

## Iskufilan Village Workforce Housing – A Project Summary

- St. Cloud is facing a serious workforce housing shortage—one that is forcing working families, and small business owners, to live in unstable or unaffordable conditions. Iskufilan Village is a direct response to this crisis.
- This project, led by the Center for African Immigrants and Refugees Organization (CAIRO), will provide 70 new, quality housing units for working families, building a stronger, more connected community where families can thrive.
- 10% percent of this will be allocated for affordable housing.

### Why This Matters

- Nearly half of St. Cloud's renters are cost-burdened, meaning they spend more than 30% of their income on housing.
- Frontline workers—Manufacturing and production employees, Retail/Service employees, the people keeping our hospitals, schools, and businesses running—struggle to find homes they can afford.
- Stable housing leads to stable families, which strengthens the workforce, local economy, and community as a whole.

### Project Details

- 70 units of workforce housing (2-, 3-, and 4-bedroom homes designed for families)
- Green spaces, playgrounds, and community spaces to foster connection.
- Energy-efficient design to keep long-term costs low.

### Project Investment

- The total project cost is **\$20 million**. CAIRO has already purchased the land for \$1.2 million and is working to braid funding from multiple sources, including private investment, philanthropy, and other grants.
- This project is shovel-ready, with construction planned to start in late 2025 and completion by late 2026 or Early 2027.
- We are asking the state to invest **\$5 million** through **SF2503**. This funding would play a critical role in moving the project forward and ensuring housing remains affordable for working families.
- Supporting SF2503 is about making sure our working families in Greater Minnesota have a place to live. It's about building a stronger Minnesota. We urge the committee's full support to make Iskufilan Village a reality.

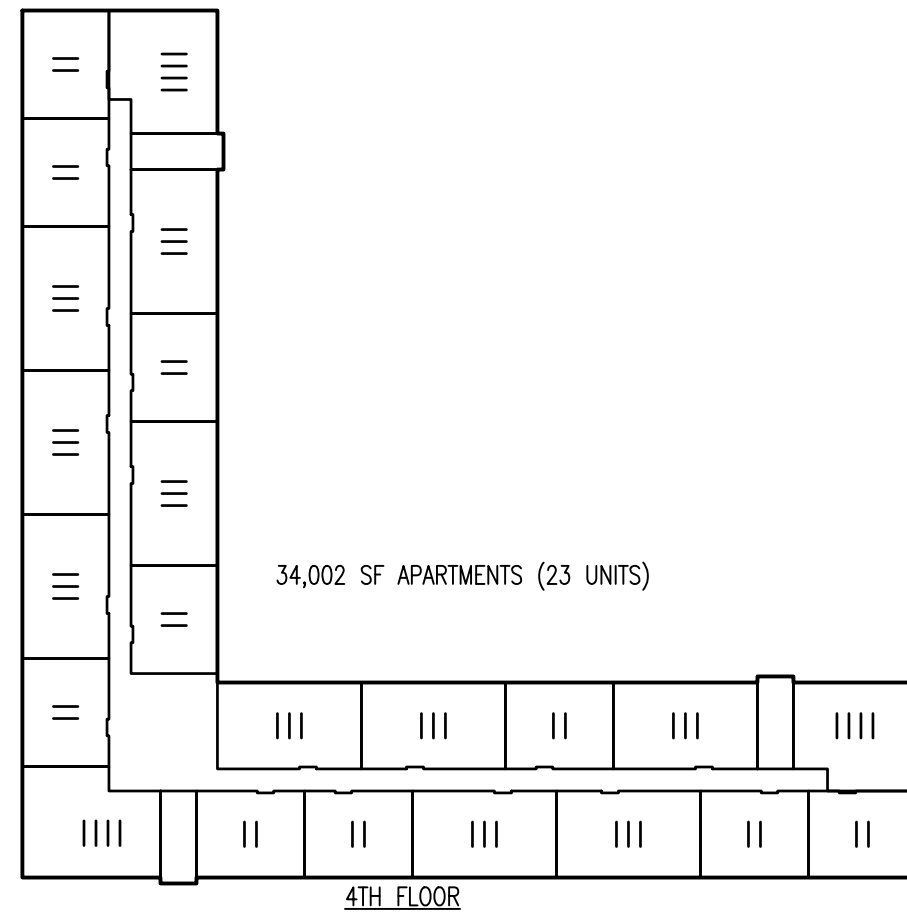
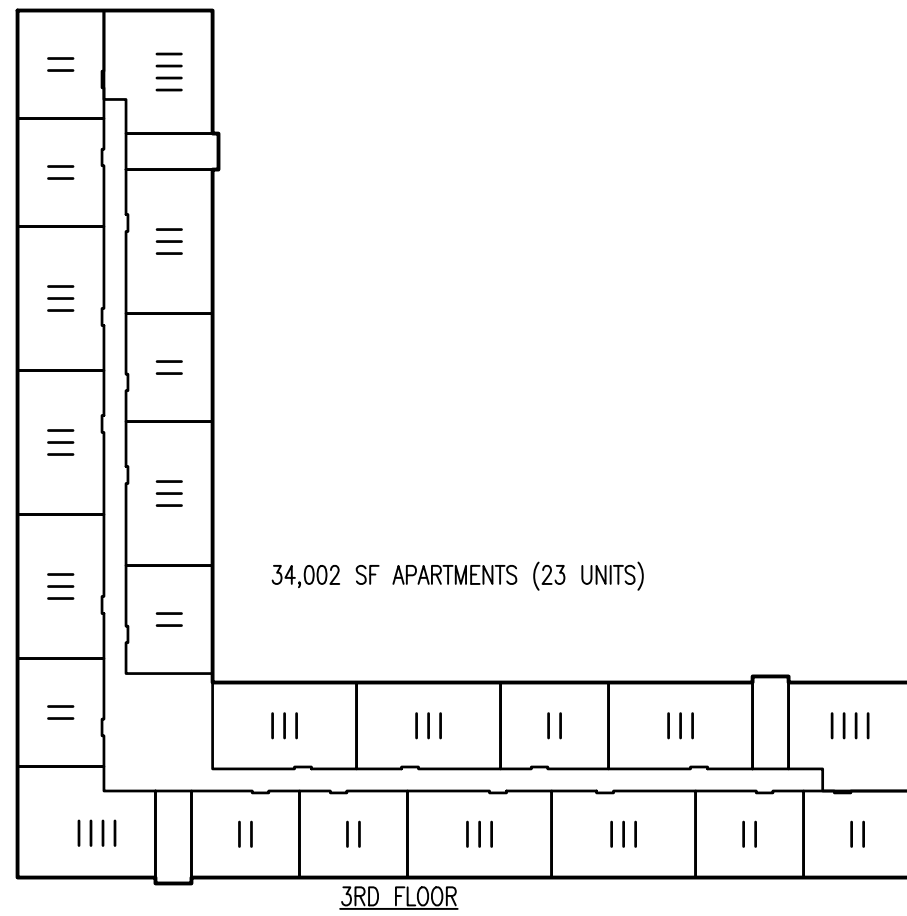
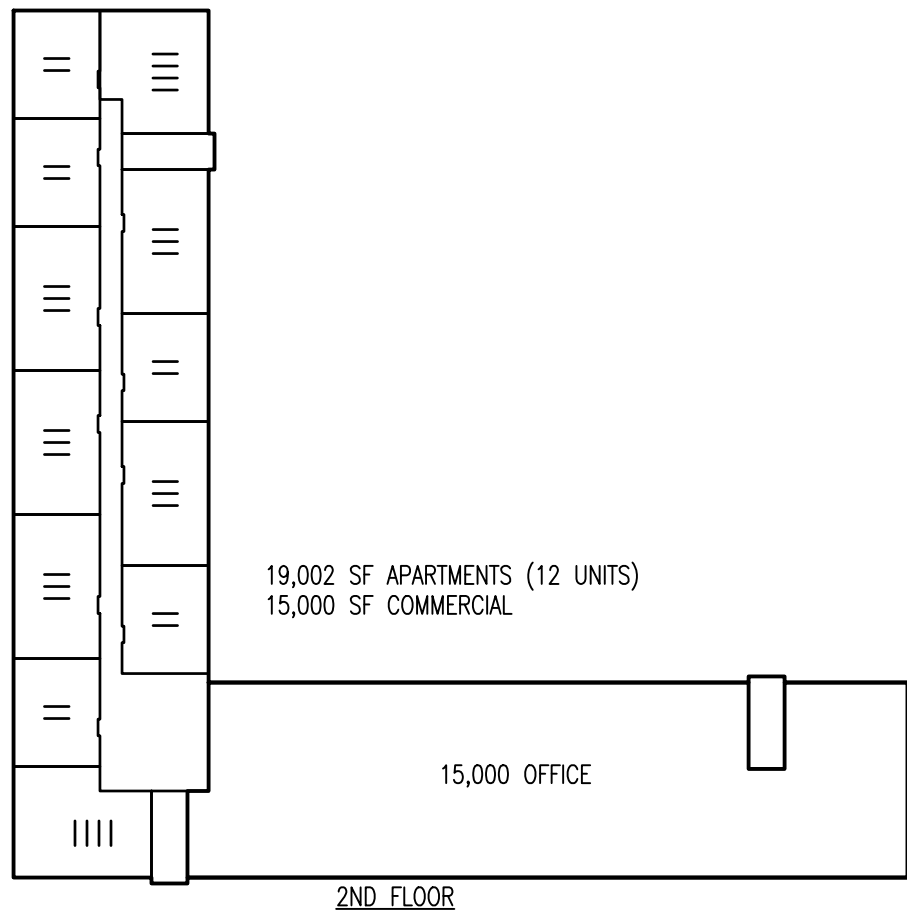
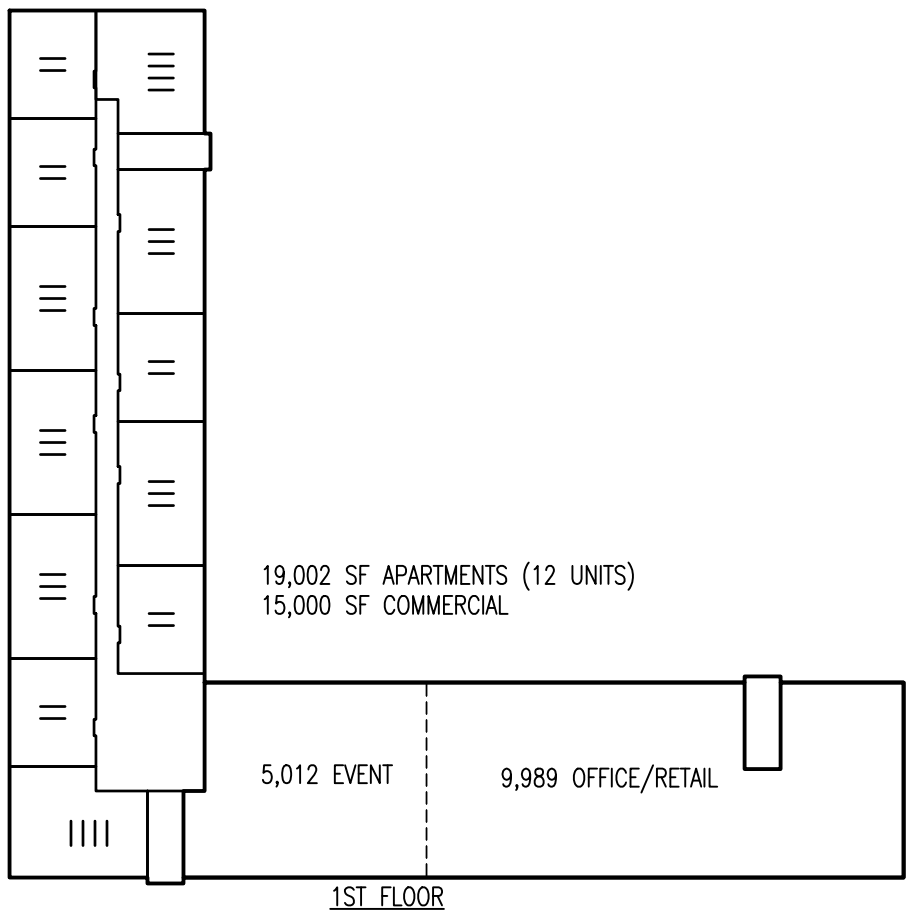
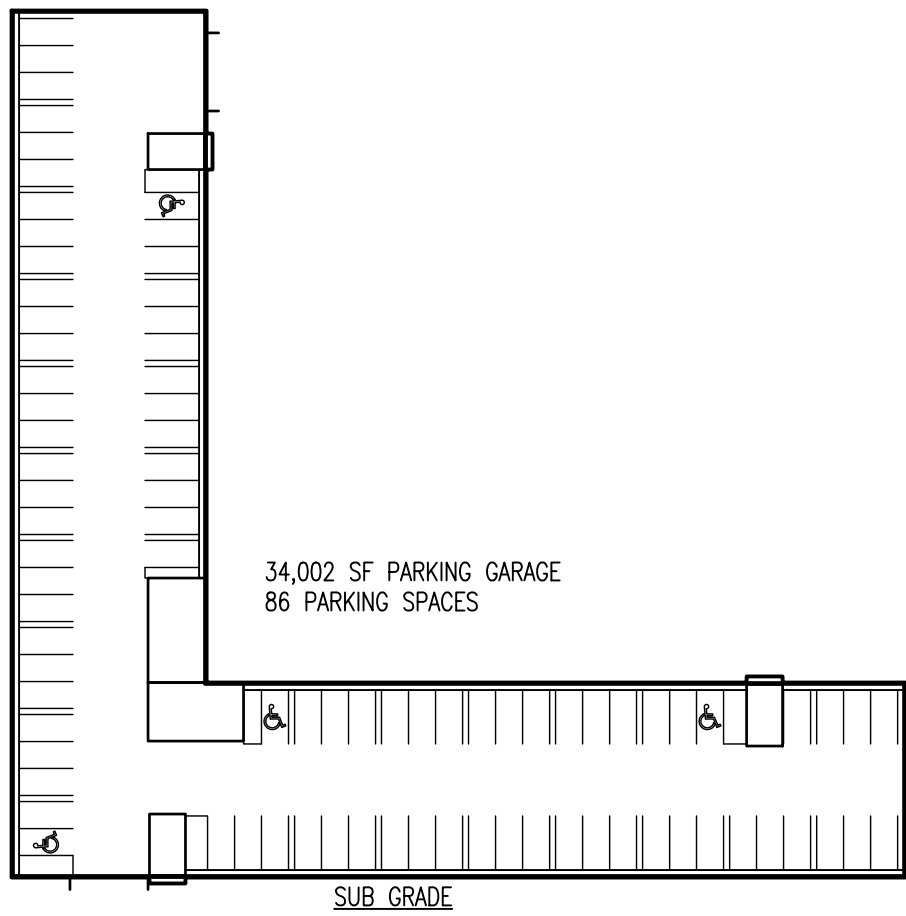
| LANDSCAPE LEGEND |                                                         |
|------------------|---------------------------------------------------------|
|                  | GRASS OR LANDSCAPING (SEE 14/A-401 FOR PLANTING DETAIL) |
|                  | CONCRETE PAD/CURB/SIDEWALK/PATIO                        |
|                  | BITUMINOUS PAVING/DRIVE                                 |
|                  | PROPOSED BUILDING                                       |
|                  | PLAY SAFE SURFACE                                       |
|                  | LANDSCAPE BED CRUSHED STONE OR MULCH                    |
|                  |                                                         |

| DECIDUOUS TREES  |      |     |                                |                                |          |                            |
|------------------|------|-----|--------------------------------|--------------------------------|----------|----------------------------|
| SYMBOL           | QTY. | KEY | COMMON NAME                    | BOTANICAL NAME                 | SIZE     | REMARKS                    |
|                  | 3    | AB  | AUTUMN BLAZE MAPLE             | ACER FREMANII 'AUTUMN BLAZE'   | 2.5" B&B | STRAIGHT TRUNK NO V-CROTCH |
|                  | 3    | RO  | NORTHERN RED OAK               | QUERCUS RUBRA                  | 2.5" B&B | STRAIGHT TRUNK NO V-CROTCH |
| CONIFEROUS TREES |      |     |                                |                                |          |                            |
|                  | 3    | BH  | BLACK HILLS SPRUCE             | PICEA GLAUCA DENSATA           | 6" HT.   | FULL FORM TO GRADE         |
| HEDGES           |      |     |                                |                                |          |                            |
|                  |      |     | NOT USED                       |                                |          |                            |
| SHRUBS           |      |     |                                |                                |          |                            |
|                  | 17   | GS  | GOLDFLAME SPIREA               | SPIREA X BUMALDA 'GOLDFLAME'   | 18" HT.  | --                         |
|                  | 17   | NS  | NORMAN SPIREA                  | SPIREA JAPONICA 'NORMAN'       | 18" HT.  | --                         |
|                  | 17   | BS  | BLUE STAR JUNIPER (CONIFEROUS) | JUNIPERUS SQUAMATA 'BLUE STAR' | 24" HT.  | --                         |

|                                                                                                                            |       |              |
|----------------------------------------------------------------------------------------------------------------------------|-------|--------------|
| LOT AREA                                                                                                                   | =     | ±152,496. SF |
| FAR ALLOWED                                                                                                                | =     | 1.0          |
| TOTAL BUILDING FLOOR AREA                                                                                                  | =     | 136,008. SF  |
| FAR ACTUAL                                                                                                                 | =     | 0.89         |
| 30% LOT COVERAGE MAX                                                                                                       | =     | 30.0%        |
| TOTAL BUILDING FOOT PRINT                                                                                                  | =     | 34,002. SF   |
| ACTUAL                                                                                                                     | =     | 22.0%        |
| PARKING REQUIREMENTS:                                                                                                      |       |              |
| GENERAL MULTI-FAMILY RESIDENTIAL; 2 SPACES PER DWELLING UNIT.                                                              |       |              |
| 70 UNITS                                                                                                                   | =     | 140.         |
| PLACES OF ASSEMBLY; 1 SPACE PER 4 SEATS IN THE LARGES AREA OF ASSEMBLY + 1 SPACE PER 300 SF OF GROSS FLOOR AREA OF OFFICE. |       |              |
| ASSEMBLY AREA (5,012 SF)                                                                                                   | =     | 80           |
| OFFICE/RETAIL GOODS/ SHOPPING CENTER; 1 SPACE PER 300 SF OF GROSS FLOOR AREA                                               |       |              |
| 24,989 SF                                                                                                                  | =     | 83           |
| TOTAL PARKING REQUIRED                                                                                                     | =     | 303          |
| SUBGRADE APARTMENT PARKING                                                                                                 | =     | 86           |
| AT GRADE PARKING                                                                                                           | =     | 164          |
| TOTAL PARKING PROVIDED                                                                                                     | =     | 250          |
| APARTMENT UNIT MIX                                                                                                         |       |              |
| 2B-2B                                                                                                                      | SF    | QTY.         |
| 2B-2B                                                                                                                      | 1,038 | 30.          |
| 3B-2B                                                                                                                      | 1,384 | 30.          |
| 4B-2B                                                                                                                      | 1,399 | 10.          |
|                                                                                                                            |       | 70.          |



1 SITE PLAN  
1" = 30'-0"



**MAHLER & ASSOCIATES**  
ARCHITECTURE

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PRELIMINARY  
NOT FOR  
CONSTRUCTION

|     |                |      |
|-----|----------------|------|
| No. | Revision/Issue | Date |
|     |                |      |
|     |                |      |
|     |                |      |

Project Name and Address  
**ISKUFILAN VILLAGE**  
3RD STREET N & 33RD AVE  
ST. CLOUD, MN 56303  
C/O W GOHMAN CONST.  
MIKE GOHMAN  
320-363-7781

|                    |                    |                       |
|--------------------|--------------------|-----------------------|
| Project<br>2412    | Date<br>09/10/2024 | Scale<br>AS INDICATED |
| Sheet<br>SITE PLAN |                    |                       |
| AS-101             |                    |                       |