

EXHIBIT B YEAR 2009 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 / OCT	REHAB / STABILIZATION	GREEN DESIGN	REHAB	FUNDING COMMITMENTS	PRIOR ALLOCATION	NON-SMOKING	INTERMEDIARIES	ECONOMIC INTEGRATION	PROXIMITY TO TRANSIT	DENSITY	DURATION	TENANTS	TOTAL SCORE
Lowry Apartments	10	10	5	5	10	0	5	0	5	15	0	5	0	7	25	1	6	10	10	5	5	12	151
Clare Midtown	10	10	0	5	15	5	5	0	5	15	0	5	0	0	0	0	8	10	10	5	5	12	125
Creekside Commons	0	0	5	5	0	0	5	0	0	15	0	5	0	7	25	0	6	10	10	5	5	12	115
PPL Near North	10	10	0	5	10	0	5	0	5	0	5	5	15	3	0	0	8	1	10	5	2	12	111
Franklin Steele Commons	10	10	5	5	5	0	5	5	5	0	0	5	0	7	0	1	6	4	10	5	5	4	97
Ebenezer Towers	10	0	0	5	0	0	5	0	5	0	5	0	15	0	0	0	8	1	10	5	5	12	86
East 41st Street Lofts	0	10	5	0	0	0	0	0	0	15	0	5	15	0	0	1	6	6	5	5	5	4	82
Gateway Lofts	0	10	0	5	10	0	5	0	5	0	0	5	0	0	0	0	8	1	10	5	5	12	81

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:
 - a. Rehab per unit of \$25,001 or more
 - b. Rehab per unit of \$5,000 - \$25,000
 - c. The project will receive historic tax credits
13. Funding Commitments 10 points Level of existing funding commitments:
 - a. 60% or more of funding committed
 - b. 30% to 59.9% of funding committed
 - c. 10% to 29.9% funding committed
14. Prior allocation 7 points The project received a prior credit allocation and requires credits in order to be financially feasible
15. Non-smoking 3 points The project has a policy prohibiting smoking in all apartment units and all common areas of the project
16. Intermediaries 25 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)