

EXHIBIT B YEAR 2008 LOW INCOME HOUSING TAX CREDITS

Project Name	REDEV AREA	HOME LESS	FAM HSG	NON- PROF	HOME LESS SVC	DISA BLED	SUPP SVC	PROP MGMT	NEIGH SUPP	NON- IMPACT / QCT	REPAY	GREEN	REHAB	FUNDED	PRIOR ALLOCA TION	INTER MED	ECON OMIC	DUR ATIO	TENA NTS	TOTAL SCORE
Van Cleve Apartments West	10	10	5	5	15	0	5	0	5	20	0	2	0	3	15	6	2	2	12	117
Lowry Apartments	10	10	5	5	10	0	5	5	5	20	0	2	0	0	0	6	0	5	12	100
Nicollet Youth Housing	0	10	0	5	15	0	5	0	5	20	0	2	0	0	0	6	0	5	12	85
Creekside Commons	0	10	0	5	15	0	5	0	5	20	0	2	0	0	0	6	0	5	12	85
Franklin Steele Comons	10	10	5	5	5	0	5	0	5	0	0	2	0	7	0	6	2	5	4	71

SELECTION CRITERIA

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 City/County Task Force on Homeless and the City of Minneapolis' Comprehensive Housing Affordability 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. Family Hsg 5-15 points 25% or more of the rental units in the project are 3 BR or larger (matrix in manual)
3. Non Profit 5 points A tax exempt 501(c)(3) or 501(c) (4) non-profit organization
4. Homeless Services 15 points The project provides suitable housing combined with supportive services for homeless
5. Disabled 5 points At least 50% of the units are set aside for the disabled
6. Support services 5 points The project provides resident support services with an established organization
7. Property Mgmt. 5 points Agrees to include in a Declaration that residents may materially participate in property mgmt
8. Neighborhood support 5 points Support in writing from the organization which represents the location of the project
9. Non-impacted area 20 points The project is located in a "non-impacted" area defined by HUD and/or outside of a Qualified Census Tract
10. Repayment 5 points The project preserves below market rate subsidized low-income housing due to mortgage prepayments expiring uses or mortgage foreclosure
11. Green Design 2 points Project includes Minnesota Green Communities design components
12. 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
13. Funding Commitments
 - Level of existing funding commitments:
 - 10 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
14. Prior allocation 15 points The project received a prior credit allocation and requires credits in order to be financially feasible
15. Intermediaries 0-8 points The ratio of soft costs of TDC (0-15T = 8 pts, 15.1 - 24% = 6 pts, 24.1 - 30% = 4 pts, 30.1 - 35% = 2 pts)
16. 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
17. Duration 0-5 points Extends the duration of low income use (1 pt for every 5 years over 20 years)
18. Tenants 1-12 points Serves the lowest income tenants (matrix in manual)