

**Request for City Council Committee Action from the Department of Community Planning and Economic Development - CPED**

Date: May 18, 2010  
To: Council Member Lisa Goodman, Chair  
Community Development Committee

Referral to:

**Subject: Annual Evaluation of the Affordable Housing Initiative for the City of Minneapolis for 2009**

**Recommendation: Receive and file the Annual Evaluation of the Affordable Housing Initiative for the City of Minneapolis for 2009.**

**Previous Directives:** The Affordable Housing Policy for the City of Minneapolis was adopted by the City Council on September 7, 1999 and amended on February 16, 2001 and September 22, 2009. The resolution directs the Department of Community Planning & Economic Development to prepare annual reports to the community regarding affordable housing activity related to the resolution for a presentation at an annual public hearing.

Prepared by: Wesley J. Butler	673-5194
Approved by: Thomas Streitz, Director of Housing Policy & Dev.	_____
Presenters in Committee: Wesley J. Butler	

**Reviews**

Permanent Review Committee (PRC): Approval \_\_\_ Date \_\_\_\_\_  
Policy Review Group (PRG): Approval \_\_\_ Date \_\_\_\_\_

**Financial Impact**

- No financial impact
- Action requires an appropriation increase to the Capital Budget \_\_\_\_\_ or Operating Budget \_\_\_\_\_
- Action provides increased revenue for appropriation increase
- Action requires use of contingency or reserves
- Action is within the Business Plan
- Action requires a change to the Business Plan
- Other financial impact
- Request provided to the Finance Department when provided to the Committee Coordinator

**Community Impact**

Neighborhood Notification: The report was sent to all neighborhoods.

**City Goals**

A Safe Place to Call Home: In five years all Minneapolis residents will have a better quality of life and access to housing and services; residents will live in a healthy environment and benefit from healthy lifestyles; the city's infrastructure will be well-maintained and people will feel safe in the city.

Sustainability Targets: Affordable housing production

Comprehensive Plan: 4.10 Minneapolis will increase its housing that is affordable to low and moderate income households. 4.9.1 Minneapolis will grow by increasing its supply of

housing. 4.15 Minneapolis will carefully identify project sites where housing redevelopment and/or housing revitalization are the appropriate responses to neighborhood conditions and market demand.

Zoning Code: Will comply

Living Wage/Business Subsidy Agreement Yes \_\_\_\_\_ No  x

Job Linkage Yes \_\_\_\_\_ No  x

Other

**Supporting Information**

Pursuant to the Affordable Housing Policy ("Policy") for the City of Minneapolis adopted by the City Council in 1999 and amended in 2001 and 2009, CPED and other appropriate departments are required to prepare an annual evaluation of the City's affordable housing activity. The 2009 Affordable Housing Report is attached for your review.

**Prolog to Report**

This report is the first for a three year period (2009, 2010, and 2011).

**Summary of Report**

The City of Minneapolis Affordable Housing Policy contains three requirements and eight goals for affordable housing production. The following table outlines the requirements and goals, CPED's 2009 accomplishments, and whether or not each requirement or goal was achieved. A detailed analysis of requirement and goal is in the Affordable Housing Report.

**Requirements of the Affordable Housing Policy**

<b>Section</b>	<b>Results</b>	<b>Status</b>
<b>Requirement 1:</b> City/CPED must produce more new units affordable at 30-50% median than the units affordable to 30-50% median that are demolished.	32 units removed in 2009; 81 new / conversion units were created	<b>Achieved</b>
<b>Requirement 2:</b> 20% of the units of each City/CPED housing projects of >10 units will be affordable to <50% median.	22.2% of all 2009 new construction/positive conversion units and 82.6% of all preservation/stabilization rental units were affordable to households with incomes <50%	<b>Achieved</b>
<b>Requirement 3:</b> Except for senior housing, all publicly assisted rental projects shall accept Section 8 certificates/vouchers.	CPED has implemented this policy for all rental projects and has included language in its legal documents that will require compliance.	<b>Achieved</b>



## 2009 Affordable Housing Report

### Prolog to Report

This report is the first for a three year period (2009, 2010, and 2011).

### Resolution Requirements

**Requirement 1: Each year the City/CPED must produce more units affordable at 30-50% median income through new construction/positive conversion than the number of habitable units affordable to 30-50% median income that are demolished through City/CPED projects.**

**Status:**                      **Achieved**

**Summary of Action:** 32 units removed in 2009  
81 new / conversion affordable units developed by CPED

#### A. Demolition of Existing Housing:

Because of the difficulty in tracking the rents in rental units to determine affordability, especially since many have been vacant for a number of years, we concluded that for this report all non-homestead property removed would be considered affordable. Homestead properties were not included as affordable or considered lost due to the value of the units in the market at the time of purchase or the value after substantial rehab needed to make the units habitable. Incomes of the existing households have no bearing in determining whether a unit is affordable to the next household.

Table 1				
Summary of 2009 Units Removed				
	Total Units	Homestead Units	Non-Homestead Units	Affordable (Non-Homestead) Units Lost
CPED	32	0	32	32
<b>Total</b>	<b>32</b>	<b>0</b>	<b>32</b>	<b>32</b>

#### B. Housing Production:

A key component of the Policy is that each year, CPED shall produce more affordable housing units at 50% or below the Metropolitan Median Income or MMI through new construction/positive conversion, than the number removed by City/CPED action. The total production of new affordable housing units at 50% or below the MMI by the CPED for 2009 was 81 (50 rental and 31 ownership) units.

**Requirement 2: Twenty percent (20%) of the units of each City/CPED assisted housing project of 10 units or more will be affordable to households earning 50% or less of the Metropolitan Median Income (MMI). It is understood that these affordable units include any mix of rental and/or homeownership, and can be located on the project site or anywhere in the City of Minneapolis. Any specific project requesting exemptions to this requirement must seek City Council approval on the basis of alternative public purpose.**

**Status:**                      **Achieved**

**Summary of Action:** All city-assisted multifamily housing projects (10+ units) placed in service in 2009 had at least 20% of the units affordable. In fact, 22.2% of all 2009 new construction/positive conversion units and 91.3% of all rehabilitation/stabilization rental units were affordable to households with incomes at or below 50% MMI.

**Requirement 3: Except for senior housing, all publicly assisted rental projects shall accept Section 8 certificates/vouchers.**

**Status: Achieved**

**Summary of Action:** CPED has implemented this policy for all rental projects and has included language in its legal documents which will require compliance.

Resolution Goals

**Resolution Goals**

**Goal 1: City of Minneapolis is directed to increase funds directed to affordable housing production with a goal of a total annual CPED investment of \$10 million per year.**

**Status: Achieved**

**Summary of Action:** A total of \$10,000,000 was budgeted for the 2009 Affordable Housing Trust Fund by City Council action. These funds were subsequently allocated to a number of affordable rental and ownership housing projects (see Exhibit D). In addition, the city allocated \$1.3 million in Low Income Housing Tax Credits and \$20.5 million in housing revenue bonds to affordable housing projects. There were two TIF districts created in 2009 (Nokomis Senior Housing and Longfellow Station) with an approximate value of \$4.0 million.

**Goal 2: CPED Three Year Production/Preservation Goal 2009-2011**

<b>2009 Production/Preservation</b>	<b>575 units</b>	
<b>2010 Production/Preservation</b>	<b>450 units</b>	
<b>2011 Production/Preservation</b>	<b>530 units</b>	
<b>2009-2011 Production Goal Total</b>		<b>1,555 units</b>

**Status: Achieved**

**Summary of Action:** A total of 593 affordable units were completed in 2009. This includes 538 units of affordable multifamily rental, 23 units of affordable multifamily ownership, and 32 units of single-family ownership housing totaling 593 affordable units.

**A. Description of Rental Housing Production**

For purposes of this report, production for this goal is defined as new construction/ positive conversion and preservation/stabilization. In 2009, CPED assisted in the development or preservation of 640 total rental housing units in Minneapolis, of which 538 are affordable at or below 50% of median income.

**Table 2**

**Rental Housing Production Summary 2009  
Units Completed**

	Total Units	Direct Subsidy CPED funds	HRB Finance	Leverage non City funds
New / Positive Conversion	50 Units	\$1.2 million	\$ 0 million	\$10.2 million
Preservation Of units	590 Units	\$3.6 million	\$0.6 million	\$8.2 million
Total	640 Units	\$4.8 million	\$0.6 million	\$18.4 million

**Table 3**

**Rental Housing Production by Income Groups 2009**

Affordability Level	30%	50%	60%	80%	Market
Development	12	38	0	0	0
Preservation	308	180	78	24	0
<b>Total</b>	<b>640</b>	<b>320</b>	<b>218</b>	<b>78</b>	<b>0</b>

**Affordable Units at 50% or Below MMI:**

Total Affordable New/Positive Conversion - 81 units (50 rental and 31 ownership)

Total Affordable Stabilization/Preservation – 512 units (488 rental and 24 ownership)

Exhibit B gives detailed information on all sources of financing used to leverage CPED funds to accomplish program objectives. Exhibit B also shows the household incomes served by the programs.

**Goal 3: CPED will aggressively pursue funding for operating subsidies and/or rental assistance on City/CPED assisted housing projects of 10 units or more from all possible funding sources including but not limited to the Minneapolis Public Housing Authority, Minnesota Housing, Hennepin County, Federal Government and Metropolitan Council. To the extent that leverage resources are available for operating support or project based rental assistance, at least 50% of the units affordable at 50% of the MMI as required in requirement 2 shall be affordable on a project -by-project basis at an income level of 30% or less of MMI. No City or CPED funds or resources shall be used for operating subsidies and/or rental assistance for any units or projects initiated or created under this policy.**

**Status: Achieved**

**Summary of Action:** 57.4% of the affordable units completed in 2009 were affordable at or below 30% MMI. CPED resources were used for capital costs only. CPED has worked cooperatively with MPHA on the delivery of Project-Based Section 8 subsidies (PBA) since 2001.

**Goal 4: Fifty percent (50%) of the City/CPED’s affordable housing funds will be used for the capital cost of production of units affordable at 30% or below of the MMI. When units require operating subsidies and/or rental assistance, these will be secured through partnership with other funding sources including but not limited to the Minneapolis Public Housing Authority, Minnesota Housing, Hennepin County, Federal Government and Metropolitan Council.**

**Status: Achieved**

**Summary of Action:** Proportionate with the unit numbers in Goal #3 above, it is estimated that 57.4% of CPED’s affordable housing funds assisted units at <30% MMI (capital costs).

**Goal 5: The goal is established to allocate 70% of affordable housing funds for units with 2 or more bedrooms and 30% to units with 0-1 bedrooms.**

**Status: Not Achieved**

**Summary of Action:** 0 – 1 Bedroom –54.3% 2+ Bedroom – 45.7%

For units at or below 50% MMI completed in 2009, 312 were 0-1 bedroom, and 263 were 2+ bedroom. CPED has specific guidelines as part of its Request for Proposals that directly targets points to achieve this goal.

**Goal 6: The City establishes a goal of at least 50% of new City-produced affordable housing to be located in areas of the city where it is presently lacking (non-impacted areas).**

**Status: Achieved**

**Summary of Action:** 92.6% new City-produced affordable housing was located in non-impacted areas. Of those new/positive conversion affordable units placed in service in 2009, 6 were located in impacted areas of the City while 75 were in non-impacted areas.

**Goal 7: Affordable housing emphasis in impacted census tracts – preservation, rehabilitation and stabilization.**

**Status: Achieved**

**Summary of Action:** New Construction / Positive Conversion – 11 units (1.9%)  
Preservation / Stabilization – 554 units (98.1%)

CPED has specific guidelines as part of its Request for Proposals that directly targets points to achieve this goal.

**Goal 8: Affordable housing emphasis in non-impacted census tracts – construction and positive conversion.**

**Status: Achieved**

**Summary of Action:** New Construction / Positive Conversion – 294 units (76.0%)  
Preservation / Stabilization – 93 units (24.0%)

CPED has specific guidelines as part of its Request for Proposals that directly targets points to achieve this goal.

---

**Annual Report Exhibits:**

Exhibit A: Listing of properties demolished by City/CPED action

Exhibit B: Reports on 2009 Production by Project and Program - Multifamily Rental: New (B-1) and Rehab (B-2), Multifamily Ownership (B-3), and Single Family Ownership (B-4)

Exhibit C: Report re: 2009 Multifamily Units Closed/Under Construction (not completed)

Exhibit D: 2009 Multifamily Funding Approval Actions

**AFFORDABLE HOUSING DEMOLITION REPORT  
2009**

**EXHIBIT A**

<u>PROJECT NAME</u>	<u>ADDRESS</u>	<u>HOMESTEAD/NON HOMESTEAD</u>	<u>ACQUISITION DATE</u>	<u>DEMOLISHED</u>
<b>VACANT HOUSING</b>	2125 Lyndale Ave N	N	12/27/2007	4/16/2009
	5113 Dupont Ave N	N	11/26/2008	5/20/2009
	2611 Penn Ave N	N	11/19/2008	5/1/2009
	2631 Penn Ave N	N	6/12/2008	5/1/2009
	4822 Girard Ave N	N	12/29/2008	5/20/2009
	3800 Fremont Ave N	N	11/25/2008	7/15/2009
	2109 James Ave N	N	10/9/2007	5/13/2009
	2645 14th Ave S	N	11/26/2008	7/28/2009
	2600 17th Ave S	N	8/15/2008	7/28/2009
	3016 6th St N	N	7/23/2008	10/14/2009
	2008 Washington St NE	N	10/31/2008	10/14/2009
	2704 Bryant Ave N	N	1/23/2009	9/3/2009
	1352 Thomas Ave N	N	11/14/2008	9/3/2009
	416 30th Ave N	N	2/18/2009	8/28/2009
	3010 California St NE	N	1/28/2009	9/3/2009
	2320 4th St N	N	11/26/2008	10/14/2009
	3018 4th St N	N	2/2/2009	10/14/2009
	3114 6th St N	N	2/13/2009	10/14/2009
	1622 49th Ave N	N	5/27/2009	11/4/2009
	1700 49th Ave N	N	5/27/2009	11/4/2009
	3035 6th St N	N	2/19/2008	10/14/2009
	2213 16th Ave S	N	12/17/2008	10/27/2009
	2434 Irving Ave N	N	2/25/2009	11/17/2009
	1407 26th St E	N	6/22/2009	12/8/2009
	1409 26th St E	N	4/14/2009	12/8/2009
	2426 Elliot Ave S	N	2/12/2009	12/3/2009
	1218 Irving Ave N	N	3/13/2009	11/19/2009
	1414 Morgan Ave N	N	3/27/2009	11/19/2009
	2718 Fremont Ave N	N	10/28/2008	4/5/2010
	4114 Fremont Ave N	N	6/23/2009	4/5/2010
	4150 Upton Ave N	N	3/20/2009	4/5/2010
	3428 Cedar Ave S	N	5/20/2009	3/31/2010
<b>TOTAL# OF DEMOLITIONS: 32</b>				

Report Date: 4/9/2010

01/01/2009 to 12/31/2009

**Van Cleve Apts West**

919 12th Ave SE

- New Construction
- New Production
- Rehab
- Stabilization
- Preservation

Project Completion:  
4/24/2009  
Project Close:  
6/26/2008

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	0	0BR	0	0	0	0
1BR	12	1BR	12	0	0	0
2BR	25	2BR	0	25	0	0
3BR	13	3BR	0	13	0	0
4+BR	0	4+BR	0	0	0	0
<b>TOT</b>	<b>50</b>	<b>TOT</b>	<b>12</b>	<b>38</b>	<b>0</b>	<b>0</b>

CPED Coordinator

LePage

**COMPLETED CONSTRUCTION RENTAL (NEW  
CONSTRUCTION/POSITIVE CONVERSION)  
PRODUCTION SUMMARY 01/01/2009 THRU 12/31/2009**

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	0	0BR	0	0	0	0
1BR	12	1BR	12	0	0	0
2BR	25	2BR	0	25	0	0
3BR	13	3BR	0	13	0	0
4+BR	0	4+BR	0	0	0	0
<b>TOT</b>	<b>50</b>	<b>TOT</b>	<b>12</b>	<b>38</b>	<b>0</b>	<b>0</b>

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
AHTF (2006) (HOME)	\$670,000.00
TIF (pay-go)	\$595,000.00
F Pipeline (2007) (HC)	\$508,065.00
LCDA	\$485,722.00
Pooled TIF / PPL Loan	\$45,650.00
Non Profit Admin	\$30,000.00
HTC - \$773,765 (200	
HTC - \$ 68,680 (200	
OTHER PUBLIC FINANCING	
SOURCE	AMOUNT
MHFA	\$600,000.00
Hennepin County	\$120,000.00
Hennepin County (PPL)	\$67,205.00
PRIVATE FINANCING	
SOURCE	AMOUNT
Syndication Proceeds	\$7,692,370.00
1st Mortgage	\$246,322.00
Private	\$141,893.00
Other Private	\$119,000.00
FHF	\$100,000.00
<b>TDC:</b>	<b>\$11,421,227.00</b>

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
AHTF - HOME	\$1,178,065.00
Non Profit Admin	\$30,000.00
TIF	\$640,650.00
CITY - OTHER	\$485,722.00
CPED TOTAL:	\$2,334,437.00
OTHER PUBLIC FINANCING	
SOURCE	AMOUNT
HENN. CTY	\$120,000.00
MHFA	\$600,000.00
OTHER	\$67,205.00
PUBLIC TOTAL:	\$787,205.00
PRIVATE FINANCING	
SOURCE	AMOUNT
SYNDICATION	\$7,692,370.00
FHF	\$100,000.00
OTHER	\$507,215.00
PRIVATE TOTAL:	\$8,299,585.00
<b>TDC:</b>	<b>\$11,421,227.00</b>

Report Date: 5/3/2010

01/01/2009 to 12/31/2009

#### Abbott View

1801 1st Ave S

- New Construction     New Production  
 Rehab                     Stabilization  
 Preservation

CPED Coordinator: LePage

Project Completion:  
9/1/2009  
  
Project Close:  
3/20/2009

#	UNITS		<30%	<50%	<60%	<80%	MKT
0BR	1	0BR	1	0	0	0	0
1BR	18	1BR	18	0	0	0	0
2BR	2	2BR	2	0	0	0	0
3BR	0	3BR	0	0	0	0	0
4+BR	0	4+BR	0	0	0	0	0
<b>TOT</b>	<b>21</b>	<b>TOT</b>	<b>21</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
AHTF (2006) (HOME)	\$530,000.00
Non Profit Admin	\$30,000.00

OTHER PUBLIC FINANCING	
SOURCE	AMOUNT
MHFA	\$1,600,000.00
Hennepin County	\$520,000.00
PRIVATE FINANCING	
SOURCE	AMOUNT
Foundation Funds	\$200,000.00
FHLB	\$117,331.00
Foundation Funds	\$50,000.00
<b>TDC:</b>	<b>\$3,047,331.00</b>

#### Blue Goose Apts / Family Tree Coop

1819 5th St S

- New Construction     New Production  
 Rehab                     Stabilization  
 Preservation

CPED Coordinator: Crowther

Project Completion:  
7/1/2009  
  
Project Close:  
12/23/2008

#	UNITS		<30%	<50%	<60%	<80%	MKT
0BR	12	0BR	0	7	5	0	0
1BR	14	1BR	0	1	13	0	0
2BR	5	2BR	0	0	5	0	0
3BR	7	3BR	0	0	7	0	0
4+BR	0	4+BR	0	0	0	0	0
<b>TOT</b>	<b>38</b>	<b>TOT</b>	<b>0</b>	<b>8</b>	<b>30</b>	<b>0</b>	<b>0</b>

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
Assumed Debt (TIF)	\$1,376,796.00
Exempt Bonds Serie	\$612,266.00
F Pipeline (2007) (CE	\$199,950.00
HTC - \$149,509 (HRI	

PRIVATE FINANCING	
SOURCE	AMOUNT
Syndication Proceeds	\$1,342,107.00
WBCDC Loan	\$1,110,785.00
Deferred Dev fee	\$200,000.00
GP Cash	\$134,211.00
<b>TDC:</b>	<b>\$4,976,115.00</b>

#### Bridge Center Emergency Svcs Bldg

2XXX Emerson Ave S

- New Construction     New Production  
 Rehab                     Stabilization  
 Preservation

CPED Coordinator: Wiemann

Project Completion:  
6/1/2009  
  
Project Close:  
2/9/2009

#	UNITS		<30%	<50%	<60%	<80%	MKT
0BR	18	0BR	18	0	0	0	0
1BR	0	1BR	0	0	0	0	0
2BR	0	2BR	0	0	0	0	0
3BR	0	3BR	0	0	0	0	0
4+BR	0	4+BR	0	0	0	0	0
<b>TOT</b>	<b>18</b>	<b>TOT</b>	<b>18</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
ESG (2007)	\$234,655.00

PRIVATE FINANCING	
SOURCE	AMOUNT
	\$63,666.00
	\$25,000.00
<b>TDC:</b>	<b>\$323,321.00</b>

Report Date: 5/3/2010

01/01/2009 to 12/31/2009

#### CRS Permanent Re-Entry Housing 3003 Penn Ave N

- New Construction     New Production  
 Rehab     Stabilization  
 Preservation

CPED Coordinator: Glasper

Project Completion:  
5/20/2009  
Project Close:  
10/2/2008

#	UNITS		<30%	<50%	<60%	<80%	MKT
0BR	0	0BR	0	0	0	0	0
1BR	11	1BR	8	0	3	0	0
2BR	0	2BR	0	0	0	0	0
3BR	0	3BR	0	0	0	0	0
4+BR	0	4+BR	0	0	0	0	0
<b>TOT</b>	<b>11</b>	<b>TOT</b>	<b>8</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>0</b>

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
AHTF (2007) (CDBG)	\$275,000.00
Non Profit Admin	\$30,000.00

OTHER PUBLIC FINANCING	
SOURCE	AMOUNT
MHFA	\$444,450.00
Hennepin County	\$275,000.00
HUD	\$227,595.00
PRIVATE FINANCING	
SOURCE	AMOUNT
FHLB	\$71,500.00
Deferred Dev Fee	\$35,500.00
<b>TDC:</b>	<b>\$1,359,045.00</b>

#### Echo Flats 2612-16 3rd Ave S

- New Construction     New Production  
 Rehab     Stabilization  
 Preservation

CPED Coordinator: Cunningham

Project Completion:  
5/31/2009  
Project Close:  
7/30/2008

#	UNITS		<30%	<50%	<60%	<80%	MKT
0BR	0	0BR	0	0	0	0	0
1BR	0	1BR	0	0	0	0	0
2BR	4	2BR	0	0	4	0	0
3BR	12	3BR	0	12	0	0	0
4+BR	4	4+BR	0	4	0	0	0
<b>TOT</b>	<b>20</b>	<b>TOT</b>	<b>0</b>	<b>16</b>	<b>4</b>	<b>0</b>	<b>0</b>

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
2004) (CDBG - Seed	\$362,359.00
AHTF (2006) (CDBG)	\$345,400.00
Non Profit Admin	\$30,000.00

OTHER PUBLIC FINANCING	
SOURCE	AMOUNT
MHFA	\$375,000.00
PRIVATE FINANCING	
SOURCE	AMOUNT
Replacement Reserve:	\$2,200.00
<b>TDC:</b>	<b>\$1,114,959.00</b>

#### Exodus Hotel XXX 2nd Ave S

- New Construction     New Production  
 Rehab     Stabilization  
 Preservation

CPED Coordinator: Wiemann

Project Completion:  
6/1/2009  
Project Close:  
2/25/2009

#	UNITS		<30%	<50%	<60%	<80%	MKT
0BR	93	0BR	93	0	0	0	0
1BR	0	1BR	0	0	0	0	0
2BR	0	2BR	0	0	0	0	0
3BR	0	3BR	0	0	0	0	0
4+BR	0	4+BR	0	0	0	0	0
<b>TOT</b>	<b>93</b>	<b>TOT</b>	<b>93</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
ESG (2007)	\$118,407.00

PRIVATE FINANCING	
SOURCE	AMOUNT
	\$1,000.00
<b>TDC:</b>	<b>\$119,407.00</b>

#### Incarnation House 2XXX Clinton Ave S

- New Construction     New Production  
 Rehab     Stabilization  
 Preservation

CPED Coordinator: Green

Project Completion:  
7/1/2009  
Project Close:  
3/3/2009

#	UNITS		<30%	<50%	<60%	<80%	MKT
0BR	0	0BR	0	0	0	0	0
1BR	11	1BR	11	0	0	0	0
2BR	4	2BR	4	0	0	0	0
3BR	0	3BR	0	0	0	0	0
4+BR	0	4+BR	0	0	0	0	0
<b>TOT</b>	<b>15</b>	<b>TOT</b>	<b>15</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
ESG (2007)	\$65,000.00

PRIVATE FINANCING	
SOURCE	AMOUNT
Equity	\$27,325.00
<b>TDC:</b>	<b>\$92,325.00</b>

Report Date: 5/3/2010

01/01/2009 to 12/31/2009

#### North Haven Apts

2216 Clinton Ave

- New Construction     New Production  
 Rehab                     Stabilization  
 Preservation

CPED Coordinator: Cunningham

Project Completion:  
10/9/2009  
  
Project Close:  
8/20/2008

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	0	0BR	0	0	0	0
1BR	0	1BR	0	0	0	0
2BR	0	2BR	0	0	0	0
3BR	3	3BR	2	1	0	0
4+BR	1	4+BR	1	0	0	0
<b>TOT</b>	<b>4</b>	<b>TOT</b>	<b>3</b>	<b>1</b>	<b>0</b>	<b>0</b>

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
AHTF (2005) (CDBG)	\$171,814.00
Non Profit Admin	\$8,000.00

OTHER PUBLIC FINANCING	
SOURCE	AMOUNT
MHFA	\$161,700.00
Hennepin County	\$125,000.00
Hennepin County	\$7,170.00

PRIVATE FINANCING	
SOURCE	AMOUNT
Capital Contribution	\$42,450.00
Deferred Dev Fee	\$23,531.00
Charitable Donation	\$5,000.00
Charitable Donation	\$5,000.00
Charitable Donation	\$4,500.00
<b>TDC:</b>	<b>\$554,165.00</b>

#### Olson Towne Homes

501 Girard Terrace

- New Construction     New Production  
 Rehab                     Stabilization  
 Preservation

CPED Coordinator: Crowther

Project Completion:  
9/1/2009  
  
Project Close:  
3/30/2009

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	0	0BR	0	0	0	0
1BR	2	1BR	2	0	0	0
2BR	77	2BR	77	0	0	0
3BR	13	3BR	13	0	0	0
4+BR	0	4+BR	0	0	0	0
<b>TOT</b>	<b>92</b>	<b>TOT</b>	<b>92</b>	<b>0</b>	<b>0</b>	<b>0</b>

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
F Pipeline (2007) (CE	\$368,284.00
Non Profit Admin	\$7,500.00

**TDC: \$375,784.00**

#### Park Plaza Apts

1315 Olson Memorial Hwy

- New Construction     New Production  
 Rehab                     Stabilization  
 Preservation

CPED Coordinator: Crowther

Project Completion:  
9/1/2009  
  
Project Close:  
3/30/2009

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	0	0BR	0	0	0	0
1BR	62	1BR	25	37	0	0
2BR	59	2BR	41	18	0	0
3BR	13	3BR	10	3	0	0
4+BR	0	4+BR	0	0	0	0
<b>TOT</b>	<b>134</b>	<b>TOT</b>	<b>76</b>	<b>58</b>	<b>0</b>	<b>0</b>

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
F Pipeline (2007) (CE	\$199,994.00
Non Profit Admin	\$7,500.00

**TDC: \$207,494.00**

#### Slater Square

1400 Portland Ave S

- New Construction     New Production  
 Rehab                     Stabilization  
 Preservation

CPED Coordinator: Glasper

Project Completion:  
12/9/2009  
  
Project Close:  
5/29/2008

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	124	0BR	0	79	35	10
1BR	37	1BR	0	18	5	14
2BR	1	2BR	0	0	1	0
3BR	0	3BR	0	0	0	0
4+BR	0	4+BR	0	0	0	0
<b>TOT</b>	<b>162</b>	<b>TOT</b>	<b>0</b>	<b>97</b>	<b>41</b>	<b>24</b>

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
AHTF (2006) (CDBG)	\$542,500.00
Non Profit Admin	\$30,000.00

OTHER PUBLIC FINANCING	
SOURCE	AMOUNT
MHFA	\$393,000.00
MHFA	\$120,331.00
PRIVATE FINANCING	
SOURCE	AMOUNT
FHLB	\$500,000.00
GP Contribution	\$29,169.00
<b>TDC:</b>	<b>\$1,615,000.00</b>

Report Date: 5/3/2010

01/01/2009 to 12/31/2009

**COMPLETED CONSTRUCTION RENTAL  
(REHAB/STABILIZATION) PRODUCTION SUMMARY  
01/01/2009 THRU 12/31/2009**

#	UNITS		<30%	<50%	<60%	<80%	MKT
<b>0BR</b>	248	<b>0BR</b>	112	86	40	10	0
<b>1BR</b>	155	<b>1BR</b>	64	56	21	14	0
<b>2BR</b>	152	<b>2BR</b>	124	18	10	0	0
<b>3BR</b>	48	<b>3BR</b>	25	16	7	0	0
<b>4+BR</b>	5	<b>4+BR</b>	1	4	0	0	0
<b>TOT</b>	608	<b>TOT</b>	326	180	78	24	0

**CPED ADMINISTERED FUNDS**

SOURCE	AMOUNT
AHTF - CDBG	\$2,465,301.00
AHTF - HOME	\$530,000.00
Non Profit Admin	\$143,000.00
HRB	\$612,266.00
ESG	\$418,062.00
CITY - OTHER	\$1,376,796.00
<b>CPED TOTAL:</b>	<b>\$5,545,425.00</b>

**OTHER PUBLIC FINANCING**

SOURCE	AMOUNT
MHFA	\$3,094,481.00
HENNEPIN CTY	\$927,170.00
Public - OTHER	\$227,595.00
<b>PUBLIC TOTAL:</b>	<b>\$4,249,246.00</b>

**PRIVATE FINANCING**

SOURCE	AMOUNT
SYNDICATION	\$1,342,107.00
Private - OTHER	\$2,648,168.00
<b>PRIVATE TOTAL:</b>	<b>\$3,990,275.00</b>

**TDC: \$13,784,946.00**

Report Date: 4/9/2010

01/01/2009 to 12/31/2009

#### Nokoma Cooperative

1920 3rd Ave S

- New Construction     New Production  
 Rehab                     Stabilization  
 Preservation

Project Completion:

6/23/2009

Project Close:

11/24/2008

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	0	0BR	0	0	0	0
1BR	19	1BR	0	0	19	0
2BR	0	2BR	0	0	0	0
3BR	0	3BR	0	0	0	0
4+BR	0	4+BR	0	0	0	0
TOT	19	TOT	0	0	19	0

CPED Coordinator: Gasper

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
AOHP (LEVY)	\$400,000.00
AOHP (CDBG)	\$360,000.00
NRP (SSCO)	\$240,000.00
Non Profit Admin	\$30,000.00
OTHER PUBLIC FINANCING	
SOURCE	AMOUNT
Hennepin County	\$370,000.00
MHFA	\$200,000.00
Hennepin County	\$38,000.00
PRIVATE FINANCING	
SOURCE	AMOUNT
1st Mortgage	\$848,237.00
FHLB	\$106,547.00
Foundations	\$57,500.00
Equity Shares	\$57,000.00
	\$50,000.00
<b>TDC:</b>	<b>\$2,757,284.00</b>

#### Parcel F

900 Washington Ave S

- New Construction     New Production  
 Rehab                     Stabilization  
 Preservation

Project Completion:

3/1/2009

Project Close:

6/30/2006

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	0	0BR	0	0	0	0
1BR	0	1BR	0	0	0	0
2BR	167	2BR	0	0	0	167
3BR	0	3BR	0	0	0	0
4+BR	0	4+BR	0	0	0	0
TOT	167	TOT	0	0	0	167

CPED Coordinator: Goldstein

PRIVATE FINANCING	
SOURCE	AMOUNT
Sales Proceeds	\$75,825,000.00
1st Mortgage - Hotel	\$17,000,000.00
ew Markets Tax Credi	\$5,600,000.00
Equity	\$3,250,000.00
Retail Mortgage	\$400,000.00
<b>TDC:</b>	<b>\$102,075,000.00</b>

#### Presidents Row Lofts

1701 Madison St NE

- New Construction     New Production  
 Rehab                     Stabilization  
 Preservation

Project Completion:

9/1/2009

Project Close:

6/9/2005

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	18	0BR	0	18	0	0
1BR	36	1BR	0	0	0	36
2BR	16	2BR	0	0	0	16
3BR	0	3BR	0	0	0	0
4+BR	0	4+BR	0	0	0	0
TOT	70	TOT	0	18	0	52

CPED Coordinator: LePage

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
ERF	\$85,000.00

PRIVATE FINANCING	
SOURCE	AMOUNT
Construction Loan	\$14,080,069.00
<b>TDC:</b>	<b>\$14,165,069.00</b>

Report Date: 4/9/2010

01/01/2009 to 12/31/2009

**Van Cleve - Habitat for Humanity**  
917 13th Ave SE

- New Construction
- New Production
- Rehab
- Stabilization
- Preservation

Project Completion: 6/15/2009  
Project Close: 3/27/2008

#	UNITS
0BR	0
1BR	0
2BR	0
3BR	5
4+BR	0
<b>TOT</b>	<b>5</b>

	<30%	<50%	<60%	<80%	MKT
0BR	0	0	0	0	0
1BR	0	0	0	0	0
2BR	0	0	0	0	0
3BR	0	5	0	0	0
4+BR	0	0	0	0	0
<b>TOT</b>	<b>0</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>0</b>

CPED Coordinator: LePage

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
AOHP (Bond Fees)	\$60,000.00

OTHER PUBLIC FINANCING	
SOURCE	AMOUNT
Hennepin County	\$115,000.00
HUD	\$56,250.00
HUD	\$18,750.00

PRIVATE FINANCING	
SOURCE	AMOUNT
Habitat Funds	\$347,140.00
Private Sponsors	\$300,000.00
In Kind Donation	\$110,000.00
<b>TDC:</b>	<b>\$1,007,140.00</b>

**COMPLETED CONSTRUCTION OWNERSHIP PRODUCTION SUMMARY 01/01/2009 THRU 12/31/2009**

#	UNITS
0BR	18
1BR	55
2BR	183
3BR	5
4+BR	0
<b>TOT</b>	<b>261</b>

	<30%	<50%	<60%	<80%	MKT
0BR	0	18	0	0	0
1BR	0	0	19	0	36
2BR	0	0	0	0	183
3BR	0	5	0	0	0
4+BR	0	0	0	0	0
<b>TOT</b>	<b>0</b>	<b>23</b>	<b>19</b>	<b>0</b>	<b>219</b>

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
AOHP	\$820,000.00
Non Profit Admin	\$30,000.00
City - OTHER	\$325,000.00
<b>CPED TOTAL:</b>	<b>\$1,175,000.00</b>

OTHER PUBLIC FINANCING	
SOURCE	AMOUNT
MHFA	\$200,000.00
Hennepin County	\$523,000.00
Public - OTHER	\$75,000.00
<b>PUBLIC TOTAL:</b>	<b>\$798,000.00</b>

PRIVATE FINANCING	
SOURCE	AMOUNT
SALES PROCEEDS	\$89,905,069.00
Private - OTHER	\$28,126,424.00
<b>PRIVATE TOTAL:</b>	<b>\$118,031,493.00</b>
<b>TDC:</b>	<b>\$120,004,493.00</b>

AFFORDABLE HOUSING PRODUCTION REPORT 2009

EXHIBIT B4

<u>PROJECT</u>	<u>ADDRESS</u>	<u>AFFORDABLE UNITS</u>	<u>% of Median Income</u>	<u># OF BEDROOMS</u>	<u>NEW/ REHAB</u>	<u>COMPLETION DATE</u>	<u>FUNDS USED</u>	<u>SUBSIDY</u>
<b>GMHC - MPLS NORTHSIDE INITIATIVE PROGRAM</b>	2421 Upton Ave N	1	59%	3	Rehab	5/5/2009	Local	\$22,533
	2726 Aldrich Ave N	1	43%	3	Rehab	5/19/2009	Local	\$16,275
	3923 Dupont Ave N	1	24%	3	Rehab	5/29/2009	Local	\$2,186
	3618 Russell Ave N	1	65%	3	Rehab	6/3/2009	Local	\$13,921
	2015 4th Ave N	1	45%	4	Rehab	6/4/2009	Local	\$34,750
	1653 Russell Ave N	1	55%	4	Rehab	6/15/2009	Local	\$48,164
	3626 Lyndale Ave N	1	63%	3	Rehab	6/24/2009	Local	\$27,469
	5146 Russell Ave N	1	61%	3	Rehab	6/25/2009	Local	\$5,370
	3216 Humboldt Ave N	1	36%	3	Rehab	6/26/2009	Local	\$34,004
	4369 Webber Pkwy	1	68%	3	Rehab	6/29/2009	Local	\$40,610
	4339 Newton Ave N	1	39%	4	Rehab	7/8/2009	Local	\$28,993
	3415 Queen Ave N	1	55%	3	Rehab	7/13/2009	Local	\$4,415
	5108 Washburn Ave	1	75%	3	Rehab	7/15/2009	Local	\$25,777
	1534 Hillside Ave N	1	40%	3	Rehab	7/16/2009	Local	\$2,836
	2419 Upton Ave N	1	50%	3	Rehab	7/24/2009	Local	\$29,747
	1321 Logan Ave N	1	48%	5	Rehab	8/26/2009	Local	\$1,725
	3443 Russell Ave N	1	48%	3	Rehab	8/26/2009	Local	\$12,223
	3947 Colfax Ave N	1	51%	3	Rehab	9/18/2009	Local	\$25,270
	3614 Emerson Ave N	1	31%	4	Rehab	9/21/2009	Local	\$60,013
	3443 James Ave N	1	64%	4	Rehab	9/22/2009	Local	\$25,434
	4238 Sheridan Ave N	1	64%	3	Rehab	9/30/2009	Local	\$18,019
	4914 Morgan Ave N	1	31%	3	Rehab	10/16/2009	Local	\$17,749
	3519 Emerson Ave N	1	40%	3	Rehab	10/28/2009	Local	\$28,617
	2638 Irving Ave N	1	22%	4	Rehab	11/17/2009	Local	\$34,212
	1810 Thomas Ave N	1	38%	3	Rehab	11/24/2009	Local	\$17,939
	3438 Morgan Ave N	1	43%	3	Rehab	12/29/2009	Local	\$5,630
<b>GMHC HOMEOWNERSHIP PROGRAM</b>	3641 5th Ave S	1	53%	3	Rehab	4/30/2009	CDBG	\$101,239
	4247 Emerson Ave N	1	53%	3	New	5/21/2009	CDBG	\$54,913
	5139 Vincent Ave N	1	47%	3	New	5/22/2009	CDBG	\$140,672
	2415 Irving Ave N	1	29%	3	New	8/18/2009	CDBG	\$106,364
	3911 Fremont Ave N	1	52%	3	New	8/20/2009	CDBG	\$106,258
	2811 15th Ave S	1	47%	3	New	9/28/2009	CDBG	\$45,669
	3939 Fremont Ave N	1	37%	3	New	10/29/2009	CDBG	\$98,242
	4601 Colfax Ave N	1	44%	3	New	11/2/2009	CDBG	\$114,434
	2813 15th Ave S	1	48%	3	New	12/1/2009	CDBG	\$43,901
<b>GMHC CENTURY HOMES PROGRAM</b>	2618 Penn Ave N	1	64%	3	New	8/3/2009	Local	\$68,212
	2101 Illion Ave N	1	48%	3	New	8/4/2009	Local	\$69,251
	1115 25th Ave N	1	70%	3	New	12/4/2009	Local	\$79,506
<b>HOMEOWNERSHIP WORKS PROGRAM</b>	2123 Lyndale Ave N	1	80%	3	New	3/16/2009	HOME	\$42,693
	2525 James Ave N	1	50%	3	New	10/28/2009	HOME	\$41,456
	2638 Colfax Ave N	1	50%	2	Rehab	10/1/2009	HOME	\$73,890
	2751 Sheridan Ave N	1	80%	3	Rehab	7/14/2009	HOME	\$30,172
	3343 Fremont Ave N	1	50%	3	Rehab	11/30/2009	HOME	\$84,087
	2127 Queen Ave N	1	80%	2	Rehab	9/15/2009	HOME	\$115,250
	2612 Plymouth Ave N	1	50%	3	Rehab	6/1/2009	HOME	\$107,695
<b>CLCLT - AFFORDABLE OWNERSHIP HOUSING PROGRAM</b>	3553 5th St NE	1	50%	3	Rehab	4/27/2009	CDBG	\$19,280
	4054 Sheridan Ave N	1	50%	4	Rehab	12/23/2009	CDBG	\$21,035
	3748 Blaisdell Ave	1	50%	3	Rehab	12/23/2009	CDBG	\$29,300
	5254 Dupont Ave N	1	50%	4	Rehab	12/23/2009	CDBG	\$19,350
	2914 15th Ave S	1	50%	4	Rehab	12/23/2009	CDBG	\$35,285
	3117 Oakland Ave	1	50%	3	Rehab	12/23/2009	CDBG	\$28,545
<b>TOTAL</b>		<b>51</b>						<b>\$2,260,573</b>

**Alliance Addition**

724 E 17th St

- New Construction  New Production  
 Rehab  Stabilization  
 Preservation

Project Completion:

Project Close:  
11/19/2009

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	59	0BR	55	4	0	0
1BR	2	1BR	0	2	0	0
2BR	0	2BR	0	0	0	0
3BR	0	3BR	0	0	0	0
4+BR	0	4+BR	0	0	0	0
<b>TOT</b>	<b>61</b>	<b>TOT</b>	<b>55</b>	<b>6</b>	<b>0</b>	<b>0</b>

**CPED ADMINISTERED FUNDS**

AHTF (2008) (CDBG)  
AHTF Pipeline (2007) (SHP)  
Non Profit Admin

**Alliance Scattered Housing**

2413 10th Ave S; 3037 Oakland Ave

- New Construction  New Production  
 Rehab  Stabilization  
 Preservation

Project Completion:

Project Close:  
2/24/2010

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	11	0BR	11	0	0	0
1BR	0	1BR	0	0	0	0
2BR	4	2BR	0	4	0	0
3BR	6	3BR	0	6	0	0
4+BR	0	4+BR	0	0	0	0
<b>TOT</b>	<b>21</b>	<b>TOT</b>	<b>11</b>	<b>10</b>	<b>0</b>	<b>0</b>

**CPED ADMINISTERED FUNDS**

AHTF (2007) (CDBG)  
LCDA  
Non Profit Admin

**Audubon Crossing**

2510 Polk St NE

- New Construction  New Production  
 Rehab  Stabilization  
 Preservation

Project Completion:

Project Close:  
11/20/2009

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	0	0BR	0	0	0	0
1BR	7	1BR	2	5	0	0
2BR	15	2BR	2	13	0	0
3BR	8	3BR	2	6	0	0
4+BR	0	4+BR	0	0	0	0
<b>TOT</b>	<b>30</b>	<b>TOT</b>	<b>6</b>	<b>24</b>	<b>0</b>	<b>0</b>

**CPED ADMINISTERED FUNDS**

TCAP  
AHTF (CDBG) (2007)  
LIHTC - \$461,029 (2009)  
TC - \$51,608 (2008-Suppleme  
LIHTC - \$193,533 (2008)

**Buri Manor**

1515-23 Chicago Ave S

- New Construction  New Production  
 Rehab  Stabilization  
 Preservation

Project Completion:

Project Close:  
12/29/2009

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	38	0BR	0	38	0	0
1BR	0	1BR	0	0	0	0
2BR	0	2BR	0	0	0	0
3BR	0	3BR	0	0	0	0
4+BR	0	4+BR	0	0	0	0
<b>TOT</b>	<b>38</b>	<b>TOT</b>	<b>0</b>	<b>38</b>	<b>0</b>	<b>0</b>

**CPED ADMINISTERED FUNDS**

AHTF (2006) (CDBG)

**Cabrini House**

1XXX SE 6th St

- New Construction  New Production  
 Rehab  Stabilization  
 Preservation

Project Completion:

Project Close:  
2/8/2010

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	13	0BR	13	0	0	0
1BR	0	1BR	0	0	0	0
2BR	0	2BR	0	0	0	0
3BR	0	3BR	0	0	0	0
4+BR	0	4+BR	0	0	0	0
<b>TOT</b>	<b>13</b>	<b>TOT</b>	<b>13</b>	<b>0</b>	<b>0</b>	<b>0</b>

**CPED ADMINISTERED FUNDS**

ESG (2008)

**Creekside Commons**

103 54th St

- New Construction  New Production  
 Rehab  Stabilization  
 Preservation

Project Completion:

Project Close:  
11/23/2009

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	0	0BR	0	0	0	0
1BR	4	1BR	0	4	0	0
2BR	14	2BR	2	12	0	0
3BR	9	3BR	3	6	0	0
4+BR	3	4+BR	1	2	0	0
<b>TOT</b>	<b>30</b>	<b>TOT</b>	<b>6</b>	<b>24</b>	<b>0</b>	<b>0</b>

**CPED ADMINISTERED FUNDS**

TCAP  
AHTF (2007) (HOME)  
LCDA  
Non Profit Admin  
LIHTC - \$538,304 (2009)  
LIHTC - \$245,140 (2008)

**Eagles Flight Supportive Housing**

To Be Determined

- New Construction  New Production  
 Rehab  Stabilization  
 Preservation

Project Completion:

Project Close:  
9/18/2007

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	0	0BR	0	0	0	0
1BR	0	1BR	0	0	0	0
2BR	0	2BR	0	0	0	0
3BR	0	3BR	0	0	0	0
4+BR	0	4+BR	0	0	0	0
<b>TOT</b>	<b>0</b>	<b>TOT</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**CPED ADMINISTERED FUNDS**

NRP

**Exodus Hotel**

XXX 2nd Ave S

- New Construction  New Production  
 Rehab  Stabilization  
 Preservation

Project Completion:

Project Close:  
10/15/2009

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	93	0BR	93	0	0	0
1BR	0	1BR	0	0	0	0
2BR	0	2BR	0	0	0	0
3BR	0	3BR	0	0	0	0
4+BR	0	4+BR	0	0	0	0
<b>TOT</b>	<b>93</b>	<b>TOT</b>	<b>93</b>	<b>0</b>	<b>0</b>	<b>0</b>

**CPED ADMINISTERED FUNDS**

ESG (2008)

**Fremont Flats**

1814-22 Fremont Ave N

- New Construction  New Production  
 Rehab  Stabilization  
 Preservation

Project Completion:

Project Close:  
9/14/2009

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	0	0BR	0	0	0	0
1BR	0	1BR	0	0	0	0
2BR	8	2BR	8	0	0	0
3BR	2	3BR	2	0	0	0
4+BR	0	4+BR	0	0	0	0
<b>TOT</b>	<b>10</b>	<b>TOT</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>0</b>

**CPED ADMINISTERED FUNDS**

CDBG (Assumption)  
AHTF (2008) (CDBG)  
AHTF Pipeline (2008) (CDBG)  
CDBG (Assumption)  
Non Profit Admin

**Greenway Townhomes**

2845 Bloomington

- New Construction  New Production  
 Rehab  Stabilization  
 Preservation

Project Completion:

Project Close:  
9/3/2008

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	0	0BR	0	0	0	0
1BR	0	1BR	0	0	0	0
2BR	2	2BR	0	1	0	1
3BR	13	3BR	0	4	0	9
4+BR	0	4+BR	0	0	0	0
<b>TOT</b>	<b>15</b>	<b>TOT</b>	<b>0</b>	<b>5</b>	<b>0</b>	<b>10</b>

**CPED ADMINISTERED FUNDS**

NRP

**Heritage Housing**

1110 Howell Dr

- New Construction  New Production  
 Rehab  Stabilization  
 Preservation

Project Completion:

Project Close:  
12/18/2003

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	0	0BR	0	0	0	0
1BR	0	1BR	0	0	0	0
2BR	171	2BR	0	0	26	119
3BR	0	3BR	0	0	0	0
4+BR	0	4+BR	0	0	0	0
<b>TOT</b>	<b>171</b>	<b>TOT</b>	<b>0</b>	<b>0</b>	<b>26</b>	<b>119</b>

**CPED ADMINISTERED FUNDS**

Mktg/Def Spec Assessments  
 Habitat for Humanity (Lots)  
 HHLLC - 2nd Mortgages  
 Deferred Land Sale Proceeds  
 (Affordability Gap) 2nd Mortgage  
 Deferred Land Sale Proceeds

**Hope Block Stabilization**

2020 Portland

- New Construction  New Production  
 Rehab  Stabilization  
 Preservation

Project Completion:

Project Close:  
10/23/2009

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	1	0BR	1	0	0	0
1BR	1	1BR	1	0	0	0
2BR	5	2BR	0	5	0	0
3BR	9	3BR	0	9	0	0
4+BR	0	4+BR	0	0	0	0
<b>TOT</b>	<b>16</b>	<b>TOT</b>	<b>2</b>	<b>14</b>	<b>0</b>	<b>0</b>

**CPED ADMINISTERED FUNDS**

AHTF (CDBG) (2007)  
 AHTF (CDBG) (2008)  
 Non Profit Admin

**Humboldt Greenway (Phase I)**

5200-59 Humboldt Ave N

- New Construction  New Production  
 Rehab  Stabilization  
 Preservation

Project Completion:

4/1/2010  
 Project Close:  
2/13/2001

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	0	0BR	0	0	0	0
1BR	0	1BR	0	0	0	0
2BR	0	2BR	0	0	0	0
3BR	28	3BR	0	0	0	6
4+BR	0	4+BR	0	0	0	22
<b>TOT</b>	<b>28</b>	<b>TOT</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6</b>

**CPED ADMINISTERED FUNDS**

Deferred Purchase Loan

**Humboldt Greenway (Phase VI)**

50th & Humboldt Ave N

- New Construction  New Production  
 Rehab  Stabilization  
 Preservation

Project Completion:

4/1/2010  
 Project Close:  
11/9/2004

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	0	0BR	0	0	0	0
1BR	0	1BR	0	0	0	0
2BR	0	2BR	0	0	0	0
3BR	12	3BR	0	0	0	2
4+BR	0	4+BR	0	0	0	10
<b>TOT</b>	<b>12</b>	<b>TOT</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>

**CPED ADMINISTERED FUNDS**

TIF

**Humboldt Greenway (Phase VII)**

50th & Humboldt Ave N

- New Construction  New Production  
 Rehab  Stabilization  
 Preservation

Project Completion:

Project Close:  
1/27/2005

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	0	0BR	0	0	0	0
1BR	0	1BR	0	0	0	0
2BR	0	2BR	0	0	0	0
3BR	96	3BR	0	0	0	19
4+BR	0	4+BR	0	0	0	77
<b>TOT</b>	<b>96</b>	<b>TOT</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>19</b>

**CPED ADMINISTERED FUNDS**

TIF

**Little Earth (Phase V)**

2501 Cedar Ave So

- New Construction  New Production  
 Rehab  Stabilization  
 Preservation

Project Completion:

Project Close:  
3/25/2009

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	0	0BR	0	0	0	0
1BR	0	1BR	0	0	0	0
2BR	10	2BR	10	0	0	0
3BR	24	3BR	24	0	0	0
4+BR	6	4+BR	6	0	0	0
<b>TOT</b>	<b>40</b>	<b>TOT</b>	<b>40</b>	<b>0</b>	<b>0</b>	<b>0</b>

**CPED ADMINISTERED FUNDS**

AHTF (2007) (HOME)  
 Non Profit Admin

**Lowell Curve**

1916 Willow Ave

- New Construction  New Production  
 Rehab  Stabilization  
 Preservation

Project Completion:

Project Close:  
10/26/2005

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	0	0BR	0	0	0	0
1BR	0	1BR	0	0	0	0
2BR	0	2BR	0	0	0	0
3BR	12	3BR	0	1	0	4
4+BR	2	4+BR	0	2	0	7
<b>TOT</b>	<b>14</b>	<b>TOT</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>4</b>

**CPED ADMINISTERED FUNDS**

VHRF  
 LCDA  
 Value Gap  
 Storm Water Mgmt  
 Security Systems  
 Non Profit Admin

**Lowry Hill Neighborhood Working C**

Project Completion:

Project Close:  
4/16/2008

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	0	0BR	0	0	0	0
1BR	0	1BR	0	0	0	0
2BR	0	2BR	0	0	0	0
3BR	0	3BR	0	0	0	0
4+BR	0	4+BR	0	0	0	0
<b>TOT</b>	<b>0</b>	<b>TOT</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**CPED ADMINISTERED FUNDS**

NRP

**Many Rivers East**

1500 E Franklin

- New Construction     New Production  
 Rehab                     Stabilization  
 Preservation

Project Completion:

Project Close:  
2/3/2010

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	3	0BR	0	0	0	3
1BR	11	1BR	0	4	0	7
2BR	26	2BR	0	23	0	3
3BR	13	3BR	0	0	10	3
4+BR	0	4+BR	0	0	0	0
<b>TOT</b>	<b>53</b>	<b>TOT</b>	<b>0</b>	<b>27</b>	<b>10</b>	<b>16</b>

**CPED ADMINISTERED FUNDS**

AHTF Pipeline (2008) (CDBG)

**Marshall River Run (Ownership)**

1428 Marshall St NE

- New Construction     New Production  
 Rehab                     Stabilization  
 Preservation

Project Completion:

Project Close:  
12/22/2004

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	0	0BR	0	0	0	0
1BR	0	1BR	0	0	0	0
2BR	0	2BR	0	0	0	0
3BR	11	3BR	0	0	0	11
4+BR	0	4+BR	0	0	0	0
<b>TOT</b>	<b>11</b>	<b>TOT</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>11</b>

**CPED ADMINISTERED FUNDS**

ERF

**Midwest Machinery**

2848 Pleasant Ave S

- New Construction     New Production  
 Rehab                     Stabilization  
 Preservation

Project Completion:

Project Close:  
4/1/2008

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	0	0BR	0	0	0	0
1BR	0	1BR	0	0	0	0
2BR	0	2BR	0	0	0	0
3BR	0	3BR	0	0	0	0
4+BR	0	4+BR	0	0	0	0
<b>TOT</b>	<b>0</b>	<b>TOT</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**CPED ADMINISTERED FUNDS**

**Mill District City Apts**

201-229 Portland Ave

- New Construction     New Production  
 Rehab                     Stabilization  
 Preservation

Project Completion:

Project Close:  
10/27/2009

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	0	0BR	0	0	0	0
1BR	0	1BR	0	0	0	0
2BR	175	2BR	0	0	0	175
3BR	0	3BR	0	0	0	0
4+BR	0	4+BR	0	0	0	0
<b>TOT</b>	<b>175</b>	<b>TOT</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>175</b>

**CPED ADMINISTERED FUNDS**

AHTF (2007) (CDBG)

TBRA

Non Profit Admin

**Nicollet Square**

3700 Nicollet Ave

- New Construction     New Production  
 Rehab                     Stabilization  
 Preservation

Project Completion:

Project Close:  
2/23/2010

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	42	0BR	42	0	0	0
1BR	0	1BR	0	0	0	0
2BR	0	2BR	0	0	0	0
3BR	0	3BR	0	0	0	0
4+BR	0	4+BR	0	0	0	0
<b>TOT</b>	<b>42</b>	<b>TOT</b>	<b>42</b>	<b>0</b>	<b>0</b>	<b>0</b>

**CPED ADMINISTERED FUNDS**

Debt Assumption

AHTF (2003) (HOME)

AHTF

Non Profit Admin

**Paige Hall**

727 5th Ave S

- New Construction     New Production  
 Rehab                     Stabilization  
 Preservation

Project Completion:

Project Close:  
12/19/2005

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	51	0BR	35	16	0	0
1BR	18	1BR	0	18	0	0
2BR	0	2BR	0	0	0	0
3BR	0	3BR	0	0	0	0
4+BR	0	4+BR	0	0	0	0
<b>TOT</b>	<b>69</b>	<b>TOT</b>	<b>35</b>	<b>34</b>	<b>0</b>	<b>0</b>

**CPED ADMINISTERED FUNDS**

**Pokegama North**

2111 14th Ave S

- New Construction     New Production  
 Rehab                     Stabilization  
 Preservation

Project Completion:

Project Close:  
8/3/2007

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	0	0BR	0	0	0	0
1BR	0	1BR	0	0	0	0
2BR	0	2BR	0	0	0	0
3BR	3	3BR	0	3	0	0
4+BR	0	4+BR	0	0	0	0
<b>TOT</b>	<b>3</b>	<b>TOT</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>0</b>

**CPED ADMINISTERED FUNDS**

Exchange Credits

TCAP

AHTF (2009) (CDBG)

AHTF (2007) (CDBG)

Non Profit Admin

NRP

LIHTC - \$148,507 (2010-2)

LIHTC - \$565,773 (2010)

LIHTC - \$150,516 (2009)

**PPL Northside Recap**

610 Logan Ave N

- New Construction     New Production  
 Rehab                     Stabilization  
 Preservation

Project Completion:

Project Close:  
3/3/2010

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	6	0BR	0	6	0	0
1BR	20	1BR	8	12	0	0
2BR	33	2BR	12	21	0	0
3BR	3	3BR	0	3	0	0
4+BR	0	4+BR	0	0	0	0
<b>TOT</b>	<b>62</b>	<b>TOT</b>	<b>20</b>	<b>42</b>	<b>0</b>	<b>0</b>

**CPED ADMINISTERED FUNDS**

ESG (2009)

ESG (2008)

**Simpson Housing Services (1st Ave)**

2XXX 1st Ave S

- New Construction     New Production  
 Rehab                     Stabilization  
 Preservation

Project Completion:

Project Close:  
3/29/2010

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	60	0BR	60	0	0	0
1BR	0	1BR	0	0	0	0
2BR	0	2BR	0	0	0	0
3BR	0	3BR	0	0	0	0
4+BR	0	4+BR	0	0	0	0
<b>TOT</b>	<b>60</b>	<b>TOT</b>	<b>60</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Urban Village (Track 29 Phase I)**

2813 Bryant

Project Completion:

- New Construction     New Production  
 Rehab                     Stabilization  
 Preservation

Project Close:  
8/31/2005

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	0	0BR	0	0	0	0
1BR	18	1BR	0	0	3	5
2BR	36	2BR	0	0	0	0
3BR	0	3BR	0	0	0	0
4+BR	0	4+BR	0	0	0	0
<b>TOT</b>	<b>54</b>	<b>TOT</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>5</b>

**Urban Village (Track 29 Phase II)**

2813 Bryant

Project Completion:

- New Construction     New Production  
 Rehab                     Stabilization  
 Preservation

Project Close:  
8/31/2006

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	0	0BR	0	0	0	0
1BR	52	1BR	0	0	6	13
2BR	19	2BR	0	0	0	0
3BR	0	3BR	0	0	0	0
4+BR	0	4+BR	0	0	0	0
<b>TOT</b>	<b>71</b>	<b>TOT</b>	<b>0</b>	<b>0</b>	<b>6</b>	<b>13</b>

**CLOSED / UNDER CONSTRUCTION  
PRODUCTION SUMMARY**

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	377	0BR	310	64	0	0
1BR	133	1BR	11	45	9	18
2BR	518	2BR	34	79	26	27
3BR	249	3BR	31	38	10	40
4+BR	11	4+BR	7	4	0	0
<b>TOT</b>	<b>1288</b>	<b>TOT</b>	<b>393</b>	<b>230</b>	<b>45</b>	<b>85</b>

## 2009 FUNDING APPROVALS

## EXHIBIT D

PROJECT NAME		SOURCE	CPED AMOUNT	NEW/REHAB	IMPACTED	# UNITS	<50% AMI	<30% AMI	Financing Committed
3631 Penn Ave N	CPED	AHTF (HOME) (2009)	\$ 272,300.00	REHAB	YES	6	6	2	4/6/2010
3631 Penn Ave N	CPED	Non Profit Admin	\$ 12,000.00						4/6/2010
A Place of Hope (Transitional)	CPED	ESG (2009)	\$ 35,000.00	REHAB	NO	10	10	10	12/8/2009
Audubon Crossing	CPED	TCAP	\$ 1,098,199.00	NEW	NO	30	30	6	9/28/2009
Avenues for Homeless Youth	CPED	ESG (2009)	\$ 116,179.00	REHAB	YES	20	20	20	12/8/2009
Bii Di Gain Dash Anwebi Elder Housing	City of Minneapolis	NRP (AHRF)	\$ 305,000.00	NEW	YES	47	47	0	9/1/2009
Bii Di Gain Dash Anwebi Elder Housing	CPED	AHTF (2009)	\$ 689,778.00						2/16/2010
Bii Di Gain Dash Anwebi Elder Housing	CPED	Non Profit Admin	\$ 30,000.00						2/16/2010
Clare Midtown	CPED	LIHTC - \$680,923 (2010)		NEW	NO	45	26	0	9/22/2009
Clare Midtown	CPED	Tax Credit Return	\$ 1,279,395.00						10/2/2009
Clare Midtown	CPED	AHTF (2009) (HOME)	\$ 1,117,842.00						2/16/2010
Corcoran Triangle	CPED	AHTF (2009)	\$ 735,000.00	NEW	NO	103	21	6	2/16/2010
Creekside Commons	CPED	TCAP	\$ 1,253,590.00	NEW	NO	30	30	6	11/12/2009
Gateway Lofts	CPED	AHTF (2009)	\$ 636,334.00	NEW	YES	46	41	31	2/16/2010
Lyndale Green	City of Minneapolis	HRB		NEW	YES	61	30	0	10/2/2009
Lyndale Green	CPED	AHTF (2009)	\$ 981,743.00						2/16/2010
Nokomis Senior Housing	City of Minneapolis	HRB		NEW	NO	77	16	0	4/1/2009
PPL Foreclosure Redirection	City of Minneapolis	NSP I	\$ 190,000.00	REHAB	YES	4	4	0	10/1/2009
PPL Foreclosure Redirection	CPED	AHTF (HOME) (2009)	\$ 300,000.00						2/16/2010
PPL Foreclosure Redirection	CPED	Non Profit Admin	\$ 8,000.00						2/16/2010
PPL Northside Recap	CPED	Exchange Credits	\$ 1,279,386.00	REHAB	YES	62	62	20	8/28/2009
PPL Northside Recap	CPED	TCAP	\$ 881,750.00						8/28/2009
PPL Northside Recap	City of Minneapolis	Debt Forgiveness							8/28/2009
PPL Northside Recap	CPED	LIHTC - \$565,773 (2010)							9/22/2009
PPL Northside Recap	CPED	AHTF (2009) (CDBG)	\$ 610,600.00						1/19/2010
Rental Reclaim (Urban Homeworks)	CPED	NSP I	\$ 300,000.00	REHAB	YES	40	27	0	3/27/2009
Rental Reclaim (Urban Homeworks)	CPED	AHTF (2009)	\$ 800,000.00						2/16/2010
Rental Reclaim (Urban Homeworks)	CPED	Non Profit Admin	\$ 30,000.00						2/16/2010
Riverview Apts	CPED	AHTF (2009)	\$ 834,602.00	NEW	NO	42	42	0	2/16/2010
Saint Annes Place	CPED	ESG (2009)	\$ 95,000.00	REHAB	NO	16	16	16	12/8/2009
Saint Stephens Shelter	CPED	ESG (2009)	\$ 55,000.00	REHAB	YES	44	44	44	12/8/2009
Simpson Housing Services (1st Ave S)	CPED	ESG (2009)	\$ 152,691.00	REHAB	YES	60	60	60	10/1/2009
Touchstone Supportive Housing	CPED	AHTF (2009)	\$ 1,000,000.00						2/16/2010
Touchstone Supportive Housing	CPED	Non Profit Admin	\$ 30,000.00						2/16/2010
Whittier Cooperative Apts	CPED	AHTF (2009)	\$ 525,000.00	REHAB	YES	45	45	0	2/16/2010
Whittier Cooperative Apts	CPED	Non Profit Admin	\$ 30,000.00						2/16/2010
ZOOM House	CPED	ESG (2009)	\$ 108,398.00	REHAB	YES	22	22	16	12/8/2009
ZOOM House	CPED	AHTF (2009) (CDBG)	\$ 255,502.00						2/16/2010
ZOOM House	CPED	Non Profit Admin	\$ 22,000.00						2/16/2010
			\$ 15,792,787.00			810	599	237	