

EXHIBIT B

YEAR 2007 LOW INCOME HOUSING TAX CREDITS

Project Name	REDEV AREA	HOME- LESS	FAM HSG	NON- PROF	HOME- LESS SVCS	DISABLED	SUPP SVCS	PROP MGMT	NEIGH SUPP	NON- IMPACT/ QCT	REPAY	GREEN COMM	REHAB	FUNDS COMMITTED	PRIOR ALLOCA- TION	INTERMED	ECON INT	DURATION	TENANTS
PPL Southside Recapitalization	10	10	5	5	5	0	5	0	5	0	5	2	25	7	15	8	0	2	4
Park Avenue Apts	10	10	10	5	15	0	5	0	5	0	0	2	0	3	0	8	10	5	12
Van Cleve West Apts	0	10	5	5	15	0	5	0	5	20	0	2	0	0	0	8	0	2	12
Franklin Gateway-Wellstone	10	10	5	5	5	0	5	0	5	0	0	2	0	10	0	6	10	5	6
Broadway Avenue Apts	10	10	0	5	15	0	5	5	5	0	0	2	0	0	0	6	2	5	12
333 Hennepin	0	10	5	0	5	0	5	5	5	20	0	2	0	0	0	6	1	5	6
Alliance Addition	10	10	0	5	15	0	5	0	5	0	0	2	0	0	0	6	0	5	12

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 3BR 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. Supportive Services 5 points The project provides resident supportive services with an established organization.
7. Property Mgmt. 5 points Agrees to include in a Declaration that residents may materially participate in property management.
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 or substantially rehabilitates existing housing.
11. Green Communities Design 2 points
12. Rehab 10 points The project constitutes the rehab of an existing building as follows:
 - a. Rehab per unit of \$5,000 - \$25,000
 - 15 points b. Rehab per unit of \$25,001 or more
 - 5 points c. The project will receive historic tax credits
13. Funds Committed 3-10 points
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 = 8pts, 15.1 - 24% = 6 pts, 24.1 - 30% = 4 pts, 30.1 - 35% = 2 pts).
16. Economic Integration 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).

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TOTAL
SCORE

113
100
89
84
82
75
75
