

Project Status	
Proposed:	6/12/2015
Approved:	<input type="checkbox"/>
Closed:	
Complete:	

Impactation	
<input checked="" type="radio"/> Non-Impacted	
<input type="radio"/> Impacted	

Occupancy	
<input checked="" type="radio"/> Rental	
<input type="radio"/> Ownership	

Project Name:	Bridge Center for Youth
Main Address:	1XXX W 22nd St
Project Aliases:	Bridge Center Emergency Svcs Bldg
Additional Addresses:	
Ward:	10
Neighborhood:	East Isles

Project Activity	
<input type="checkbox"/> New Construction	
<input checked="" type="checkbox"/> Rehabilitation	
<input type="checkbox"/> Stabilization	
<input type="checkbox"/> Preservation	
Year Built:	

Development	
<input type="radio"/> Apartment/Condo	
<input type="radio"/> Townhome	
<input type="radio"/> Coop	
<input type="radio"/> Shelter	
<input checked="" type="radio"/> Transitional	
<input type="radio"/> Scattered Site/Other	

Household	
<input type="checkbox"/> General	
<input type="checkbox"/> Family w/Children	
<input type="checkbox"/> Senior	
<input type="checkbox"/> Single	
<input checked="" type="checkbox"/> Special Needs	
<input checked="" type="checkbox"/> Homeless	

Housing Production and Affordability									
UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT
	0BR	0		0	0BR	0	0	0	0
1BR	0	0	1BR	0	0	0	0	0	0
2BR	0	0	2BR	0	0	0	0	0	0
3BR	0	0	3BR	0	0	0	0	0	0
4+BR	0	0	4+BR	0	0	0	0	0	0
TOT	0	0	TOT	0	0	0	0	0	0

Shelter Units: 24 + Conversion Units:

Section 8:

GENERAL INFORMATION

The Bridge for Youth provides a full spectrum of services for homeless youth and their families. Through both the Emergency Services Program and the Transitional Living Program youth and their families receive a variety of counseling and other necessary services. The Bridge for Youth used to operate out of this West 22nd Street building and the administrative building located on Emerson Avenue South. The building on Emerson Avenue South ceased housing shelter units in 2014 as The Bridge moved toward consolidating all functions into a single location.

This West 22nd Street location was purchased in 2005 and The Bridge secured financing to renovate the building in 2007. The vision at that time was to maintain and expand the Bridge's multi-building "campus." This vision was not realized and many of the renovation activities planned for the West 22nd Street building were not completed.

The current scope of work for the West 22nd Street building includes replacing windows, HVAC system replacement, flooring replacement and some exterior tuck pointing. The original 2015 ESG funding request was for \$400,000. Due to limited funds and other applications, CPED staff are awarding \$200,000 in 2015 ESG funds.

Partnership:

Developer Contact:

Dan Pfarr The Bridge for Runaway Youth, Inc. 2200 Emerson Ave S Minneapolis, MN 55405- Phone: (612) 377-8800 ext- Fax: (612) 377-6426 d.pfarr@bridgeforyouth.org
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Owner Contact:

Dan Pfarr The Bridge for Runaway Youth, Inc. 2200 Emerson Ave S Minneapolis, MN 55405- Phone: (612) 377-8800 ext- Fax: (612) 377-6426 d.pfarr@bridgeforyouth.org
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Contact Information:

Consultant:

Becky Landon Landon Group, LLC 475 Cleveland Ave N 325 Saint Paul, MN 55104- Phone: (651) 238-6890 ext- Fax: (651) 447-2330 becky@landon-group.com
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Contractor:

Architect:

Property Manager:

The Bridge for Runaway Youth, Inc. Phone: (612) 377-8800 ext- Fax: (612) 377-6426

Support Services:

The Bridge for Runaway Youth, Inc. Phone: (612) 377-8800 ext- Fax: (612) 377-6426

CPED Coordinator:

CPED Legal:

CPED Rehab:

CPED Support Coordinator

MPLS Affirmative Action

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2BR	0	2BR	0	0	0	0	0	0	
3BR	0	3BR	0	0	0	0	0	0	
4+BR	0	4+BR	0	0	0	0	0	0	
TOT	0	TOT	0	0	0	0	0	0	

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 Section 8:

USES AND PERMANENT SOURCES

Project Uses:

Land:	\$0.00
Construction:	\$286,300.00
Construction Contingency:	\$10,000.00
Construction Interest:	\$0.00
Relocation:	\$0.00
Developer Fee:	\$2,000.00
Legal Fees:	\$0.00
Architect Fees:	\$10,750.00
Other Costs:	\$27,606.00
Reserves:	\$0.00
Non-Housing:	\$0.00
TDC:	\$336,656.00
TDC/Unit:	\$0.00

Project Permanent Sources:

Source / Program	Amount	%	Term	Committed
CPED ESG (2015)	\$200,000.00			
Bridge Center for Youth	\$136,656.00			
TDC:	\$336,656.00			

Financing Notes: