

**EXHIBIT B
YEAR 2013 LOW INCOME HOUSING TAX CREDITS**

PROJECT NAME	REDEVELOPMENT AREA	HOMELESS	NON-PROFIT	HOMELESS SERVICES	DISABLED	SUPPORT SERVICES	NEIGHBORHOOD SUPPORT	NON-IMPACTED / QCT	REHAB / STABILIZATION	GREEN DESIGN	REHAB	FUNDING COMMITMENTS	PRIOR ALLOCATION	NON-SMOKING	INTERMEDIARIES	ECONOMIC INTEGRATION	PROXIMITY TO TRANSIT	DENSITY	DURATION	TENANTS	TOTAL SCORE
South Quarter IV	10	10	5	10	0	5	5	0	5	5	10	15	15	1	5	6	10	5	5	8	135
The Lonoke	0	10	5	0	5	5	5	15	5	5	15	0	0	0	15	10	10	5	5	12	127
PPL DECC Recapitilization	10	10	5	15	0	5	5	0	5	5	15	0	0	0	15	1	10	5	5	12	123
Ebenezer Towers	10	10	5	10	0	5	5	0	5	5	15	0	0	0	15	1	10	5	5	12	118
Jordan Apartments	10	10	5	15	0	5	5	15	0	5	0	0	0	0	5	10	10	5	5	12	117
Corcoran Triangle	10	10	5	10	0	5	5	15	0	5	0	0	0	1	5	10	10	5	5	6	107
Emerson North Family Hsg.	10	10	5	15	0	5	5	0	0	5	0	3	0	1	15	1	10	5	5	12	107

SELECTION CRITERIA

<input type="checkbox"/> 1. (a) Redevelopment area	10 points	The project is located in a City recognized redevelopment area and support evidence in writing.
<input type="checkbox"/> (b) Homeless	10 points	The project meets the goals of the Heading Home Hennepin Plan and received support in writing from the city recognized citizen participation community planning council or a neighborhood-based planning organization which represents the geographic location of the project.
<input type="checkbox"/> 2. Non Profit	5 points	A tax exempt 501(c)(3) or 501(c) (4) non-profit organization.
<input type="checkbox"/> 3. Homeless Services	15 points	The project provides suitable housing combined with supportive services for homeless.
<input type="checkbox"/> 4. Disabled	5 points	At least 50% of the units are set aside for the disabled.
<input type="checkbox"/> 5. Support Services	5 points	The project provides resident support services with an established organization.
<input type="checkbox"/> 6. Neighborhood support	5 points	Support in writing from the organization which represents the location of the project.
<input type="checkbox"/> 7. Non-impacted area	15 points	The project is located in a "non-impacted" area defined by HUD and/or outside of a Qualified Census Tract.
<input type="checkbox"/> 8. Rehab / Stabilization	5 points	The project preserves below market rate subsidized low-income housing due to mortgage prepayments expiring uses or mortgage foreclosure.
<input type="checkbox"/> 9. Green Design	5 points	Project incorporates green/sustainable elements consistent with the "Minnesota Overlay to the Green Communities Criteria" and/or National Green Communities Criteria.
<input type="checkbox"/> 10. Rehab	15 points	The project constitutes the rehab of an existing building as follows:
	10 points	a. Rehab per unit of \$25,001 or more
	10 points	b. Rehab per unit of \$5,00 - \$25,000
	5 points	c. The project will receive historic tax credits
<input type="checkbox"/> 11. Funding Commitments	10 points	Level of existing funding commitments:
	7 points	a. 60% or more of funding committed
	3 points	b. 30% to 59.9% of funding committed
	3 points	c. 10% to 29.9% funding committed
<input type="checkbox"/> 12. Prior allocation	25 points	The project received a prior credit allocation and requires credits in order to be financially feasible
<input type="checkbox"/> 13. Non-smoking	1 point	The project has a policy prohibiting smoking in all apartment units and all common areas of the project
<input type="checkbox"/> 14. Intermediaries	0-8 points	The ratio of soft costs of TDC (0-15% = 8 pts, 15.1 - 24% = 6 pts, 24.1 - 30% = 4 pts, 30.1 - 35% = 2 pts)
<input type="checkbox"/> 15. Economic intergration	1-10 points	The project meets mixed income goals based on a percentage of low income units to the total number of units
<input type="checkbox"/> 16. Transit	5-10 points	The project is located in a node or corridor well-served by transit where multi-family housing development is encouraged
<input type="checkbox"/> 17. Density	5 points	The project has a high density of units. Points will be given to those projects that have an overall density equal to or greater than 30 units per acre.
<input type="checkbox"/> 18. Duration	0-5 points	Extends the duration of low income use (1 pt for every 5 years over 20 years)
<input type="checkbox"/> 19. Tenants	1-12 points	Serves the lowest income tenants (matrix in manual)