Amount	Source
\$ 221,000	Norwest Bank Loan
\$ 158,000	CDBG Loan

Subsidies

Amount	Terms	Exp. Date	Source
\$ 158,000	5.00% 15 Yrs.	2000	CDBG Loan (MCDA)

PROJECT - COLUMBUS PARK

Location : 2935-41 Park Ave. S.
Minneapolis, MN

Developer : Project for Pride in Living (Non-Profit)
2516, Chicago Ave.
Minneapolis, MN
874-8511

Contact Phone : 874-8511

Management Agent : Bailey Enterprises
224-5482

PROGRAM : CDBG Loan

Contract Date : 1986
Term : 15 Yrs.
Expiration Date : 2001 (10)

Building Type : New Construction
Year Built / Rehabilitated : 1986

Type of Housing : Apartments
Type of Household : Family (10)
Tenure : Rental

Total Number of Units : 10
Units Subsidized : 10

Unit Mix

Two Bed Room : 8
Three Bed Room : 2

FINANCIAL PROFILE

Development Costs

Total Project Cost	:	\$	775,000
Land Cost	:	\$	
Construction Cost	:	\$	582,000
Other Cost	:	\$	193,000

Capital Requirements

Amount	Source
\$ 152,000	

Debt Financing

Amount	Source
\$ 448,000	CDBG Loan
\$ 175,000	St. Anthony Park Bank

Subsidies

Amount	Terms	Exp. Date	Source
\$ 448,000	5.00% 15 Yrs.	2001	CDBG Loan (MCDA)

PROJECT - ELLIOT APARTMENTS

Location : 1819 & 1823 Elliot Ave. S.
Minneapolis, MN

Developer : Project for Pride in Living (Non-Profit)
2516, Chicago Ave.
Minneapolis, MN
874-8511

Contact Phone : 874-8511

Management Agent : Bailey Enterprises
224-5482

PROGRAM : CDBG Loan

Contract Date : 1986
Term : 15 Yrs.
Expiration Date : 2001 (24)

Building Type : Rehabilitation
Year Built / Rehabilitated : 1986

Type of Housing : Apartments
Type of Household : Family (24)
Tenure : Rental

Total Number of Units : 24
Units Subsidized : 24

Unit Mix

One Bed Room : 6
Two Bed Room : 18

Number of Stories : 3 (2 Building(s))

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 1,240,000
Land Cost : \$
Construction Cost : \$ 810,000
Other Cost : \$ 430,000

Capital Requirements

Amount	Source
\$ 186,000	Developer's Equity

Debt Financing

Amount	Source
\$ 656,000	CDBG Loan
\$ 398,000	Midwest Federal Loan

Subsidies

Amount	Terms	Exp. Date	Source
\$ 656,000	5.00% 15 Yrs.	2001	CDBG Loan (MCDA)

PROJECT - INNOVATIVE GRANT

Location : Scattered locations
Minneapolis, MN

Developer : Phillips Neighborhood Housing Trust (Non-Profit)
1304, E. 24th St.
Minneapolis, MN
872-6060

Contact Phone : 872-6060

Management Agent : Phillips Neighborhood Housing Trust
872-6060

PROGRAM : CDBG Loan

Contract Date : 1984
Term : 25 Yrs.
Expiration Date : 2009 (8)

Building Type : Rehabilitation
Year Built / Rehabilitated : 1984

Type of Housing : Apartments
Type of Household : Family (8)
Tenure : Rental

Total Number of Units : 8
Units Subsidized : 8

Unit Mix

Two Bed Room : 8

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 443,000
Land Cost : \$
Construction Cost : \$
Other Cost : \$

Capital Requirements

Amount Source
\$

Debt Financing

Amount Source
\$ 190,000 CDBG Loan

Subsidies

Amount	Terms	Exp. Date	Source
\$ 190,000	5.85% 25 Yrs.	2013	CDBG Loan

PROJECT - LOWRY HILL EAST

Location : 2406, Lyndale Ave.
Minneapolis, MN

Developer : Whittier Alliance (Non-profit)
9 E. 26th St.
Minneapolis, MN
871-7756
Sherman Boosalis (Non-profit)
245, Aldrich Ave. N.
Minneapolis, MN

Contact Phone :

Management Agent : Citihomes Inc.

PROGRAM : CDBG Loan

Contract Date : 1984
Term : 15 Yrs.
Expiration Date : 1999 (10)

Building Type : New Construction
Year Built / Rehabilitated : 1984

Type of Housing : Apartments
Type of Household : Family (10)
Tenure : Rental

Total Number of Units : 10
Units Subsidized : 10

Unit Mix

Two Bed Room : 10

FINANCIAL PROFILE

Development Costs

Total Project Cost	:	\$	522,000
Land Cost	:	\$	
Construction Cost	:	\$	310,000
Other Cost	:	\$	212,000

Capital Requirements

Amount	Source
\$ 120,000	Equity & Non-Profit Admin

Debt Financing

Amount	Source
\$ 214,000	1st National Bank Revenue Bond
\$ 188,000	CDBG Loan

Subsidies

Amount	Terms	Exp. Date	Source
\$ 188,000	5.00% 15 Yrs.	1999	CDBG Loan (MCDA)

PROJECT - MORGAN APARTMENTS

Location : 1027 Morgan Ave. N.
Minneapolis, MN

Developer : Northside Residents Redev. Council, Inc. (Non-Profit)
1014, Plymouth Ave. N.
Minneapolis, MN 55411
348-6489
Project for Pride in Living (Non-Profit)
2516, Chicago Ave.
Minneapolis, MN

Contact Phone : 874-8511

Management Agent : Morgan Apts., A MN Ltd. Partnership

PROGRAM : CDBG Loan

Contract Date : 1984
Term : 15 Yrs.
Expiration Date : 1999 (10)

Building Type : Rehabilitation
Year Built / Rehabilitated : 1984

Type of Housing : Apartments
Type of Household : Family (10)
Tenure : Cooperative
(Leased)

Total Number of Units : 10
Units Subsidized : 10

Unit Mix

One Bed Room : 5
Two Bed Room : 5

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 438,000
Land Cost : \$
Construction Cost : \$ 355,000
Other Cost : \$ 83,000

Capital Requirements

Amount	Source
\$ 89,000	

Debt Financing

Amount	Source
\$ 182,000	Union Bank
\$ 167,000	CDBG Loan

Subsidies

Amount	Terms	Exp. Date	Source
\$ 167,000	5.00% 15 Yrs.	1999	CDBG Loan (MCDA)

PROJECT - MORGAN ARMS - I

Location : 1400-1406 E. 25th St.
Minneapolis, MN

Developer : Project for Pride in Living (Non-Profit)
2516, Chicago Ave.
Minneapolis, MN
874-8511

Contact Phone : 874-8511

Management Agent : Project for Pride in Living
874-8511

PROGRAM : CDBG Loan

Contract Date : 1985
Term : 15 Yrs.
Expiration Date : 2000 (4)

Building Type : Rehabilitation
Year Built / Rehabilitated : 1985

Type of Housing : Town Houses
Type of Household : Family (4)
Tenure : Cooperative
(Leased)

Total Number of Units : 4
Units Subsidized : 4

Unit Mix

Two Bed Room : 4

FINANCIAL PROFILE

Development Costs

Total Project Cost	:	\$	236,000
Land Cost	:	\$	
Construction Cost	:	\$	55,000
Other Cost	:	\$	181,000

Capital Requirements

Amount	Source
\$ 113,000	

Debt Financing

Amount	Source
\$ 63,000	Union Bank Loan
\$ 60,000	CDBG Loan

Subsidies

Amount	Terms	Exp. Date	Source
\$ 60,000	5.00% 15 Yrs.	2000	CDBG Loan (MCDA)

PROJECT - MORGAN ARMS - II

Location : 914, Oliver Ave. N.
Minneapolis, MN

Developer : Northside Residents Redev. Council, Inc. (Non-Profit
1014, Plymouth Ave. N.
Minneapolis, MN 55411
348-6849
Project for Pride in Living (Non-Profit)
2516, Chicago Ave.
Minneapolis, MN

Contact Phone : 348-6849

Management Agent : Northside Residents Redev. Council
348-6849

PROGRAM : CDBG Loan

Contract Date : 1985
Term : 15 Yrs.
Expiration Date : 2000 (4)

Building Type : Rehabilitation
Year Built / Rehabilitated : 1985

Type of Housing : Apartments
Type of Household : Family (4)
Tenure : Cooperative
(Leased)

Total Number of Units : 4
Units Subsidized : 4

Unit Mix

Two Bed Room : 4

FINANCIAL PROFILE

Development Costs

Total Project Cost	:	\$	192,000
Land Cost	:	\$	
Construction Cost	:	\$	84,000
Other Cost	:	\$	108,000

Capital Requirements

Amount	Source
\$ 41,000	

Debt Financing

Amount	Source
\$ 67,000	Lomas & Nettleton Mortgage
\$ 68,000	CDBG Loan
\$ 16,000	Union Bank Loan

Subsidies

Amount	Terms	Exp. Date	Source
\$ 68,000	5.00% 15 Yrs.	2000	CDBG Loan (MCDA)

PROJECT - MORGAN ARMS - III

Location : 1220, Morgan Ave. N.
Minneapolis, MN

Developer : Northside Residents Redev. Council, Inc. (Non-Profit)
1014, Plumouth Ave. N.
Minneapolis, MN 55411
348-6489
Project for Pride in Living (Non-Profit)
2516, Chicago Ave.
Minneapolis, MN

Contact Phone : 874-8511

Management Agent : Morgan Apts. A MN Ltd. Partnership

PROGRAM : CDBG Loan

Contract Date : 1985
Term : 15 Yrs.
Expiration Date : 2000 (9)

Building Type : Rehabilitation
Year Built / Rehabilitated : 1985

Type of Housing : Apartments
Type of Household : Family (9)
Tenure : Cooperative
(Leased)

Total Number of Units : 9
Units Subsidized : 9

Unit Mix

One Bed Room : 5
Two Bed Room : 4

FINANCIAL PROFILE

Development Costs

Total Project Cost	:	\$	349,000
Land Cost	:	\$	
Construction Cost	:	\$	125,000
Other Cost	:	\$	224,000

Capital Requirements

Amount	Source
\$ 80,000	

Debt Financing

Amount	Source
\$ 180,000	CDBG Loan
\$ 89,000	Union Bank Loan

Subsidies

Amount	Terms	Exp. Date	Source
\$ 180,000	5.00% 15 Yrs.	2001	CDBG Loan (MCDA)

PROJECT - MORGAN COOP.

Location : 1230, Morgan Ave. N.
Minneapolis, MN

Developer : Common Space Inc. (Non-Profit)
2529, Nicollet Ave. S.
Minneapolis, MN 55404
872-0550

Contact Phone : 872-0550

Management Agent : Common Space Inc.
872-0550

PROGRAM : CDBG Grant

Contract Date : 1978
Term : 30 Yrs.
Expiration Date : 2008 (4)

Building Type : Rehabilitation
Year Built / Rehabilitated : 1978

Type of Housing : Apartments
Type of Household : Family (4)
Tenure : Cooperative
(Pure)

Total Number of Units : 4
Units Subsidized : 4

Unit Mix

Two Bed Room : 4

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 132,000
Land Cost : \$
Construction Cost : \$
Other Cost : \$

Capital Requirements

Amount	Source
\$	

Debt Financing

Amount	Source
\$ 90,000	HUD Mortgage

Subsidies

Amount	Terms	Exp. Date	Source
\$ 90,000	3.00% 30 Yrs.	2008	HUD Mortgage
\$ 44,000			CDBG Grant (MCDA)

PROJECT - NICOLLET ISLAND

Location : 12 Proper at Nicollet Island
Minneapolis, MN

Developer : Nicollet Island Historic Homes ()

Contact Phone :

Management Agent :

PROGRAM : CDBG Loan

Contract Date : Not Closed
Term :
Expiration Date : Not known

Building Type : Rehabilitation
Year Built / Rehabilitated : 1986

Type of Housing : Apartments
Type of Household : Family (31)
Tenure : Rental

Total Number of Units : 31
Units Subsidized : 31

Unit Mix

One Bed Room : 7
Two Bed Room : 20
Three Bed Room : 3
Four Bed Room : 1

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 2,412,000
Land Cost : \$
Construction Cost : \$ 1,802,000
Other Cost : \$

Capital Requirements

Amount	Source
\$	Developer's Equity

Debt Financing

Amount	Source
\$ 982,000	CDBG Loan
\$ 383,000	MHFA Loan
\$	Swing Loan Bank

Subsidies

Amount	Terms	Exp. Date	Source
\$ 982,000	4.00%		CDBG Loan (MCDA)
\$ 383,000	7.50%		MHFA Loan

PROJECT - NOKOMIS SQUARE

Location : 5015, 35th Ave. S.
Minneapolis, MN 55417

Developer : Nokomis Homes Inc. (Non-Profit)
5015, 35th Ave. S.
Minneapolis, MN 55417
721-5077

Contact Phone : 854-8800

Management Agent : Realty Management Services
854-8800

PROGRAM : Tax Increment

Contract Date : 1983
Term : 15 Yrs.
Expiration Date : 1998 (208)

Building Type : New Construction
Year Built / Rehabilitated : 1983

Type of Housing : Apartments
Type of Household : Elderly (208)
Tenure : Cooperative
(Pure)

Total Number of Units : 208
Units Subsidized : 208

Unit Mix

One Bed Room : 120
Two Bed Room : 82
Three Bed Room : 4

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 15,682,000

Land Cost : \$

Construction Cost : \$

Other Cost : \$

Capital Requirements

Amount Source

\$

Debt Financing

Amount Source

\$ 11,775,000 HUD Insured Mortgage

\$ 364,000 FHF Loan

\$ GNMA

Subsidies

Amount	Terms	Exp. Date	Source
\$ 11,775,000	9.75% 40 Yrs.	2023	Private (HUD Insured)
\$ 364,000			FHF Loan

PROJECT - OLD TOWN-IN-TOWN

Location : 728, E.16th St.
Minneapolis, MN

Developer : Neighborhood Improvement Co. (Non-Profit)
900, S.8th St.
Minneapolis, MN 55404

Contact Phone : 854-8800

Management Agent : Realty Management Services
854-8800

PROGRAM : CDBG Loan

Contract Date : 1979
Term : 15 Yrs.
Expiration Date : 1994 (56)

Building Type : Rehabilitation
Year Built / Rehabilitated : 1979

Type of Housing : Apartments
Type of Household : Family (56)
Tenure : Cooperative
(Pure)

Total Number of Units : 56
Units Subsidized : 56

Unit Mix

One Bed Room : 25
Two Bed Room : 23
Three Bed Room : 8

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 2,587,000
Land Cost : \$
Construction Cost : \$
Other Cost : \$

Capital Requirements

Amount	Source
\$ 393,000	Developer

Debt Financing

Amount	Source
\$ 1,500,000	HUD 312 Loan
\$ 576,000	Lutheran Brotherhood
\$ 118,000	CDBG Loan, repaid in 1980

Subsidies

Amount	Terms	Exp. Date	Source
\$ 1,500,000	3.00%		HUD 312 Loan
\$ 576,000	8.00%		Lutheran Brotherhood

PROJECT - OLIVER / LOGAN

Location : 920-22 Oliver, 1129-21 Logan
Minneapolis, MN

Developer : Northside Residents Redev. Council, Inc. (Non-Profit)
1014, Plymouth Ave. N.
Minneapolis, MN 55411
348-6849
Project for Pride in Living (Non-Profit)
2516, Chicago Ave.
Minneapolis, MN

Contact Phone : 874-8511

Management Agent : Project for Pride in Living
874-8511

PROGRAM : CDBG Loan

Contract Date : 1982
Term : 15 Yrs.
Expiration Date : 1997 (8)

Building Type : Rehabilitation
Year Built / Rehabilitated : 1982

Type of Housing : Apartments
Type of Household : Family (8)
Tenure : Cooperative
(Leased)

Total Number of Units : 8
Units Subsidized : 8

Unit Mix

Two Bed Room : 8

Number of Stories : 2 (2 Building(s))

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$
Land Cost : \$
Construction Cost : \$
Other Cost : \$

Capital Requirements

Amount Source
\$

Debt Financing

Amount Source
\$ 143,000 CDBG Loan
\$ 173,000 1st Federal S&L Loan
\$ FHF Loan

Subsidies

Amount	Terms	Exp. Date	Source
\$ 143,000	10.00% 15 Yrs.	1997	CDBG Loan (MCDA)

PROJECT - OLIVER APARTMENTS

Location : 909-913, Oliver Ave. N.
Minneapolis, MN

Developer : Northside Residents Redev. Council, Inc. (Non-Profit)
1014, Plymouth Ave. N.
Minneapolis, MN 55411
348-6849
Project for Pride in Living (Non-Profit)
2516, Chicago Ave.
Minneapolis, MN

Contact Phone : 874-8511

Management Agent : Northside Residents Redev. Council
348-6849

PROGRAM : CDBG Loan

Contract Date : 1984
Term : 15 Yrs.
Expiration Date : 1999 (8)

Building Type : Rehabilitation
Year Built / Rehabilitated : 1984

Type of Housing : Apartments
Type of Household : Family (8)
Tenure : Cooperative
(Leased)

Total Number of Units : 8
Units Subsidized : 8

Unit Mix

Two Bed Room : 7
Three Bed Room : 1

FINANCIAL PROFILE

Development Costs

Total Project Cost	:	\$	292,000
Land Cost	:	\$	
Construction Cost	:	\$	70,000
Other Cost	:	\$	122,000

Capital Requirements

Amount	Source
\$ 81,000	Non-Profit Admin.

Debt Financing

Amount	Source
\$ 109,000	1st Plymouth
\$ 102,000	CDBG Loan

Subsidies

Amount	Terms	Exp. Date	Source
\$ 102,000	5.00% 15 Yrs.	1999	CDBG Loan (MCDA)

PROJECT - PHILLIPS SCATTERED SITE III

Location : 2200 Bloomington, 1203 E.21st.
Minneapolis, MN

Developer : Phillips Neighborhood Housing Trust (Non-Profit)
1304, E.24th St.
Minneapolis, MN
872-6060

Contact Phone :

Management Agent : Phillips Neighborhood Housing Trust
872-6060

PROGRAM : CDBG Loan

Contract Date : 1985
Term : 15 Yrs.
Expiration Date : 2000 (10)

Building Type : Rehabilitation
Year Built / Rehabilitated : 1985

Type of Housing : Apartments
Type of Household : Family (10)
Tenure : Rental

Total Number of Units : 10
Units Subsidized : 10

Unit Mix

Two Bed Room : 2
Three Bed Room : 7
Four Bed Room : 1

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 575,000
Land Cost : \$
Construction Cost : \$ 336,000
Other Cost : \$ 239,000

Capital Requirements

Amount	Source
\$ 55,000	

Debt Financing

Amount	Source
\$ 386,000	CDBG Loan
\$ 134,000	MCDA Loan

Subsidies

Amount	Terms	Exp. Date	Source
\$ 386,000	5.00% 15 Yrs.	2000	CDBG Loan
\$ 134,000	5.00%		MCDA Loan

PROJECT - PHILLIPS SCATTERED SITE IV

Location : Scattered locations
Minneapolis, MN

Developer : Phillips Neighborhood Housing Trust (Non-Profit)
1304, E. 24th St.
Minneapolis, MN
872-6060

Contact Phone : 872-6060

Management Agent : Phillips Neighborhood Housing Trust
872-6060

PROGRAM : CDBG Loan

Contract Date : 1986
Term : 15 Yrs.
Expiration Date : 2001 (9)

Building Type : Rehabilitation
Year Built / Rehabilitated : 1986

Type of Housing : Apartments
Type of Household : Family (9)
Tenure : Rental

Total Number of Units : 9
Units Subsidized : 9

Unit Mix

One Bed Room	:	1
Two Bed Room	:	5
Three Bed Room	:	2
Four Bed Room	:	1

FINANCIAL PROFILE

Development Costs

Total Project Cost	:	\$	592,000
Land Cost	:	\$	
Construction Cost	:	\$	345,000
Other Cost	:	\$	147,000

Capital Requirements

Amount	Source
\$	

Debt Financing

Amount	Source
\$ 373,000	CDBG Loan
\$ 145,000	FHF Loan
\$ 145,000	TCF Loan

Subsidies

Amount	Terms	Exp. Date	Source
\$ 373,000	5.00% 15 Yrs.	2001	CDBG Loan
\$ 145,000	0.00%		FHF Loan

PROJECT - PHILLIPS SINGLE SITE I

Location : 2121-23 13th Ave. S.
Minneapolis, MN

Developer : Phillips Neighborhood Housing Trust (Non-Profit)
1304, E. 24th St.
Minneapolis, MN
872-6060

Contact Phone : 872-6060

Management Agent : Phillips Neighborhood Housing Trust
872-6060

PROGRAM : CDBG Loan

Contract Date : 1986
Term : 15 Yrs.
Expiration Date : 2001 (4)

Building Type : Rehabilitation
Year Built / Rehabilitated : 1986

Type of Housing : Apartments
Type of Household : Family (4)
Tenure : Rental

Total Number of Units : 4
Units Subsidized : 4

Unit Mix

Two Bed Room : 2
Four Bed Room : 2

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 170,000
Land Cost : \$
Construction Cost : \$ 80,000
Other Cost : \$ 90,000

Capital Requirements

Amount Source
\$

Debt Financing

Amount Source
\$ 158,000 MCDA Loan

Subsidies

Amount	Terms	Exp. Date	Source
\$ 158,000	5.00% 15 Yrs.	2001	MCDA Loan
\$ 12,000			Non-Profit Funds

PROJECT - PORTLAND APARTMENTS ASSOC.

Location : 3450, Portland Ave.
Minneapolis, MN

Developer : Common Space (Non-Profit)
2529, Nicollet Ave. S.
Minneapolis, MN 55404
872-0550

Contact Phone :

Management Agent : Self-Managed Coop..

PROGRAM : CDBG Grant

Contract Date : 1979
Term : 15 Yrs.
Expiration Date : 1994 (11)

Building Type : Rehabilitation
Year Built / Rehabilitated : 1979

Type of Housing : Apartments
Type of Household : Family (11)
Tenure : Cooperative
(Pure)

Total Number of Units : 11
Units Subsidized : 11

Unit Mix

Efficiency	:	1
One Bed Room	:	5
Two Bed Room	:	4
Three Bed Room	:	1

FINANCIAL PROFILE

Development Costs

Total Project Cost	:	\$	254,000
Land Cost	:	\$	
Construction Cost	:	\$	
Other Cost	:	\$	

Capital Requirements

Amount	:	\$	Source
	:	\$	

Debt Financing

Amount	:	\$	Source
114,000	:	\$	Not known
54,000	:	\$	Not known

Subsidies

Amount	Terms	Exp. Date	Source
\$ 114,000	10.00% 30 Yrs.		Not known
\$ 54,000	6.50%		Not known
\$ 68,000			CDBG Grant (MCDA)
\$ 18,000			Grant (unknown source)

PROJECT - SEVEN SPRUCE

Location : 1208-1216 E. 22nd St.
Minneapolis, MN

Developer : Phillips Neighborhood Housing Trust (Non-Profit)
1304, E. 24th St.
Minneapolis, MN
872-6060

Contact Phone : 872-6060

Management Agent : Phillips Neighborhood Housing Trust
872-6060

PROGRAM : CDBG Loan

Contract Date : 1985
Term : 19 Yrs.
Expiration Date : 2004 (7)

Building Type : New Construction
Year Built / Rehabilitated : 1985

Type of Housing : Apartments
Type of Household : Family (7)
Tenure : Cooperative
(Leased)

Total Number of Units : 7
Units Subsidized : 7

Unit Mix

Three Bed Room : 7

FINANCIAL PROFILE

Development Costs

Total Project Cost	:	\$	472,000
Land Cost	:	\$	
Construction Cost	:	\$	403,000
Other Cost	:	\$	

Capital Requirements

Amount	Source
\$ 128,000	

Debt Financing

Amount	Source
\$ 140,000	Fire Dept. Relief Asso.
\$ 204,000	CDBG Loan

Subsidies

Amount	Terms	Exp. Date	Source
\$ 204,000	5.00% 15 Yrs.	2001	CDBG Loan (MCDA)

PROJECT - THE HOMEWOOD APARTMENTS - I

Location : 1240, Thomas Ave. N.
Minneapolis, MN

Developer : Northside Residents Redev. Council Inc. ()
1014, Plymouth Ave. N.
Minneapolis, MN 55411

Contact Phone :

Management Agent :

PROGRAM : CDBG Loan

Contract Date : 1986
Term : 15 Yrs.
Expiration Date : 1991 (18)

Building Type : Rehabilitation
Year Built / Rehabilitated : 1986

Type of Housing : Apartments
Type of Household : Family (18)
Tenure : Cooperative
(Leased)

Total Number of Units : 18
Units Subsidized : 18

Unit Mix

One Bed Room : 6
Two Bed Room : 12

FINANCIAL PROFILE

Development Costs

Total Project Cost	:	\$	513,000
Land Cost	:	\$	
Construction Cost	:	\$	124,000
Other Cost	:	\$	389,000

Capital Requirements

Amount	Source
\$ 97,000	

Debt Financing

Amount	Source
\$ 251,000	CDBG Loan

Subsidies

Amount	Terms	Exp. Date	Source
\$ 251,000	5.00% 15 Yrs.	2001	CDBG Loan (MCDA)

PROJECT - THE HOMEWOOD APARTMENTS - II

Location : 1239, Sheridan Ave. N.
Minneapolis, MN

Developer : Northside Residents Redev. Council, Inc. ()
1014, Plymouth Ave. N.
Minneapolis, MN 55411

Contact Phone :

Management Agent :

PROGRAM : CDBG Loan

Contract Date : 1986
Term : 15 Yrs.
Expiration Date : 2001 (18)

Building Type : Rehabilitation
Year Built / Rehabilitated : 1986

Type of Housing : Apartments
Type of Household : Family (18)
Tenure : Cooperative
(Leased)

Total Number of Units : 18
Units Subsidized : 18

Unit Mix

One Bed Room : 6
Two Bed Room : 12

FINANCIAL PROFILE

Development Costs

Total Project Cost	:	\$	507,000
Land Cost	:	\$	
Construction Cost	:	\$	180,000
Other Cost	:	\$	327,000

Capital Requirements

Amount	Source
\$ 99,000	

Debt Financing

Amount	Source
\$ 243,000	CDBG Loan
\$ 165,000	Meritor Mortgage

Subsidies

Amount	Terms	Exp. Date	Source
\$ 243,000	5.00% 15 Yrs.	2001	CDBG Loan (MCDA)

PROJECT - WOMEN'S COMMUNITY HOUSING

Location : 17, E. 24th St.
Minneapolis, MN

Developer : Women's Community Housing (Non-Profit)

Whittier Alliance (Non-Profit) -
9, E. 26th St.
Minneapolis, MN

Contact Phone : 871-7756

Management Agent : Women's Community Housing

PROGRAM : CDBG Loan

Contract Date : 1986
Term : 15 Yrs.
Expiration Date : 2001 (17)

Building Type : Rehabilitation
Year Built / Rehabilitated : 1986

Type of Housing : Apartments
Type of Household : Family (17)
Tenure : Rental

Total Number of Units : 17
Units Subsidized : 17

Unit Mix

One Bed Room : 3
Two Bed Room : 7
Three Bed Room : 7

FINANCIAL PROFILE

Development Costs

Total Project Cost	:	\$	1,109,000
Land Cost	:	\$	
Construction Cost	:	\$	884,000
Other Cost	:	\$	225,000

Capital Requirements

Amount	Source
\$	

Debt Financing

Amount	Source
\$ 426,000	CDBG Loan
\$ 423,000	MHFA Loan
\$ 156,000	FHF Loan

Subsidies

Amount	Terms	Exp. Date	Source
\$ 426,000	5.00% 15 Yrs.	2001	CDBG Loan
\$ 423,000	7.50%		MHFA Loan
\$ 156,000			FHF Loan
\$ 185,000			Foundation Grants

LIST OF FEDERAL SUBSIDIZED HOUSING PROJECTS IN ST. PAUL

1. Afton View (HUD)
2. Amherst H. Wilder Apts. (HUD)
3. Birmingham Townhouse (MHFA)
4. Bluff Estates (HUD)
5. ~~Camber Hill Townhouse (MHFA)~~
6. Capitol Plaza South (HUD)
7. Central Towers (HUD)
8. Community Plaza (HUD)
9. Devil's Island Coop. (HUD)
10. Etna Woods (MHFA)
11. Grand Pre (MHFA)
12. Hampden Square (HUD)
13. Hanover Townhouses (HUD)
14. Heritage House (MHFA)
15. Jamestown Apt. (HUD)
16. La Selle Apts.
17. Labor Plaza (MHFA)
18. Lewis Park (MHFA)
19. Liberty Plaza (HUD) I & II
20. Lonnie Atkins Court (HUD)
21. Lyngblomsten Apts. (HUD)
22. Marshall Ave. Townhouses (MHFA)
23. Maryland Park Apt. (HUD)
24. Mears Park (MHFA)
25. Redeemer Arms (HUD)
26. Rice-Marion Apts. (MHFA) I & II
27. Rockwood Place Apts. (HUD)
28. St. Paul Barrier Free Hsg. (HUD)
29. St. Phillips Garden (HUD)
30. Selby-Dale Coop. (MHFA)
31. Selby Dayton Apts. (HUD)
32. Shamrock Court (HUD)
33. Sherman-Forbes Hsg. (HUD)
34. Skyline Tower (HUD)
35. Torre de San Migual (HUD)
36. Vista Village (HUD)
37. Westminster Place (HUD)
38. Wilder Square (HUD)
39. Wilder Square Coop. (HUD)
40. Wilkins Townhouses (MHFA)
41. Winslow Commons (MHFA)
42. Women's Advocates (MHFA)
43. Wilder 516 Apts. (HUD)
44. ~~Park Center Apts. (MHFA)~~

PROJECT - AFTON VIEW APARTMENTS

Location : 365, S. Winthrop St.
St. Paul, MN 55119

Developer : Afton View Apts., A Limited Partnership (Limited Profit
365, S. Winthrop St.
St. Paul, MN 55119
738-1625

Project Contact : Fritz Cottingham
738-1625

Management Agent : Thies & Talle Management Services
921-3333

PROGRAM : Sec.236

Contract Date : 1972
Term :
Expiration Date :

Building Type : New Construction
Year Built / Rehabilitated : 1970

Type of Housing : Apartments
Type of Household : Family (286)
Tenure : Rental

Total Number of Units : 286
Units Subsidized : 286

Unit Mix

One Bed Room	:	48
Two Bed Room	:	178
Three Bed Room	:	60

Number of Stories : 3 (2 Building(s))

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 5,056,000
Land Cost : \$ 278,000
Construction Cost : \$ 4,778,000
Other Cost : \$

Capital Requirements

Amount	Source
\$ 506,000	Private

Debt Financing

Amount	Source
\$ 4,550,000	HUD Mortgage

Subsidies

Amount	Terms	Exp. Date	Source
\$ 4,550,000	8.50% 40 Yrs.	2012	HUD Mortgage

PROJECT - AMHERST WILDER APARTMENTS

Location : 508 Humboldt Ave.
St. Paul, MN 55107

Developer : Amherst Wilder Foundation (Non-Profit)
919, Laford Ave.
St. Paul, MN 55104
292-0574

Project Contact : Morris Manning
642-4027

Management Agent : Amherst Wilder Foundation
642-4027

PROGRAM : Sec. 202

Contract Date : 1981
Term :
Expiration Date :

Building Type : New Construction
Year Built / Rehabilitated : 1963

Type of Housing : Apartments
Type of Household : Elderly (82)
Tenure : Rental

Total Number of Units : 82
Units Subsidized : 82

Unit Mix

Efficiency : 6
One Bed Room : 62
Two Bed Room : 14

Number of Stories : 3

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 1,000,000

Land Cost : \$

Construction Cost : \$

Other Cost : \$

Capital Requirements

Amount Source

\$

Debt Financing

Amount Source

\$ 1,000,000 HUD Mortgage

Subsidies

Amount Terms Exp. Date Source

\$ 1,000,000 3.38% 40 Yrs. 2021 HUD Mortgage

PROJECT - BIRMINGHAM TOWN HOUSES

Location : 876, Birmingham St.
St. Paul, MN 55106

Developer : Birmingham Ltd. (Limited Profit)
20, 9th St. N.E.
Rochester, MN 55901

Contact Phone : 854-8800

Management Agent : Pembco
935-9977

PROGRAM : Sec. 8

Contract Date : 1981
Term : 30 Yrs.
Expiration Date : 2011(21)

Building Type : New Construction
Year Built / Rehabilitated : 1980

Type of Housing : Town Houses
Type of Household : Family (21)
Tenure : Rental

Total Number of Units : 21
Units Subsidized : 21

Unit Mix

Two Bed Room : 12 (12 Sec.8)
Three Bed Room : 8 (8 Sec.8)
Four Bed Room : 1 (1 Sec.8)

Number of Stories : 2 (3 Building(s))
: 1 (1 Building(s))

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 990,000
Land Cost : \$ 93,000
Construction Cost : \$ 693,000
Other Cost : \$ 204,000

Capital Requirements

Amount	Source
\$ 108,000	Developer's Equity

Debt Financing

Amount	Source
\$ 869,000	MHFA Mortgage

Subsidies

Amount	Terms	Exp. Date	Source
\$ 869,000	10.50% 30 yrs.	2011	MHFA Mortgage
\$ 42,000			CDBG Grant
\$ 5,000			MHFA Legislative Grant

PROJECT - BLUFF ESTATES

Location : 212, Concord St.
St. Paul, MN

Developer : Security Properties (Limited Profit)
225, 4th Ave.
Seattle, WA 98121
206-623-8313

Project Contact : Roger John
312-498-0130

Management Agent : Roger John
312-498-0130

PROGRAM : Sec. 8
Sec. 221d-3

Contract Date : 1981
Term : 15 Yrs.
Expiration Date : 1996(30)

Building Type : New Construction
Year Built / Rehabilitated : 1976

Type of Housing : Apartments
Type of Household : Elderly(63) Family(53)
Tenure : Rental

Total Number of Units : 116
Units Subsidized : 116

Unit Mix

One Bed Room : 63
Two Bed Room : 53 (30 Sec. 8)

Number of Stories : 3

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 2,089,000
Land Cost : \$
Construction Cost : \$
Other Cost : \$

Capital Requirements

Amount	Source
\$ 337,000	Private

Debt Financing

Amount	Source
\$ 1,752,000	HUD Insured Mortgage (Pvt)

Subsidies

Amount	Terms	Exp. Date	Source
\$ 1,752,000	8.00% 40 Yrs.	2017	Private (HUD insured)

PROJECT - CAPITOL PLAZA SOUTH

Location : 375, Marion St.
St. Paul, MN

Developer : Bruce Van De Walker (Profit)
1979, Mary Knoll Ave.
St. Paul, MN 55109
777-8367

Project Contact : Bruce Van De Walker
777-8367

Management Agent : Bruce Van De Walker
777-8367

PROGRAM : Sec. 8

Contract Date : 1979
Term : 15 Yrs.
Expiration Date : 1994(72)

Building Type : New Construction
Year Built / Rehabilitated : 1963

Type of Housing : Apartments
Type of Household : Elderly (72)
Tenure : Rental

Total Number of Units : 72
Units Subsidized : 72

Unit Mix

Efficiency : 1 (1 Sec.8)
One Bed Room : 35 (35 Sec.8)
Two Bed Room : 36 (36 Sec.8)

Number of Stories : 3

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 866,000
Land Cost : \$
Construction Cost : \$
Other Cost : \$

Capital Requirements

Amount	Source
\$	

Debt Financing

Amount	Source
\$ 650,000	Banco Mortgage Co.

Subsidies

Amount	Terms	Exp. Date	Source
\$ 650,000	9.50% 40 Yrs.	2019	Banco Mortgage Co.

PROJECT - CENTRAL TOWERS

Location : 20 E. Exchange St.
St.Paul, MN 55101

Developer : Central Towers Co. (Non-Profit)
20 E. Exchange St.
St.Paul, MN 55101
298-1133

Project Contact : Susan Lordais
298-1133

Management Agent : Central Towers Inc.
298-1133

PROGRAM : Sec.8
Sec.202

Contract Date : 1978
Term : 15 Yrs.
Expiration Date : 1993(67)

Building Type : New Construction
Year Built / Rehabilitated : 1964

Type of Housing : Apartments
Type of Household : Elderly (281)
Tenure : Rental

Total Number of Units : 281
Units Subsidized : 281

Unit Mix

Efficiency : 232 (57 Sec.8)
One Bed Room : 49 (10 Sec.8)

Number of Stories - : 12 (2 Building(s))

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 2,955,000
Land Cost : \$ 80,000
Construction Cost : \$ 2,543,000
Other Cost : \$ 332,000

Capital Requirements

Amount	Source
\$ 49,000	Private

Debt Financing

Amount	Source
\$ 2,955,000	HUD Mortgage

Subsidies

Amount	Terms	Exp. Date	Source
\$ 2,955,000	3.50% 40 Yrs.	2010	HUD Mortgage

PROJECT - COMMUNITY PLAZA

Location : 709, West Central
St. Paul, MN 55103

Developer : Johnson-Wilson (Profit)
2630, West Superior St.
Duluth, MN

Project Contact : Kent Oliver
218-628-3862

Management Agent : Kent Oliver
218-628-3862

PROGRAM : Sec.8

Contract Date : 1981
Term : 15 Yrs.
Expiration Date : 1996(40)

Building Type : Rehab (minor)
Year Built / Rehabilitated : 1981

Type of Housing : Townhouses
Type of Household : Family (40)
Tenure : Rental

Total Number of Units : 40
Units Subsidized : 40

Unit Mix

Two Bed Room : 21 (21 Sec.8)
Three Bed Room : 19 (19 Sec.8)

FINANCIAL PROFILE

Development Costs

Total Project Cost	:	\$	588,000
Land Cost	:	\$	
Construction Cost	:	\$	588,000
Other Cost	:	\$	

Capital Requirements

Amount		Source
\$ 102,000		Developer's Equity

Debt Financing

Amount		Source
\$ 486,000		HUD Insured Mortgage (Pvt)

Subsidies

Amount	Terms	Exp. Date	Source
\$ 486,000	14.00% 40 Yrs.	2021	Private (HUD insured)

PROJECT - DEVIL'S ISLAND COOP.

Location : 2608, Pillsbury S.
St. Paul, MN

Developer : Common Space Inc. (Non-Profit)
2529, Nicollet Ave. S.
Minneapolis, MN 55404
872-0550

Contact Phone : 872-0550

Management Agent : Common Space Inc.
872-0550

PROGRAM : Sec. 8

Contract Date : 1981
Term : 15 Yrs.
Expiration Date : 1996(5)

Building Type : Rehab (minor)
Year Built / Rehabilitated : 1981

Type of Housing : Apartments
Type of Household : Family (5)
Tenure : Cooperative
(Pure)

Total Number of Units : 5
Units Subsidized : 5

Unit Mix

One Bed Room : 1 (1 Sec.8)
Two Bed Room : 3 (3 Sec.8)
Three Bed Room : 1 (1 Sec.8)

FINANCIAL PROFILE

Development Costs

Total Project Cost	:	\$	214,000
Land Cost	:	\$	107,000
Construction Cost	:	\$	79,000
Other Cost	:	\$	18,000

Capital Requirements

Amount	Source
\$	

Debt Financing

Amount	Source
\$ 128,000	Norwest Bank (Revenue Bond)

Subsidies

Amount	Terms	Exp. Date	Source
\$ 128,000	9.00% 15 Yrs.	1996	Norwest Bank
\$ 66,000			CDBG Grant
\$ 20,000			MCDA Grant
\$ 3,000			FHF Grant

PROJECT - ETNA WOODS

Location : 1236, Clarence
St. Paul, MN 55106

Developer : Native American Enterprises (Limited Profit)
9800, Old Hwy. 61
Duluth, MN 55810

Contact Phone : 771-5181

Management Agent : Oliver Management Services

PROGRAM : Sec. 8

Contract Date : 1981
Term : 30 Yrs.
Expiration Date : 2011(20)

Building Type : New Construction
Year Built / Rehabilitated : 1981

Type of Housing : Town Houses
Type of Household : Family (20)
Tenure : Rental

Total Number of Units : 20
Units Subsidized : 20

Unit Mix

Two Bed Room : 13 (13 Sec.8)
Three Bed Room : 6 (6 Sec.8)
Four Bed Room : 1 (1 Sec.8)

FINANCIAL PROFILE

Development Costs

Total Project Cost	:	\$	1,009,000
Land Cost	:	\$	87,000
Construction Cost	:	\$	735,000
Other Cost	:	\$	187,000

Capital Requirements

Amount	Source
\$ 163,000	MHFA Mortgage

Debt Financing

Amount	Source
\$ 823,000	MHFA Mortgage
\$ 50,000	FHF Loan

Subsidies

Amount	Terms	Exp. Date	Source
\$ 823,000	10.25% 30 Yrs.	2011	MHFA Mortgage
\$ 50,000			FHF Loan

PROJECT - GRAND PRE

Location : 200, Winthrop St.
St. Paul, MN 55119

Developer : Ted Glassrud Associates Inc. (Profit)
151, E. County Road B-2
St. Paul, MN 55117

Contact Phone : 738-0261

Management Agent : Glassrud, Ted & Associates

PROGRAM : Sec. 8

Contract Date : 1977
Term : 40 Yrs.
Expiration Date : 2017(43)

Building Type : New Construction
Year Built / Rehabilitated : 1976

Type of Housing : Apartments
Type of Household : Family (43)
Tenure : Rental

Total Number of Units : 216
Units Subsidized : 43

Unit Mix

One Bed Room : 15 (15 Sec. 8)
Two Bed Room : 14 (14 Sec. 8)
Three Bed Room : 14 (14 Sec. 8)

Number of Stories : 3

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 5,286,000
Land Cost : \$ 310,000
Construction Cost : \$ 3,949,000
Other Cost : \$ 1,028,000

Capital Requirements

Amount	Source
\$ 529,000	Developer's Equity

Debt Financing

Amount	Source
\$ 4,948,000	MHFA Mortgage

Subsidies

Amount	Terms	Exp. Date	Source
\$ 4,948,000	7.50% 40 Yrs.	2017	MHFA Mortgage

PROJECT - HAMPDEN SQUARE

Location : Hampden Ave. & Raymond Ln.
St. Paul, MN 55114

Developer : Hampden Square Limited Partnership (Limited Profit)
Hampden Ave. & Raymond Ln.
St. Paul, MN 55114

Project Contact : H & Val Rothschild
224-4651

Management Agent : H & Val Rothschild Inc.
224-4651

PROGRAM : Sec. 236

Contract Date : 1974
Term :
Expiration Date :

Building Type : Existing
Year Built / Rehabilitated : 1974

Type of Housing : Apartments, Townhouses
Type of Household : Elderly(82) & Family(4)
Tenure : Rental

Total Number of Units : 86
Units Subsidized : 86

Unit Mix

One Bed Room : 44
Two Bed Room : 38
Three Bed Room : 4

Number of Stories : 2
: 3

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 4,703,000
Land Cost : \$
Construction Cost : \$
Other Cost : \$

Capital Requirements

Amount	Source
\$ 201,000	Private

Debt Financing

Amount	Source
\$ 4,502,000	HUD Insured Mortgage (Pvt)

Subsidies

Amount	Terms	Exp. Date	Source
\$ 4,502,000	7.00% 40 Yrs.	2014	Private (HUD insured)

PROJECT - HANOVER TOWNHOUSES

Location : 392, Farrington St.
St. Paul, MN 55103

Developer : Sentinel Management Co. (Limited Profit)
5151, Edina Industrial Blvd.
Edina, MN 55435
831-5002

Project Contact : Elio Montermini
831-5002

Management Agent : Sentinel Managment Co.
831-5002

PROGRAM : Sec. 8

Contract Date : 1981
Term : 15 Yrs.
Expiration Date : 1996(96)

Building Type : Rehab (major)
Year Built / Rehabilitated : 1981

Type of Housing : Apartments
Type of Household : Elderly (64) & Family (32)
Tenure : Rental

Total Number of Units : 96
Units Subsidized : 96

Unit Mix

One Bed Room : 32 (32 Sec. 8)
Two Bed Room : 32 (32 Sec. 8)
Three Bed Room : 32 (32 Sec. 8)

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 1,361,000
Land Cost : \$
Construction Cost : \$
Other Cost : \$

Capital Requirements

Amount	Source
\$ 232,000	Private

Debt Financing

Amount	Source
\$ 1,129,000	HUD Insured Mortgage (Pvt)

Subsidies

Amount	Terms	Exp. Date	Source
\$ 1,129,000	14.00% 40 Yrs.	2021	Private (HUD insured)

PROJECT - HERITAGE HOUSE

Location : 224, E. 7th St.
St. Paul, MN

Developer : Stuart H. Nolan (Limited Profit)
2177 Youngman Ave. Suite 300
St. Paul, MN 55111
698-0302

Project Contact : Stuart H. Nolan
698-0302

Management Agent : Stuart Corporation
698-0302

PROGRAM : Sec. 8
Sec. 202

Contract Date : 1982
Term : 30 Yrs.
Expiration Date : 2012(58)

Building Type : New Construction
Year Built / Rehabilitated : 1983

Type of Housing : Apartments
Type of Household : Elderly (58)
Tenure : Rental

Total Number of Units : 58
Units Subsidized : 58

Unit Mix

One Bed Room : 58 (58 Sec. 8)

Number of Stories : 5 (1 Building(s))

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 2,862,000
Land Cost : \$ 205,000
Construction Cost : \$ 1,989,000
Other Cost : \$ 669,000

Capital Requirements

Amount	Source
\$ 390,000	Developer's Equity

Debt Financing

Amount	Source
\$ 2,457,000	MHFA Mortgage

Subsidies

Amount	Terms	Exp. Date	Source
\$ 2,457,000	13.29% 30 Yrs.	2013	MHFA Mortgage

PROJECT - JAMESTOWN APARTMENTS

Location : 586 Central Ave.
St. Paul, MN 55103

Developer : BNV Properties (Non-Profit)
586, W. Central Ave.
St. Paul, MN 55103

Project Contact : Victoria Davis
227-5199

Management Agent : Victoria Davis
227-5199

PROGRAM : Sec. 236

Contract Date : 1981
Term :
Expiration Date :

Building Type : Rehab (minor)
Year Built / Rehabilitated : 1981

Type of Housing : Apartments
Type of Household : Family(73)
Tenure : Rental

Total Number of Units : 73
Units Subsidized : 73

Unit Mix

One Bed Room : 10
Two Bed Room : 57
Three Bed Room : 6

Number of Stories : 4 (4 Building(s))

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$
Land Cost : \$
Construction Cost : \$
Other Cost : \$

Capital Requirements

Amount	Source
\$	

Debt Financing

Amount	Source
\$	

Subsidies

Amount	Terms	Exp. Date	Source
\$			Not identified

PROJECT - LA SELLE APARTMENTS

Location : 415, Marshall Ave.
St. Paul, MN

Developer : Dayton Ave. Presbyterian Church (Non-Profit)
217, Mackubin St.
St. Paul, MN

Project Contact : Jay Rusthoven
228-9311

Management Agent : Liberty Plaza Inc.
228-9311

PROGRAM : Sec. 8

Contract Date : 1976
Term : 15 Yrs.
Expiration Date : 1991(30)

Building Type : New Construction
Year Built / Rehabilitated : 1959

Type of Housing : Townhouses
Type of Household : Family (30)
Tenure : Rental

Total Number of Units : 30
Units Subsidized : 30

Unit Mix

Efficiency : 10 (10 Sec.8)
One Bed Room : 20 (20 Sec.8)

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$
Land Cost : \$
Construction Cost : \$
Other Cost : \$

Capital Requirements

Amount Source
\$

Debt Financing

Amount Source
\$

Subsidies

Amount Terms Exp. Date Source
\$ Not identified

PROJECT - LABOR PLAZA

Location : 500, N. Collins
St. Paul, MN 55101

Developer : St. Paul Building Trades Inc. (Limited Profit)

The Knutson Companies Inc. (Limited Profit)
17, Washington Ave. N.
Minneapolis, MN

Contact Phone : 698-0302

Management Agent : Stuart Corporation
698-0302

PROGRAM : Sec. 8

Contract Date : 1979
Term : 30 Yrs.
Expiration Date : 2009(67)

Building Type : New Construction
Year Built / Rehabilitated : 1979

Type of Housing : Apartments
Type of Household : Elderly (67)
Tenure : Rental

Total Number of Units : 67
Units Subsidized : 67

Unit Mix

One Bed Room : 66 (66 Sec.8)
Two Bed Room : 1 (1 Sec.8)

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 4,774,000
Land Cost : \$ 62,000
Construction Cost : \$ 3,617,000
Other Cost : \$ 1,095,000

Capital Requirements

Amount	Source
\$ 477,000	Developer's Equity

Debt Financing

Amount	Source
\$ 4,469,000	MHFA Mortgage

Subsidies

Amount	Terms	Exp. Date	Source
\$ 4,469,000	7.25% 40 Yrs.	2020	MHFA Mortgage

PROJECT - LEWIS PARK

Location : 180, Wayzata Blvd.
St. Paul, MN 55117

Developer : Petrie Development Corporation (Limited Profit)
P.O.Box 1358
Mankato, MN 56001

Contact Phone : 854-8800

Management Agent : Realty Management Services
854-8800

PROGRAM : Sec.8

Contract Date : 1980
Term : 40 yrs.
Expiration Date : 2020(103)

Building Type : New Construction
Year Built / Rehabilitated : 1979

Type of Housing : Apartments
Type of Household : Handicapped (103)
Tenure : Rental

Total Number of Units : 103
Units Subsidized : 103

Unit Mix

One Bed Room : 68 (68 Sec.8)
Two Bed Room : 35 (35 Sec.8)

Number of Stories : 5 (1 Building(s))
: 6 (1 Building(s))

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 2,219,000
Land Cost : \$ 81,000
Construction Cost : \$ 1,628,000
Other Cost : \$ 510,000

Capital Requirements

Amount	Source
\$ 245,000	Developer's Equity

Debt Financing

Amount	Source
\$ 2,053,000	MHFA Mortgage

Subsidies

Amount	Terms	Exp. Date	Source
\$ 2,053,000	8.00% 30 Yrs.	2010	MHFA Mortgage

PROJECT - LIBERTY PLAZA I

Location : 415, Marshall Ave.
St. Paul, MN 55102

Developer : Liberty Plaza Inc. (Non-Profit)
415, Marshall Ave. Apt.L
St. Paul, MN 55103
228-9311

Project Contact : Jay C. Rustoven
228-9311

Management Agent : Jay C. Rustoven
228-9311

PROGRAM : Sec. 8
Sec. 221d-3

Contract Date : 1976
Term : 15 Yrs.
Expiration Date : 1991(69)

Building Type : Existing
Year Built / Rehabilitated : 1969

Type of Housing : Apartments, Townhouses
Type of Household : Family(69)
Tenure : Rental

Total Number of Units : 143
Units Subsidized : 69

Unit Mix

One Bed Room : 7 (7 Sec.8)
Two Bed Room : 21 (21 Sec.8)
Three Bed Room : 41 (41 Sec.8)

Number of Stories : 3

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 2,362,000
Land Cost : \$ 224,000
Construction Cost : \$ 1,688,000
Other Cost : \$ 450,000

Capital Requirements

Amount	Source
\$ 225,000	Private

Debt Financing

Amount	Source
\$ 2,137,000	HUD Insured Mortgage (Pvt)

Subsidies

Amount	Terms	Exp. Date	Source
\$ 2,137,000	3.00% 40 Yrs.	2009	Private (HUD insured)

PROJECT - LIBERTY PLAZA II

Location : 431 & 437 Marshall Ave.
St. Paul, MN 55102

Developer : Liberty Plaza Inc. (Non-Profit)
415, Marshall Ave. Apt.L
St. Paul, MN 55102
228-9311

Project Contact : Jay C. Rusthoven
228-9311

Management Agent : Jay C. Rusthoven
228-9311

PROGRAM : Sec. 8
Sec. 221d-3

Contract Date : 1976
Term : 15 Yrs.
Expiration Date : 1991(9)

Building Type : Existing
Year Built / Rehabilitated : 1969

Type of Housing : Apartments
Type of Household : Elderly (30)
Tenure : Rental

Total Number of Units : 30
Units Subsidized : 30

Unit Mix

Efficiency : 10 (4 Sec. 8)
One Bed Room : 20 (5 Sec. 8)

Number of Stories : 2

FINANCIAL PROFILE

Development Costs

Total Project Cost	:	\$	271,000
Land Cost	:	\$	101,000
Construction Cost	:	\$	109,000
Other Cost	:	\$	61,000

Capital Requirements

Amount	Source
\$	

Debt Financing

Amount	Source
\$ 271,000	HUD Insured Mortgage (Pvt)

Subsidies

Amount	Terms	Exp. Date	Source
\$ 271,000	3.00% 40 Yrs.	2009	Private (HUD insured)

PROJECT - LONNIE ATKINS COURT

Location : 417, St. Anthony
St. Paul, MN

Developer : Lonnie Atkins Court (Profit)
85 E. 7th St.
St. Paul, MN 55101

Project Contact : Mary Dolan
224-4651

Management Agent : H & Val Rothschild Inc.
224-4651

PROGRAM : Sec. 8
Sec. 236

Contract Date : 1981, 1983
Term : 10 Yrs, 15 Yrs.
Expiration Date : 1991(12), 1998(45)

Building Type : New Construction
Year Built / Rehabilitated : 1974

Type of Housing : Apartments, Townhouses
Type of Household : Family (68) & Elderly (9)
Tenure : Rental

Total Number of Units : 77
Units Subsidized : 77

Unit Mix

One Bed Room : 9
Two Bed Room : 56 (38 Sec.8)
Three Bed Room : 12 (12 Sec.8)

Number of Stories : 2 (2 Building(s))
: 3 (3 Building(s))

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 1,539,000
Land Cost : \$ 39,000
Construction Cost : \$ 1,500,000
Other Cost : \$

Capital Requirements

Amount	Source
\$ 229,000	Private

Debt Financing

Amount	Source
\$ 1,309,000	HUD Insured Mortgage (Pvt)

Subsidies

Amount	Terms	Exp. Date	Source
\$ 1,309,000	7.00% 40 Yrs.	2015	Private (HUD insured)

PROJECT - LYNGBLOMSTEN APARTMENTS

Location : 1455, Almond Ave.
St. Paul, MN 55108

Developer : Lyngblomsten Apartments Inc. (Non-Profit)
1298, Pascal St.N.
St. Paul, MN 55108

Project Contact : W. Hauge
646-2941

Management Agent : W. Hauge
646-2941

PROGRAM : Sec. 8
Sec. 202

Contract Date : 1979
Term : 20 Yrs.
Expiration Date : 1999(105)

Building Type : New Construction
Year Built / Rehabilitated : 1979

Type of Housing : Apartments
Type of Household : Elderly (105)
Tenure : Rental

Total Number of Units : 105
Units Subsidized : 105

Unit Mix

One Bed Room : 100 (100 Sec. 8)
Two Bed Room : 5 (5 Sec. 8)

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 3,187,000
Land Cost : \$ 130,000
Construction Cost : \$ 3,057,000
Other Cost : \$

Capital Requirements

Amount	Source
\$	

Debt Financing

Amount	Source
\$ 3,187,000	HUD Mortgage

Subsidies

Amount	Terms	Exp. Date	Source
\$ 3,187,000	7.50% 40 Yrs.	2020	HUD Mortgage

PROJECT - MARSHALL AVE. TOWNHOUSES

Location : 708-730 Marshall Ave.
St. Paul, MN 55118

Developer : Adolphus Gaddy (Limited Profit)
1387, Farmdale Rd.
Mendota Heights, MN 55118

Contact Phone : 292-0137

Management Agent : Westminister Corp.
291-1750

PROGRAM : Sec. 8

Contract Date : 1980
Term : 30 Yrs.
Expiration Date : 2010(12)

Building Type : New Construction
Year Built / Rehabilitated : 1981

Type of Housing : Town Houses
Type of Household : Family (12)
Tenure : Rental

Total Number of Units : 12
Units Subsidized : 12

Unit Mix

Two Bed Room : 8 (8 Sec.8)
Three Bed Room : 2 (2 Sec.8)
Four Bed Room : 2 (2 Sec.8)

FINANCIAL PROFILE

Development Costs

Total Project Cost	:	\$	621,000
Land Cost	:	\$	35,000
Construction Cost	:	\$	465,000
Other Cost	:	\$	121,000

Capital Requirements

Amount	Source
\$ 166,000	Developer's Equity

Debt Financing

Amount	Source
\$ 443,000	MHFA Mortgage

Subsidies

Amount	Terms	Exp. Date	Source
\$ 443,000	10.25% 30 Yrs.	2011	MHFA Mortgage
\$ 10,000			MHFA Legislative Grant

PROJECT - MARYLAND PARK APARTMENTS

Location : 1619, E. Maryland
St. Paul, MN 55106

Developer : Stuart Corporation (Limited Profit)
2177, Youngman Ave. Suite 300
St. Paul, MN 55116
698-0302

Contact Phone : 776-2709

Management Agent : Stuart Corporation
698-0302

PROGRAM : Sec. 8
Sec. 221d-3

Contract Date : 1982
Term : 15 Yrs.
Expiration Date : 1997(34)

Building Type : Existing
Year Built / Rehabilitated : 1970

Type of Housing : Apartments
Type of Household : Elderly(88) & Family(84)
Tenure : Rental

Total Number of Units : 172
Units Subsidized : 172

Unit Mix

Efficiency	:	2
One Bed Room	:	86 (16 Sec. 8)
Two Bed Room	:	82 (18 Sec. 8)
Three Bed Room	:	2

Number of Stories : 3

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 2,744,000
Land Cost : \$ 91,000
Construction Cost : \$ 2,653,000
Other Cost : \$

Capital Requirements

Amount	Source
\$ 274,000	Private

Debt Financing

Amount	Source
\$ 2,470,000	HUD Insured Mortgage (Pvt)

Subsidies

Amount	Terms	Exp. Date	Source
\$ 2,470,000	3.00% 40 Yrs.	2011	Private (HUD insured)

PROJECT - MEARS PARK

Location : 6th & Sibley St.
St.Paul, MN 55101

Developer : Carley Capital Group (Limited Profit)
Madison, WI

Contact Phone : 292-1313

Management Agent : Bailey Enterprises

PROGRAM : Sec.8

Contract Date : 1979
Term : 40 yrs.
Expiration Date : 2019(50)

Building Type : New Construction
Year Built / Rehabilitated : 1977

Type of Housing : Apartments
Type of Household : Elderly & Handicapped (50)
Tenure : Rental

Total Number of Units : 255
Units Subsidized : 50

Unit Mix

One Bed Room : 50 (50 Sec.8)

Number of Stories : 8

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 10,489,000
Land Cost : \$ 483,000
Construction Cost : \$ 7,502,000
Other Cost : \$ 2,503,000

Capital Requirements

Amount	Source
\$ 1,116,000	Developer's Equity

Debt Financing

Amount	Source
\$ 9,747,000	MHFA Mortgage

Subsidies

Amount	Terms	Exp. Date	Source
\$ 9,747,000	6.50% 40 Yrs.	2019	MHFA Mortgage

PROJECT - REDEEMER ARMS

Location : 313, Dale St. N.
St. Paul, MN 55103

Developer : Redeemer Arms Inc. (Non-Profit)
313, Dale St. N.
St. Paul, MN 55103
224-7665

Project Contact : John Davis
224-7665

Management Agent : Redeemer Arms Inc.
224-7665

PROGRAM : Sec. 8
Sec. 202

Contract Date : 1976
Term : 15 Yrs.
Expiration Date : 1991(50)

Building Type : New Construction
Year Built / Rehabilitated : 1965

Type of Housing : Apartments
Type of Household : Elderly & Handicapped (151)
Tenure : Rental

Total Number of Units : 151
Units Subsidized : 151

Unit Mix

Efficiency : 108 (38 Sec.8)
One Bed Room : 43 (12 Sec.8)

Number of Stories : 4

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 1,984,000
Land Cost : \$ 155,000
Construction Cost : \$ 1,606,000
Other Cost : \$ 223,000

Capital Requirements

Amount	Source
\$	

Debt Financing

Amount	Source
\$ 1,984,000	HUD Mortgage

Subsidies

Amount	Terms	Exp. Date	Source
\$ 1,984,000	3.50% 40 Yrs.	2011	HUD Mortgage

PROJECT - RICE-MARION APARTMENTS I

Location : 175, Charles Ave.
St. Paul, MN 55103

Developer : Bar-Ett Construction Co. (Limited Profit)
Minneapolis, MN

Contact Phone : 222-2012

Management Agent : Z & S Management Company
544-5228

PROGRAM : Sec. 8

Contract Date : 1978
Term : 40 Yrs.
Expiration Date : 2018(21)

Building Type : New Construction
Year Built / Rehabilitated : 1980

Type of Housing : Apartments(Walk-Ups)
Type of Household : Family (21)
Tenure : Rental

Total Number of Units : 106
Units Subsidized : 21

Unit Mix

One Bed Room : 10 (10 Sec.8)
Two Bed Room : 11 (11 Sec.8)

Number of Stories : 3 (2 Building(s))

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 2,443,000
Land Cost : \$ 52,000
Construction Cost : \$ 1,923,000
Other Cost : \$ 468,000

Capital Requirements

Amount	Source
\$ 699,000	Developer's Equity

Debt Financing

Amount	Source
\$ 1,814,000	MHFA Mortgage

Subsidies

Amount	Terms	Exp. Date	Source
\$ 1,814,000	6.50% 40 Yrs.	2018	MHFA Mortgage

PROJECT - RICE-MARION APARTMENTS II

Location : 175, Charles Ave.
St. Paul, MN 55103

Developer : Bar-Ett Construction Company (Limited Profit)
Minneapolis, MN

Contact Phone : 222-2012

Management Agent : Z & S Managment Company
544-5228

PROGRAM : Sec.8

Contract Date : 1981
Term : 40 Yrs.
Expiration Date : 2021(28)

Building Type : New Construction
Year Built / Rehabilitated : 1980

Type of Housing : Apartments(Walk-Ups)
Type of Household : Family (28)
Tenure : Rental

Total Number of Units : 140
Units Subsidized : 28

Unit Mix

One Bed Room : 5 (5 Sec.8)
Two Bed Room : 23 (23 Sec.8)

Number of Stories : 3 (2 Building(s))

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 4,318,000
Land Cost : \$ 194,000
Construction Cost : \$ 3,220,000
Other Cost : \$ 904,000

Capital Requirements

Amount	Source
\$ 556,000	Developer's Equity

Debt Financing

Amount	Source
\$ 3,912,000	MHFA Mortgage

Subsidies

Amount	Terms	Exp. Date	Source
\$ 3,912,000	7.25% 40 Yrs.	2021	MHFA Mortgage

PROJECT - ROCKWOOD PLACE APARTMENTS

Location : 2255, Rockwood Ave.
St. Paul, MN

Developer : Stuart Corporation (Limited Profit)
2177, Youngman Ave. Suite 300
St. Paul, MN 55116
698-0302

Project Contact : Jack & Pat Dosier
699-9844

Management Agent : Stuart Corporation
698-0302

PROGRAM : Sec. 8
Sec. 236

Contract Date : 1984
Term : 15 Yrs.
Expiration Date : 1999(114)

Building Type : Existing
Year Built / Rehabilitated : 1979

Type of Housing : Apartments
Type of Household : Elderly (168)
Tenure : Rental

Total Number of Units : 168
Units Subsidized : 168

Unit Mix

One Bed Room : 157 (109 Sec.8)
Two Bed Room : 11 (5 Sec.8)

Number of Stories : 11 (1 Building(s))

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 5,739,000
Land Cost : \$ 346,000
Construction Cost : \$ 5,393,000
Other Cost : \$

Capital Requirements

Amount	Source
\$ 574,000	Private

Debt Financing

Amount	Source
\$ 5,165,000	HUD Insured Mortgage (Pvt)

Subsidies

Amount	Terms	Exp. Date	Source
\$ 5,165,000	7.00% 40 Yrs.	2020	Private (HUD insured)

PROJECT - SELBY-DALE COOPERATIVE

Location : 631 B, Selby Ave.
St. Paul,

Developer : Community Dev. Corp. for the Archdiocese (Non-Profit)
328, W. 6th St.
St. Paul, MN

Contact Phone : 227-5121

Management Agent : Westminster Corporation

PROGRAM : Sec. 8

Contract Date : 1981
Term : 30 Yrs.
Expiration Date : 2011(24)

Building Type : New Construction
Year Built / Rehabilitated : 1982

Type of Housing : Apartments, Townhouses
Type of Household : Family (24)
Tenure : Cooperative
(Pure)

Total Number of Units : 74
Units Subsidized : 24

Unit Mix

Two Bed Room : 18 (18 Sec.8)
Three Bed Room : 3 (3 Sec.8)
Four Bed Room : 3 (3 Sec.8)

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 3,610,000
Land Cost : \$ 67,000
Construction Cost : \$ 2,815,000
Other Cost : \$ 728,000

Capital Requirements

Amount	Source
\$ 299,000	Developer's Equity

Debt Financing

Amount	Source
\$ 3,121,000	National Consumer Coop. Bank

Subsidies

Amount	Terms	Exp. Date	Source
\$ 3,121,000	13.25% 30 Yrs.	2015	National Consumer Coop. Bank
\$ 190,000			City of St. Paul

PROJECT - SELBY-DAYTON APARTMENTS

Location : 280, Dayton Ave.
St. Paul, MN 55102

Developer : Leeco Co. (Profit)
268, Dayton Ave.
St. Paul, MN 55102
227-3966

Project Contact : L.E.Perti
227-3966

Management Agent : L.E.Perti Co.
227-3966

PROGRAM : Sec.8
Sec.236

Contract Date : 1976,1982
Term : 15 Yrs.
Expiration Date : 1991(50), 1997(11)

Building Type : Rehab (major)
Year Built / Rehabilitated : 1975

Type of Housing : Apartments
Type of Household : Elderly (93)
Tenure : Rental

Total Number of Units : 93
Units Subsidized : 93

Unit Mix

Efficiency : 9 (2 Sec.8)
One Bed Room : 51 (38 Sec.8)
Two Bed Room : 33 (21 Sec.8)

Number of Stories : 3

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 1,522,000
Land Cost : \$ 185,000
Construction Cost : \$ 1,337,000
Other Cost : \$

Capital Requirements

Amount	Source
\$ 171,000	Private

Debt Financing

Amount	Source
\$ 1,350,000	HUD Insured Mortgage (Pvt)

Subsidies

Amount	Terms	Exp. Date	Source
\$ 1,350,000	7.00% 40 Yrs.	2015	Private (HUD insured)

PROJECT - SHAMROCK COURT

Location : 2196, Lower Afton Road
St. Paul, MN 55119

Developer : Shamrock Court Apts. Limited Partnership (Limited Profit
2196, Lower Afton Road
St. Paul, MN 55119

Project Contact : Fritz Cottingham
738-1625

Management Agent : Thies & Talle Enterprises
921-3333

PROGRAM : Sec. 236

Contract Date : 1972
Term :
Expiration Date :

Building Type : New Construction
Year Built / Rehabilitated : 1972

Type of Housing : Apartments
Type of Household : Family (147)
Tenure : Rental

Total Number of Units : 147
Units Subsidized : 147

Unit Mix

One Bed Room : 64
Two Bed Room : 51
Three Bed Room : 32

Number of Stories : 3

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 2,446,000
Land Cost : \$ 144,000
Construction Cost : \$ 2,302,000
Other Cost : \$

Capital Requirements

Amount	Source
\$ 245,000	Private

Debt Financing

Amount	Source
\$ 2,202,000	HUD Insured Mortgage (Pvt)

Subsidies

Amount	Terms	Exp. Date	Source
\$ 2,202,000	7.00% 40 yrs.	2012	Private (HUD insured)

PROJECT - SHERMAN-FORBES HOUSING

Location : 336, W. 7th St.
St. Paul, MN 55102

Developer : Norman Chazin (Limited Profit)
5353, Wayzata Blvd. Suite 602
Minneapolis, MN
546-3385

Project Contact : Norman Chazin
546-3385

Management Agent : Norman Chazin
546-3385

PROGRAM : Sec.8
Sec.236

Contract Date : 1976,1982
Term : 15 Yrs.
Expiration Date : 1991(47), 1997(31)

Building Type : New Construction
Year Built / Rehabilitated : 1973

Type of Housing : Apartments, Townhouses
Type of Household : Elderly (104)
Tenure : Rental

Total Number of Units : 104
Units Subsidized : 104

Unit Mix

One Bed Room : 52 (26 Sec.8)
Two Bed Room : 52 (52 Sec.8)

Number of Stories : 3 (6 Building(s))

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 1,859,000
Land Cost : \$ 52,000
Construction Cost : \$ 1,807,000
Other Cost : \$

Capital Requirements

Amount	Source
\$ 186,000	Private

Debt Financing

Amount	Source
\$ 1,673,000	HUD Insured Mortgage (Pvt)

Subsidies

Amount	Terms	Exp. Date	Source
\$ 1,673,000	7.00% 40 Yrs.	2013	Private (HUD insured)

PROJECT - SKYLINE TOWERS

Location : 1247, St. Anthony Ave.
St. Paul, MN

Developer : Skyline Towers Co. (Limited Profit)
5151, Edina Industrial Blvd.
Minneapolis, MN
831-5002

Project Contact : Elio Montermini
831-5002

Management Agent : Elio Montermini
831-5002

PROGRAM : Sec. 8
Sec. 236

Contract Date : 1976, 1983
Term : 15 Yrs.
Expiration Date : 1991(250), 1998(101)

Building Type : New Construction
Year Built / Rehabilitated : 1972

Type of Housing : Apartments
Type of Household : Elderly (506)
Tenure : Rental

Total Number of Units : 506
Units Subsidized : 506

Unit Mix

Efficiency : 46 (21 Sec. 8)
One Bed Room : 322 (192 Sec. 8)
Two Bed Room : 138 (138 Sec. 8)

Number of Stories : 24 (1 Building(s))

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 8,911,000
Land Cost : \$
Construction Cost : \$
Other Cost : \$

Capital Requirements

Amount	Source
\$ 937,000	Private

Debt Financing

Amount	Source
\$ 7,974,000	HUD Insured Mortgage (Pvt)

Subsidies

Amount	Terms	Exp. Date	Source
\$ 7,974,000	8.50% 40 Yrs.	2012	Private (HUD insured)

PROJECT - ST. PAUL BARRIER FREE HOUSING

Location : 619, Lafayette Road
St. Paul, MN 55101

Developer : St. Paul Barrier Free Housing (Non-Profit)
619 Lafayette Road
St. Paul, MN 55101

Project Contact : Michael Bjerkesett
772-3560

Management Agent : National Handicap Hsg. Institute
772-3560

PROGRAM : Sec. 8
Sec. 202

Contract Date : 1984
Term : 20 Yrs.
Expiration Date : 2004(36)

Building Type : New Construction
Year Built / Rehabilitated : 1984

Type of Housing : Apartments
Type of Household : Handicapped (36)
Tenure : Rental

Total Number of Units : 36
Units Subsidized : 36

Unit Mix

One Bed Room : 29 (29 Sec. 8)
Two Bed Room : 7 (7 Sec. 8)

Number of Stories : 3

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 1,192,000
Land Cost : \$ 15,000
Construction Cost : \$ 1,177,000
Other Cost : \$

Capital Requirements

Amount Source
\$

Debt Financing

Amount Source
\$ 1,192,000 HUD Mortgage

Subsidies

Amount	Terms	Exp. Date	Source
\$ 1,192,000	9.25% 40 Yrs.	2024	HUD Mortgage

PROJECT - ST. PHILLIP'S GARDEN

Location : 754, Concordia Ave.
St. Paul, MN 55104

Developer : Racial Economic Integration Planners Inc (Non-Profit)
465, MacKubin Ave.
St. Paul, MN 55103
226-1173

Project Contact : Estre Peak
226-1173

Management Agent : Estre Peak
226-1173

PROGRAM : Sec. 8
Sec. 236

Contract Date : 1981
Term : 15 Yrs.
Expiration Date : 1996(41)

Building Type : New Construction
Year Built / Rehabilitated : 1972

Type of Housing : Apartments, Townhouses
Type of Household : Family (55)
Tenure : Rental

Total Number of Units : 55
Units Subsidized : 55

Unit Mix

One Bed Room : 12 (5 Sec. 8)
Two Bed Room : 38 (33 Sec. 8)
Three Bed Room : 5 (3 Sec. 8)

Number of Stories : 2
: 3

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 1,051,000
Land Cost : \$ 28,000
Construction Cost : \$ 1,023,000
Other Cost : \$

Capital Requirements

Amount Source
\$

Debt Financing

Amount Source
\$ 1,051,000 HUD Insured Mortgage (Pvt)

Subsidies

Amount	Terms	Exp. Date	Source
\$ 1,051,000	7.00% 40 Yrs.	2014	Private (HUD insured)

PROJECT - TORRE DE SAN MIGUAL

Location : 389, S. Robert St.
St.Paul, MN 55109

Developer : Torre de San Migual Houses (Non-Profit)
328 W. 6th St.
St.Paul, MN
291-1750

Project Contact : John Rockefeller
291-1750

Management Agent : John Rockefeller
291-1750

PROGRAM : Sec.8
Sec.236

Contract Date : 1977,1983
Term : 15 Yrs.
Expiration Date : 1992(77), 1998(29)

Building Type : New Construction
Year Built / Rehabilitated : 1973

Type of Housing : Townhouses
Type of Household : Family (142)
Tenure : Rental

Total Number of Units : 142
Units Subsidized : 142

Unit Mix

Two Bed Room : 64 (43 Sec.8)
Three Bed Room : 64 (49 Sec.8)
Four Bed Room : 14 (14 Sec.8)

Number of Stories : 2 (12 Building(s))
: 0

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 3,028,000
Land Cost : \$
Construction Cost : \$
Other Cost : \$

Capital Requirements

Amount	Source
\$ 1,000	Private

Debt Financing

Amount	Source
\$ 3,027,000	HUD Insured Mortgage (Pvt)

Subsidies

Amount	Terms	Exp. Date	Source
\$ 3,027,000	8.00% 40 Yrs.	2013	Private (HUD insured)

PROJECT - VISTA VILLAGE

Location : 422, Concord Ave.
St. Paul, MN 55107

Developer : Rio-Vista Non-Profit Housing Group (Non-Profit)
328, W.6th St.
St. Paul, MN 55102
291-1750

Contact Phone : 221-0384

Management Agent : Westminister corporation
291-1750

PROGRAM : Sec.8
Sec.236

Contract Date : 1981,1983
Term : 12 Yrs, 15 Yrs.
Expiration Date : 1993(11), 1998(19)

Building Type : Existing
Year Built / Rehabilitated : 1972

Type of Housing : Apartments, Townhouses
Type of Household : Elderly (48)
Tenure : Rental

Total Number of Units : 48
Units Subsidized : 48

Unit Mix

One Bed Room : 28 (13 Sec.8)
Two Bed Room : 20 (17 Sec.8)

Number of Stories : 3 (4 Building(s))
: 2

FINANCIAL PROFILE

Development Costs

Total Project Cost	:	\$	819,000
Land Cost	:	\$	24,000
Construction Cost	:	\$	795,000
Other Cost	:	\$	

Capital Requirements

Amount	Source
\$	

Debt Financing

Amount	Source
\$ 819,000	HUD Insured Mortgage (Pvt)

Subsidies

Amount	Terms	Exp. Date	Source
\$ 819,000	7.00% 40 Yrs.	2013	Private (HUD insured)

PROJECT - WESTMINISTER PLACE

Location : 1346, Westminister St.
St.Paul, MN 55101

Developer : Westminister Place, Limited Partnership (Limited Profit
328, W.6th St.
St.Paul, MN 55102
291-1750

Contact Phone : 772-3123

Management Agent : Westminister Corporation
291-1750

PROGRAM : Sec.8
Sec.236

Contract Date : 1984
Term : 15 Yrs.
Expiration Date : 1999(55)

Building Type : Existing
Year Built / Rehabilitated : 1976

Type of Housing : Apartments
Type of Household : Elderly (40) & Family (60)
Tenure : Rental

Total Number of Units : 100
Units Subsidized : 100

Unit Mix

One Bed Room : 40 (28 Sec.8)
Two Bed Room : 60 (27 Sec.8)

Number of Stories : 3

FINANCIAL PROFILE

Development Costs

Total Project Cost	:	\$	2,029,000
Land Cost	:	\$	51,000
Construction Cost	:	\$	1,978,000
Other Cost	:	\$	

Capital Requirements

Amount	Source
\$ 229,000	Private

Debt Financing

Amount	Source
\$ 1,800,000	HUD Insured Mortgage (Pvt)

Subsidies

Amount	Terms	Exp. Date	Source
\$ 1,800,000	7.00% 40 Yrs.	2017	Private (HUD insured)

PROJECT - WILDER 516 APARTMENTS

Location : 508-516 Humboldt Ave.
St. Paul, MN 55118

Developer : Amherst Wilder Foundation (Non-Profit)
919, Laford Ave.
St. Paul, MN 55104
292-0574

Contact Phone : 292-0574

Management Agent : Amherst Wilder Foundation
292-0574

PROGRAM : Sec. 8
Sec. 202

Contract Date : 1981
Term : 15 Yrs.
Expiration Date : 1999(121)

Building Type : Existing
Year Built / Rehabilitated : 1979

Type of Housing : Apartments
Type of Household : Elderly (121)
Tenure : Rental

Total Number of Units : 121
Units Subsidized : 121

Unit Mix

One Bed Room : 120 (120 Sec.8)
Two Bed Room : 1 (1 Sec.8)

Number of Stories : 5

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 4,540,000
Land Cost : \$ 17,000
Construction Cost : \$ 4,523,000
Other Cost : \$

Capital Requirements

Amount Source
\$

Debt Financing

Amount Source
\$ 4,540,000 HUD Mortgage

Subsidies

Amount Terms Exp. Date Source
\$ 4,540,000 7.63% 40 Yrs. 2021 HUD Mortgage

PROJECT - WILDER SQUARE

Location : 750, Milton Ave. N.
St. Paul, MN

Developer : Amherst Wilder Foundation (Non-Profit)
919, Laford Ave.
St. Paul, MN 55104
642-4027

Project Contact : Morris Manning
642-4027

Management Agent : Amherst Wilder Foundation
642-4027

PROGRAM : Sec.8
Sec.236

Contract Date : 1984
Term : 15 Yrs.
Expiration Date : 1999(54)

Building Type : New Construction
Year Built / Rehabilitated : 1975

Type of Housing : Apartments
Type of Household : Elderly (136)
Tenure : Rental

Total Number of Units : 136
Units Subsidized : 136

Unit Mix

One Bed Room : 125 (43 Sec.8)
Two Bed Room : 11 (11 Sec.8)

Number of Stories : 11 (1 Building(s))

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 2,602,000
Land Cost : \$ 4,000
Construction Cost : \$ 2,598,000
Other Cost : \$

Capital Requirements

Amount	Source
\$ 74,000	

Debt Financing

Amount	Source
\$ 2,524,000	HUD Insured Mortgage (Pvt)

Subsidies

Amount	Terms	Exp. Date	Source
\$ 2,524,000	7.00% 40 Yrs.	2015	Private (HUD insured)

PROJECT - WILDER SQUARE COOP.

Location : Scattered Sites
St. Paul, MN

Developer : Amherst Wilder Foundation (Non-Profit)
919, Laford Ave.
St. Paul, MN 55104
642-4027

Project Contact : Morris Manning
642-4027

Management Agent : Amherst Wilder Foundation
642-4027

PROGRAM : Sec. 8
Sec. 236

Contract Date : 1984
Term : 15 Yrs.
Expiration Date : 1999(48)

Building Type : New Construction
Year Built / Rehabilitated : 1974

Type of Housing : Apartments
Type of Household : Family (163)
Tenure : Cooperative
(Rental)

Total Number of Units : 163
Units Subsidized : 163

Unit Mix

Efficiency : 5 (2 Sec. 8)
One Bed Room : 53 (18 Sec. 8)
Two Bed Room : 71 (18 Sec. 8)
Three Bed Room : 34 (10 Sec. 8)

Number of Stories : 2 (15 Building(s))
: 3 (5 Building(s))

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 3,441,000
Land Cost : \$ 16,000
Construction Cost : \$ 3,425,000
Other Cost : \$

Capital Requirements

Amount	Source
\$ 253,000	Private

Debt Financing

Amount	Source
\$ 3,189,000	HUD Insured Mortgage (Pvt)

Subsidies

Amount	Terms	Exp. Date	Source
\$ 3,189,000	7.00% 40 yrs.	2015	Private (HUD insured)

PROJECT - WILKINS TOWNHOUSES

Location : Scattered Sites
St. Paul, MN

Developer : David Ames (Limited Profit)
220 W. Minnehaha Pkwy.
Minneapolis, MN

Contact Phone : 377-1398

Management Agent : Perrenial Properties

PROGRAM : Sec.8

Contract Date : 1982
Term : 30 Yrs.
Expiration Date : 2012(23)

Building Type : New Construction
Year Built / Rehabilitated : 1982

Type of Housing : Townhouses
Type of Household : Family (23)
Tenure : Rental

Total Number of Units : 23
Units Subsidized : 23

Unit Mix

Two Bed Room : 17 (17 Sec.8)
Three Bed Room : 6 (6 Sec.8)

Number of Stories : 2 (4 Building(s))

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 1,274,000
Land Cost : \$ 19,000
Construction Cost : \$ 1,016,000
Other Cost : \$ 240,000

Capital Requirements

Amount	Source
\$ 406,000	Dveloper's Equity

Debt Financing

Amount	Source
\$ 860,000	MHFA Mortgage
\$ 205,000	FHF Loan

Subsidies

Amount	Terms	Exp. Date	Source
\$ 860,000	13.30% 30 Yrs.	2012	MHFA Mortgage
\$ 205,000	11.50%		FHF Loan

PROJECT - WINSLOW COMMONS

Location : 160, Western Ave.
St. Paul, MN 55103

Developer : Dominion Group Inc. (Limited Profit)

Contact Phone : 224-1426

Management Agent : Dominion Group Inc.

PROGRAM : Sec. 8

Contract Date : 1977
Term : 40 Yrs.
Expiration Date : 2017(121)

Building Type : New Construction
Year Built / Rehabilitated : 1977

Type of Housing : Apartments
Type of Household : Elderly (121)
Tenure : Rental

Total Number of Units : 121
Units Subsidized : 121

Unit Mix

One Bed Room : 114 (114 Sec. 8)
Two Bed Room : 7 (7 Sec. 8)

Number of Stories : 7 (1 Building(s))

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 3,162,000
Land Cost : \$ 59,000
Construction Cost : \$ 2,441,000
Other Cost : \$ 662,000

Capital Requirements

Amount	Source
\$ 316,000	Developer's Equity

Debt Financing

Amount	Source
\$ 2,959,000	MHFA Mortgage

Subsidies

Amount	Terms	Exp. Date	Source
\$ 2,959,000	7.50% 40 Yrs.	2018	MHFA Mortgage

PROJECT - WOMEN'S ADVOCATES

Location : 584-88 Grand Ave.
St. Paul, MN

Developer : Women's Advocates House (Non-Profit)
584, Grand Ave.
St. Paul, MN

Contact Phone : 227-8284

Management Agent : Women's Advocates Inc.

PROGRAM : Sec. 8

Contract Date : 1981
Term : 40 Yrs.
Expiration Date : 2011(12)

Building Type : Rehab (major)
Year Built / Rehabilitated : 1981

Type of Housing : Apartments
Type of Household : Battered Women (12)
Tenure : Rental

Total Number of Units : 15
Units Subsidized : 12

Unit Mix

One Bed Room : 12 (12 Sec. 8)

Number of Stories : 3 (2 Building(s))

FINANCIAL PROFILE

Development Costs

Total Project Cost : \$ 465,000
Land Cost : \$
Construction Cost : \$ 374,000
Other Cost : \$ 91,000

Capital Requirements

Amount	Source
\$ 86,000	Developer's Equity

Debt Financing

Amount	Source
\$ 348,000	MHFA Mortgage

Subsidies

Amount	Terms	Exp. Date	Source
\$ 348,000	7.00% 40 Yrs.	2022	MHFA Mortgage
\$ 55,000			Private Donations

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