

**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	7	15	1	5	6	10	5	5	8	127
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

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| 1. (a) Redevelopment area | 10 points | The project is located in a City recognized redevelopment area and support evidence in writing. |
| (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. |
| 2. Non Profit | 5 points | A tax exempt 501(c)(3) or 501(c) (4) non-profit organization. |
| 3. Homeless Services | 15 points | The project provides suitable housing combined with supportive services for homeless.
a. 20% or more of the total units are homeless units (15 points)
b. 10% to 19.99% of the total units are homeless units (10 points)
c. 5% to 9.99% of the total units are homeless units (5 points) |
| 4. Disabled | 5 points | At least 50% of the units are set aside for the disabled. |
| 5. Support Services | 5 points | The project provides resident support services with an established organization. |
| 6. Neighborhood support | 5 points | Support in writing from the organization which represents the location of the project. |
| 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. |
| 8. Rehab / Stabilization | 5 points | The project preserves below market rate subsidized low-income housing due to mortgage prepayments expiring uses or mortgage Foreclosure. |
| 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. |
| 10. Rehab | 15 points | The project constitutes the rehab of an existing building as follows:
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 |
| 11. Funding Commitments | | Level of existing funding commitments: |
| | 15 points | a. 60% or more of funding committed |
| | 7 points | b. 30% to 59.9% of funding committed |
| | 3 points | c. 10% to 29.9% funding committed |
| 12. Prior allocation | 15 points | The project received a prior credit allocation and requires credits in order to be financially feasible |
| 13. Non-smoking | 1 point | The project has a policy prohibiting smoking in all apartment units and all common areas of the project |
| 14. Intermediaries | 5-15 points | The ratio of soft costs of TDC (0-15% = 15 pts, 15.1 - 24% = 5 pts.) |
| 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 |
| 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 |
| 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. |
| 18. Duration | 0-5 points | Extends the duration of low income use (1 pt for every 5 years over 20 years) |
| 19. Tenants | 1-12 points | Serves the lowest income tenants (matrix in manual) |