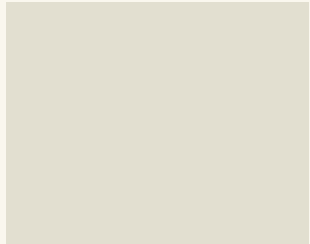
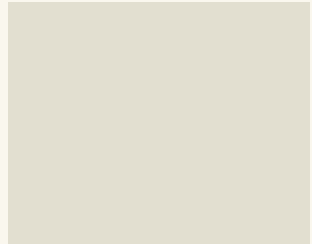


Development



Mel's Place Apartments

Type: Apartment **Address:** 3631 Penn Ave N
 Minneapolis, MN 55412-1961 **Number of Units:** 23 **Completion Date:** 1998



Project Type:
 Acquisition - Rehabilitation

Target Market:
 Mixed Income Multi-Family Rental Apartments -- (80% Market Rate / 20% Program Units)

Project Narrative:
 This Project is jointly owned by two non-profit organizations (Families Moving Forward - FMF and Opportunity Neighborhood Development Corporation - ONDC). The concept is to integrate a permanent housing solution for homeless families (20% of the units) with market rate rental units to create an environment which promotes a more rapid integration back into a normal living routine for the homeless families while mixing seamlessly with the general occupancy population.

Services Provided:
 Site Acquisition
 Project Administration
 Design / Construction Supervision
 Project Marketing
 Property Management

Project Data:
 Total Project Cost: \$785,000
 Type of Unit: 3-Story Walk-up Apartments
 Number of Units: 23 (19-Market Rate / 4 Program Units)
 Number of Buildings: 2
 Total Site Area: 0.5 Acres

Unit Information:			
Unit Type:	1 Bedroom	2 Bedroom	Program.
Number of Units:	18	1	4
Average Size:	580 sq. ft.	1,036 sq. ft.	Mixed