

All: Projects, Programs & Planning

Choose One	☐ Economic Development Project ☐ Economic Development Program ☒ Housing Project ☐ Housing Program ☐ Planning ☐ MBDR ☐ Cultural STAR ☐ Neighborhood STAR ☐ Other
Name of Project:	Project for Pride in Living/Ain Dah Yung Center
Date of Update:	5/31/2017
PED Lead Staff:	Daniel Bayers
Location (address or boundaries):	771-785 University Avenue
Ward:	☒ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ 6 ☐ 7 ☐ City Wide
[Choose all that apply]	
District:	☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ 6 ☒ 7 ☐ 8 ☐ 9 ☐ 10 ☐ 11 ☐ 12 ☐ 13 ☐ 14 ☐ 15 ☐ 16 ☐ 17 ☐ City Wide
[Choose all that apply]	
Brief Description:	☒ Check if you have made changes since last update The Developer will acquire and construct a new apartment building on the Property. The Project will consist of 42 units of affordable housing for homeless youth with an emphasis on Native Americans. The first floor of the building will consist of office space for the supportive service staff, kitchen community room and a computer lab. The second, third and fourth floor will have 42 studio apartments.
Current Activities & Next Steps:	☐ Check if you have made changes since last update PED Staff is planning on going to the HRA Board on June 14 for approval of the \$285,000 HOME Loan and to City Council on June 7th for approval to allow PPL/ADYC assume the Model Cities City' Met Council \$424,008 loan.
City/HRA Budget Implications	☐ Check if you have made changes since last update PED Staff is requesting the HRA Board approve \$285,000 in HOME funds for the development of this project.

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[Housing Projects & Programs](#)
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Economic Development Projects & Programs

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Stage of Project: [Choose One]	☐ Conceptual ☐ Pre-Development ☐ Development ☐ Closed ☐ Ongoing ☐ Inactive		
Project Type: [Choose All That Apply] PROJECTS	☐ Office ☐ Retail ☐ Industrial ☐ Parking/Public Infrastructure ☐ Arts/Cultural ☐ Other Projected Visitors Annually		
PROGRAMS	☐ Main Street ☐ Bio Science ☐ Small Business ☐ Strategic Investment ☐ Other		
Building Type:	Mixed Use [Choose One]		
Gross Square Feet of Site:			
Total Parking Spaces			
Public Spaces			
Estimated Year Closing (YYYY)			
Closed Date (MM/DD/YY)			
PROGRAMS ONLY: Closed Period			
Sample [Jan 1, 2006 - Mar 31, 2006]			
Developer/Applicant:			
Contact Name			
Address			
Phone Number			
PUBLIC PURPOSE			
Jobs Created:			
Jobs Retained:			
Living Wage: [Choose One]	☐ Yes If yes, Minimum Wage Required ☐ Not Applicable If Exempt [Choose One] ☐ Exempt		
Net New Taxes (Annual):			
In TIF District: [Choose One]			
Meets PED Sustainable Policy [Choose One]			

USES	
Grand Total (TDC):	\$0
Redevelopment Total Costs:	\$0
Site Assembly	
Environmental Remediation	
Geo-Technical Soil Issues	
Other	
Public Improvement Total Costs:	\$0
Publicly Owned Parking	
Other	
Extraordinary Costs	\$0
Historic	
Environmental/Sustainable Costs	
Operating/Working Capital	
Other	
Private Improvement Total Costs:	\$0
Hard Construction Costs	
Land (& Building) Cost	
Soft Costs	\$0
Developer Fee	
Other	

Please Indicate Other Partners Funding Here:

 Redevelopment
 Public Improvement
 Historic Costs

Other City/HRA Costs include:

[Economic Development Sources](#)[ED S&U/Pie Chart](#)[ED Project Summary](#)[ED Program Summary](#)

Housing Projects & Programs

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Stage of Project: [Choose One]	☐ Conceptual ☐ Pre-Development ☒ Development ☐ Closed ☐ Ongoing ☐ Inactive																																																																	
New Construction or Rehab: [Choose One]	☒ New Construction ☐ Rehab																																																																	
Project Type: [Choose One] PROJECTS	☐ Senior Rental ☐ Senior Ownership ☐ Ownership Single Family ☐ Ownership Condos/Townhomes ☒ Supportive Housing/Special Needs Rental ☐ General Occupancy Rental																																																																	
PROGRAMS	☐ Home Improvement ☐ Single Family Development ☐ Home Purchase ☐ Mortgage Foreclosure Prevention																																																																	
Building Type:	Mixed Use [Choose One] No ☐ Single Family/Duplex ☐ Townhomes ☒ Apartments/Condos ☐ Other																																																																	
Gross Square Feet of Site:	23,087																																																																	
Total Parking Spaces	14																																																																	
Public Spaces	0																																																																	
Estimated Year Closing (YYYY)	2017																																																																	
Closed Date (MM/DD/YY)																																																																		
PROGRAMS ONLY: Closed Period Sample [Jan 1, 2006 - Mar 31, 2006]																																																																		
Developer/Applicant:	Project for Pride in Living																																																																	
Contact Name	Barbara McCormick																																																																	
Address	1035 East Franklin Avenue, Mpls, MN 55404																																																																	
Phone Number	612-455-5206																																																																	
Housing Unit/Affordability	<table border="1"> <thead> <tr> <th colspan="2" rowspan="2">Units</th> <th rowspan="2">Rent Sale Price Range</th> <th colspan="5">Affordability</th> </tr> <tr> <th><=30%</th> <th>31-50%</th> <th>51-60%</th> <th>61-80%</th> <th>>80%</th> </tr> </thead> <tbody> <tr> <td>Eff/SRO</td> <td>42</td> <td>590-891</td> <td>42</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>1 BR</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>2 BR</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>3 BR +</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total</td> <td>42</td> <td></td> <td>42</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td></td> <td></td> <td></td> <td>100%</td> <td>0%</td> <td>0%</td> <td>0%</td> <td>0%</td> </tr> </tbody> </table>					Units		Rent Sale Price Range	Affordability					<=30%	31-50%	51-60%	61-80%	>80%	Eff/SRO	42	590-891	42					1 BR								2 BR								3 BR +								Total	42		42	0	0	0	0				100%	0%	0%	0%	0%
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Total	42		42	0	0	0	0																																																											
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Net New Taxes (Annual):	\$28,000																																																																	
In TIF District: [Choose One]	No																																																																	
Meets PED Sustainable Policy [Choose One]	Yes																																																																	

USES	
Grand Total (TDC):	\$12,080,349
Redevelopment Total Costs:	\$102,500
Site Assembly	
Environmental Remediation	\$102,500
Geo-Technical Soil Issues	
Other	
Public Improvement Total Costs:	\$0
Publicly Owned Parking	
Other	
Extraordinary Costs	\$842,031
Historic	
Environmental/Sustainable Costs	
Non-living Area Construction	
Operating/Contingency Reserves	\$842,031
Other	
Private Improvement Total Costs:	\$11,135,818
Hard Construction Costs	\$8,399,468
Land (& Building) Cost	\$795,000
Soft Costs	\$1,941,350
Developer Fee	\$925,000
Other	\$1,016,350

Please Indicate Other Partners Funding Here:

 Redevelopment
 Public Improvement
 Historic Costs

Other City/HRA Costs include:

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[Housing Sources](#)[Housing S&U/Pie Chart](#)[Housing Project Summary](#)[Housing Program Summary](#)

Planning/MBDR/Other

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Organizations/Partners	
Stage of Project: [Choose One]	☐ Scoping Issues ☐ Development/Drafting ☐ Public Review ☐ Formal Adoption Process ☐ Completed/Adopted ☐ Ongoing ☐ NA ☐ Inactive
Project Type: (PLANNING ONLY) [Choose All That Apply]	☐ Citywide Comprehensive Plan ☐ Citywide/Metro Policy Issue ☐ District Plan ☐ Small Area/Neighborhood Plan ☐ Zoning Text Amendment ☐ 40-Acre Zoning Study ☐ Liaison/Participation ☐ Other

[Planning/MBDR Summary](#)

STAR

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Stage of Project: [Choose One]	☐ Conceptual ☐ Pre-Development ☐ Development ☐ Closed ☐ Ongoing ☐ Inactive		
Project Type: [Choose All That Apply]	☐ Neighborhood STAR Project ☐ Neighborhood STAR Program ☐ Cultural STAR Project ☐ Cultural STAR Program Projected Visitors Annually		
Gross Square Feet of Site:			
Total Parking Spaces:			
Public Spaces:			
Estimated Year Closing (YYYY)			
Closed Date (MM/DD/YY)			
Developer/Applicant:			
Contact Name			
Address			
Phone Number			
PUBLIC PURPOSE			
Jobs Created:			
Jobs Retained:			
Living Wage: [Choose One]	☐ Yes If yes, Minimum Wage Required ☐ Not Applicable ☐ Exempt If Exempt [Choose One]		
Net New Taxes (Annual):			
In TIF District: [Choose One]			
Meets PED Sustainable Policy [Choose One]			

USES	
Grand Total (TDC):	\$0
Redevelopment Total Costs:	\$0
Site Assembly	
Environmental Remediation	
Geo-Technical Soil Issues	
Other	
Public Improvement Total Costs:	\$0
Publicly Owned Parking	
Other	
Extraordinary Costs	\$0
Historic	
Environmental/Sustainable Costs	
Non-living Area Construction	
Operating/Working Capital	
Other	
Private Improvement Total Costs:	\$0
Hard Construction Costs	
Land (& Building) Cost	
Soft Costs	\$0
Developer Fee	
Other	

Please Indicate Other Partners Funding Here:

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Other City/HRA Costs include:

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