

2014 Minnesota Housing Multifamily RFP: Consolidated Funding

Project Name	Total Units	Developer Name	City	Permanent Amortizing Mortgages	Minnesota Housing Deferred	Funding Partner Deferred	Estimated Syndication	Other Sources	Total Development Cost
METRO Minneapolis									
Anishinabe Bii Gii Wiin	77	Project for Pride in Living	Minneapolis				\$5,950,163	\$4,561,968	\$10,512,131
Broadway Flats	103	Rose Development, LLC and Lupe Development Partners, LLC	Minneapolis		\$1,200,000	\$200,000	\$7,993,497	\$13,390,806	\$22,784,303
Corcoran Triangle	135	Corridor Plaza LLC	Minneapolis		\$1,850,000	\$500,000	\$6,372,966	\$15,251,142	\$23,974,108
Hawthorne EcoVillage Apartments	75	Project for Pride in Living	Minneapolis	\$1,927,000	\$3,134,528	\$200,000	\$5,648,632	\$5,436,736	\$16,346,896
Little Earth of United Tribes	78	Little Earth of United Tribes Housing Corporation	Minneapolis		\$4,062,192			\$811,473	\$4,873,665
Marshall Flats	36	Clare Housing	Minneapolis				\$6,596,542	\$2,382,351	\$8,978,893
Mill City Quarter	150	Eagle Iron Partners	Minneapolis		\$2,946,000	\$214,000	\$9,502,849	\$23,159,995	\$35,822,844
Opportunity Housing Partnership	117	Aeon	Minneapolis		\$1,200,000		\$9,296,313	\$7,269,913	\$17,766,226
Seward Towers East and West	640	Seward Towers Preservation LP	Minneapolis		\$3,649,195		\$28,883,491	\$58,645,182	\$91,177,868
Saint Paul									
BROWNstone	35	Model Cities of St Paul, Inc	Saint Paul		\$1,302,000		\$2,782,893	\$4,602,576	\$8,687,469
Higher Ground St. Paul	193	Catholic Charities of St. Paul and Minneapolis	Saint Paul		\$19,000,000			\$2,264,600	\$21,264,600
Jamestown Homes	73	Twin Cities Housing Development Corporation	Saint Paul	\$3,185,000	\$344,000		\$10,579,770	\$1,972,090	\$16,080,860
McDonough Public Housing Six Plexes	12	The Public Housing Agency of the City of St. Paul	Saint Paul		\$1,080,000			\$1,614,350	\$2,694,350
Prior Crossing	44	Beacon Interfaith Housing Collaobrative	Saint Paul		\$5,067,401		\$2,894,692	\$2,187,015	\$10,149,108
Skyline Tower	504	CommonBond Communities	Saint Paul		\$10,243,242			\$2,564,480	\$12,807,722
Suburbs									
Carver Crossing	68	Connelly Development, LLC	Carver	\$3,184,270			\$9,784,337	\$842,197	\$13,810,804
Cornerstone Creek	45	Community Housing Development Corporation	Golden Valley				\$8,000,000	\$1,788,131	\$9,788,131
Forest Oak Apartments	36	Forest Group Development II, LLC	Forest Lake	\$1,113,000			\$5,058,252	\$1,940,058	\$8,111,310
Hickory Ridge	32	Twin Cities Housing Development Corporation	Maple Grove	\$1,542,000			\$5,103,769	\$1,671,526	\$8,317,295
Lakeshore Townhomes	50	Dakota County Community Development Agency	Eagan				\$9,558,895	\$2,725,804	\$12,284,699
Morgan Square Townhomes	36	Dakota County Community Development Agency	Lakeville			\$145,000	\$7,287,035	\$1,884,601	\$9,316,636
Sunwood Village	47	CommonBond Communities	Ramsey	\$1,433,000	\$4,220,000	\$200,000	\$2,219,268	\$1,295,751	\$9,368,019
Twin Lakes Apartments	80	Sherman Associates LLC	Roseville		\$1,175,000	\$400,000	\$3,076,600	\$9,883,410	\$14,535,010
Veterans East	100	Community Housing Development Corporation	Unincorporated Hennepin County		\$7,436,000		\$4,575,951	\$1,355,000	\$13,366,951
Villages at Frost English - Family	50	Sherman Associates LLC	Maplewood				\$7,550,120	\$4,768,353	\$12,318,473
Total METRO	2816			\$12,384,270	\$67,909,558	\$1,859,000	\$158,716,035	\$169,707,540	\$415,138,371

2014 Multifamily Consolidated RFP: Consolidated Funding

Project Name	Total Units	Developer Name	City	Permanent Amortizing Mortgages	Minnesota Housing Deferred	Funding Partner Deferred	Estimated Syndication	Other Sources	Total Development Cost
GREATER MINNESOTA									
Central									
Cambridge Town Square	76	LWO Development LLC	Cambridge				\$3,857,611	\$3,440,000	\$7,297,611
Cloverdale Townhomes	36	Central Minnesota Housing Partnership, Inc.	Saint Joseph	\$1,110,000	\$625,000		\$2,361,806	\$155,069	\$4,251,875
VA Housing - St. Cloud (fka CommonBond VA Housing St Cloud)	35	SCI Associates, LLC	Saint Cloud		\$1,930,641	\$300,000		\$4,170,380	\$6,401,021
Woodland Village Townhomes	32	SCI Associates, LLC	Saint Cloud	\$1,050,000	\$1,307,709		\$647,170		\$3,004,879
Northeast									
Beacon Hill	48	D. W. Jones, Inc	Grand Rapids		\$6,100,000		\$2,170,290	\$345,880	\$8,616,170
Leech Lake District One Rehab and Rebuild	22	Leech Lake Reservation Housing Authority	Deer River		\$3,511,038			\$500,000	\$4,011,038
Nettleton Apartments	50	Sherman Associates LLC	Duluth	\$2,378,000	\$1,745,729		\$1,176,222	\$1,997,625	\$7,297,576
Pine Ridge Apartments- 9% LIHTC Structure	100	The Schuett Companies, Inc.	Grand Rapids	\$2,576,000	\$940,000		\$6,559,777		\$10,195,923
Northwest									
Park Terrace	18	D.W. Jones Development, Inc.	Mahnomen				\$706,773	\$1,261,428	\$1,968,201
Southeast									
Ashland Village	49	Ashland Village Development, LLC	Rochester				\$7,440,600	\$2,060,471	\$9,501,071
Hiawatha Bluffs Living	20	Hiawatha Valley Mental Health Center	Winona		\$2,631,701			\$1,367,062	\$3,998,763
Maplewood Apartments	30	Southwest Minnesota Housing Partnership	Saint Peter		\$1,093,810	\$350,000	\$1,834,559	\$524,520	\$3,802,889
The Meadows	54	Rochester Meadows Development, LLC	Rochester				\$8,136,853	\$2,198,694	\$10,335,547
Morningside Terrace	54	Community Capital	Winona		\$1,056,995	\$225,000	\$3,721,304	\$1,575,528	\$6,578,827
Northgate Apartments	36	LWO Development, LLC	Owatonna	\$738,000	\$216,870		\$5,696,110	\$160,006	\$6,810,986
Rochester Youth and Family Housing	55	CCHC Developer Rochester, LLC	Rochester		\$7,890,254		\$2,713,546	\$700,000	\$11,303,800
Winhaven Court Apartments	118	Madrona TC Developer III LLC	Winona		\$2,286,339		\$3,761,234	\$7,668,268	\$13,715,841
Southwest									
West Central									
Phoenix Apartments (FKA Wings)	8	West Central Minnesota Communities Action	Alexandria		\$396,975			\$2,525	\$399,500
Total GREATER MINNESOTA	841			\$7,852,000	\$31,733,061	\$875,000	\$50,783,855	\$28,127,456	\$119,491,518
Total STATEWIDE	3657			\$20,236,270	\$99,642,619	\$2,734,000	\$209,499,890	\$197,834,996	\$534,629,889

2014 Minnesota Housing Multifamily RFP: Detailed Funding

Project Name	Total Units	Developer Name	City	Minnesota Housing Amortizing			Minnesota Housing Deferred								Tax Credit Allocations			Funding Partners				
				LMIR 1st Mortgage	MAP	LMIR Bridge	FFCC	Hsg Infrastructure Bonds EDHC	Hsg Infrastructure Bonds HTF	PARIF	HOME HARP	EDHC Workforce MF	EDHC MF	EDHC Indian Housing MF	Asset Mgmt Loan	9% MN Hsg HTC	9% Suballocator Recommended**	TE Bond Deals - 4% HTC Recommended	GMHF	FHF	MN DEED	Met Council LHIA
METRO Minneapolis																						
Anishinabe Bii Gii Wiin	77	Project for Pride in Living	Minneapolis														\$692,572					
Broadway Flats	103	Rose Development, LLC and Lupe Development Partners, LLC	Minneapolis									\$1,200,000						\$864,823		\$200,000		
Corcoran Triangle	135	Corridor Plaza LLC	Minneapolis										\$1,850,000					\$700,396	\$500,000			
Hawthorne EcoVillage Apartments*	75	Project for Pride in Living	Minneapolis		\$1,927,000			\$3,134,528										\$628,254		\$200,000		
Little Earth of United Tribes	78	Little Earth of United Tribes Housing Corporation	Minneapolis					\$4,062,192														
Marshall Flats	36	Clare Housing	Minneapolis													\$371,688						
Mill City Quarter	150	Eagle Iron Partners	Minneapolis									\$1,854,015	\$1,091,985					\$987,460		\$214,000		
Opportunity Housing Partnership	117	Aeon	Minneapolis						\$1,200,000							\$679,550	\$353,477					
Seward Towers East and West	640	Seward Towers Preservation LP	Minneapolis							\$3,649,195								\$2,896,732				
Saint Paul																						
BROWNstone	35	Model Cities of St Paul, Inc	Saint Paul									\$500,000	\$802,000					\$305,095				
Higher Ground St. Paul	193	Catholic Charities of St. Paul and Minneapolis	Saint Paul						\$19,000,000													
Jamestown Homes	73	Twin Cities Housing Development Corporation	Saint Paul	\$3,185,000			\$344,000									\$93,396	\$1,056,694					
McDonough Public Housing Six Plexes	12	The Public Housing Agency of the City of St. Paul	Saint Paul										\$1,080,000									
Prior Crossing*	44	Beacon Interfaith Housing Collaborative	Saint Paul							\$5,067,401								\$340,552				
Skyline Tower	504	CommonBond Communities	Saint Paul					\$10,243,242														
Suburbs																						
Carver Crossing	68	Connelly Development, LLC	Carver	\$3,184,270												\$1,057,872						
Cornerstone Creek	45	Community Housing Development Corporation	Golden Valley													\$877,674						
Forest Oak Apartments	36	Forest Group Development II, LLC	Forest Lake	\$1,113,000												\$545,390						
Hickory Ridge	32	Twin Cities Housing Development Corporation	Maple Grove	\$1,542,000												\$554,813						
Lakeshore Townhomes	50	Dakota County Community Development Agency	Eagan													\$39,732						
Morgan Square Townhomes	36	Dakota County Community Development Agency	Lakeville													\$779,440				\$145,000		
Sunwood Village	47	CommonBond Communities	Ramsey	\$1,433,000		\$3,200,000		\$4,220,000										\$264,225		\$200,000		
Twin Lakes Apartments	80	Sherman Associates LLC	Roseville										\$1,175,000					\$323,852	\$200,000	\$200,000		
Veterans East*	100	Community Housing Development Corporation	Unincorporated Hennepin County					\$7,436,000										\$510,257				
Villages at Frost English - Family	50	Sherman Associates Development LLC	Maplewood												\$439,032							
Total METRO	2816			\$10,457,270	\$1,927,000	\$3,200,000	\$344,000	\$21,659,962	\$31,503,401	\$1,200,000	\$3,649,195	\$3,554,015	\$5,998,985	\$0	\$0	\$3,702,337	\$3,838,993	\$7,821,646	\$0	\$700,000	\$0	\$1,159,000

2014 Minnesota Housing Multifamily RFP: Strategic Priorities

Project Name	Total Units	Pres Fed	Pres HTC	Pres/Rehab	New Aff	End LTH	Fore-closure	TOD	Senior	Market Rate	Developer Name	City
METRO Minneapolis												
Anishinabe Bii Gii Wiin	77										Project for Pride in Living	Minneapolis
Suballocator Tax Credits Only												
Broadway Flats	103				103		103				Rose Development, LLC and Lupe Development Partners, LLC	Minneapolis
Corcoran Triangle	135				135	9		135			Corridor Plaza LLC	Minneapolis
Hawthorne EcoVillage Apartments	75				74	4	75			1	Project for Pride in Living	Minneapolis
Little Earth of United Tribes	78	78						78			Little Earth of United Tribes Housing Corporation	Minneapolis
Marshall Flats	36										Clare Housing	Minneapolis
Suballocator Tax Credits Only												
Mill City Quarter	150				150			150			Eagle Iron Partners	Minneapolis
Opportunity Housing Partnership	117	51		66		66					Aeon	Minneapolis
Seward Towers East and West	640	623								17	Seward Towers Preservation LP	Minneapolis
Saint Paul												
BROWNstone	35				35			35			Model Cities of St Paul, Inc	Saint Paul
Higher Ground St. Paul	193				193	135		193			Catholic Charities of St. Paul and Minneapolis	Saint Paul
Jamestown Homes	73	73				4		73			Twin Cities Housing Development Corporation	Saint Paul
McDonough Public Housing Six Plexes	12				12						The Public Housing Agency of the City of St. Paul	Saint Paul
Prior Crossing	44				44	23		44			Beacon Interfaith Housing Collaborative	Saint Paul
Skyline Tower	504	448		56				504			CommonBond Communities	Saint Paul
Suburbs												
Carver Crossing	68				68	4	68				Connelly Development, LLC	Carver
Cornerstone Creek	45				45	4					Community Housing Development Corporation	Golden Valley
Forest Oak Apartments	36				36						Forest Group Development II, LLC	Forest Lake
Hickory Ridge	32	32				4					Twin Cities Housing Development Corporation	Maple Grove
Lakeshore Townhomes	50										Dakota County Community Development Agency	Eagan
Suballocator Tax Credits Only												
Morgan Square Townhomes	36				36						Dakota County Community Development Agency	Lakeville
Sunwood Village	47				47	4	47	47			CommonBond Communities	Ramsey
Twin Lakes Apartments	80				64					16	Sherman Associates LLC	Roseville
Veterans East	100				100			100			Community Housing Development Corporation	Unincorporated Hennepin County
Villages at Frost English - Family	50				40	7				10	Sherman Associates Development LLC	Maplewood
Total METRO	2816	1305	0	122	1182	264	293	1359	0	44		

2014 Minnesota Housing Multifamily RFP: Strategic Priorities

Project Name	Total Units	Pres Fed	Pres HTC	Pres/ Rehab	New Aff	End LTH	Fore-closure	TOD	Senior	Market Rate	Developer Name	City
GREATER MINNESOTA												
Central												
Cambridge Town Square	76	41		35			76				LWO Development LLC	Cambridge
Cloverdale Townhomes	36	36				4					Central Minnesota Housing Partnership, Inc.	Saint Joseph
VA Housing - St. Cloud (fka CommonBond VA Housing St Cloud)	35				35	4					SCI Associates, LLC	Saint Cloud
Woodland Village Townhomes	32		32								SCI Associates, LLC	St. Cloud
Northeast												
Beacon Hill	48				48	4	48				D. W. Jones, Inc	Grand Rapids
Leech Lake District One Rehab and Rebuild	22	22									Leech Lake Reservation Housing Authority	Deer River
Nettleton Apartments	50				24					26	Sherman Associates LLC	Duluth
Pine Ridge Apartments- 9% LIHTC Structure	100	60		40		5			41		The Schuett Companies, Inc.	Grand Rapids
Northwest												
Park Terrace	18	15		3							D.W. Jones Development, Inc.	Mahnomen
Southeast												
Ashland Village	49				49	4	49				Ashland Village Development, LLC	Rochester
Hiawatha Bluffs Living	20				20	4					Hiawatha Valley Mental Health Center	Winona
Maplewood Apartments	30	9		20						1	Southwest Minnesota Housing Partnership	Saint Peter
The Meadows	54				54	4					Rochester Meadows Development, LLC	Rochester
Morningside Terrace	54	44		10							Community Capital	Winona
Northgate Apartments	36				36	4					LWO Development, LLC	Owatonna
Rochester Youth and Family Housing	55				55	28					CCHC Developer Rochester, LLC	Rochester
Winhaven Court Apartments	118	118							118		Madrona TC Developer III LLC	Winona
Southwest												
West Central												
Phoenix Apartments (FKA Wings)	8			8							West Central Minnesota Communities Action	Alexandria
Total GREATER MINNESOTA	841	345	32	116	321	61	173	0	159	27		
Total STATEWIDE	3657	1650	32	238	1503	325	466	1359	159	71		