

**EXHIBIT B  
YEAR 2012 LOW INCOME HOUSING TAX CREDITS**

PROJECT NAME	REDEVELOPMENT AREA	HOMELESS	NON-PROFIT	HOMELESS SERVICES	DISABLED	SUPPORT SERVICES	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
Touchstone	10	10	5	15	5	5	5	15	0	5	0	3	0	1	15	10	10	5	5	12	136
Stradford Flats	10	10	0	5	0	5	5	15	0	5	15	7	15	1	5	10	10	5	5	4	132
Artspace Jackson Flats	10	10	5	0	0	5	5	15	0	5	0	0	15	1	15	10	10	5	5	12	128
Franklin Steele	10	10	5	10	0	5	5	0	5	5	10	0	15	1	5	8	10	5	5	6	120
Corcoran Triangle	10	10	5	10	0	5	5	15	0	5	0	0	0	1	15	10	10	5	5	6	117
Emerson North Family Hsg.	10	0	5	15	0	5	0	15	0	5	0	0	0	0	5	10	10	5	2	12	99
Lowry Crossing	10	10	5	15	0	5	5	15	0	5	0	0	0	0	5	3	5	5	2	4	94
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**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. Non Profit 5 points A tax exempt 501(c)(3) or 501(c) (4) non-profit organization.
3. Homeless Services 15 points The project provides suitable housing combined with supportive services for homeless.
4. Disabled 5 points At least 50% of the units are set aside for the disabled.
5. Support Services 5 points The project provides resident support services with an established organization.
6. Neighborhood support 5 points Support in writing from the organization which represents the location of the project.
7. 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.
8. Rehab / Stabilization 5 points The project preserves below market rate subsidized low-income housing due to mortgage prepayments expiring uses or mortgage foreclosure.
9. 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.
10. 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
11. 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
12. Prior allocation 7 points The project received a prior credit allocation and requires credits in order to be financially feasible
13. Non-smoking 3 points The project has a policy prohibiting smoking in all apartment units and all common areas of the project
14. 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)
15. 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
16. Transit 5-10 points The project is located within .25 miles of high service local fixed route transit or .50 miles of park and rides and transit stops
17. 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.
18. Duration 0-5 points Extends the duration of low income use (1 pt for every 5 years over 20 years)
19. Tenants 1-12 points Serves the lowest income tenants (matrix in manual)