

**EXHIBIT B
YEAR 2010 LOW INCOME HOUSING TAX CREDITS**

PROJECT NAME	REDEVELOPMENT AREA	HOMELESS	FAMILY HOUSING	NON-PROFIT	HOMELESS SERVICES	DISABLED	SUPPORT SERVICES	PROPERTY MANAGEMENT	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
Stradford Flats	10	10	0	0	5	0	5	0	5	15	0	5	15	0	0	1	6	10	10	5	5	4	111
Emanuel Housing	10	10	0	5	15	5	5	0	5	0	0	5	15	0	0	0	6	1	10	5	2	8	107
Artspace Jackson Flats	10	10	5	5	0	0	0	0	5	15	0	5	0	0	0	0	6	10	10	5	5	12	103
Franklin Steele	10	10	0	5	10	0	5	5	5	0	0	5	0	0	0	1	6	8	10	5	5	12	102
Touchstone	10	10	0	5	15	5	5	0	5	0	0	5	0	3	0	1	6	1	10	5	2	12	100
Humboldt on the Park	10	10	10	5	15	0	5	0	0	0	0	5	0	0	0	1	6	1	10	5	5	12	100
Corcoran Triangle	10	10	5	0	5	0	5	0	5	15	0	5	0	0	0	1	6	8	10	5	5	4	99
Hawthorne EcoVillage	10	10	5	5	15	0	5	0	5	0	0	5	0	0	0	1	6	1	10	5	2	12	97
Trinity Terrace	10	10	10	5	5	0	5	0	5	0	0	5	0	0	0	0	6	1	10	5	2	12	91
Artspace Liner Parcel	10	10	5	5	0	0	5	5	5	0	0	5	0	0	0	1	6	1	10	5	5	12	90
Andrew Riverside	10	10	0	5	5	5	5	0	5	0	0	5	0	3	0	1	6	1	10	5	5	6	87

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 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. 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 15 points The project is located in a "non-impacted" area defined by HUD and/or outside of a Qualified Census Tract
10. Rehab / Stabilization 5 points The project preserves below market rate subsidized low-income housing due to mortgage prepayments expiring uses or mortgage foreclosure
11. 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.
12. 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 \$5,000 - \$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 25 points The project received a prior credit allocation and requires credits in order to be financially feasible
15. Non-smoking 1 point The project has a policy prohibiting smoking in all apartment units and all common areas of the project
16. 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)
17. 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
18. Transit 5-10 points The project is located in a node or corridor well-served by transit where multi-family housing development is encouraged
19. 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.
20. Duration 0-5 points Extends the duration of low income use (1 pt for every 5 years over 20 years)
21. Tenants 1-12 points Serves the lowest income tenants (matrix in manual)