

CommonBond Communities

Dale Street Redevelopment Plan

BKV Group

9/27/2013



328 Kellogg Blvd W
St. Paul MN 55102
651-291-1750
651-291-1003 FAX
www.commonbond.org

September 27, 2013

Roseville Housing and Redevelopment Authority
Attn: Jeanne Kelsey
Acting Executive Director
2660 Civic Center Drive
Roseville, MN 55113

CommonBond Communities respectfully submits this Request for Proposal (RFP) response for your review. CommonBond has reviewed all elements of the RFP and believes that this development, in partnership with the RHRA and the Roseville community, will re-shape this portion of Dale Street and create a space that will benefit the community for the long-term.

CommonBond has 42 years of multifamily development experience. Our portfolio includes 105 properties in Minnesota, Wisconsin and Iowa. Over 5,400 units are owned or property managed by CommonBond, with over 8,500 people housed in our communities. CommonBond has the capacity and experience to deliver quality multifamily development. We are committed to green development and our plan includes meeting Green Communities multifamily development standards and Energy Star requirements.

Contingent upon development approval, our offer for the land is \$100,000 and is further outlined in the Property Purchase and Financing section of this response.

Our summary schedule:

Initial Design and Community Input Meetings – Spring 2014
Application to the Minnesota Housing Finance Authority – June 2014
Financing Assembled – December 2014
Closing and Start of Construction – March 2015
Construction Completion and Lease-Up – January 2016

CommonBond would like to thank the Roseville Housing and Redevelopment Authority for the opportunity to submit this proposal. If you have any questions, please contact Housing Development Associate Justin Eilers at (651) 312-3352 or justin.eilers@commonbond.org.

Sincerely,

A handwritten signature in black ink, appearing to read 'Justin Eilers'.

Justin Eilers
CommonBond Communities
328 West Kellogg Boulevard
St. Paul, MN 55102
(651) 312-3352
[Justin.eilers@commonbond.org](mailto:justin.eilers@commonbond.org)

A handwritten signature in black ink, appearing to read 'Ellen Higgins'.

Ellen Higgins
Vice President of Business Development

| Concept Plans and Design

CommonBond Communities proposes to build a sustainable, intergenerational community at Dale Street and Cope Avenue that allows people of all ages to live and thrive in an integrated setting. This development will include green construction, iconic architecture and universal design features that nurture accessibility and aging in place.

Site Plan

The proposed Dale Street Redevelopment will transform the current collection of sites into a unified community that integrates into the neighborhood, highlights current amenities and provides connections to the surrounding area.

Six rental townhomes occupy the western portion of the site, and an additional three are located on the northern section. These provide a visual transition from the neighboring single family homes and allow existing trees to remain in place. Parking for the townhomes is provided by a small surface lot and walking paths facilitate access for residents to get to their homes.

Sixty four rental units reside in an L-shaped building on the southeast section of the site. Underground parking, with one available per unit, benefits residents and opens up green space on site. A vertical greenhouse with southern exposure allows residents to grow plants year round, and a community room with a built-in kitchen on the first floor provides a gathering space for games, potlucks and other resident events.

A courtyard occupies the center of the site, acting as an outdoor gathering space for residents from the apartments and townhomes alike. Benches encourage conversation and the green space is perfect for grill-outs, picnics and group activities. Walking paths from all areas of the site connect residents to the courtyard. An activity zone gives children a chance to play and stretch their legs, and a pocket park with attractive landscaping and additional green space occupies the northeast portion of the site.

CommonBond will promote access to the Dale Street Trail by paved walking paths to the trail and encourage bicycling by providing racks for residents to use.

Housing

CommonBond's vision for the housing is an intergenerational living community, with a mixture of all ages and family sizes on-site. The pairing of townhomes and apartments appeals to different tastes and integrates well with the neighboring single family homes on Cope and Lovell Avenues. All units will be visitable and include universal design elements, promoting aging in place and accessibility for those with disabilities. Unit sizes range from one to three bedrooms, incorporating singles and families into the community. Walking paths and shared common

spaces inside and outside of the building encourage mingling among residents. CommonBond will provide on-site optional services to residents through its Advantage Services department. Programming could include after school tutoring, career advantage training, and social events.

Rental rates will vary based upon unit size and the funding sources secured in the development process, but the following monthly rates are anticipated at this time:

One Bedroom Units	\$775
Two Bedroom Units	\$925
Three Bedroom Units	\$1,075

The majority of the units will be affordable, as the primary source of proposed funding is the low income housing tax credit, with market rate units also included.

Sustainable Development

CommonBond is committed to environmentally friendly housing development. The Dale Street Redevelopment will adhere to Green Communities development criteria that include water conservation fixtures, access to open space, Energy Star appliances, efficient lighting fixtures, low VOC paints, clean air systems and durable material selections. As the long-term owner and property manager for all of our properties, CommonBond is dedicated to building multifamily communities that are durable, efficient and safe for all residents.

The Dale Street Redevelopment will feature many green amenities. An indoor greenhouse allows residents to grow their own plants. A rain water retaining system will be installed to this natural resource for landscaping and gardening. Bicycle parking is included underground to encourage use of the Dale Street Trail. Paths throughout the site promote walking and exercise.

The Dale Street project will breathe new life into this area of Roseville and promises to enhance and benefit the neighborhood tremendously.

Dale Street Redevelopment| INTERGENERATIONAL LIVING

- SITE PLAN KEY
- 1. MAIN ENTRY
 - 2. COMMON SPACE
 - 3. VERTICAL GREEN HOUSE
 - 4. WALK-UPS
 - 5. PARKING ENTRY
 - 6. 2 LEVEL TOWN HOME
 - 7. COMMON COURTYARD
 - 8. ACTIVITY ZONE
 - 9. POCKET PARK



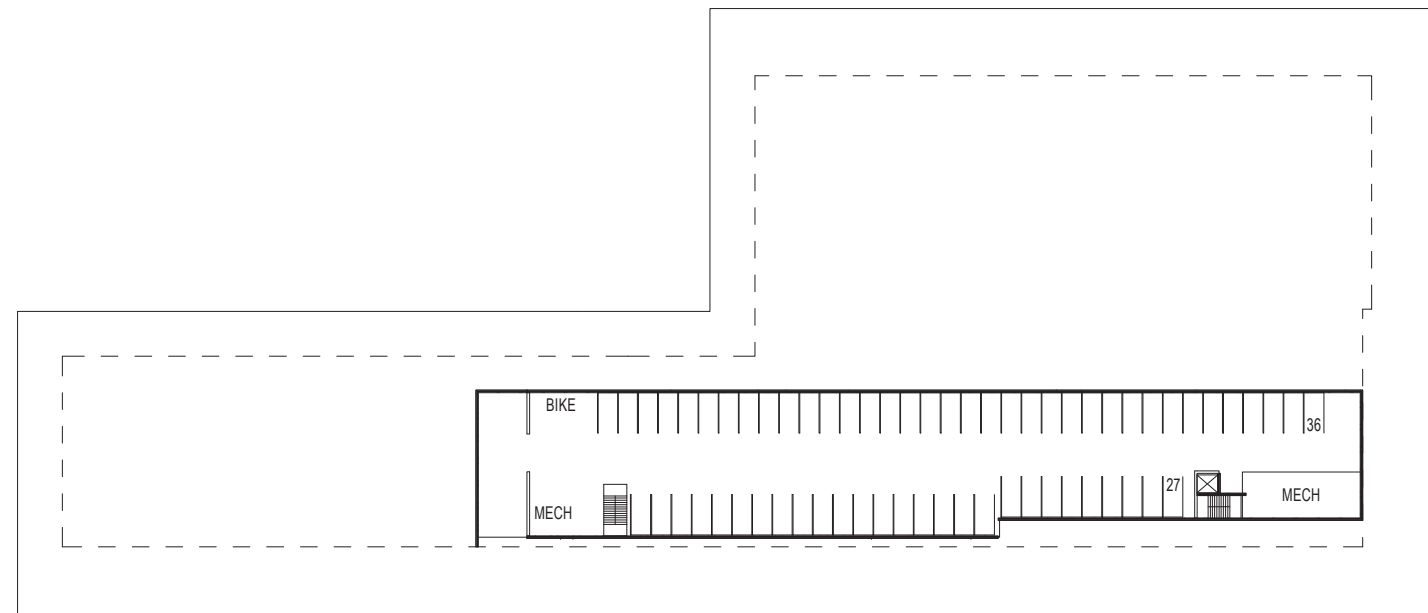
SITE PLAN

Dale Street Redevelopment | INTERGENERATIONAL LIVING

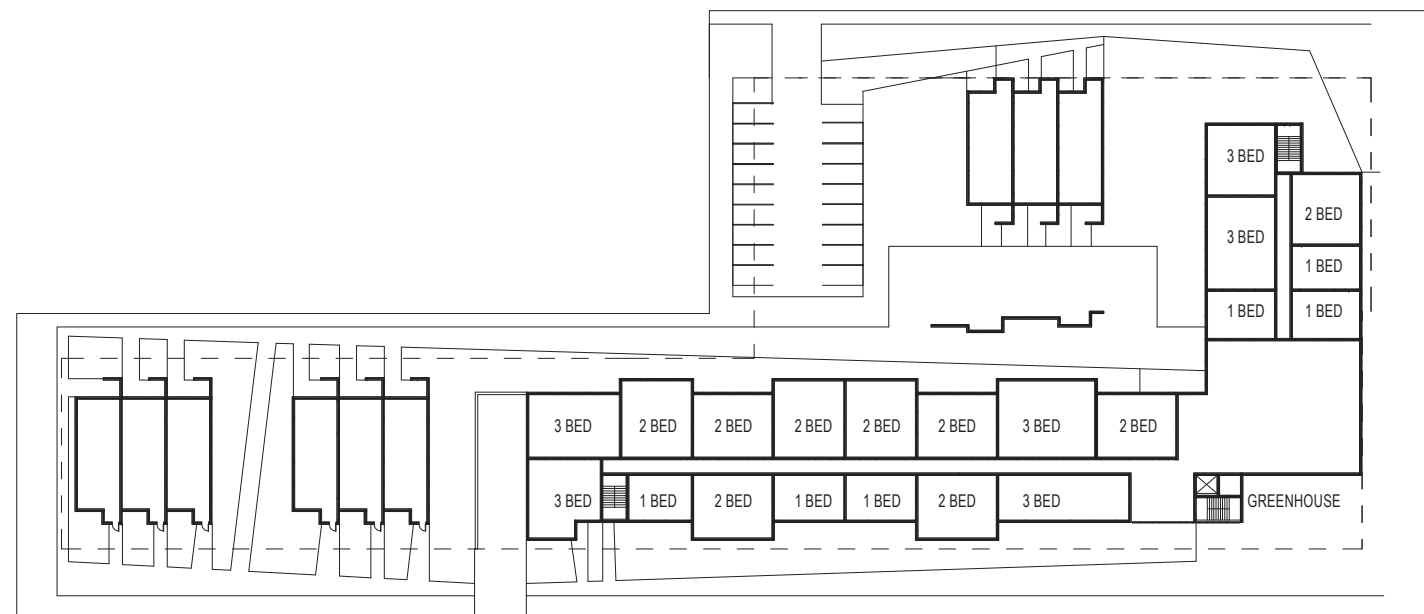


PERSPECTIVE FROM COPE AVE

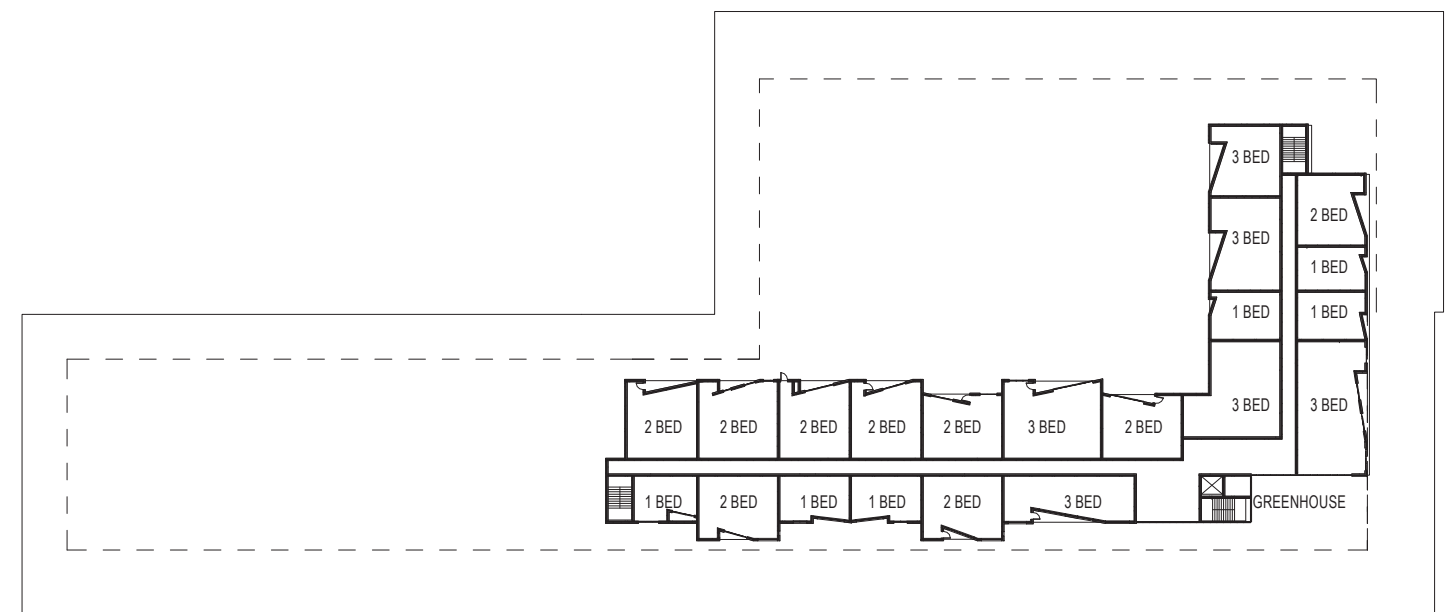
Dale Street Redevelopment | INTERGENERATIONAL LIVING



LEVEL P1



LEVEL 1



LEVEL 2 + 3 TYPICAL

Company and Developer Team Information

Since 1971, CommonBond Communities has been building homes, hope and community. Its 2012 annual report is included as an attachment in this proposal. From its start as a small program of the Archdiocese of Saint Paul and Minneapolis, CommonBond has become the Upper Midwest's largest nonprofit provider of affordable housing with on-site services. Affordable Housing Finance magazine recently ranked CommonBond 39th in the nation for tax credit development. CommonBond owns or manages over 5,400 units in approximately 100 housing communities, located in some 50 cities and towns, in Minnesota, Wisconsin and Iowa. Over 8,500 people – families, seniors and people with disabilities and other barriers – call CommonBond home.

CommonBond is a nationally-recognized leader and innovator in the affordable housing industry. It was one of the first housing providers to include services for residents – Advantage Services – in its properties and to insist that its housing be a long-term asset to the surrounding neighborhood. Engagement with the local community has long been a CommonBond hallmark. We have demonstrated that quality affordable housing combined with onsite services can transform lives and communities.

What distinguishes CommonBond Communities from other non-profit and for-profit organizations that provide affordable rental housing is its distinct mission, capacity, scale, impact and range of housing types and populations served. No other organization in the Upper Midwest reaches more diverse groups of people in more communities with customized, supportive housing. Over 8,500 people live in CommonBond affordable housing communities, including over 2,400 children and teens. Over 70% of all residents are families with children; approximately 25% are seniors over the age of 62. In addition, CommonBond serves people with special needs including people who were homeless, people living with HIV/AIDS and people with chronic mental illness or developmental or physical disabilities.

CommonBond is partnering with BKV Development as the architect on the Dale Street Redevelopment proposal. No general contractor has been chosen at this time. The contact information for CommonBond Communities is as follows:

328 West Kellogg Blvd.
St. Paul, MN 55102
Phone: (651) 291-1750
Fax: (651) 291-1003

Although members of our executive team and property management department are included below, the contact regarding any questions on this proposal is Justin Eilers. His contact information is below:

Justin Eilers
Housing Development Associate
Phone number: (651) 312-3352
Justin.Eilers@commonbond.org

CommonBond Staff:

Paul Fate, President and CEO

Paul Fate is the President and CEO of CommonBond Communities. He has over 25 years of experience in the field of housing and community development. Most recently he was the Executive Director of Payne Lake Community Partners, a community development initiative hosted by The McKnight Foundation and affiliated with a consortium of national funders, financial institutions and federal departments known as Living Cities.

He was previously Director of National Services at the Amherst H. Wilder Foundation. He started and directed the Twin Cities office of the Local Initiatives Support Corporation from 1988-1999. During his tenure, Twin Cities LISC raised and invested over \$110 million, resulting in over 3,000 units of affordable housing and nearly \$500 million in housing and economic development in Twin Cities neighborhoods. Paul also acquired land and packaged multi-family projects for Rural Housing Improvement, based in central Massachusetts.

Mr. Fate holds a master's degree in public administration from Harvard University and a master's degree in city planning from the University of Minnesota.

Lisa Wilcox-Erhardt, Vice President of Property Management

Lisa Wilcox-Erhardt is the Vice President of Property Management and leads the management, maintenance and compliance operations for the organization's portfolio of properties with the goal of maximizing operating performance and achieving financial goals while advancing CommonBond's mission of building community by creating affordable housing as a steppingstone to success. She has over 10 plus years of experience in the management of affordable housing properties, in Minnesota, Virginia and market rate housing in Texas. Lisa was a leader in her community serving as a City Councilmember for 7 years. During this tenure she served on the League of Minnesota Cities Board of Directors and held a leadership position with the Minnesota Women in City Government organization. Besides working in the affordable housing industry, Lisa and her husband ran an insurance consultancy business in Minnesota for 5 years.

Lisa is a graduate of Virginia Wesleyan College – Virginia Beach, VA where she earned a Bachelor of Arts degree in Political Science.

Ellen Higgins, Vice President for Business Development

Ellen Higgins is the Vice President for Business Development, a position created in 2005 to maximize CommonBond's access to affordable housing development opportunities and participate in new strategic initiatives. Prior to joining CommonBond's management team, Ms. Higgins was president and principal owner of Heskin Group, Inc., a real estate development, investment and financial advisory firm with offices in New York, Denver and Minneapolis that she has since sold.

Ms. Higgins has twenty years' experience in commercial real estate, more than ten years of Board leadership with CommonBond Communities and experience in affordable housing through her prior work as head of real estate development operations for the Wilder Foundation

(1983-1986). Ellen is a former member of CommonBond's Board of Directors and Executive Committee as well as Chair of the CommonBond Housing Board of Directors. In addition, she managed Heskin's financial advisory projects for government entities, including most recently, HUD's mark to market program for its Section 8 housing projects.

Ms. Higgins received her law degree in 1974 from the University of Chicago and worked in private legal practice in real estate/foundation taxation until 1983. She received her Bachelor of Arts degree from Princeton University in 1971, majoring in the Woodrow Wilson School for Public and International Affairs.

Ellen has served on numerous nonprofit boards over the years, including the founding boards of the Family Housing Fund of Minnesota and the Women's Economic Development Corporation (now WomenVenture).

Justin Eilers, Housing Development Associate

Justin's responsibilities include market research, predevelopment work, financial analysis of properties and preparation and submittal of applications for funding. He has 4 years of experience in community development work. He works on asset management projects and property budget analysis. He assists project managers with coordinating the development team on various housing projects, maintains project schedules and works with staff on all phases of the development process.

Justin holds a master's degree in Urban and Regional Planning from the University of Minnesota. He has a bachelor's degree in Business from Bethel University. He has worked at CommonBond for 2 years.

Robert Mueller, Housing Development Construction Project Manager

Bob Mueller's responsibility as Construction Project Manager within Acquisition and Development is to coordinate and supervise the construction process from pre-construction through project completion. Bob has over 29 years experience in construction management and 11 years of consulting to non-profit organizations, multi family, senior and commercial owners and developers, providing construction management, facility analysis, asset strategic planning and technical services to meet critical business and organizational needs. He has worked with non-profit assisted living and nursing home clients in the development of pioneering elderly care and hospice housing. Through his unique experience and good fortune he has been involved with clients of extraordinary vision, allowing him to work in the development execution of difficult and exceptionally progressive projects.

Bob holds a Bachelor of Science in Education from the University of Wisconsin Stout and post graduate studies in construction and business management.



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Interior Design
Landscape Architecture
Engineering

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BKV Group is a full-service architecture, engineering, interior design, landscape architecture and construction administration firm. Founded in 1978, BKV Group has grown from a sole proprietorship into a diverse partnership with offices in Minneapolis, Chicago, and Washington DC, serving clients locally and nationwide. Collectively, we represent a practice whose expertise is team-focused and offers a client-centered approach to creating architectural solutions. As a result of our full-service structure, we offer our clients a single source for all aspects of design and construction administration services.

BKV Group is an established national leader in residential community development, with deep expertise in affordable, market rate, senior, and mixed-use housing. Each project is led by BKV Group partners who are nationally-recognized leaders in their respective design areas.

Our firm's culture is based on a highly-collaborative design model. We strive to cultivate client relationships where creativity can flourish, leading to architectural solutions that enhance and inspire our client's program. We engage our clients, value their objectives and develop innovative design solutions that make meaningful contributions to the built environment.





Capabilities and Services

BKV Group is a national, award-winning design leader in the development of residential environments. Our design resources emphasize the total building design—from the aesthetics of residential branding to the sciences of building technology—and the challenge of creative cost control. The creative design value of BKV Group has attracted national exposure and clients. At BKV Group, the creative effort embraces the client and translates their vision into a reality that endeavors to exceed their expectations. It is a journey that involves the community in the “vision for growth and quality” structured to rally support and enthusiasm; a team of client, neighborhood and designer working together to build community. Our services include:

Planning

- Feasibility Studies/Facility Evaluation
- Project Budget/Schedule
- Program Development
- Space Programming
- Urban Design Studies
- Land Use and Zoning Analysis
- Site and Property Utilization

Architecture

- Site Planning
- Architectural Design
- Budgets and Schedules
- CSI Specifications
- Technical Documentation
- Building Information Management (BIM)
- Computer-based Project Scheduling
- Graphic Design

Interior Design

- Facility Evaluation/Feasibility Studies
- Project Budget/Schedule
- Space Planning
- Interior Image Concepts and Graphic Systems
- Material Specifications
- Furnishing Specifications & Furniture Installation
- Future Planning

Mechanical Engineering

- Building Commissioning
- Energy Use/Conservation Analysis
- HVAC System Design
- System Operations and Training
- Construction Phasing
- Fire Protection Systems

Structural Engineering

- Structural Analysis and Design
- Structural System Comparisons
- Existing Structure Evaluations
- Dynamic Vibration Analysis

Construction Administration

- Contractor Selection Assistance
- Contract Management
- Cost Estimating
- Construction Scheduling
- Construction Observation
- Quality Control Management
- Lending Inspections
- Eleven-Month Warranty Walk-Through

Sustainable Design

- Enhanced Building Durability
- Enhanced Occupant Comfort
- Energy and Water Savings
- Reduced Maintenance Operating Costs
- Conservation of Natural Resources
- Minimization of Waste and Pollution
- Prepared for Future Legislation
- Limits Risk and Possible Litigation
- Positive Public Relations
- Revenue from Recycling

Electrical Engineering

- Existing Site Survey and Analysis
- Lighting Design with Photometric Data
- Power Distribution Design
- Communication and A/V System Design
- Security System Design
- Fire Alarm System Design
- Technology Data System Analysis/Design
- Construction Phasing and Coordination

**Education**

University of Minnesota
- Twin Cities, Master of
Architecture

University of Wisconsin -
Milwaukee, BS in
Architectural Studies

Registration

Registered Architect: MN
NCARB, Certificate #66057
LEED Accredited Professional

Professional Affiliations

American Institute of Architects
(AIA)
USGBC - Minnesota Chapter
Minneapolis Downtown
Council Member

Gretchen M. Camp, AIA, NCARB, LEED AP

Partner

Gretchen has been with BKV Group for thirteen years, starting in 2000 while completing her Masters degree and increasing her role within the firm into a position as Partner. Gretchen is involved with the initial stages of project development and is active with the Municipal planning process that includes presentations to Planning Commissions and City Councils for project approval. She works closely with neighborhood groups and community stakeholders during the project's initial design phase. Gretchen's client relation and project management skills are an integral part of the project team committed to delivering quality work that is on time and within budget.

As BKV Group's Sustainability Coordinator and Housing Project Architect, Gretchen interfaces with a wide range of internal and external team members including clients, architects, engineers, contractors, cost estimators and facility managers. She organizes LEED training opportunities and resources for BKV staff and coordinates, schedules, and manages the LEED documentation process for multiple projects.

Partial Project Experience

1800 Lake Apartments, Minneapolis, MN
29th & Dupont Housing, Minneapolis, MN
301 Clifton Avenue Condominiums, Minneapolis, MN
520 2nd Street Apartments, Minneapolis, MN
A Mill Artist Lofts, Minneapolis, MN
Blue Apartments (LEED Certified), Minneapolis, MN
Buzza Historic Lofts (LEED Registered Project), Minneapolis, MN
Chittenden & Eastman Building, St. Paul, MN
The Copham Apartments, Minneapolis, MN
Eitel Building City Apartments, Minneapolis, MN
ElseWarehouse Apartments, Minneapolis, MN
Five15 on the Park, Minneapolis, MN
Flo-Co Fusion Apartments, Minneapolis, MN
Flour Sack Flats Condominiums, Phases I & II, Minneapolis, MN
Flux Apartments, Minneapolis, MN
Greenway Heights Family Housing, Minneapolis, MN
Historic Florence Court Apartments, Minneapolis, MN
Jackson Building Apartments, Minneapolis, MN
Lake Calhoun City Apartments, Minneapolis, MN
LOOP Condominiums, Minneapolis, MN
Lutheran Social Service, Park Avenue Apartments (LEED Silver), Minneapolis, MN
Mill District City Apartments (National Green Building Standard), Minneapolis, MN
The Penfield Development (LEED Registered Project), St. Paul, MN
The Summit Condominiums, Hopkins, MN
Selby Grotto Village Apartments, St. Paul, MN
Soo Line City Apartments, Minneapolis, MN
The Walkway Uptown Apartments, Minneapolis, MN
WaHu Student Housing, Minneapolis, MN
Western Row Condominiums, St. Paul, MN

**Education**

Bachelor of Architecture -
University of Minnesota 1987
Bachelor of Environmental
Design with a Minor in History
– U of M 1985

Registration

Registered Architect: MN, SD,
WI, and CO

Certified Interior Designer:
MN

Tom Wasmoen, AIA, CID

Associate Partner/Managing Architect

Tom brings 30 years of experience and design leadership, primarily in senior housing. He has proven leadership skills and delivers design solutions that solve problems, create caring environments, and build long-term asset value. Tom utilizes his experience as a managing architect in coordinating projects that meet the client expectations for schedule and budget.

Recognized as an expert on design for aging, Tom has dedicated a good portion of his 30-year career to designing senior living communities and supportive housing projects for both non-profit and for-profit organizations. His involvement includes participating on teams working on Continuing Care Retirement Communities, Age Restricted Independent Living Apartments, Assisted Living Residences, Memory Care Centers and Special Needs Housing. Tom understands the need for existing senior communities to reposition themselves to respond to aging facilities and new markets. Not only does each project respond uniquely to each client's program, desires, and budget, but each project represents the unique mission, vision and philosophy of its provider. His commitment to resident centric design and environments that support wellness and resiliency extends across all projects.

Partial Project Experience

Silver Lake Village Senior Apartments, St. Anthony, MN
Cavanagh Senior Apartments, Crystal, MN
Vernon Avenue Townhomes, Edina, MN
Orono/Navarre Townhomes, Orono, MN
29th & Dupont Housing, Minneapolis, MN
The Interchange Retail/Restaurant Building, Minneapolis, MN
Betty Danger Country Club, Minneapolis, MN*
The Crooked Pint, Minneapolis, MN*
10600 Old Country Road (Office Building with Below Grade Parking), Plymouth, MN*
Cardinal Health Nuclear Pharmacy Roseville, Minnesota*
The Cottages at Giants Ridge, Biwabik, MN*
Lakewood Apartments @ Wood's Edge, Lino Lakes, MN*
Legacy Shops - Legacy Village, Waconia, MN*
Legacy Townhomes - Legacy Village, Apple Valley, MN*
Mankato Lutheran Home, Skilled Nursing Care, Mankato, MN*
People Incorporated Residential Treatment Center, Minneapolis, MN*
The Pointe Condominiums, Plymouth, Minnesota*
Regent Senior Housing - Legacy Village, Waconia, MN*
The Ronald McDonald House Supportive Housing, Minneapolis, MN*
Seasons at Apple Valley Senior Housing - Legacy Village, Apple Valley, MN*
Seasons at Maplewood Senior Housing - Legacy Village, Maplewood, MN*
Silver Lake Center (Mixed Use Renovation and Addition), St. Anthony, MN*
Twin Lakes Medical Center, Roseville, MN*
Valley Community Presbyterian Church Remodel, Golden Valley, Minnesota*
Wildlife Rehabilitation Center, Roseville, MN*

**project experience prior to joining BKV Group*



Education

University of Minnesota
Master of Architecture
University of Arkansas
BS in Architectural Studies
Universidad de
Regiomontana,
Monterrey Mexico
- ISEP Exchange Student

Registration

Registered Architect: MN

Professional Affiliations

LEED AP BD + C
American Institute of
Architects (AIA)
Yinghua Academy
Community Association

Shawna Meyer, AIA, LEED AP

Project Architect

Shawna brings diverse project experience and a fresh perspective to the project team, working with the client and various team members through all phases of the project development. Shawna's role focuses on developing the design concept with the client, executing the desired design, as well as coordinating with all disciplines of the project team. Her experience in multi-family, mixed-use projects has been concentrated in the urban environment. Her objective is to integrate new projects into the existing urban fabric through insightful site response, material investigation, and basic sustainable concepts.

Partial Project Experience

29th & Dupont Housing, Minneapolis, MN
Athens Mixed-Use Development, Athens, GA
Bearden Place Competition, Minneapolis, MN*
Epic Corporate Campus, Verona WI*
Florida Avenue Development, Washington DC
Greenway Heights Family Housing, Minneapolis, MN
Schmidt Brewery Artist Lofts, St. Paul, MN
Soo Line City Apartments, Minneapolis MN
UTEC Mixed-Use Development, Minneapolis, MN
VUE Residences, Minneapolis, MN
West Fargo City Hall & Police Facility, West Fargo, MN

**project experience prior to joining BKV Group*



Multi-Family Housing Experience:

1800 Lake on Calhoun, Minneapolis, MN • 301 Clifton Condominiums, Minneapolis, MN • 520 Second Street Apartments, Minneapolis, MN • 740 River Drive, Renovation, St. Paul, MN • 8001 Newell Street Study, Silver Spring, MD • A Mill Artist Lofts, Minneapolis, MN • Athens Student Apartments, Athens, GA • Albertville Townhomes, Albertville, MN • Ann Arbor City Apartments, Ann Arbor, MI • Arts Quarter Lofts, Minneapolis, MN • Blue Apartments, Minneapolis, MN • Bristol Apartments, Bloomington, MN • Broadway Area Assessment for Development, Minneapolis, MN • Buzza Historic Lofts, Minneapolis, MN • Carleton Artist Lofts, St. Paul, MN • Canon River Lofts, Northfield, MN • Cavanagh Senior Apartments, Crystal, MN • Central West End Apartments, St. Louis, MO • The Copham Apartments, Minneapolis, MN • Delano Square Apartments, Delano, MN • Despatch Site Development Plan, Minneapolis, MN • Eitel Building City Apartments, Minneapolis, MN • ElseWarehouse, Minneapolis, MN • Five15 on the Park, Minneapolis, MN • Florida Avenue Apartments And Retail, DC • Florence Court Redevelopment, Minneapolis, MN • Flour Sack Flats Condominiums, Minneapolis, MN • Flux Apartments, Minneapolis, MN • Gateway Village Development, St. Paul, MN • Great Lakes Naval Family Housing, Glenview, IL • Greenleaf Lofts, Minneapolis, MN • Heritage Landing Apartments, Flats and Townhomes, Minneapolis, MN • Highland Heights Condominiums, St. Paul, MN • Highland Pointe Condominium, St. Paul, MN • Hotel Kaddatz Artist Lofts, Fergus Falls, MN • Karamu East Redevelopment, Minneapolis, MN • Lake Calhoun City Apartments, Minneapolis, MN • Landsowne Town Center Study, Loudoun County, VA • The Landings at Silver Lake Village, St. Anthony, MN • The Lyric at Carleton Place, St. Paul, MN • Lime Mixed-Use Development, Minneapolis, MN • Loring Park Tower, Minneapolis, MN • Louisiana Oaks Apartments, St. Louis Park, MN • Loop Calhoun Lofts and Townhomes, Minneapolis, MN • Loyola Station City Apartments, Chicago, IL • Lyn-Lake Redevelopment, Minneapolis, MN • Lyon Hall Study, Arlington, VA • Main Street Village, New Brighton, MN • Mill District City Apartments, Minneapolis, MN • Minnehaha Square, Minneapolis, MN • MoZaic Mixed-Use Development, Minneapolis, MN • Murals of LynLake, Minneapolis, MN • Park Avenue Apartments, Minneapolis, MN • The Pacific Development, Minneapolis, MN • Park Crest Condominiums, Burnsville, MN • Penn Village Apartments and Townhomes, Minneapolis, MN • Precision Building Apartments, Minneapolis, MN • Ramar Redevelopment Plan, Minneapolis, MN • Riverpointe Lofts, St. Paul, MN • Schmidt Brewery Artist Lofts, St. Paul, MN • Selby Groto Apartments, St. Paul, MN • Silver Lake Commons Moundview, MN • Silver Lake Village Senior Apartments, St. Anthony, MN • Soo Line City Apartments, Minneapolis, MN • The Summit Condominiums, Hopkins, MN • The Thomas Apartments, Minneapolis, MN • UTEC Mixed-Use Development, Minneapolis, MN • University and Dale Apartments, St. Paul, MN • Vermillion Street Corridor, Minneapolis, MN • Vernon Avenue Townhomes, Edina, MN • Villas in the Heart of the City, Burnsville, MN • WaHu Student Housing, Minneapolis, MN • The Walkway Uptown, Minneapolis, MN • Waterford Commons Apartments, Rosemount, MN • West End Apartments, St. Louis Park, MN • Western Row Condominiums, St. Paul, MN



GREENWAY HEIGHTS FAMILY HOUSING

MINNEAPOLIS, MINNESOTA

PRG and Phoenix Development are partnering for the development of the Greenway Heights family housing project to be located on the northeast corner of Bloomington Avenue South and the Midtown Greenway. This project will include 42 two-, three- and four-bedroom units affordable to households earning less than 50% AMI. This project is responsive to market demand, particularly in light of the loss of affordable rental units to the foreclosure crisis, and will address the housing needs created by the growth of larger families within the neighborhood.

Throughout the site, rain gardens will be incorporated to help infiltrate stormwater and provide color. New maple trees will be added to the existing mature maples to fill out the street tree canopy on both street frontages. A children's play area will be located adjacent to the first floor community space and raised garden beds will be provided for resident use. Along the south property, the project will incorporate a promenade that will run parallel to the Midtown Greenway – Minneapolis' urban bike path that runs through the heart of the city.

The building itself is designed to respond both contextually and culturally to the unique characteristics of the East Phillips neighborhood. The design of the building aims to incorporate the traditional design elements of the neighborhood while responding in a contemporary manner to both the site and the culture of the people. The bold and warm colors serve to welcome the people and community that will inhabit the building. The primary materials of the façade will be a mix of cement board panels, lap siding and metal siding, articulated to reflect the neighborhood context and culture.



ALBERTVILLE TOWNHOMES

ALBERTVILLE, MINNESOTA

Albertville Town Homes is a total new thirty-seven unit MHFA financed affordable rental housing development located on the west edge of the City. The town homes are in clusters of 4, 5 and 6 units per building. They are all two-level units with a selection of 2, 3 or 4 bedroom optional layouts ranging from 1,100 to 1,800 sq. ft. Each unit has an attached large two-car garage plus parking for two additional cars outside. There is an attached 1,500 sq. ft community center building which houses a large clubroom with kitchen, computer/internet service, a fitness center and management/leasing offices. The exterior finishes are 40% brick with the rest being a mix of cement-fiber siding materials in different textures and colors. The units are complete with all finishes, appliances, cabinets, flooring, washers/dryers, central air, etc. The exteriors are heavily landscaped around the units and open spaces plus there are two separate play lots for kids. The project was 100% leased before completion.



SCHMIDT TOWNHOMES

ST. PAUL, MINNESOTA

On the Schmidt Brewery complex in St. Paul there is currently an open, undeveloped area on the east side of the property, located between the east side of the Bottling House and Erie Street. This development will include the construction of thirteen row-house type townhomes.

The townhomes are three level units, 2½ levels exposed along Erie and 3 levels on the rear of the buildings facing the Schmidt Bottling House. The lowest level has a two car garage, storage, stairs and mechanical equipment. The main level is living, dining, kitchen and half bath while the upper level includes three bedrooms and two full baths.

The main elevations along Erie Street each have a covered porch over the main entry with stairs up a half level. The main building wall is set back from the Erie Street ROW by ten feet. Significant use of brick in keeping with the Brewery Buildings is proposed on the front and side elevations, while cement fiber panels and lap siding are the predominant siding materials on the rear elevation.



SELBY GROTTO APARTMENTS

ST. PAUL, MINNESOTA

BKV Group worked with the Selby Area CDC and Legacy Management & Development Corporation to construct a mixed-use building on Selby Avenue on a portion of vacant land between Grotto and Avon Streets. The building consists of 38 units of one- and two-bedroom apartments and approximately 6,100 sf of commercial space. This project provides 60% of housing at market rate with 40% at various levels of affordability.

Qualifications and Experience

The following developments are provided to demonstrate the flexibility and creativity that CommonBond provides with its housing developments. All properties are still owned and property managed by CommonBond. More examples of our developments are available upon request.



Brewery Point

Unit Count: 49

Location: Milwaukee, Wisconsin

Property Type: Senior

Development Type: New Construction

Year Completed: 2012

CommonBond Communities developed the first senior community in Milwaukee's Pabst Brewery redevelopment area. The Brewery is located immediately east of Interstate 43 and has become Milwaukee's newest, sustainable, historic neighborhood. Joseph J. Zilber's redevelopment of the former Pabst Brewing Company includes two major university centers, offices, apartments, a hotel, and restaurants. The site has panoramic views of downtown Milwaukee and the building will be the only new construction senior development in the central business district.



Bishop's Creek

Unit Count: 55

Location: Milwaukee, Wisconsin

Property Type: Family

Development Type: New Construction

Year Completed: 2009

The development, located on the corner of North 32nd Street and West Hampton Avenue in Milwaukee, is part of a seven-acre site that previously housed an abandoned foundry. Today, Bishop's Creek Family Housing is the anchor building for the revitalization in the neighborhood and provides 55 apartments with on-site supportive services for families and children. Amenities include a fitness center, computer lab, and easy access to shopping and the bus line.



Century Trails

Unit Count: 40

Location: Maplewood, MN

Property Type: Senior

Development Type: New Construction

Year Completed: 2010

Century Trails is a senior property that includes amenities such as a community room, library and workout area.

Century Trails was CommonBond's first development to feature geothermal heating.



Unity Square

Unit Count: 40

Location: Waterloo, IA

Property Type: Family

Development Type: New Construction

Year Completed: 2010

Unity Square features a community building and access to many amenities in the Waterloo area. This development features a strong partnership with the Sisters of Mercy.



Arbor Lakes

Unit Count: 50

Location: Maple Grove, MN

Property Type: Senior

Development Type: New Construction

Year Completed: 2002

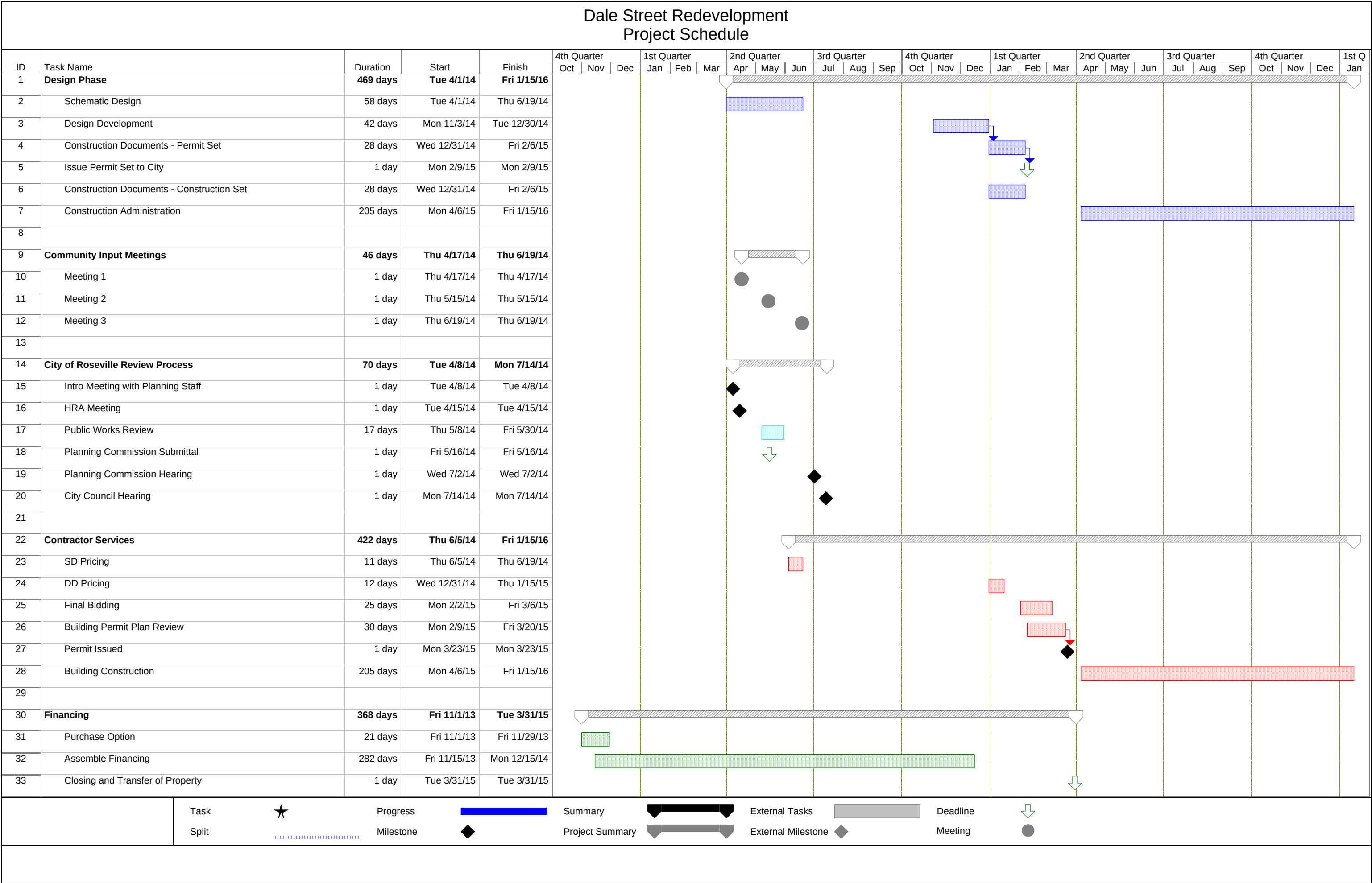
Arbor Lakes features community space, access to the neighboring lake and exercise space. It is a key part of the Arbor Lakes master development in Maple Grove.

|Scope of Work

CommonBond Communities will use its experience and capacity to deliver a quality redevelopment of the Dale Street fire station. The following outline details the staffing and organizational approach to this project.

- Once selected, CommonBond's Housing Development department and the BKV Group will meet with the City, the RHRA, and surrounding neighborhood through the spring of 2014 to solidify the vision for this project.
- Simultaneously, meetings with funders and applications for financing will begin prior to the planned application for tax credits to the Minnesota Housing Finance Agency in June.
- By May of 2014, CommonBond will select a general contractor and perform a construction cost estimate to ensure that assumptions about costs are correct. Basic site design will be complete at this point.
- In June of 2014, CommonBond will submit an application for low income housing tax credits, which will provide the majority of the financing for the development. CommonBond will continue to submit funding applications through the summer and fall of 2014.
- In November of 2014, the tax credit award will be received and by December of 2014, all the financing for the project will be in place. Preparation for closing on the property and start of construction will accelerate at this time.
- Once credits are awarded, our Housing Development department and internal construction team will work with BKV Group and the general contractor to finalize plans and perform bids in preparation for the start of construction.
- By March of 2015, all construction plans will be final and building permits received. CommonBond will close on the property and start construction one week later.
- Once construction starts, the BKV Group and CommonBond's development and construction department will monitor progress and communicate with the City, RHRA and neighborhood with updates.
- As construction draws to an end, CommonBond's Property Management department will be included and control of the property will be transferred to them upon completion. During lease-up, the Housing Development team will stay on board to ensure that it is a smooth process.
- Once the property is fully occupied, a property manager and maintenance staff person will run the development. An Advantage Services Coordinator will also be on-site to assist with optional programming for residents.
- An open house to celebrate the completion of the project will occur in the spring of 2015! Neighbors, community members, funders, the RHRA and the City will all be invited to tour the site and enjoy refreshments.

|Schedule



Property Purchase and Financing

CommonBond Communities proposes a purchase price of \$100,000 with the following sources and uses anticipated. Federal Home Loan Bank AHP grants are given out across the country to support multifamily housing projects. CommonBond has received multiple AHP grants in the last few years and feels confident in its ability to secure one for this redevelopment. The Minnesota Housing Finance Agency has a large number of grants distributed in their tax credit application round, including the Metropolitan Council, Family Housing Fund and Challenge Grants. Approximately \$700,000 is a very reasonable sum to expect from that application. We feel the HOME award is reasonable given our experience with Ramsey County. As discussed, the low income housing tax credits will make up the majority of the financing for this project.

SOURCES	
	Total
First Mortgage	\$ 2,200,000
Federal Home Loan Bank AHP Grant	\$ 500,000
MN Housing Finance Agency	\$ 703,163
Ramsey County HOME	\$ 200,000
CommonBond Contribution	\$ 100,000
Tax Credits	
Limited Partner Equity - LIHTC	\$ 11,095,083
TOTAL PERMANENT FINANCING	\$ 14,798,246

USES	
	Total
Acquisition	
Land and Building	100,000
Construction Costs	
Total	11,353,000
Architect Fees (Construction-Related)	
Total	431,800
Insurance, Financing, Soft Costs and Fees	
Total	2,484,611
Legal	
Real Estate	65,000
Reserves	
Operating	295,985
Replacement and Lease Up	67,850
TOTAL DEVELOPMENT COSTS	14,798,246

|Attachments

2012 ANNUAL REPORT

DEAR FRIENDS AND PARTNERS:

Thanks to your partnership and support, 2012 was a banner year for CommonBond Communities. Together we served over 8,600 people who call CommonBond home across nearly 100 different housing communities. The average household income across our housing portfolio is \$17,500. Now more than ever, our dignified housing with services provides families, seniors and people with disabilities a platform for success.

During 2012, CommonBond built or preserved a total of 325 homes in six different communities representing an investment of nearly \$50 million. This includes three new senior housing developments - Bii Di Gain Dash Anwebi and Riverview Senior Apartments in South Minneapolis and Brewery Point in downtown Milwaukee. We also acquired and are preserving a family development in Aitkin, Minnesota and a senior development in Cedar Rapids, Iowa.

Our single largest project in 2012 was the complete renovation of Yorkdale Family Townhomes in Edina, home to 90 families. In this report you will learn more about this vital housing community and the partnerships that made it possible. This accomplishment exemplifies the importance of preserving existing housing so that it remains affordable for the long run. Preservation of existing developments is also a very cost-effective means of providing affordable housing.

We are grateful and excited that December 2012 marked an organizational milestone for CommonBond, the conclusion of our \$21 million Open 4000 Doors campaign. The level of productivity we experienced in 2012 and our future opportunities are directly related to the success of this campaign. Campaign funds are being used to provide working capital needed in the early stages of housing development, before permanent financing can be secured. Funds also support the Advantage Services provided to residents to help stabilize their lives, advance academically and economically, and live independently. A small portion of campaign funds will support our move to a new headquarters in 2014.

Completion of the Open 4000 Doors campaign is much more than money. Over the past six years we have expanded our base of friends and supporters and achieved broader visibility and wider recognition for excellence and innovation. We are extremely grateful to all of you who gave generously to this campaign and all of you who support us year after year.

This 2012 Annual Report provides a snapshot of our organization. Thanks to all of you we are meeting our mission to build stable homes, strong futures, and vibrant communities. We are blessed with an outstanding staff and board of directors and remarkable volunteers, donors, and partners. Thank you for believing in us and investing in our work.



Paul Fate
President & CEO

Tom Hauschild
2012 Board Chair



2012 BOARD OF DIRECTORS

EXECUTIVE COMMITTEE

Thomas J. Hauschild, Board Chair
Partner
The TEGRA Group

Paul Fate, President
President & CEO
CommonBond Communities

Thomas F. Jasper, Vice Chair
Vice Chairman – Funding,
Operations and Finance
TCF Financial Corporation

William J. Cosgriff, Esq., Secretary
Retired
Briggs and Morgan, P.A.

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Partner
McGladrey & Pullen, LLP

Eduardo Padilla
Chief Executive Officer
NorthMarq Capital

Jane Windmeier
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Global Finance Systems & CFO Canada
Target Corporation

Bernadette Benner*
Community Volunteer

Vicki Duncomb
V.P. - Chief Financial Officer
Dolan Media, The Dolan Company

Debora Frodl
Chief Strategist and Product
Development
GE Capital

Pamela K. Graika*
General Manager Power Generation
Xcel Energy

Kyle Hansen
Executive Vice President
U.S. Bank

JoAnn Hanson*
Vice President Regulatory Affairs
CenturyLink

Lori Hume
Partner, Private Client Services
WIPFLi

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Vice President
Chief Compliance Officer
Ameriprise Bank

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Vice President-Portfolio Manager
Sit Investment Associates

Allyson Knudsen
Senior Vice President
Wells Fargo Home Mortgage

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Vice President Investment Operations
Travelers

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Pastor, Incarnation/Sagrado Corazon
and Saint Peter Claver

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Small Planet Foods, General Mills

Mark Rauenhorst
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Marren Properties

Carleen Rhodes
President and CEO
Minnesota Philanthropy Partners

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African Development Center

Tim Sheehan
Executive Vice President
Best Buy

Thomas Smith
Chief of Police
City of Saint Paul

Terri Thao
Program Officer
Nexus Community Partners

Judith Titcomb
Discovery Director
Pulse Innovation

Anne Elise Tschida, CSJ*
Treasurer
Sisters of St. Joseph of Carondelet,
St. Paul Province

Todd Wilkinson
President & CEO
Datacard Group



EXECUTIVE LEADERSHIP TEAM

Paul Fate
President & CEO
CommonBond Communities

Ellen Higgins
Vice President of Business
Development

Kelly Matter
Vice President of Advantage Services

Kevin Myren
Chief Financial Officer &
Vice President of Administration

Anne Peacock
Chief Operating Officer &
Vice President of Organizational
Development

Rachel Robinson
Vice President of Asset Management

Ann Ruff
Vice President of Resource
Development

Lisa Wilcox-Erhardt
Vice President of Property Management

** Completed service*

2012 OTHER COMMITTEES

HOUSING BOARD OF DIRECTORS

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CEO
NorthMarq Capital

Paul Fate

President & CEO
CommonBond Communities

Kevin Myren, Secretary

Chief Financial Officer & V.P. of Administration
CommonBond Communities

George C. Lang

Overlook Realty Investment Advisers, LLC

James Solem

Community Volunteer

Gerald H. Thole*

Senior Vice President
U.S. Bank Community Lending Division
U.S. Bancorp Community Development Corporation

Todd Wilkinson

President & CEO
Datacard Group

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Lori Hume
Paul J. Jungquist
George Lang
Kevin Myren
Mark Scholtes
Anne Elise Tschida, CSJ*
Jane Windmeier

Resource Development Committee

Lori Hume, Chair
Mary Bennett
Paul Fate
Pamela K. Graika
Allyson Knudsen
Marv Kotek
George C. Lang
Chris Naylor
Patricia A. Perell

Wisconsin Advisory Committee

Rick Andritsch
Bill Cummings
Bob Dennik
Ricardo Diaz
Ann Pieper Eisenbrown
Judy Jorgensen
Barry Mandel
Leo Ries
John Schwab
Roger Sherman
Maria Lopez Bento

** Completed service*

2012 COMMONBOND COMMITTEE MEMBERS

Advantage Services Committee

JoAnn Hanson, Chair*
Bernadette Benner*
Carleen Rhodes
Thomas Smith
Terri Thao
Beth Topoluk
Patricia Wilder

Board Development Committee

Rev. Kevin McDonough, Chair
William J. Cosgriff, Esq.
Paul Fate
Ann Ruff

Capital Campaign Steering Committee

Michelle Grabanski Pohlada, Co-Chair
John Berg, Co-Chair
Paul Fate
Thomas F. Jasper
Mick Johnson
Chris Naylor
Gary O'Brien
Patricia A. Perell
Cindie Smart
Judith Titcomb



AN OBVIOUS ADVANTAGE

Upon arriving at the new Advantage Center at Yorkdale Townhomes, one is immediately greeted with the sights and sounds of happy children. An important component of the newly built Advantage Center, part of Yorkdale's 2012 renovation, is the Study Buddy program. This program seeks to match young residents with an adult mentor to work on homework on a weekly basis. However, sometimes the results of a Study Buddy relationship go beyond the completion of daily homework.

ASHA & DENYA

Asha is an eighteen-year-old who has been a resident at Yorkdale Townhomes since 2009. She lives with her grandmother who does not speak English and counts on Asha daily for many tasks. Since moving to Yorkdale, Asha has been a very active resident, participating in Camp Fire programs as a younger girl, then working with the Camp Fire organization as a volunteer, and then participating in the Study Buddy program. It is through the Study Buddy program that Asha met the perfect mentor, sounding board and — most of all — friend.

Asha had worked with previous mentors; however, it was in 2011 that she really met her match — a twenty-three-year-old college graduate and transplant from Alaska. Denya came to CommonBond because she was looking for a volunteer opportunity to give back to the Minnesota community. After investigating several non-profits in the Twin Cities area, she settled on CommonBond. She loved the model that CommonBond represented. “They were not only interested in providing affordable housing to individuals and families,” says Denya, “they also offer the whole package, which is housing with all of the support services needed to be successful.”

When Asha and Denya first met, both women professed that there was chemistry between them immediately. Now, two years later, they act like long lost friends, often times finishing each other's sentences or giggling at one another as they begin to tell a story about one of their Study Buddy sessions together. They have met — almost without interruption — every Tuesday evening for 90 minutes for two years. They talk about their days, homework assignments, weekend plans and anything else that might be on the agenda. However, as Asha said, “after a little social time, we always get my homework done first!”

Denya has become much more than a weekly Study Buddy for Asha. She has become her sounding board and friend, offering Asha guidance and support as she deals with the messy issues of being a teenager.

For Denya, she has learned so much about the Somali culture and has been a part of a special relationship that she could have never imagined. Together, they've developed a nurturing and respectful relationship in a consistent and loving environment created by the staff at Yorkdale. Asha feels cared for and valued, while Denya feels a sense of responsibility for Asha's success and is her biggest cheerleader. Both women experience a sense of emptiness on the rare Tuesday night when they do not meet. As Asha said, “something just doesn't seem right if I don't see Denya during a week.” Of course, Denya's head nods up and down in agreement as she listens to Asha's comment.

In addition to her Study Buddy experience, Asha shared that her life at Yorkdale has been a very positive experience. Yorkdale has given her a stable and loving home which she states is “clean, neat, beautiful and convenient.” For Asha, the community at Yorkdale Townhomes has supplied her with all of the tools to be successful and she waits with great anticipation to graduation this spring and taking on the next new challenge. And, no one will be more proud than Denya.

“The new Advantage Center at Yorkdale has been a blessing. This space enables all of our Study Buddies to work at their own table, which really promotes the one-on-one experience. We also have the ability to host community events and reach out to more of the adult residents. The renovation of the townhomes and the addition of the Advantage Center is truly changing lives.”

— Desiree Guida

Advantage Services Program Coordinator / Yorkdale Townhomes



THE MAGIC FORMULA

As the largest provider of affordable housing in the Upper Midwest, CommonBond Communities recognized long ago that the organizations we partner with were critical to our commitment to provide life-enhancing services to our residents. One of our key partners in providing exceptional youth programming is Camp Fire MN. The melding of these two organizations gives new meaning to how efficient and powerful a true partnership can be.

PARTNER SPOTLIGHT – CAMP FIRE MN

Camp Fire MN is well known for its delivery of high quality youth programs. The two key components to the delivery of these programs are community-based education and camp programs offered at two locations. The strength of these programs made them a natural organization to partner with CommonBond. As noted by Marnie Wells, CEO of Camp Fire MN, “the needs of children living in CommonBond housing units along with the program offering and expertise found at Camp Fire MN made it a natural fit.”

Each week, Camp Fire staff work with over 130 children at six CommonBond locations throughout the metro area. They forge deep and lasting relationships at locations convenient to the kids – the Advantage Centers located in their home communities. Historically, the two major barriers to providing much needed programs for kids in need have been financial and transportation. Together, these two organizations have removed these barriers for CommonBond families.

“Together, we have created a model where expertise is shared to maximize limited resources for the benefit of one of our most important resources – our young people.”

— Marnie Wells / CEO / Camp Fire MN

The staffs of both CommonBond and Camp Fire MN work together seamlessly to ensure a consistent learning environment for the youth, while sharing resources when needed. They also work diligently to increase cultural awareness and create an environment where acceptance and tolerance towards all individuals is the norm. Both organizations believe strongly in their overlapping core values which include the value and respect of all individuals and the need to advocate on behalf of children, youth and families. By providing this ongoing

educational and extracurricular programming within an actual CommonBond community, it demonstrates each organization’s commitment to delivering high quality programs to kids who are most in need. It’s what Marnie Wells calls “the magic formula.”

“My daughter loves Camp Fire because it gives her the chance to engage in new activities and build confidence. As an only child with no sibling, Camp Fire has provided an outlet where she can make many new and lasting friendships.”

— Helen Tekle / parent / Yorkdale Townhomes

The parents of these children see the value as well. According to Marnie, if you were to ask a parent of the children who participate in Camp Fire programs at the Advantage Centers, they would tell you that “they have seen improved behavior patterns with their children, their school work has improved due to the academic assistance after school and the children have learned to make friends, build strong relationships and help to create a sense of community within their CommonBond community.”

Both organizations are always looking at ways to improve and strengthen their partnership and are driven by a desire to improve the lives of youth by empowering them through safe, fun and nurturing environments.



Marnie Wells



YORKDALE TOWNHOMES

CommonBond's Yorkdale Townhomes property has been providing quality affordable townhomes to families in Edina for over 30 years. Yorkdale Townhomes consists of 90 family townhome units on 10 acres in Edina. The units are a mix of one, two, three and four bedroom townhomes with a long-term Project Based Section 8 contract which allows residents to pay 30% of their income toward rent. In 2012, new financing was obtained for comprehensive rehabilitation to preserve this very valuable family housing resource. Located in a vibrant, amenity-rich area on a prime transit corridor, these 90 townhome units are newly refurbished and energy efficient, thanks to the participation of private, city, state, county and local funders.

REHABILITATION

The townhomes were built in the mid-1970s. Through long-term wear and tear and deferred maintenance, the development had major capital needs, and lacked energy efficiency. The scope of work specifically included new energy efficient furnaces, water heaters, windows, doors, siding, roofing, interior doors, bathroom fixtures, kitchen cabinets and appliances, lighting, and new flooring. Durable, high-quality materials were utilized throughout. Significant upgrades and improvements to the exterior of the property resulted in enhanced visual appeal for the residents and for the surrounding area.

“Enterprise is pleased to join CommonBond and all the funding partners to provide a healthy, safe environment for hardworking Minnesota families through the newly-rehabbed Yorkdale Townhomes.”

— Charles Werhane

President and CEO of Enterprise Community Investment

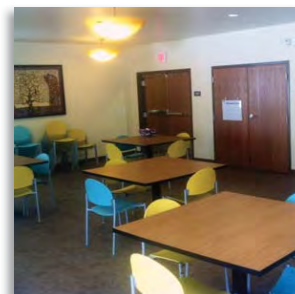
The rehabilitation also included a variety of energy-saving and Green elements which have resulted in significant savings and sustainability. Strategies include interior and exterior improvements as well as new Energy Star appliances, VOC finishes, low-flow fixtures and new energy efficient windows. Preserving existing affordable rental housing, efficiently reusing the structures and materials already in place and replacing deteriorated building elements with new, energy efficient materials is a high priority for CommonBond.

Yorkdale Townhomes demonstrates new best practices in the area of substantial rehabilitation of occupied, affordable rental housing. This includes specific outcomes relating to retrofitting new elements in to existing spaces, redesign of existing mechanical systems, refinancing strategies assuring long-term, comprehensive stabilization of the property, plus creating a comprehensive on-site resident service program.

IMPROVED ADVANTAGE SERVICE DELIVERY

CommonBond's Advantage Services operated one of our largest service programs at Yorkdale in seriously inadequate facilities that were located in auxillary spaces throughout the property. These former facilities hampered the service delivery and made it difficult to attract volunteers and to advertise the extensive life-enhancing services CommonBond provides to residents.

The construction of a new Advantage Center is a key outcome of the redevelopment. Expanded and improved program space is greatly enhancing CommonBond's service delivery at Yorkdale, promoting greater resident stability, advancement and independence. The new Advantage Center includes a computer lab, offices, activity space and a community room with kitchen. Services have been expanded to include supportive services for Yorkdale's five newly-created homes for long-term homeless families.



2012 FINANCIAL STATEMENT



REVENUE

Contributions	\$ 7,456*
Fees for Service	
Property Management	3,797
Housing Development	3,648
Advantage Services	1,575
Other Fees and Reimbursements	416
Government Grants	1,769
Investment Income	931
Property Related Gains and Miscellaneous	662

TOTAL REVENUE **\$ 20,254**

EXPENSES

Property Management	\$ 3,375
Housing Development	3,788
Advantage Services	3,769
Asset Management	464
Community Engagement	25
Supportive Services	1,463

TOTAL EXPENSES **\$ 12,884**

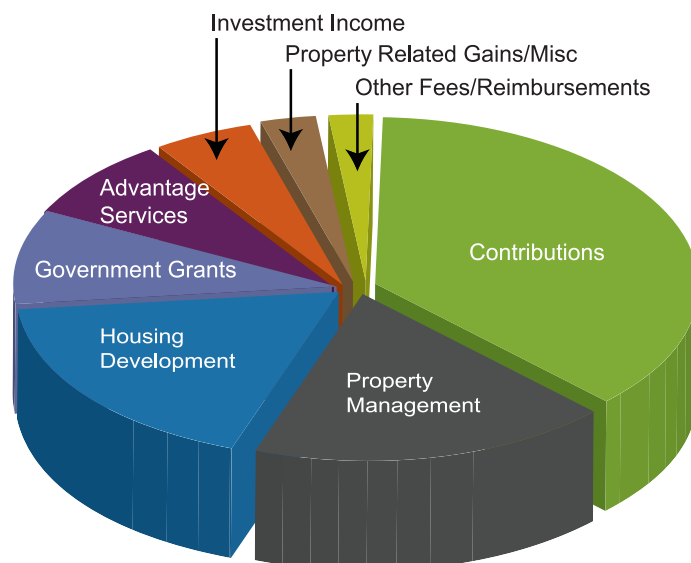
Change in Net Assets Before Other Income **\$ 7,370**

OTHER INCOME

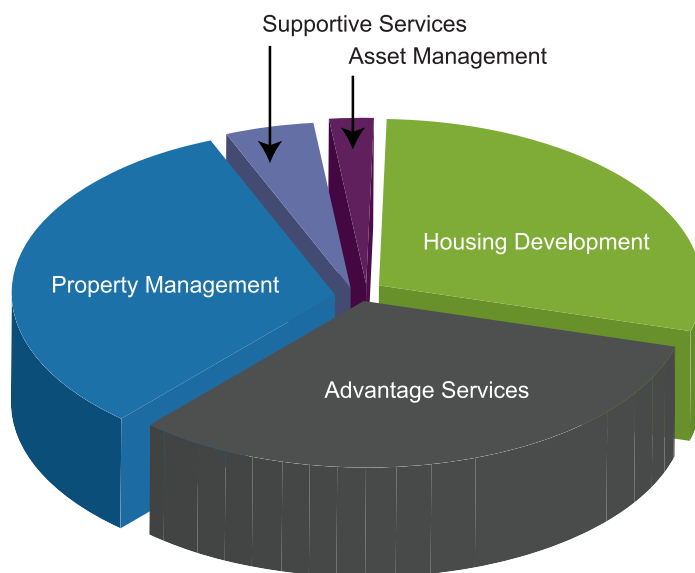
Realized and Unrealized gains on Investments	253
Write-off of Office Costs	(1,001)
Losses from Partnerships	(61)

CHANGE IN NET ASSETS **\$ 6,561**

*Represents an additional \$5 million from Capital Campaign



REVENUE BY SOURCE



EXPENSES BY SOURCE

2012 BY THE NUMBERS

8,641	People served
5,449	Housing units
3,094	Seniors participated in wellness events
1,043	Youth benefited from academic programs
725	Seniors prevented from nursing homes
217	Residents obtained new jobs
189	Study Buddy pairs

COMMONBOND HOUSING LOCATIONS



State	City	City Total Units
Iowa	Cedar Rapids	66
	Des Moines	100
	Waterloo	40
Minnesota	Aitkin	32
	Annandale	24
	Blaine	50
	Bloomington	43
	Champlin	48
	Columbia Heights	146
	Crystal	7
	Delano	30
	Edina	219
	Excelsior	67
	Farmington	61
	Fridley	66
	Golden Valley	25
	Hastings	176
	Howard Lake	24
	Lakeville	24
	Little Canada	76
	Little Falls	48
	Mahtomedi	61
	Maple Grove	69
	Maple Plain	38
	Maplewood	213
	Minneapolis	1187
	Minnetonka	110
	Mound	92
	Mounds View	83
	New Hope	26
	New Ulm	30
	Newport	78
	Northfield	125
	Oakdale	118
	Plymouth	96
	Red Wing	96
	Richfield	11
	Robbinsdale	36
	Rogers	24
	Sleepy Eye	32
	St. Paul	1017
	Wayzata	8
	West St. Paul	60
Wisconsin	Chippewa Falls	43
	Milwaukee	370
	Watertown	54
Total		5449

For more than 40 years, CommonBond has been weaving affordable homes into the fabric of communities throughout Minnesota and, more recently, Wisconsin and Iowa. With well over 5,000 apartment and townhome units in three states, CommonBond's vision is clearer than ever that every person deserves a dignified, affordable home that supports independence and advancement within a flourishing community.

"As the largest provider of affordable housing in the Upper Midwest, CommonBond gives its residents the opportunity for a better quality of life."

— U.S. Senator Al Franken

325 DOORS OPENED IN 2012

With funding from the Open 4000 Doors campaign, CommonBond opened:

- Bii Di Gain Dash Anwebi, 47 apartments for seniors, Minneapolis, MN
- Ripple River, 32 townhomes for families, Aitkin, MN
- Riverview, 42 apartments for seniors, Minneapolis, MN
- Brewery Point, 48 apartments for seniors, Milwaukee, WI
- The Meadows, 66 apartments for seniors, Cedar Rapids, IA
- Yorkdale Townhomes, 90 rehabbed townhomes for families, Edina, MN



OPEN 4000 DOORS CAMPAIGN DONORS

IT ALL BEGAN WITH THE FIRST STEP

Six years ago, CommonBond Communities embarked on its first capital campaign with a goal of raising \$21 million. The campaign was created to meet new organizational growth goals that included adding and preserving 4,000 units of housing; expanding the endowment for Advantage Services; and relocating the central office staff to new headquarters. CommonBond successfully completed the campaign in December 2012 having raised \$21,065,120.

CommonBond is well on the way to reaching the goal of opening 4,000 doors having developed and preserved 2,052 since 2007. In addition to expanding our mission and outreach to more residents, this effort also transformed the organization. We gained national standing through our efforts to attract national funding and investment. We also advanced CommonBond's visibility and brand and attracted new regional donors.

The keys to success were a compelling vision and reputation, a committed board combined with volunteer leadership, and broad community support.

CAMPAIGN HIGHLIGHTS

- Twenty-seven volunteers provided leadership to the campaign.
- 664 donors generously supported the campaign. 241 of them were new donors to CommonBond. Gifts ranged from \$10 to \$2.5 million.
- CommonBond's board and former board of directors provided \$5.4 million in support of the campaign.

We are truly grateful for this generosity.

\$1,000,000+

John and Nancy Berg
Eugene U. and Mary F. Frey Family Fund
of The Saint Paul Foundation
Margaret A. Cargill Foundation
The McKnight Foundation
Pohlad Family Foundation

\$500,000 - \$999,999

Anonymous (2)
Basilica of St. Mary
F.R. Bigelow Foundation
Kresge Foundation
The Saint Paul Foundation
Robert P. Sands
Sally G. Sands

\$250,000 - \$499,999

Marv Koteck
Sisters of Mercy West Midwest Community
TCF Foundation
Travelers
Wells Fargo Foundation Minnesota

\$100,000 - \$249,999

Anonymous (1)
Ecolab Foundation
Fred C. and Katherine B. Andersen Foundation
Paul and Diane Frerichs
Hardenbergh Foundation
George and Mary Dee Hicks
Mardag Foundation
NorthMarq Capital, Inc.
Opus Corporation
Target Foundation
Thrivent Financial for Lutherans Foundation
U.S. Bancorp Foundation

\$50,000 - \$99,999

Anonymous (1)
Bruce and Ann Christensen
Bill and Maureen Cosgriff
Anna and Michael Durham
Tom and Kristina Hauschild
Huss Foundation
Hart and Susan Kuller Family Fund of The Minneapolis Foundation
Teresa and Mike Marshall
The Minneapolis Foundation
NeighborWorks America
Opus Foundation
Otto Bremer Foundation
Mark and Karen Rauenhorst
Securian Foundation

