Received Mon. March 2nd @ 2:02 pm

	•	PAR	RT 1		
		BUSINESS AF	PPLICATION		
1.	Business/Developer Name: Address: /954 Telephone: 6/2 - 5 Contact: // E-Mail Address: Federal Tax ID number	University America 105-1178 F. Withen Notson C. J Mike. Nelson C. J	West, St. Sant, M. AX: 612-305-71 reter, Land leve	18 - Logenest	
2.	List individuals having an i	nterest of ten percent (109	%) or more in the business.		
	Name	Title	Description of Interest	Percentage of Interest	
4.	A A A A A A A Number of years in business	corporation limited liability company non-profit or charitable i partnership known as business association or a	nstitution or corporation joint venture known as	rating under the l	aws of the
5.	List the members of the dev			77.1	
	Name	Title	Firm	Role	
	Sucan Haich	COO	TUELL		
	Mary Schanacher	Vif- Home build by	TOUGH		
	Dow Rendant	Drectored Constantin	TCHF H	General Centioner	
	MIN. Kelson	Dereter band Portion	1 TC+1FH	Project Maryn	
s. '	The Respondent is a certified a. Section 3 organization b. CERT Certified business.) <u>MBE</u>	WBE	_SBE
Γhe	information contained herei	//	e best of my/our knowledge Pof Howebu. Islike e		
	Signature	Title	e <i>O</i>	Date	

The HRA reserves the right to request additional documentation of capacity.

DISCLOSURE AFFIDAVIT

1. BUSINESS INFORMATION

2.

This affidavit must be completed by an authorized person or persons on behalf of the business or non-profit entity ("Business") submitting the proposal. If the Business is a for-profit, investors, officers, and principal members having an interest of ten percent (10%) or more of the Business must submit individual copies of this affidavit.

Bus	iness Nam	e	Twin Cities Habital for Humanity, Jox
Bus	iness Addı	ress	1600 1 + 1
Indi	vidual Na	me	Title 1 / 1 / 1
Ema	il Address	3	Chad Powley Phone: Chamber The Phone: Chamber The Phone
. —		_	Chad bonky etchabitations Phone: 612-305-7144
BUSINE	SS DISCL	OS1	URES
Check the	boxes be	low	regarding each individual and/or Business listed above. For each item listed below
answered	in the aff	irma	tive, please provide a full explanation including, as appropriate, (1) date, (2) charge
or claim,	(3) place,	(4)	court and case number, (5) current status of case, and (6) outcome of case. Attach
documen	tation as n	eces	ssary.
_YES	χ NO	a.	Business/Individual is a party in a pending lawsuit.
YES	NO	ъ.	Business /Individual is the subject of a judgment or has a conviction or pending
	,		case for criminal or civil fraud or bribery.
YES	УΝО	c,	Business /Individual has a conviction or pending case for arson.
YES	χNO	d.	Business /Individual has been indicted for or convicted of any felony within the pas
			10 years.
_YES	Дио	e,	Business /Individual has been a debtor in a bankruptcy proceeding, either voluntary
	•		or involuntary, within the past 10 years.
YES	∑ио	f.	Business /Individual has unpaid delinquent taxes, municipal liens, and/or
	, 		outstanding civil money judgments.
_YES	Дио	g.	Business /Individual has been declared in default of a loan or failed to complete a
	1/2-50		development project.
	NO		Is the Business /Individual subject to any defaults, liens, or judgments?
YES	χио	i.	Has the Business /Individual failed to complete or currently in violation of a
			development agreement or other agreement involving the City of Saint Paul or the
zm.a	Varo		Housing and Redevelopment Authority of the City of Saint Paul?
_YES	<u>X</u> NO	j.	Has the Business /Individual previously been involved in a lawsuit with the City of
_YES	YNO	1.	Saint Paul or the Housing and Redevelopment Authority of the City of Saint Paul? Does the Business /Individual own property that is currently subject to three or
1E3	ΨMO	к.	more housing code violations or prompted three or more police calls within the last
			year?
_YES	NO	1.	Has the Business /Individual failed to obtain a required permit for work performed
	/\ -``	44	in the City of Saint Paul?
	•		

Statement of Non-Collusion

The Individual signing this affidavit, on his/her own behalf or on the Business's behalf, as applicable, swears or affirms that:

- 1. He or she is fully informed respecting the preparation and contents of the subject proposal.
- 2. The proposal is genuine and is not a collusive or sham offer, nor does the Business/Individual, as applicable, intend to hold said property as a "speculative" investment.
- 3. The price or prices quoted in this offer are fair and proper and this Business/Individual or any of its officers, partners, agents, representatives, owners, or employees, as applicable, has not in any manner sought to secure through any collusion, conspiracy, connivance, or unlawful agreement any advantage against the City, or any person interested in the proposed contract and/or redevelopment.

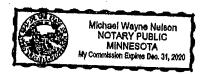
I swear or affirm, on my own behalf or on the Business's behalf, as applicable, that the information contained in this Disclosure Affidavit is true and correct to the best of my/our knowledge and belief. I further acknowledge that the statements made in this Disclosure Affidavit are material and will be relied upon by the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota, in determining what action to take on this proposal.

(dell and	VPof	tone building	2/25/15
Signature	Title		Date
STATE OF Minusofi)			

COUNTY OF Mancey

The foregoing instrument was acknowledged before me this ZSTA day of Kelyny, 2015, by Charles Willer Home bilder, (individually) (on behalf of Twin Citics Habitat for Hismoity The.).

Notary Public



Deproposed project description: Building square footage, # of bedrooms and bath, # garage stalls, etc. 2 Story Kew Construction, 1,565 5f tt., 4 kedroom and 2 knthrowns, 2 stall destached garage, # of bedrooms and bath, # garage stalls, etc. 2 Story Kew Construction, 1,565 5f tt., 4 kedroom and 2 knthrowns, 2 stall destached garage, # of performs included the formal formal states of the first of the fir	Developer: TCH/F/ Ramsey County Listed Acquisition Price: J B, 000, 00 So discounted purchase price to construct affordable housing requested? Yes No 50% of market value (for profit) E 25% of market value (non profit) Proposed project description: Building square footage, # of bedrooms and bath, # garage stalls, etc.	·	PAI PROJECT AI			
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18 Months or less More than 18 months 15 - 15 Norths 15 16	Additional Comments: More than 18 months S - 24 months					
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18 Months or less More than 18 months 15 - 15 Norths 15 16	Additional Comments: More than 18 months S - 24 months					
The information contained herein is true and correct to the best of my/our knowledge and belief.	The information contained herein is true and correct to the best of my/our knowledge and belief. Signature	☐ 18 Months on 6. Additional Comments:	less	d More than 18	8 months <u>/8-24 tro</u> (write in expec Mustr Twelly	ted timeline) Univide
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Design drawings, either: New construction: Schematic design/floor plan Rehabilitation: Description of intended scope of work and 2-3 pictures of existing	Design drawings, either: New construction: Schematic design/floor plan Rehabilitation: Description of intended scope of work and 2-3 pictures of existing	☐ Homeowner:	Sources and Uses			
New construction: Schematic design/floor plan Rehabilitation: Description of intended scope of work and 2-3 pictures of existing	 ✓ New construction: Schematic design/floor plan □ Rehabilitation: Description of intended scope of work and 2-3 pictures of existing 			and 15 year cashflo	w projection	
		Mew construction	etion: Schematic design/ n: Description of inte	nded scope of worl	k and 2-3 pictures of e	xisting

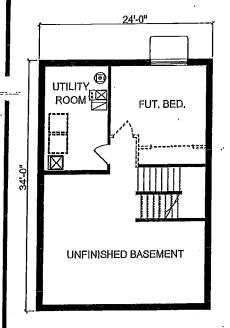
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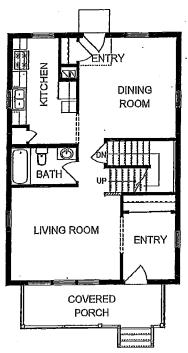
Project Budget: Total Development Costs

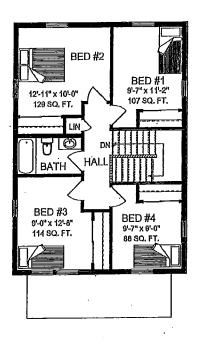
Address:	717 Geranium Avenue E	
	Nava Canatrustian CE d	FCC + # # 4 h = d =
Description:	New Construction SF, 1, 2 bath	000 sq. 16., 4 pearoom
ACQUISITION COSTS		
Purchase Price	\$	8,000.00
Closing Costs - Acquisition	\$	2,000.00
Total Acquisition Costs	\$ 13 (2)	10,000.00
CONSTRUCTION COSTS		
Hard Construction Costs	\$	144,882.00
Contingency	\$	7,244.10
Total Construction Costs	() \$ ()	152,126.10
SOFT COSTS		
Design and Construction Management	1\$	9,127.57
Legal Work	\$	<u> </u>
Radon/Asbestos/Lead Tests	\$	~
Real Estate Commission Fee	\$	10,200.00
Soil Tests	\$	1,500.00
Survey	\$	1,000.00
Marketing/Staging	\$	-
Seller's Closing Costs	\$	1,500.00
After Rehab Appraisal Fee	\$	350.00
Holding Costs (maintenance, utilities)	\$·	1,500.00
Description to the second of t		600,00
Property Insurance	\$	000,00
Total Soft Costs		25,777.57
	\$	
Total Soft Costs Developer's Fee	\$	25,777.57 17,790.37
Total Soft Costs Developer's Fee FOTAL DEVELOPMENT COSTS	\$ 1.	25,777.57 17,790.37 205,694.03
Total Soft Costs Developer's Fee FOTAL DEVELOPMENT COSTS	\$ \$ A-W-1012	25,777.57 17,790.37
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Total Soft Costs Developer's Fee TOTAL DEVELOPMENT COSTS Sale Price Projected Value Gap Permanent Financing First Mortgage	\$	25,777.57 17,790.37 205,694.03 170,000.00 35,694.03
Total Soft Costs Developer's Fee TOTAL DEVELOPMENT COSTS Sale Price Projected Value Gap Permanent Financing First Mortgage Ramsey County Land Discount	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	25,777.57 17,790.37 205,694.03 170,000.00 35,694.03 130,000.00 6,000.00
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Total Soft Costs Developer's Fee FOTAL DEVELOPMENT COSTS Sale Price Projected Value Gap Permanent Financing First Mortgage Ramsey County Land Discount CHFH second mortgage (affordability gap)	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	25,777.57 17,790.37 205,694.03 170,000.00 35,694.03 130,000.00 6,000.00 40,000.00
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Total Soft Costs Developer's Fee FOTAL DEVELOPMENT COSTS Sale Price Projected Value Gap Permanent Financing First Mortgage Ramsey County Land Discount CHFH second mortgage (affordability gap) CHFH General Fund CHFH In-Kind	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	25,777.57 17,790.37 205,694.03 170,000.00 35,694.03 130,000.00 6,000.00 40,000.00 17,694.03
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Total Soft Costs Developer's Fee FOTAL DEVELOPMENT COSTS Sale Price Projected Value Gap Permanent Financing First Mortgage Ramsey County Land Discount CHFH second mortgage (affordability gap) CHFH General Fund CHFH In-Kind Other Source Total	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	25,777.57 17,790.37 205,694.03 170,000.00 35,694.03 130,000.00 6,000.00 40,000.00 17,694.03 12,000.00
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Total Soft Costs Developer's Fee TOTAL DEVELOPMENT COSTS Sale Price Projected Value Gap Permanent Financing First Mortgage Ramsey County Land Discount CHFH second mortgage (affordability gap) CHFH General Fund CHFH In-Kind Wither Source Total Interim Financing quity construction Loan amsey County Land Discount	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	25,777.57 17,790.37 205,694.03 170,000.00 35,694.03 130,000.00 6,000.00 40,000.00 17,694.03 12,000.00 205,694.03
Total Soft Costs Developer's Fee FOTAL DEVELOPMENT COSTS Sale Price Projected Value Gap Permanent Financing First Mortgage Ramsey County Land Discount CHFH second mortgage (affordability gap) CHFH General Fund CHFH In-Kind ther Source otal Interim Financing quity construction Loan amsey County Land Discount CHFH Fundraising	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	25,777.57 17,790.37 205,694.03 170,000.00 35,694.03 130,000.00 6,000.00 40,000.00 17,694.03 12,000.00 205,694.03



RENDERING MAY NOT REFLECT ACTUAL CONSTRUCTED HOUSE







BASEMENT PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN



3001 4TH ST. SE MINNEAPOLIS, MN 55414-3301

OFFICE: 612-331-4090 FAX: 612-331-1540 SINGLE FAMILY HOME

MODEL: 3TS4-2 V

BASEMENT UNFINISHED SQ. FT. = 816 FIRST FLOOR FINISHED SQ. FT. = 816

SECOND FLOOR FINISHED SQ. FT. = 749

TOTAL FINISHED SQ. FOOTAGE = 1565

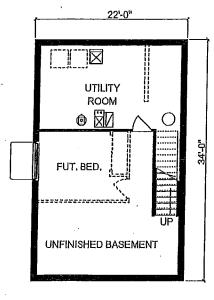
	PART 2 PROJECT APPLICATION
	Property Address: 7/5 Cook Arange E
	Developer: TCHFH
	Ramsey County Listed Acquisition Price:
1.	Is a discounted purchase price to construct affordable housing requested?YesNo □ 50% of market value (for profit) □ 25% of market value (non profit)
2.	Proposed project description: Building square footage, # of bedrooms and bath, # garage stalls, etc.
	2 Story New Construction, 1,456 finished so the, 3 pedrooms and 1.5 Bathrowns. 2 stall Garage, Festures include: Anderson Windows, 30 year Archested Shingles and High Efficulty Farance and Water Heiter with Energy Star Appliques.
3.	Will building be owner occupiedYesNo
4.	For rental projects: Describe your organization's asset management plan and experience below.
5.	How quickly will your company complete construction after the property is sold to you? 18 Months or less More than 18 months (write in expected timeline) Additional Comments:
6.	ll (Midd)
}	The home will be a part of TCHFH Attache Horeamership program serving 30-60% of Area Median Income,
The	sinformation contained herein is true and correct to the best of my/our knowledge and belief. White
Atta	achments
	Budget worksheet, either:
	Homeowner: Sources and Uses
	☐ Rental: Sources and Uses and 15 year cashflow projection
	Design drawings, either:
	 ✓ New construction: Schematic design/floor plan □ Rehabilitation: Description of intended scope of work and 2-3 pictures of existing property condition

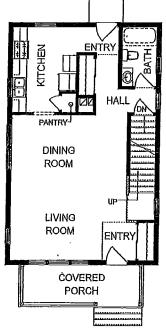
Project Budget: Total Development Costs

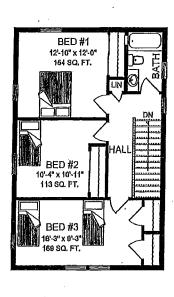
Address:	715 Cook Avenue E
	· · · · · · · · · · · · · · · · · · ·
December 41 - 11	New Construction SF, 1,456 sq. ft., 3 bedroom,
Description:	1.5 bath
ACQUISITION COSTS	
Purchase Price	\$ 8,000.00
Closing Costs - Acquisition	\$ 2,000.00
Total Acquisition Costs	\$ 10,000.00
CONSTRUCTION COSTS	
Hard Construction Costs	\$ 134,082.00
Contingency	\$ 6,704.10
	\$ 140,786.10
SOFT COSTS	
Design and Construction Management	\$ 8,447.17
Legal Work	\$
Radon/Asbestos/Lead Tests	\$ -
Real Estate Commission Fee	\$ 9,900.00
Soil Tests	\$ 1,500.00
Survey	\$ 1,000.00
Marketing/Staging	\$
Seller's Closing Costs	\$ 1,500.00
After Rehab Appraisal Fee	\$ 350.00
Holding Costs (maintenance, utilities)	\$ 1,500.00
Property Insurance	\$ 600.00
Total Soft Costs	\$ 24,797.17
Developer's Fee	\$
TOTAL DEVELOPMENT COSTS	\$ 192,141.59
事的 是我们是的自己就是 看到,也是 <mark>是是是是</mark> 是不是,其是这种的	学型 學是不是一個學術學
Sale Price	\$ 165,000.00
Projected Value Gap	\$ 27,141.59
Permanent Financing	
	<u> </u>
	\$ 125,000.00
Ramsey County Land Discount	\$ 6,000.00
Ramsey County Land Discount	
Ramsey County Land Discount TCHFH second mortgage (affordability gap)	\$ 6,000.00
Ramsey County Land Discount TCHFH second mortgage (affordability gap) TCHFH General Fund	\$ 6,000.00 \$ 40,000.00 \$ 10,141.59
Ramsey County Land Discount TCHFH second mortgage (affordability gap) TCHFH General Fund	\$ 6,000.00 \$ 40,000.00
Ramsey County Land Discount TCHFH second mortgage (affordability gap) TCHFH General Fund TCHFH InKind	\$ 6,000.00 \$ 40,000.00 \$ 10,141.59 \$ 11,000.00 \$ -
First Mortgage Ramsey County Land Discount TCHFH second mortgage (affordability gap) TCHFH General Fund TCHFH InKind Other Source	\$ 6,000.00 \$ 40,000.00 \$ 10,141.59 \$ 11,000.00 \$ -
Ramsey County Land Discount TCHFH second mortgage (affordability gap) TCHFH General Fund TCHFH InKind	\$ 6,000.00 \$ 40,000.00 \$ 10,141.59 \$ 11,000.00
Ramsey County Land Discount TCHFH second mortgage (affordability gap) TCHFH General Fund TCHFH InKind Other Source	\$ 6,000.00 \$ 40,000.00 \$ 10,141.59 \$ 11,000.00 \$ -
Ramsey County Land Discount FCHFH second mortgage (affordability gap) FCHFH General Fund FCHFH InKind Other Source Fotal Interim Financing	\$ 6,000.00 \$ 40,000.00 \$ 10,141.59 \$ 11,000.00 \$ - \$ 192,141.59
Ramsey County Land Discount FCHFH second mortgage (affordability gap) FCHFH General Fund FCHFH InKind Other Source Fotal Interim Financing Equity	\$ 6,000.00 \$ 40,000.00 \$ 10,141.59 \$ 11,000.00 \$ - \$ 192,141.59
Ramsey County Land Discount FCHFH second mortgage (affordability gap) FCHFH General Fund FCHFH InKind Other Source Fotal Interim Financing Equity Construction Loan	\$ 6,000.00 \$ 40,000.00 \$ 10,141.59 \$ 11,000.00 \$ - \$ 192,141.59 \$ - \$ -
Ramsey County Land Discount FCHFH second mortgage (affordability gap) FCHFH General Fund FCHFH InKind Other Source Fotal Interim Financing Equity Construction Loan Ramsey County Land Discount	\$ 6,000.00 \$ 40,000.00 \$ 10,141.59 \$ 11,000.00 \$ - \$ 192,141.59 \$ - \$ 6,000.00
Ramsey County Land Discount FCHFH second mortgage (affordability gap) FCHFH General Fund FCHFH InKind Dther Source Fotal Interim Financing Equity Construction Loan Ramsey County Land Discount FCHFH Fundraising	\$ 6,000.00 \$ 40,000.00 \$ 10,141.59 \$ 11,000.00 \$ - \$ 192,141.59 \$ - \$ 6,000.00 \$ 186,141.59
Ramsey County Land Discount FCHFH second mortgage (affordability gap) FCHFH General Fund FCHFH InKind Dither Source Fotal Interim Financing Equity Construction Loan Ramsey County Land Discount FCHFH Fundraising Dither Source	\$ 6,000.00 \$ 40,000.00 \$ 10,141.59 \$ 11,000.00 \$ - \$ 192,141.59 \$ 6,000.00 \$ 186,141.59 \$ -
Ramsey County Land Discount ICHFH second mortgage (affordability gap) ICHFH General Fund ICHFH InKind Other Source	\$ 6,000.00 \$ 40,000.00 \$ 10,141.59 \$ 11,000.00 \$ - \$ 192,141.59 \$ - \$ 6,000.00 \$ 186,141.59



RENDERING MAY NOT REFLECT ACTUAL CONSTRUCTED HOUSE







BASEMENT PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN



1954 UNIVERSITY AVE. W. ST. PAUL, MN 55104

OFFICE: 651-207-1700 FAX: 651-641-8641 SINGLE FAMILY HOME

ST. PAUL, MN

MODEL: 4TS3-1.5

BASEMENT UNFINISHED SQ. FT. = 748 FIRST FLOOR FINISHED SQ. FT. = 748

SECOND FLOOR FINISHED SQ. FT. = 708
TOTAL FINISHED

SQ. FOOTAGE = 1456

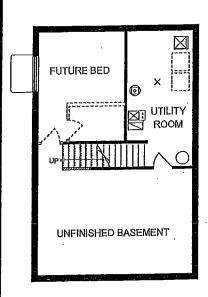
	4
PART 2 PROJECT APPLICATION	
Property Address: 836 Tr Statine Avenue E	
Developer: TCHFH	
Ramsey County Listed Acquisition Price: Signature Signature	No
Proposed project description: Building square footage, # of bedrooms and bath, # garage stalls, e	eto.
2 Story New Construction, 1,498 timsted sq. ft, 3 dedrame and Buthrooms, 2 Stall detached, garage Features Include Andorna 30 year Archectural Shingles, 118h Etherny Farnage and binter to with Energy Star Appliances.	Z. Windows, hyter-
Will building be owner occupiedYesNo	
For rental projects: Describe your organization's asset management plan and experience below.	
How quickly will your company complete construction after the property is sold to you? 18 Months or less (write in expected Additional Comments: Mattitudes Ma	
The pone will be a part of KHFH Atheralle Home commonship prosen	5 m
The hone will be apart of TCHFH Atherlate Hone commonship proson serving 30-60% of trea Median Income.	
he information contained herein is true and correct to the best of my/our knowledge and belief. Milk Milk Michael Jan Bree Copposit 2/27/1 Signature Title Date	<u>'5-</u>
ttachments	
Budget worksheet, either: Homeowner: Sources and Uses Rental: Sources and Uses and 15 year cashflow projection	
Design drawings, either: New construction: Schematic design/floor plan Rehabilitation: Description of intended scope of work and 2-3 pictures of exist property condition	ting
	į

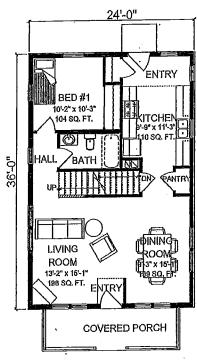
Project Budget: Total Development Costs

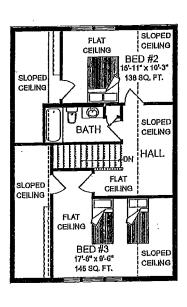
Address:	2001
Address:	836 Jessamine Avenue E
	New Construction SF, 1,498 sq. ft., 3 bedroo
Description:	2 bath
ACQUISITION COSTS	
Purchase Price	\$ 8,000.0
Closing Costs - Acquisition	\$ 2,000.0
Total Acquisition Costs	\$
CONSTRUCTION COSTS	
Hard Construction Costs	\$ 134,082.0
Contingency	\$ 6,704.1
Total Construction Costs	\$ 140,786.1
SOFT COSTS	
Design and Construction Management	\$ 8,447.1
Legal Work	\$ -
Radon/Asbestos/Lead Tests	\$ -
Real Estate Commission Fee	\$ 9,900.0
Soil Tests	\$. 1,500.0
Survey	\$ 1,000.0
Marketing/Staging	-
Seller's Closing Costs	\$ 1,500.0
After Rehab Appraisal Fee	\$ 350.0
Holding Costs (maintenance, utilities)	\$ 1,500.0
Property Insurance	\$ 600.00
Total Soft Costs	
Developer's Fee	\$ 16,558.33
TOTAL DEVELOPMENT COSTS	\$ 192,141.5
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Sale Price	\$ 165,000.00
Projected Value Gap	\$ 27,141.59
Permanent Financing	
irst Mortgage	\$ 125,000.00
Ramsey County Land Discount	\$ 6,000.00
CHFH second mortgage (affordability gap)	\$. 40,000.00
CHFH General Fund	\$ 11,141.59
CHFH InKind	\$ 10,000.00
Other Source	\$ -
otal	\$
	<u> </u>
nterim Financing	<u> </u>
quity	-
onstruction Loan	\$ -
lamsey County Land Discount	\$ 6,000.00
CHFH Fundraising	\$ 186,141.59
	\$ -
other Source	- φ
other Source otal	\$ -



IMAGE MAY NOT REFLECT ACTUAL CONSTRUCTED HOUSE







FOUNDATION PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN



1954 UNIVERSITY AVE. W. ST. PAUL, MN 55104

OFFICE: 651-207-1700 FAX: 651-641-8641 ST. PAUL, MN

MODEL: 18TS3-1.5

BASEMENT UNFINISHED SQ. FT. = 864 MAIN FLOOR SQ. FT. = 864

SECOND FLOOR SQ. FT. = 634

TOTAL FINISHED SQ FT. = 1498

TOTAL SQ. FT. = 2362

PART 2	7 .
PROJECT APPLICATION]
Property Address: 83/ Jessume Nenw E	
Developer: TC.HFH	
Ramsey County Listed Acquisition Price: \(\int \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	
1. Is a discounted purchase price to construct affordable housing requested? Yes No	
☐ 50% of market value (for profit) ☐ 25% of market value (non profit)	
2. Proposed project description: Building square footage, # of bedrooms and bath, # garage stalls, etc.	
2 Stay New Construction, 1,565, 56 ft., 4 be from Gal 2 hat Arouns, 25 fall do tached garage, Features melade Anderson, Windows, 30 year Anchedual Shingles, 115h Efficiency Furance and with thester	
Zsfall dotached garage, Features melade Anderson, Windows,	
30 yes Archestual Shingles, 1115h Ethiconey Furance and with thester	
With Energy Star Appliances.	
3. Will building be owner occupiedYesNo	
4. For rental projects: Describe your organization's asset management plan and experience below.	
5. How quickly will your company complete construction after the property is sold to you?	
□ 18 Months or less □ More than 18 months 18-24 than the to know we	
(write in expected timeline)	
5. Additional Comments: Multi-familia Guards.	
The home will be a part of Tettett Attendable Muneounorship	
The home will be a part of TCHTH Affordable Huncomorship program soning 30-60% of Arm Median Imone.	
	-
The information contained herein is true and correct to the best of my/our knowledge and belief.	
Signature Title Date	
,	
Attachments Budget worksheet, either:	
/D Homeowner: Sources and Uses	
☐ Rental: Sources and Uses and 15 year cashflow projection	
Design drawings, either:	
New construction: Schematic design/floor plan	
☐ Rehabilitation: Description of intended scope of work and 2-3 pictures of existing	
property condition	
	1

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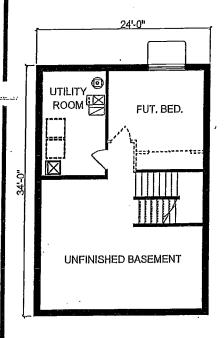
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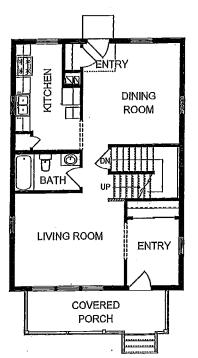
Project Budget: Total Development Costs

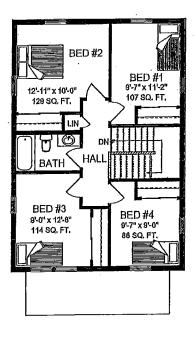
831 Jessamine Av	
bedroom, 2 bath	or, 1,0/0 sq. π., 4
\$	8,000.00
\$	2,000.00
\$	10,000.00
- · · · · · · · · · · · · · · · · · · ·	
\$	144,882.00
	7,244.10
\$ 100	152,126.10
\$	9,127.57
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\$	10,200.00
\$	1,500.00
\$	1,000.00
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<u></u>	35,694.03
Ι φ	120,000,00
\$	130,000.00
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	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$



RENDERING MAY NOT REFLECT ACTUAL CONSTRUCTED HOUSE







BASEMENT PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN



3001 4TH ST. SE
 MINNEAPOLIS, MN 55414-3301

OFFICE: 612-331-4090 FAX: 612-331-1540 SINGLE FAMILY HOME

MODEL: 3TS4-2 V

BASEMENT UNFINISHED SQ. FT. = 816 FIRST FLOOR FINISHED SQ. FT. = 816

SECOND FLOOR FINISHED SQ. FT. = 749

TOTAL FINISHED
"SQ, FOOTAGE = 1565

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		PART 1 S APPLICATION	
Business/Developer N	Vame: Dayton's Bluff Neighbor		es .
Address: 823 E	East 7 th Street		
	774-2704	FAX: <u>651-774-0445</u>	
Contact: Jim Ero			<u>.</u>
	jerchul@dbnhs.org		
Federal Tax ID n	umber: <u>41-138-6097</u>		
. List <u>individuals ha</u>	aving an interest of ten p	ercent (10%) or more in	the business.
Name	Title	Description of Inter	rest Percentage of Interest
	A DBNHS Boat	rd roster is attached	
Note to Later Programme to the second			
			<u>. </u>
state of Minnesota X Number of years in	, as: A corporation A limited liability com A non-profit or charital A partnership known a A business association	pany ble institution or corporatio s or a joint venture known as	
<u>Name</u>	Title	<u>Firm</u>	Role
Jim Erchul	Executive Director	DBNHS	Project financing
Jay Sigvertsen	Construction Spec.	DBNHS	Construction planning & management
John Faraci	President	Lake & Land	Surveying civil &
John Faraci	Flesidelit	Surveying	geotechnical
		04.1-10	engineering
Kim Bretheim	Housing Focus Leader	LHB	Architect
i. The Respondent is a a. Section 3 or b. CERT Certi		_ <u>X</u> apply) MBE _	WBE SBE

The information contained herein is true and correct to the best of my/our knowledge and belief.

8 gnature

Dayton's Bluff Neighborhood Housing Services Board of Directors/Loan Committee February 2015

Term Expiring 2015	Term Expiring 2016	Term Expiring 2017
Residents Paul Broderson (Loan Committee) 855 East Third Street St. Paul, MN 55106 (h) 651/774-4486 email: pbroderson1@gmail.com	Residents Gene Gelgelu 1821 University Ave W, Suite S-291 St. Paul, MN 55104 (w) 651/646-9411 (c) 651/815-9367 email: ggelgelu@aeds-mn.org	Rose Lewis P.O. Box 6832 St. Paul, MN 55106 (h) 651/776-7500 (c) 651/276-0029 emall: rebeccalou1761@yahoo.com
John Fahey (Loan Committee) Board Secretary 180 Maria Ave St. Paul, MN 55106 (h) 651/772-0229 email: John.f.fahey@comcast.net	Diane May (Loan Committee) Board President 243 Maria Ave St. Paul, MN 55106 (c) 651/295-4056 email: Diane.dianemay@gmail.com	Tabitha Benci DeRango 972 5 th Street St. Paul, MN 55106 (h) 651-771-2567 (c)651-666-8330 Isrango@gmall.com
Finance Martin Shimko Board Vice President 8688 Norway Street NW Coon Rapids, MN 55433 (c) 612-581-5236	Danielle Devine Winner 355 Bates Ave St. Paul, MN 55106 (c) 406-546-6091 danielle.devine.winner@gmail.com	Ben Greiling 1129 DeSoto Street St. Paul, MN 55130 (h) 651-263-3551 email: greendogproperties@gmail.com
email: mejas63@q.com Private Malcolm McDonald 21 East Oaks Road North Oaks, MN 55127 (h) 651/484-7714 (c) 651/387-7050 email: malcolmmcdonald@comcast.net	Government Denise Beigbeder (Loan Committee) Ramsey County HRA City Hall, 15 W Kellogg Blvd (w) 651/266-8005 (f) 651/266-8039 email: denise.beigbeder@co.ramsey.mn.us	Government Summer Watson Minnesota Housing 400 Sibley, Suite 300 St. Paul, MN 55101 (h) 512/228-6388 (w) 651/296-9790 email: Summer.Watson@state.mn.us
Ex-Officio Jim Erchul, Executive Director Dayton's Bluff NHS 823 E Seventh Street St. Paul, MN 55106 (w) 651/774-2704 (f) 651/774-0445 email: Jerchul@dbnhs.org	Finance Jam'es A. Conrad Sunrise Bank 200 University Ave W St. Paul, MN 55103 (w) 651/265-5600 (f) 651/265-5601 (c)651/283-7258 email: Jim@sunrisebank.com	Finance Bill Sarvela (Loan Committee) Board Treasurer TCF National Bank Minnesota 801 Marquette Ave, MC 001-02-L Minneapolis, MN 55402 (w) 612/661-7736 (f) 612/338-7331 email: bsarvela@tcfbank.com

PART 2
PROJECT APPLICATION
Property Address: Multiple (a list is attached)
Developer: <u>Dayton's Bluff Neighborhood Housing Services</u>
Listed Acquisition Price: To be determined
1. Proposed project description: Building square footage, # of bedrooms and bath, # garage stalls, etc.
Specifics will be determined as lots are assessed. Generally, we will be building houses with three or more bedrooms; two stall detached garages; approximately 1,500 sq. ft. of living space.
One of the properties is a vacant house which we plan to rehabilitate if it proves to be feasible.
 Will building be owner occupied X Yes No For rental projects: Describe your organization's asset management plan and experience below.
N/A
4. How quickly will your company complete construction after the property is sold to you? X 18 Months or less More than 18 months (write in expected timeline) 5. Additional Comments:
The information contained herein is true and correct to the best of my/our knowledge and belief. Executive Dinecton 2-19-15 Signature Title Date
Budget worksheet, either: Not available as lot and house assessments need to be completed & then the house designs before we can prepare budgets. Sources and Uses
X Homeowner: Sources and Uses and 15 year cashflow projection
Design drawings, either: Not available at this time. Lot assessments need to be completed first and the vacant house also needs to be evaluated further. The price Ramsey County is asking for the vacant house will likely be the determining factor, as to whether rehabilitation is feasible. X New construction: Schematic design/floor plan
☐ Rehabilitation: Description of intended scope of work and 2-3 pictures of

existing property condition

DBNHS' Tax Forfeit Property List

Address	Type	<u>Use</u>
1268 DeSoto Street	Vacant Lot	New one-story single family home for affordable homeownership
658 Hawthorne Ave E	Vacant Lot	New one-story single family home for affordable homeownership
2216 Reaney Ave	Vacant Lot	New one-story single family home for affordable homeownership
1102 Geranium Ave E	House & Garage	House and garage will be rehabilitated for affordable homeownership

DISCLOSURE AFFIDAVIT

1. BUSINESS INFORMATION

This affidavit must be completed by an authorized person or persons on behalf of the business or non-profit entity ("Business") submitting the proposal. If the Business is a for-profit, investors, officers, and principal members having an interest of ten percent (10%) or more of the Business must submit individual copies of this affidavit.

Business Name	Dayton's Bluff Neighborhoo	od Housing Serv	ices	
Business Address	823 East 7 th Street			
Individual Name	Jim Erchul	Title:	Executive Director	
Email Address	jerchul@dbnhs.org	Phone:	651-774-2704	
				

2. BUSINESS DISCLOSURES

Check the boxes below regarding each individual and/or Business listed above. For each item listed below answered in the affirmative, please provide a full explanation including, as appropriate, (1) date, (2) charge or claim, (3) place, (4) court and case number, (5) current status of case, and (6) outcome of case. Attach documentation as necessary.

Ciums, (5) F	
ocumentation as n	ecessary.
YES X NO	a. Business/Individual is a party in a pending lawsuit.
YES X NO	 Business /Individual is the subject of a judgment or has a conviction or pending case for criminal or civil fraud or bribery.
YES X_NO	c. Business /Individual has a conviction or pending case for arson.
_YES X_NO	d. Business /Individual has been indicted for or convicted of any felony within the past 10 years.
YES X NO.	e. Business /Individual has been a debtor in a bankruptcy proceeding, either voluntary or involuntary, within the past 10 years.
_YES X_NO	f. Business /Individual has unpaid delinquent taxes, municipal liens, and/or outstanding civil money judgments.
_YES X_NO	g. Business /Individual has been declared in default of a loan or failed to complete a development project.
YES X NO	h. Is the Business /Individual subject to any defaults, liens, or judgments?
_YES X_NO	i. Has the Business /Individual failed to complete or currently in violation of a development agreement or other agreement involving the City of Saint Paul or the Housing and Redevelopment Authority of the City of Saint Paul?
YES <u>X</u> NO	j. Has the Business /Individual previously been involved in a lawsuit with the City of Saint Paul or the Housing and Redevelopment Authority of the City of Saint Paul?
X_YES_NO	k. Does the Business /Individual own property that is currently subject to three or more housing code violations or prompted three or more police calls within the last year? We own vacant houses that we are in the process of rehabilitating.
YES XNO	1. Has the Business /Individual failed to obtain a required permit for work performed
_1110 25.110	

in the City of Saint Paul?

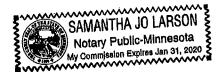
Statement of Non-Collusion

The Individual signing this affidavit, on his/her own behalf or on the Business's behalf, as applicable, swears or affirms that:

- 1. He or she is fully informed respecting the preparation and contents of the subject proposal.
- 2. The proposal is genuine and is not a collusive or sham offer, nor does the Business/Individual, as applicable, intend to hold said property as a "speculative" investment.
- 3. The price or prices quoted in this offer are fair and proper and this Business/Individual or any of its officers, partners, agents, representatives, owners, or employees, as applicable, has not in any manner sought to secure through any collusion, conspiracy, connivance, or unlawful agreement any advantage against the City, or any person interested in the proposed contract and/or redevelopment.

I swear or affirm, on my own behalf or on the Business's behalf, as applicable, that the information contained in this Disclosure Affidavit is true and correct to the best of my/our knowledge and belief. I further acknowledge that the statements made in this Disclosure Affidavit are material and will be relied upon by the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota, in determining what action to take on this proposal.

proposal. Signature	Executive Director	Z-19-15 Date
STATE OF MINNESOTA COUNTY OF RAMSCY		·
<u></u>	10th	toba isa ang



Notary Public

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		PART	1		
		DUCINESS APP	LICATION		
	Federal Tax ID number:	Creater Feastering Stevent N. St. P 2-8710 FA 101/SEN	Community Development Sol, MN 55107 X: 651-292-047 Dectages. ORG	3	1
2.	List individuals having an in Name	nterest of ten percent (10%) Title	or more in the business. Description of Interest	N/R. Percentage of Interest	
4.		, as: A corporation A limited liability company A non-profit or charitable it A partnership known as A business association or a as: velopment team and consu	joint venture known as		
	Name	Title	Firm Newhorks How Tetroi		
	JULIEURICKEN Matt Beckin Becky Edelo	Constaution Muse - Housing Develop Minge	NEGRECOUSES FOR CELLS	Coust Majory President	,
6	a. Section 3 organizab. CERT Certified by	tion isiness (check all that appl		WBE	SBE
]	The information contained he Signature	rein is true and correct to t	he best of my/our knowled Lef Desire Left the	ge and belief. Date	115

The HRA reserves the right to request additional documentation of capacity.

DISCLOSURE AFFIDAVIT

1. BUSINESS INFORMATION

Business Name

This affidavit must be completed by an authorized person or persons on behalf of the business or non-profit entity ("Business") submitting the proposal. If the Business is a for-profit, investors, officers, and principal members having an interest of ten percent (10%) or more of the Business must submit individual copies of this affidavit.

Business Name	> 35 Water Street W. St. Paul, MN 55,07
Business Address	/
Individual Name	Dill Hansickson Title: Death Decotor
Email Address	Thenricksen@NW home. Phone: 651-348-5084
	PORTNERS, ORG
2. BUSINESS DISCLOS	URES
Check the boxes below	regarding each individual and/or Business listed above. For each item listed below
	ative, please provide a full explanation including, as appropriate, (1) date, (2) charge
	court and case number, (5) current status of case, and (6) outcome of case. Attach
documentation as neces	ssary.
YES XNO a.	Business/Individual is a party in a pending lawsuit.
_YES \(\sqrt{NO} \) b.	Business /Individual is the subject of a judgment or has a conviction or pending
`	case for criminal or civil fraud or bribery.
<u> </u>	Business /Individual has a conviction or pending case for arson.
_YES XNO d.	Business /Individual has been indicted for or convicted of any felony within the past
\/\(\dagger\)	10 years.
_YES XNO e.	Business /Individual has been a debtor in a bankruptcy proceeding, either voluntary
MEG TAIO C	or involuntary, within the past 10 years.
_YES \(\)NO f.	Business /Individual has unpaid delinquent taxes, municipal liens, and/or outstanding civil money judgments.
_YES XNO g.	Business /Individual has been declared in default of a loan or failed to complete a
_YES XNO g.	development project.
YES XNO h.	Is the Business /Individual subject to any defaults, liens, or judgments?
	Has the Business /Individual failed to complete or currently in violation of a
	development agreement or other agreement involving the City of Saint Paul or the
	Housing and Redevelopment Authority of the City of Saint Paul?
_YES ∑NO j.	Has the Business /Individual previously been involved in a lawsuit with the City of
	Saint Paul or the Housing and Redevelopment Authority of the City of Saint Paul?
$\underline{\hspace{0.1cm}}$ YES $\underline{\hspace{0.1cm}}$ NO k.	Does the Business /Individual own property that is currently subject to three or
	more housing code violations or prompted three or more police calls within the last
	year?
_YES \(\sqrt{NO} \) I.	Has the Business /Individual failed to obtain a required permit for work performed
	in the City of Saint Paul?

Statement of Non-Collusion

The Individual signing this affidavit, on his/her own behalf or on the Business's behalf, as applicable, swears or affirms that:

- 1. He or she is fully informed respecting the preparation and contents of the subject proposal.
- 2. The proposal is genuine and is not a collusive or sham offer, nor does the Business/Individual, as applicable, intend to hold said property as a "speculative" investment.
- 3. The price or prices quoted in this offer are fair and proper and this Business/Individual or any of its officers, partners, agents, representatives, owners, or employees, as applicable, has not in any manner sought to secure through any collusion, conspiracy, connivance, or unlawful agreement any advantage against the City, or any person interested in the proposed contract and/or redevelopment.

I swear or affirm, on my own behalf or on the Business's behalf, as applicable, that the information contained in this Disclosure Affidavit is true and correct to the best of my/our knowledge and belief. I further acknowledge that the statements made in this Disclosure Affidavit are material and will be relied upon by the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota, in determining what action to take on this proposal.

STATE OF

STATE OF

SS.

Rency Alvarez
Minnesots Notary Public
Dakota County
Commission Number 31002221
Commission Expiration Date:
January 31, 2018

The foregoing instrument was acknowledged before me this <u>L</u> day of <u>March</u>, 2015, by <u>J.II HENRICKSEN</u>, <u>Depoly Dacch</u> (individually) (on behalf of <u>New Next March</u>).

Notary Public

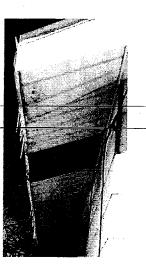
•		PROJ	PART 2 ECT APPLIC	ATION		
	Property Addr	ess: 774	. Minnigh	idha Ave S	F. Paul, MN	5510A
	Developer:	reoter F	ROSTONIN (Ownowity Down	Downard Oxf	,
•	Ramsey Count	y Listed Acq	quisition Price	:	·	
1. Is a disco	ounted purchase price to □ 50% of market			ng requested? 25% of market valu		No
2. Proposed	l project description: B	ailding squar	e footage, # of	bedrooms and bath,	# garage stalls, e	tc.
Sec	Addition in monets					
, L	ding be owner occupied	1 X	Yes	No		
	l projects: Describe you				merience below.	
5. How quie	ckly will your company	=		or the property is solo		
	A TO MORNING OF ICS.				write in expected	timeline)
	al Comments:					
SEE-	Attaminiends					
The informat	tion contained herein is	true and cor	rect to the best Discourse Title	of my/our knowleds	ge and belief. Date	<u></u>
Attachments		. – . – – –				
Budg	et worksheet, either:	C	J 7 I			
	Homeowner: Rental:	Sources and		year cashflow projec	ction	
Desig	gn drawings, either:			, , , ,		
_	☐ New construction	: Schematic	design/floor pl	an		
	ÇK Rehabilitation:	Description property co		cope of work and 2-3	3 pictures of exist	ing

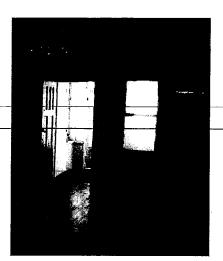
Greater Frogtown Community Development Corp., a subsidiary of NeighborWorks Home Partners

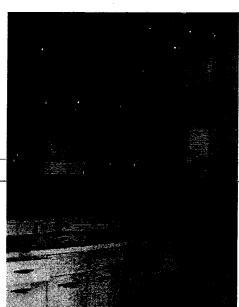


774 W Minnehaha Ave. St. Paul, MN 55104

3/6/2015







Substantial renovation

- 1924 Bungalow
- 2 Bedroom / 1 bath + bsmt rough-in
- 884 finished sq. ft.
- Basement egress window
- New kitchen & bath
- Refinished hardwood floors
- 1+ car garage
- Basement sump pump + drain tile
- Lot size: 40' x 125'



774 Minnehaha Ave. St. Paul, MN 55104

3/6/2015

Uses			
Acquistion			
	Sale price	\$ 15,000.00	
li	County fees	\$ 1,500.00	
	closing costs	\$ 2,500.00	
			\$ 19,000.00
Hard costs			
	Construction	\$ 100,000.00	
	Contingency	\$ 10,000.00	
			\$ 110,000.00
Soft Costs		\$ 55,600.00	\$ 55,000.00
		TOD	\$ 184,000.00

Sources	
Construction LOC (75% LTV)	\$ 93,750.00
Sale Proceeds (dev equity)	\$ 31,250.00
TCCLB (grant)	\$ 50,000.00
GFCDC- CDBG (grant)	\$ 9,000.00
	Total \$ 184,000.00
Sale Price \$ 125,000.00	4