



Project Status	
Proposed:	7/15/2011
Approved:	<input type="checkbox"/>
Closed:	
Complete:	

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

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

Project Name:	Passage Community Housing
Main Address:	XX E 24th St
Project Aliases:	Passages
Additional Addresses:	
Ward:	6
Neighborhood:	Whittier

Project Activity	
<input type="checkbox"/> New Construction	
<input checked="" type="checkbox"/> Rehabilitation	
<input type="checkbox"/> Stabilization	
<input type="checkbox"/> Preservation	
Year Built:	1911

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 checked="" type="checkbox"/> Family w/Children	
<input type="checkbox"/> Senior	
<input type="checkbox"/> Single	
<input 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	0	0	0	0	0
1BR	3	3	0	0	0	0	0	0	
2BR	7	7	0	0	0	0	0	0	
3BR	7	7	0	0	0	0	0	0	
4+BR	0	0	0	0	0	0	0	0	
TOT	17	17	17	0	0	0	0	0	

Shelter Units: + Conversion Units:

Section 8:

GENERAL INFORMATION

Simpson Housing Services is applying for \$320,000 in ESG funds to complete necessary exterior repairs at their Passage Community transitional housing facility. The facility houses homeless or previously homeless individuals in 17 units of project based Section 8 housing for a period not to exceed 24 months.

Simpson Housing is proposing exterior foundation repairs, addressing water infiltration issues, window repair/replacement, concrete repair/replacement, tuck pointing.

Passage Community Housing is a blend of the former Women's Community Housing, which is no longer in existence and Simpson Housing Services.

Partnership: Passage Community Housing, LLC

Developer Contact:
 Julie Manworren
 Simpson Housing Services
 2100 Pillsbury Ave S
 Minneapolis, MN 55404-
 Phone: (612) 455-0841 ext-
 Fax: (612) 879-0041
 jmanworren@simpsonhousing.org

Owner Contact:
 Julie Manworren
 Simpson Housing Services
 2100 Pillsbury Ave S
 Minneapolis, MN 55404-
 Phone: (612) 455-0841 ext-
 Fax: (612) 879-0041
 jmanworren@simpsonhousing.org

Contact Information:

Consultant:

Contractor:

To Be Determined

Phone: ext-
 Fax:

Architect:

To Be Determined

Phone: ext-
 Fax:

Property Manager:
 Simpson Housing Services
 Phone: (612) 455-0841 ext-
 Fax: (612) 879-0041

Support Services:
 Simpson Housing Services
 Phone: (612) 455-0841 ext-
 Fax: (612) 879-0041

CPED Coordinator:

CPED Legal:

CPED Rehab:

CPED Support Coordinator

MPLS Affirmative Action



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3BR	7	7	3BR	7	0	0	0	0	0
4+BR	0	0	4+BR	0	0	0	0	0	0
TOT	17	17	TOT	17	0	0	0	0	0

Shelter Units: + Conversion Units:

Section 8:

USES AND PERMANENT SOURCES

Project Uses:	
Land:	\$0.00
Construction:	\$284,776.00
Construction Contingency:	\$22,782.00
Construction Interest:	\$0.00
Relocation:	\$0.00
Developer Fee:	\$25,639.00
Legal Fees:	\$2,985.00
Architect Fees:	\$3,244.00
Other Costs:	\$0.00
Reserves:	\$0.00
Non-Housing:	\$0.00
TDC:	\$339,426.00
TDC/Unit:	\$0.00

Project Permanent Sources:				
Source / Program	Amount	%	Term	Committed
CPED ESG (2011)	\$320,000.00	0.00%	3 yrs	
Simpson Housing Services	\$19,426.00			
TDC:	\$339,426.00			

Financing Notes:	