Request for City Council Committee Action from the Department of Community Planning and Economic Development - CPED

Date: October 8, 2013

To: Council Member Lisa Goodman, Chair, Community Development Committee

Referral to: Council Member Betsy Hodges, Chair, Ways & Means/Budget Committee

Subject: 2013 Affordable Housing Trust Fund Project Recommendations

Recommendation: Approve a total up to $8,218,692 from the Affordable Housing Trust Fund (AHTF) subject to the availability of funding at project closing; authorize the execution of the necessary documents for the AHTF loans noted below.

1. A loan up to $1,170,000 from the AHTF for the Anishinabe Bii Gii Wiin project located at 1600 19th St. E. by American Indian Community Development Corporation, PPL, or an affiliated entity.
2. An additional loan up to $300,000 from the AHTF for the Broadway Flats project to be located at 2220 W. Broadway Ave. by Rose Development, LLC. or an affiliated entity, subject to the 27 month timely completion conditions in the 2012 AHTF RFP.
3. An additional loan up to $199,000 from the AHTF for the Ebenezer Towers Apartments project to be located at 2523 Portland Ave. S. by ES Towers Limited Partnership (Ebenezer Society) or an affiliated entity, subject to the 27 month timely completion conditions in the 2012 AHTF RFP.
4. A loan of up to $1,875,000 from the AHTF for the Hawthorne EcoVillage Apartments project to be located at 3110 Lyndale Ave N, by Project for Pride in Living or an affiliated entity.
5. A loan of up to $444,692 for the Jordan Apartments project to be located at 2712 Penn Ave. N. by Alliance Housing, Inc. or an affiliated entity.
6. A loan of up to $500,000 for the Little Earth VI project to be located at 2432 Cedar Ave. S., 2434 Cedar Ave. S. and 2499 18th Ave. S. by the Little Earth of United Tribes Housing Corporation or an affiliated entity.
7. A loan of up to $555,000 for the Marshall Flats project to be located at 2525 2nd St. NE by Clare Housing or an affiliated entity.
8. A loan of up to $1,200,000 for the Mill City Quarter project to be located at 300 2nd St. S. by Iron Eagle Partners, LLC or an affiliated entity.
9. A loan of up to $1,975,000 for the 21 building PRG Portfolio scattered site project to be located 2205-2211 13th Ave. S., 3439 15th Ave S., 3200 16th Ave S., 1300-1304 E. 23rd St., 3201 Bloomington Ave S., 3205 Bloomington Ave S., 3406-3408 Chicago Ave., 3417-3419 Chicago Ave., 3421-3423 Chicago Ave., 3429-3431 Chicago Ave., 3441-3451 Chicago Ave., 3708 Elliot Ave. S., 3633 Elliot Ave. S.,

3637 Elliot Ave. S., 3641 Elliot Ave. S., 3645 Elliot Ave. S., 3649 Elliot Ave. S, 2733 Portland Ave. S, 2730 Portland Ave. S., by CommonBond Communities or an affiliated entity.

Previous Directives

Anishinabe Bii Gii Wiin:

1. Anishinabe Wakiagun was developed in 1995 with a combination of City and State funds.
2. There are no previous directives for the proposed Anishinabe Bii Gii Wiin building.

Broadway Flats:

1. On February 24, 2012, the City Council approved exclusive development rights for Rose Development for the City owned properties at 2413 and 2423 Penn Avenue North for a period of 24 months.
2. On June 29, 2012, the City Council authorized the acceptance and appropriation of $1,536,100 in Met Council LCDA TOD funds and $463,900 in Met Council TBRA funds for the Penn and Broadway project.
3. On April 26, 2013, the City Council approved exclusive development rights for Rose Development for the City owned properties at 2425, 2503, 2507 and 2511 Penn Avenue North for a period of 24 months.

Ebenezer Towers Apartments:

1. On November 2, 2012, the City Council approved a loan up to $2,093,427 for the Ebenezer Towers Apartments project to be located at 2523 Portland Ave, by ES Towers Limited Partnership or an affiliated entity.
2. On June 28, 2013, the City Council adopted Resolution 2013R-269 granting approval for the Hennepin County Housing and Redevelopment Authority to provide $400,000 of AHIF funds to Ebenezer Tower Apartments.

Hawthorne EcoVillage Apartments:

1. On April 26, 2013, the City Council authorized exclusive development rights for Project for Pride in Living for the City owned properties at 3110 and 3116 Lyndale Ave. N., 617 Lowry Ave. N. and 3113 and 3117 6th St. N. for a period of 12 months.

Jordan Apartments:

1. On June 28, 2013, the City Council granted exclusive development rights to Alliance Housing Incorporated for the five residential parcels comprising the 27th & Penn Ave. N. (2712, 2718, 2720, 2824, 2800 Penn Ave. N.) for 12 months with a possible extension of up to 6 months approvable by administrative action.

Little Earth VI:

1. There are no previous directives for this particular phase of the Little Earth rehab.
2. The City provided affordable housing financing for previous renovations of the Little Earth campus that closed in 1995 (Phase I), 2003 (Phase III), 2006 (Phase IV), and 2009 (Phase V).

Marshall Flats:

1. On April 26, 2013, the City Council approved the acquisition of 201 Lowry Avenue NE from Hennepin County-Tax Forfeited Land and simultaneous disposition to First & First LLC or an affiliated entity for $150,000 plus Hennepin County and City of Minneapolis costs incurred in acquisition, holding, maintaining and administration of the property, including the City's 10% admin fee, and further authorized staff to enter into a redevelopment contract and related documents. (The Marshall Flats development will be located on the northern half of the lot.)
2. On May 10, 2013, the City Council approved up to $150,000 of 2013 Department of Housing & Human Development (HUD) Housing Opportunities for Persons with AIDS (HOPWA) funding to be allocated to Clare Lowry NE Minneapolis new 36-unit development [Marshall Flats) from available HOPWA funds.

Mill City Quarter:

1. On September 18, 1998, the City Council adopted Development Objectives for portions of the Milwaukee Road Depot and Mills District area, including this parcel.
2. In June 1992, the Minneapolis Community Development Agency (MCDA) acquired Parcel A as part of the Milwaukee Depot property acquisition.
3. In May 1993, the Minneapolis Community Development Agency (MCDA) entered into an Operating Agreement with Standard Parking for the operation and maintenance of over 1,000 parking spaces spread throughout several blocks in the Mill District area.
4. On February 6, 2009, the City Council authorized staff to execute an Operating Agreement between the City of Minneapolis and Standard Parking for continued parking operations and maintenance on Parcel A and waived the City procurement policy.
5. On March 6, 2009, the City Council awarded exclusive development rights to Eagle Iron Partners Joint Venture, Lupe Development Partners, LLC and North First Ventures, LLC (or an affiliate).
6. On December 18, 2009, the City Council extended the exclusive development rights for 24 months.
7. On December 16, 2011, the City Council adopted Resolution 2011R-674 authorizing the submittal of a DEED funding application for Parcel A.
8. On May 11, 2012, the City Council authorized proper City officers to execute an Operating Agreement between the City of Minneapolis and Standard Parking for parking operation and maintenance on Parcel A.
9. On August 3, 2012, the City Council adopted Resolution 2012R-411 authorizing submitting LCDA and LCDA TOD grant applications for Mill City Quarter.
10. On February 22, 2013, the City Council accepted and appropriated a Metropolitan Council LCDA TOD grant of $1,000,000 for Mill City Quarter and a TBRA TOD grant of $1,000,000 for Mill City Quarter.

PRG Portfolio:

1. Arbor Commons: In 1982 the City Council approved a loan of $297,639 and a loan of $172,000 in 1993 and a loan of $140,950 in 1998.
2. Dovetail: In 1991 the City Council approved a loan of $350,000.
3. East Village: In 1989 the City Council approved a loan of $550,000 and a loan of $605,546 in 1994.
4. Greenwood Apartments: In 1985 the City council approved a loan of $118,636 and a loan of $443,915 in 1989.
5. Linden Place: In 1989 the City Council approved a loan of $773,851.
6. The Maples: In 1996 the City Council approved a loan of $589,165.
7. Mulberry Flats: In 1986 the City Council approved a loan of $29,000 and a loan of $13,500 in 1999.
8. New Village; In 1990 the City Council approved a loan of $870,856 and a loan of $100,000 in 2004.
9. Success Family Housing: In 1991 the City Council approved a loan of $307,373.

Prepared by: Matt Goldstein, Multifamily Housing Finance Specialist, 673-5075
Approved by: Thomas A. Streitz, Director, Housing Policy & Development ________
Charles T. Lutz, Deputy Director CPED ________
Presenters in Committee: Matt Goldstein

Financial Impact

- _X__ No financial impact: These funds have been appropriated in the 2013 budget and also include appropriations from prior years as follows:
  2013: $6,327,345 (Local, CDBG and HOME, $2,433,849 of CDBG will be carried forward to 2014)
  2012: $2,882,913 (CDBG not previously awarded to projects)
  2011: $1,354,584 ($960,000 of CDBG and $394,584 of local previously awarded and subsequently returned funds)
  Total: $10,564,842

Community Impact

- Neighborhood Notification – Plans for all projects being recommended for funding have been submitted for review to the official neighborhood organization of the area in which the project is located. All recommended projects have received a letter of support from the official neighborhood organization.
- City Goals – In five years all Minneapolis residents will have a better quality of life and access to housing and services.
- Sustainability Targets – The proposed projects meet the affordable housing targets.
- Comprehensive Plan – 4.9: Minneapolis will grow by increasing its supply of housing; 4.11: Minneapolis will improve the availability of housing options for its residents.
- Zoning Code – All projects being recommended either comply or will comply with the zoning code.

Affordable Housing Trust Fund Program Overview

The City Council combined previously separate multifamily affordable housing funding programs into the Affordable Housing Trust Fund (AHTF) in May 2003 to assist in the financing of the production and preservation/stabilization of affordable and mixed-income rental housing projects in Minneapolis. The AHTF Program assists with providing decent, safe and affordable housing opportunities, assists with community revitalization and blight removal, supports tax base enhancement, job creation, and increasing density along critical corridors. AHTF Program administration is guided by the Minneapolis Plan, the Unified Housing Policy and the HUD Consolidated Plan for Housing and Community Development.

From 2003 through the end of 2012, 6,185 housing units at or below 50% AMI have been developed or stabilized/preserved with this funding source (this total does not include recommended projects, projects funded through the Emergency Solutions Grant Program, or the recent Riverside Plaza renovation due to the unique nature of that project). Table 1 summarizes data for AHTF-funded projects that have closed on the funding. For more detailed information on previous CPED's multifamily affordable housing production, please see the Multifamily Quarterly Reports posted here: http://www.ci.minneapolis.mn.us/cped/resources/reports/cped_multifamily_quarterly_reports and the Affordable Housing Annual Reports available here: http://www.ci.minneapolis.mn.us/cped/resources/reports/cped_affordable_housing_annual_reports.

TABLE 1: CLOSED AHTF PRODUCTION BY YEAR*									
	TOTAL AHTF		AHTF	Unit Affordability Level (AMI)					
Year	COMMITTED	TDC	%	<30%	<50%	<60%	<80%	MARKET	TOTAL
2012	$ 9,697,110.00	$ 108,243,879.00	9.0%	44	377	68	0	110	599
2011	$ 6,449,882.00	$ 179,170,178.00	3.6%	18	800	613	0	165	1596
2010	$ 10,350,816.00	$ 70,076,262.34	14.8%	113	171	110	16	66	476
2009	$ 5,635,279.90	$ 37,899,188.00	14.9%	308	164	0	0	0	472
2008	$ 3,075,088.00	$ 21,023,157.00	14.6%	23	160	78	24	0	285
2007	$ 7,189,519.00	$ 64,986,178.00	11.1%	111	167	51	2	12	343
2006	$ 4,990,921.00	$ 67,714,738.00	7.4%	125	85	104	2	40	356
2005	$ 9,724,695.00	$ 85,428,884.00	11.4%	375	199	109	1	42	726
2004	$ 10,719,265.00	$ 140,484,950.93	7.6%	413	169	233	12	97	924
2003	$ 4,028,850.00	$ 57,353,822.00	7.0%	307	16	52	0	33	408
	$ 71,861,426	**$ 832,381,237**		**1837**	**2308**	**1418**	**57**	**565**	**6185**
Note: 2011 includes the 1303 unit Riverside Plaza renovation									

The total AHTF investment during that time period was $71,861,426 and the total public and private investment from all other sources in those projects was $832,381,237. The AHTF program-wide leverage ratio is 1 to 11.58, which means that every $1 of AHTF investment leveraged roughly $11.58 of other, mostly non-City, investment in those housing projects. Some of the recently completed projects developed with AHTF funds include 520 2nd St. SE. (Stone Arch II), Rental Reclaim III and IV, Spirit on Lake, and Touchstone Supportive Housing.

The available amount in the 2013 AHTF round is approximately $10.5 million. This includes the amount in the 2013 budget, CDBG funding that was rolled over from the previous AHTF round, and funding that was either returned or recaptured from previously funded projects. The maximum amount of AHTF that can be provided to a project is $25,000 per affordable unit (affordable to households with incomes at or below 50% of Metropolitan Area Median Income (AMI)) or 15% of the Total Development Cost (less reserves), whichever is lower. All housing developments receiving AHTF subsidy must make at least 20% of their units affordable to people earning 50% or less of AMI. In 2013, 50% of AMI for a family of four is $41,150. The funding is structured as a loan with a note and mortgage.

The AHTF has three funding sources: Local funds, federal Community Development Block Grant (CDBG) funds, and federal HOME Investment Partnership Program funds. CDBG and HOME have differing policy objectives and differing restrictions on where and how those funds can be used in housing projects. Generally, CDBG is best for funding rehab or stabilization projects while HOME is best for funding new construction in areas without minority concentrations. Table 2 below further summarizes the funding restrictions and categorizes the recommended projects accordingly.

TABLE 2: AHTF PROJECT & FUNDING SOURCE PERMITTED USE MATRIX*

		Poverty Impacted			Poverty Non-Impacted		
		New Construction	Positive Conversion/ Adaptive Reuse	Rehab/ Stabilization	New Construction	Positive Conversion/ Adaptive Reuse	Rehab/ Stabilization
Local	Permitted?	Yes	Yes	Yes	Yes	Yes	Yes
	Projects	**Broadway Flats, Hawthorne EcoVillage, Marshall Flats**			**Jordan Apartments**		
CDBG	Permitted?	No unless non-profit or CBDO	Yes	Yes	No unless non-profit or CBDO	Yes	Yes
	Projects	**Marshall Flats (Acquisition)**		**Anishinabe Bii Gii Wiin, Ebenezer Apartments**			**Little Eath, PRG Portfolio**
HOME	Permitted?	No	No	Yes only if unit count stays the same	Yes	Yes	Yes
	Projects				**Mill City Quarter**		

*Notes:
Green = Permitted use of funding source
Red = Prohibited use of funding source
CBDO means Community Based Development Organization, a HUD designation for a mission-oriented organization that does neighborhood revitalization work in specific neighorhoods. A CBDO can basically use CDBG for new contruction affordable housing in impacted areas

2013 AHTF Application Evaluation Summary
In May, 2013 CPED staff issued a Request for Proposals (RFP) for the 2013 round, and the applications were due on June 28, 2013. The complete RFP materials are posted here: http://www.minneapolismn.gov/ahtf. RFP excerpts are included as Attachment A. No changes were made to the underwriting criteria or scoring rubric from the previous RFP.

The AHTF Program has established selection criteria used to review and score the proposals. There are two point thresholds that a project must meet to be evaluated for funding. First, a project must meet the "Minimum Point Threshold" of at least 20 points combined in two selection criteria: "Financial Soundness and Management" and "Economic Integration." A project must also meet the "Total Point Threshold," which means a project must receive a minimum of 85 points in all selection criteria.

Attachment A-1 shows the poverty impacted areas and the non-impacted areas of the City of Minneapolis. An impacted (concentrated) census tract is defined as a census tract with a percent of persons greater than or equal to 45.4% in poverty as further described in the Consolidated Plan. There are two sets of selection criteria, one for projects located in poverty impacted areas of the City, and another set for projects located in poverty non-impacted areas of the City (please see Attachment A-2).

The impacted and non-impacted scoring criteria are nearly the same with these differences:

1. Projects in impacted areas that rehabilitate housing projects receive 10 points whereas projects in non-impacted areas that involve new construction receive 10 points.
2. Projects located in non-impacted areas with a higher number of affordable units score higher and projects located in impacted areas with a lower number of affordable units score higher.

Twelve proposals were received with a total funding request of over $10.4 million. Approximately $10.5 million was available. To the extent that an eligible funding source is available, the AHTF funding is generally recommended for the highest scoring projects going down until the funding is gone. In this round, there will be leftover CDBG funding that will be included in the forthcoming 2014 RFP tentatively scheduled to be released in the first quarter of 2014. One of the proposals (Alliance Housing's 2600 17th Ave. S.) seeking a small supplemental award was withdrawn.

Staff evaluated all 12 proposals including financial underwriting, determining each project's conformance to the AHTF selection criteria, conducting property inspections, analyzing the scopes of work, coordination with other funders, consideration of support services plan, and additional criteria described in the RFP. Each of the 11 remaining proposals was scored and ranked. Attachment B summarizes the AHTF application comparison and recommendations, and Attachment C summarizes the scoring and ranking of each AHTF application as to its conformance with the AHTF scoring and underwriting criteria. Attachment D has the project data worksheets with more detailed information on the recommended projects that are summarized below.

On September 19, 2012 and on October 3, 2013, the Development Finance Committee (DFC) reviewed the AHTF funding recommendations for eight of the nine recommended projects (the recommended supplemental award for Ebenezer Apartments is less than the $200,000 DFC review threshold) and discussed each project's proposed financing structure the overall capacity of each developer. DFC actions and comments are included as Attachment E.

AHTF Funding Recommendations
Below is a summary of the projects that are recommended for funding listing in descending order by AHTF score.

1. **Ebenezer Towers Apartments by Ebenezer Society, Score = 152**
   a. Financing structure: 9% LIHTC with public gap funds and private syndication proceeds.
   b. Policy alignment and public benefit summary: Preserve existing federal project-based assistance of affordable units.
   c. AHTF recommendation: $199,000 (supplement to $2,093,427 AHTF award from 2012, total award is $25,000 per affordable unit).

2. **Mill City Quarter by Eagle Iron Partners (Minn/Wall), Score = 133**
   a. Financing structure: 4% LIHTC with housing revenue bonds, public gap funds, private equity and private tax credit syndication proceeds.
   b. Policy alignment and public benefit summary: Pioneering senior-oriented multifamily development with a reputable operator in downtown Mill District, redevelops City-owned Parcel A.
   c. AHTF recommendation: $1,200,000 ($25,000 per affordable unit).

3. **PRG Portfolio by CommonBond, Score = 132**
   a. Financing structure: 9% LIHTC with public gap funds and private syndication proceeds.
   b. Policy alignment and public benefit summary: Stabilizes and preserves affordable units, addresses critical life-safety and livability issues for properties in this portfolio that are on the ISG watch list.
   c. AHTF recommendation: $1,975,000 ($25,000 per affordable unit).

4. **Anishinabe Bii Gii Wiin by AICDC and PPL**, **Score = 130**
    a. Financing structure: 9% LIHTC with public gap funds and private syndication proceeds.
    b. Policy alignment and public benefit summary: Preserve affordable units for a property with expired tax credits, convert temporary beds to permanent units, rehab Wakiagun property for energy efficiency, phased expansion of the Anishinabe property along the Franklin Ave. cultural corridor, high density TOD development adjacent to Hiawatha (Blue Line) Franklin Ave. station.
    c. AHTF recommendation: $1,170,000 ($15,195 per affordable unit).

5. **Little Earth VI by Little Earth of United Tribes, Score = 129**
    a. Financing structure: Public deferred loans, private charitable donations and equity.
    b. Policy alignment and public benefit summary: Preserve existing federal project-based assistance of affordable units, continue phased improvements to Little Earth campus.
    c. AHTF recommendation: $500,000 ($6,410 per affordable unit in this phase).

6. **Marshall Flats by Clare Housing, Score = 113**
    a. Financing structure: 9% LIHTC with public and private deferred loans and private syndication proceeds.
    b. Policy alignment and public benefit summary: Redevelop tax forfeited Little Jack's parking lot on the Lowry community corridor.
    c. AHTF recommendation: $555,000 ($15,417 per affordable unit).

7. **Broadway Flats by Rose Development, LLC, Score = 109**
    a. Financing structure: 4% LIHTC with housing revenue bonds, private equity and tax credit syndication proceeds, TIF and public deferred loans.
    b. Policy alignment and public benefit summary: Tornado recovery, redevelopment of the Penn-Broadway node in North Minneapolis guided by West Broadway Alive! Plan, and a shared parking arrangement.
    c. AHTF recommendation: $300,000 (supplement to $750,000 AHTF award from 2012, total award is $25,000 per affordable unit).

8. **Jordan Apartments by Alliance Housing Inc., Score = 108**
    a. Financing structure: 9% LIHTC with public deferred loans and private syndication proceeds.
    b. Policy alignment and public benefit summary: Redevelop vacant and blighted City-owned and tax forfeit land on the Penn Ave. corridor that was cleared due to blight and 2011 tornado damage.
    c. AHTF recommendation: $444,692 ($11,702 per affordable unit). Staff is recommending a partial award because there are insufficient funds to in this round to fund the full request of $766,000.

9. **Hawthorne EcoVillage by PPL, Score = 102**
   a. Financing structure: 4% LIHTC with housing revenue bonds, private equity and tax credit syndication proceeds, and public gap funds.
   b. Policy alignment and public benefit summary: Continuation of the Hawthorne EcoVillage development at the Lyndale-Lowry node with a LEED-certified development as guided by the Lowry Avenue Strategic Plan.
   c. AHTF recommendation: $1,875,000 ($25,000 per affordable unit).

The total development cost for all recommended projects combined is approximately $123,101,347. If the funding recommendations are approved, the total expenditure for these projects will be up to $8,218,692 from the AHTF. The leftover available funding from this round will be included in the 2014 AHTF RFP. The projects in this round will create or preserve 830 units: 392 are new construction units and 438 are stabilization/preservation units. There will be 538 units in impacted areas and 292 units in non-impacted areas. There will be 564 units affordable to households at or below 50% of AMI.

The average AHTF subsidy per affordable (50% AMI or less) unit for both new construction and rehabilitation/stabilization projects is $14,816 for this round. This average is lower than in previous AHTF rounds because two projects (Broadway Flats and Ebenezer Towers Apartments) have been funded previously and four more projects (Anishinabe Bii Gii Wiin, Jordan Apartments, Little Earth VI, and Marshall Flats) requested amounts that were lower than the maximum. The AHTF is leveraged at a ratio 1:8.34 which means that every $1 of AHTF funds, $8.34 of other, mostly non-City, resources are invested to grow Minneapolis.

Timely Completion Conditions and Rescission of Awards
The AHTF policies in the RFP require timely completion of projects within the context of the established funding cycles of the other funders such as MHFA. The AHTF project awards are reserved for fifteen (15) months from the City Council approval date. The developer must submit monthly progress reports describing incremental project financing and development achievements. At the end of fifteen months, if the developer can demonstrate that at least one-third of the total development funds have been raised; and can provide evidence that the balance of the development money is likely to be raised; and can provide evidence that a closing will occur within the next twelve months, the funding reservation may be administratively extended for an additional twelve (12) month period. Projects unable to meet the timelines may have their awards rescinded. Projects receiving a supplemental AHTF award are held to the timely completion conditions from the year of the first AHTF award for that project, which means that receiving a supplemental AHTF award does not extend the 27 month timeframe in which the project should be fully financed.

AHTF Repayment and Recapture Terms

The AHTF funds are typically provided as a deferred payment loan with a 30 to 40 year term with no interest to low simple interest. Any deviations from the established interest rate will be due to the tax credit Applicable Federal Rate (AFR) as determined by each project. Additionally, the City seeks recapture of a percentage of net cash flow in mixed income projects, where possible, pursuant to CPED's approved policy guidelines.

AHTF Application and Loan Origination Fees

In May, 2011, the City Council approved the collection of a $1,000 application fee for each AHTF proposal and a one percent (1%) loan origination fee for each AHTF project. The loan origination fee for the recommended projects will be collected at project closing, except for projects with HOME funding because HUD prohibits collecting an origination fee with HOME funds.

Applications Not Being Recommended for Funding

Three projects are not recommended for funding in this round. Alliance Housing withdrew an application seeking a small supplemental award for the 2600 17th Ave. S. project. Boeser and Flats on 46th because there was insufficient available funding for these projects in this round. Boeser and Flats on 46th, as presented, met the two minimum point thresholds and appear to be eligible for HOME funds since they are new construction projects in non-impacted minority areas. Both ranked lower than the Mill City Quarter project, which is recommended to use all of this year's HOME allocation in the AHTF.

Attachments

- Attachment A: AHTF RFP excerpts
  - A-1: Poverty Concentration Map
  - A-2: Selection (Scoring) Criteria for Impacted and Non-Impacted Areas
- Attachment B: AHTF application comparison and recommendations
- Attachment C: Scoring and ranking of each AHTF application as to its conformance with the AHTF underwriting criteria
- Attachment D: Project Data Worksheets providing details about each of the projects being recommended for funding
- Attachment E: Development Finance Committee actions from September 19, 2013