



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

Date: April 16, 2013

To: Council Member Lisa Goodman, Chair
Community Development Committee

Subject: Annual Evaluation of the Affordable Housing Initiative for the City of Minneapolis for 2011.

Recommendation: Receive and file report

Previous Directives: The Affordable Housing Policy for the City of Minneapolis adopted by the City Council on September 7, 1999, amended on February 16, 2001, September 22, 2009 and March 1, 2011. The resolution directs the Department of Community Planning & Economic Development (CPED) to prepare annual reports to the community regarding affordable housing activity related to the resolution.

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 _____

Community Impact

Neighborhood Notification: The report was sent to all neighborhoods.

City Goals

A Safe Place to Call Home; Jobs and Economic Vitality; Eco-Focused; Livable Communities, Healthy Lives; Many People One Minneapolis; A City That Works.

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.

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, 2009 and 2011, CPED and other appropriate departments are required to prepare an annual evaluation of the City's affordable housing activity. The 2011 Affordable Housing Report is attached for your review.

Summary of Report

The City of Minneapolis Affordable Housing Policy contains three requirements and eight goals for affordable housing production.

The Affordable Housing Initiatives of the City of Minneapolis met the requirements of the City of Minneapolis Affordable Housing Policy. Those requirements are:

- **Requirement 1:** City/CPED must produce more new units affordable at 30-50% median than the units affordable to 30-50% median that are demolished.
- **Requirement 2:** 20% of the units of each City/CPED housing projects of >10 units will be affordable to <50% median.
- **Requirement 3:** Except for senior housing, all publicly assisted rental projects shall accept Section 8 certificates/vouchers

The Affordable Housing Initiatives of the City of Minneapolis met five of the eight goals of the City of Minneapolis Affordable Housing Policy. Those goals are:

- **Goal 1:** total annual CPED investment of \$10 million per year directed to affordable housing production.
- **Goal 2:** CPED Three Year Production/Preservation Goal (2009 – 2011): 1,555 total units:
 - 575 units in 2009
 - 450 units in 2010
 - 530 units in 2011
- **Goal 3:** At least 50% of the units affordable at 50% of the MMI as required in requirement 2 shall be affordable at <30%.
- **Goal 4:** Fifty percent (50%) of the City/CPED's affordable housing funds will be used for the capital cost of units affordable at 30% or below of the MMI.
- **Goal 5:** To allocate 70% of affordable housing funds for units with 2 or more bedrooms and 30% to units with 0-1 bedrooms.
- **Goal 6:** At least 50% of new City-produced affordable housing is to be located in areas of the city where it is presently lacking (non-impacted areas).
- **Goal 7:** Affordable housing emphasis in impacted census tracts – preservation, rehabilitation and stabilization.
- **Goal 8:** Affordable housing emphasis in non-impacted census tracts – construction and positive conversion.

Goals 1, 2, and 5 were not achieved. Full descriptions and the status of both the requirements and goals are explained in the attached Affordable Housing Initiatives Report.

Participation in the Metropolitan Council Livable Communities Act

Over the past decade, the City of Minneapolis has received over \$50 million in grants from the Metropolitan Council's Local Housing Incentives Account for affordable housing projects in Minneapolis. These funds, when combined with other sources are essential in closing the financial gap in affordable housing projects which greatly help to increase the tax base of the city.

In December 2010, the City of Minneapolis adopted the Housing Action Plan (HAP) as a requirement for continued participation in the Metropolitan Council's Livable Communities Act Local Housing Incentives Account. This plan specifies that the city has agreed to the goal of 4,200 to 9,300 units of affordable housing production over the period of 2011 to 2020. CPED's Affordable Housing Initiatives are essential in achieving these goals and continuing the successful funding from the Metropolitan Council.

City Debt Forgiveness (new to this report)

In November, 2001, CPED sought Council approval towards restructuring of two existing loans with principal balances of \$1,393,000 and \$300,000 on Chicago Ave Apts (1500 Chicago Ave). Restructuring resulted in reducing interest rate from 10% to 1% on the \$1,393,000 loan and extending maturity dates on both loans to 2/1/2042. As a result of this debt restructuring, the property was able to participate in HUD's Mark-to-Market program which will provide additional funds for rehabilitation work on the property and facilitate renewal of HAP contract – preserving the project's 60 affordable units of rental housing.

2011 Affordable Housing Initiatives Report

Prolog to Report

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

50% Median Income and Rent Limits at the time of this report were (effective 5/31/2011):

Household Size	Income		Bedrooms	Rent*
1 Person	\$28,950		Efficiency	\$723
2 Persons	\$33,100		1	\$775
3 Persons	\$37,200		2	\$930
4 Persons	\$41,350		3	\$1,075
5 Persons	\$44,650		4	\$1,198
6 Persons	\$47,950			

**Based on 1.5 persons per bedroom occupancy standards. Includes applicable utility allowances.*

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: 51 units removed in 2011
173 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 2011 Units Removed				
	Total Units	Homestead Units	Non-Homestead Units	Affordable (Non-Homestead) Units Lost
CPED	51	0	51	51
Total	51	0	51	51

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 2011 was 173 (173 rental and 0 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 2011 had at least 20% of the units affordable. In fact, 26.4% of all 2011 new construction/positive conversion units and 75.3% 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: Not Achieved

Summary of Action: A total of \$8,365,644 was budgeted for the 2011 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 nearly \$1.3 million in Low Income Housing Tax Credits to four projects which should be completed over the next 2 years.

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

	<u>GOAL</u>	<u>ACTUAL</u>
2009 Production/Preservation	575	593
2010 Production/Preservation	450	463
2011 Production/Preservation	530	327
2009-2011 Production Goal Total	1,555	1,383

Status: Not Achieved*

Summary of Action: In 2011, a total of 327 affordable units were completed in 2011. This includes 314 units of affordable multifamily rental, 0 units of affordable multifamily ownership, and 13 units of single-family ownership housing.

**As of December 31, 2011, 58% of Riverside Plaza rehabilitation was complete. Of the 760 completed units, approximately 390 are affordable at or below 50% AMI. Because this project is unique in size and number of units, the statistics for this project are absent from the report.*

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 2011, CPED assisted in the development or preservation of 836 total rental housing units in Minneapolis, of which 314 are affordable at or below 50% of median income.

Table 2

**Rental Housing Production Summary 2011
Units Completed**

	Total Units	Direct Subsidy CPED funds	HRB Finance	Leverage non City funds
New / Positive Conversion	656 Units	\$5.6 million	\$12.1 million	\$100.7 million
Preservation Of units	180 Units	\$2.4 million	\$0 million	\$5.8 million
Total	836 Units	\$8.0 million	\$12.1 million	\$106.5 million

Table 3

Rental Housing Production by Income Groups 2011

Affordability Level	30%	50%	60%	80%	Market
New Production	121	52	20	1	462
Preservation	63	78	39	0	0
Total	836	184	130	59	462

Affordable Units at 50% or Below MMI:

Total Affordable New/Positive Conversion - 173 units (173 rental and 0 ownership)

Total Affordable Stabilization/Preservation – 154 units (141 rental and 13 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.

**Ownership units are low due to the higher income limits involved with ownership (greater than 50% AMI, but less than 80%). Many units have been created/preserved through CPED efforts, but due to the higher incomes, those units are not part of this report.*

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: 62.3% of the affordable units completed in 2011 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 62.3% 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 –74.7%** **2+ Bedroom – 25.3%**
For units at or below 50% MMI completed in 2011, 215 were 0-1 bedroom, and 73 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: 67.2% new City-produced affordable housing was located in non-impacted areas. Of those new/positive conversion affordable units placed in service in 2011, 41 were located in impacted areas of the City while 84 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 – 41 affordable units (29.1%)**
 Preservation / Stabilization – 100 affordable units (70.9%)
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 – 84 affordable units (60.9%)**
 Preservation / Stabilization – 54 affordable units (39.1%)
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 2010 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: 2010 Multifamily Units Closed/Under Construction (not completed)
- Exhibit D: 2010 Multifamily Funding Approval Actions

Address	Neighborhood	Project	Demo Date
Ward 1			
1235 MONROE ST	Logan Park	NSP 2 - Land Bank/Demo	10/14/2011
Ward 3			
305 30TH AVE N	Hawthorne	NSP 2 - Land Bank/Demo	10/10/2011
312 23RD AVE N	Hawthorne	NSP 2 - Land Bank/Demo	11/18/2011
314 36TH AVE N	McKinley	NSP 2 - Land Bank/Demo	9/14/2011
3226 DUPONT AVE N	McKinley	NSP 2 - Land Bank/Demo	10/14/2011
3251 6TH ST N	McKinley	NSP 2 - Land Bank/Demo	10/12/2011
3442 6TH ST N	McKinley	NSP 2 - Land Bank/Demo	9/12/2011
3543 LYNDALE AVE N	McKinley	NSP 2 - Land Bank/Demo	12/12/2011
619 26TH AVE N	Hawthorne	NSP 2 - Land Bank/Demo	10/7/2011
Ward 4			
2700 SHERIDAN AVE N	Jordan	NSP 2 - Land Bank/Demo	10/12/2011
3118 THOMAS AVE N	Jordan	NSP 2 - Land Bank/Demo	11/30/2011
3126 THOMAS AVE N	Jordan	NSP 2 - Land Bank/Demo	10/25/2011
3210 VINCENT AVE N	Cleveland	NSP 2 - Land Bank/Demo	10/11/2011
3238 MORGAN AVE N	Folwell	NSP 2 - Land Bank/Demo	11/23/2011
3319 FREMONT AVE N	Folwell	NSP 2 - Land Bank/Demo	10/6/2011
3418 GIRARD AVE N	Folwell	NSP 2 - Land Bank/Demo	11/25/2011
3456 PENN AVE N	Folwell	NSP 2 - Land Bank/Demo	9/26/2011
3500 HUMBOLDT AVE N	Folwell	NSP 2 - Land Bank/Demo	11/11/2011
3510 KNOX AVE N	Folwell	NSP 2 - Land Bank/Demo	12/1/2011
3654 GIRARD AVE N	Folwell	NSP 2 - Land Bank/Demo	12/9/2011
3711 PENN AVE N	Cleveland	NSP 2 - Land Bank/Demo	10/18/2011
3738 FREMONT AVE N	Folwell	NSP 1 Land Bank	1/3/2011
3858 SHERIDAN AVE N	Victory	NSP 2 - Land Bank/Demo	10/19/2011
3963 COLFAX AVE N	Camden	NSP 2 - Land Bank/Demo	10/31/2011
4111 COLFAX AVE N	Camden	NSP 1 Land Bank	1/6/2011
4311 GIRARD AVE N	Camden	NSP 2 - Land Bank/Demo	11/2/2011
4526 ALDRICH AVE N	Lind-Bohanon	NSP 2 - Land Bank/Demo	10/19/2011
4634 ALDRICH AVE N	Lind-Bohanon	NSP 1 Land Bank	1/5/2011
4718 EMERSON AVE N	Lind-Bohanon	NSP 2 - Land Bank/Demo	12/1/2011
4746 DUPONT AVE N	Lind-Bohanon	NSP 2 - Land Bank/Demo	11/16/2011
5227 GIRARD AVE N	Lind-Bohanon	NSP 2 - Land Bank/Demo	12/14/2011
914 42ND AVE N	Camden	NSP 2 - Land Bank/Demo	11/30/2011
Ward 5			
1317 SHERIDAN AVE N	Willard-Hay	NSP 2 - Land Bank/Demo	10/21/2011
1511 22ND AVE N	Jordan	NSP 2 - Land Bank/Demo	10/21/2011
1828 DUPONT AVE N	Near North	West Broadway	6/16/2011
2025 3RD AVE N	Harrison	NSP 2 - Land Bank/Demo	11/28/2011
2031 JAMES AVE N	Jordan	NSP 2 - Land Bank/Demo	10/10/2011
2305 EMERSON AVE N	Jordan	NSP 2 - Land Bank/Demo	9/19/2011
2413 PENN AVE N	Jordan	NSP 2 - Land Bank/Demo	10/28/2011
2610 OLIVER AVE N	Jordan	NSP 2 - Land Bank/Demo	11/22/2011
2621 GOLDEN VALLEY RD	Willard-Hay	NSP 2 - Land Bank/Demo	10/26/2011
2638 GIRARD AVE N	Jordan	NSP 1 Land Bank	1/10/2011
2700 MORGAN AVE N	Jordan	NSP 1 Land Bank	1/14/2011
2712 PENN AVE N	Jordan	NSP 2 - Land Bank/Demo	10/11/2011
2727 MORGAN AVE N	Jordan	NSP 2 - Land Bank/Demo	11/14/2011
2731 JAMES AVE N	Jordan	NSP 2 - Land Bank/Demo	9/22/2011
2811 EMERSON AVE N	Jordan	NSP 1 Land Bank	1/6/2011
2933 PENN AVE N	Jordan	NSP 2 - Land Bank/Demo	10/14/2011
3118 IRVING AVE N	Jordan	NSP 2 - Land Bank/Demo	10/12/2011
Ward 9			
1804 31ST ST E	Powderhorn Park	NSP 2 - Land Bank/Demo	10/3/2011
2527 14TH AVE S	Midtown Phillips	NSP 2 - Land Bank/Demo	11/14/2011
Total Number of Properties Demolished			51
Source: MINS			

Report Date: 3/22/2012

01/01/2011 to 12/31/2011

412 Lofts

412 12th Ave SE

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

Project Completion:
12/31/2011
Project Close:
1/1/2011

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	1	0	0	1	0	0
1BR	22	0	0	0	0	22
2BR	69	0	0	0	0	69
3BR	10	0	0	0	0	10
4+BR	0	0	0	0	0	0
TOT	102	0	0	1	0	101

CPED Coordinator

LePage

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
TBRA	\$347,500.00

Clare Midtown

3105 23rd Ave S

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

Project Completion:
7/31/2011
Project Close:
5/6/2010

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	18	0	9	9	0	0
1BR	27	0	17	10	0	0
2BR	0	0	0	0	0	0
3BR	0	0	0	0	0	0
4+BR	0	0	0	0	0	0
TOT	45	0	26	19	0	0

CPED Coordinator

Geisler

PRIVATE FINANCING	
SOURCE	AMOUNT
Private Mortgage	\$15,820,000.00
Equity	\$2,074,266.00
TDC:	\$18,241,766.00

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
D2 Tax Credit Exchan	\$1,279,395.00
AHTF (2008) (HOME)	\$1,190,413.00
AHTF (2009) (HOME)	\$1,117,842.00
Non Profit Admin	\$30,000.00
HTC - \$680,923 (201	
HTC - \$150,517 (200	

OTHER PUBLIC FINANCING	
SOURCE	AMOUNT
Hennepin County	\$616,950.00
MHFA	\$480,000.00
PRIVATE FINANCING	
SOURCE	AMOUNT
Syndication Proceeds	\$4,425,557.00
HOPWA Foundations	\$28,889.00
TDC:	\$9,169,046.00

Gateway Lofts

2623 W Broadway

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

Project Completion:
12/1/2011
Project Close:
12/20/2010

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	26	26	0	0	0	0
1BR	14	5	4	0	0	5
2BR	6	0	6	0	0	0
3BR	0	0	0	0	0	0
4+BR	0	0	0	0	0	0
TOT	46	31	10	0	0	5

CPED Coordinator

Wiemann

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
AHTF (2008) (HOME)	\$800,000.00
AHTF (2009) (SHP)	\$636,334.00
AHTF (2008) (SHP)	\$197,000.00
LCDA	\$74,000.00
Non Profit Admin	\$30,000.00

OTHER PUBLIC FINANCING	
SOURCE	AMOUNT
MHFA	\$1,719,566.00
Hennepin County	\$341,520.00
Hennepin County	\$200,000.00
MHFA	
PRIVATE FINANCING	
SOURCE	AMOUNT
Syndication Proceeds	\$4,792,305.00
Deferred Dev Fee	\$124,000.00
Cash	\$101,498.00
Foundations	\$100,000.00
TDC:	\$9,116,223.00

Report Date: 3/22/2012

01/01/2011 to 12/31/2011

Karmel Village
2848 Pleasant Ave S

Project Completion: 4/1/2011
Project Close: 4/1/2008

- New Construction New Production
 Rehab Stabilization Preservation

CPED Coordinator: Glasper

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	0	0	0	0	0	0
1BR	7	0	0	0	0	7
2BR	32	0	0	0	0	32
3BR	29	0	0	0	0	29
4+BR	0	0	0	0	0	0
TOT	68	0	0	0	0	68

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
ERF	\$68,750.00

TDC: \$68,750.00

Limelight
811-817 4th St SE

Project Completion: 12/1/2011
Project Close: 12/1/2011

- New Construction New Production
 Rehab Stabilization Preservation

CPED Coordinator: Goldstein

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	0	0	0	0	0	0
1BR	0	0	0	0	0	0
2BR	7	0	0	0	1	6
3BR	5	0	0	0	0	5
4+BR	0	0	0	0	0	0
TOT	12	0	0	0	1	11

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
DEED	\$114,502.00
ERF	\$31,065.00
ERF	\$19,837.00

PRIVATE FINANCING	
SOURCE	AMOUNT
Private 1st Mortgage	\$1,790,887.00
Developer Equity	\$1,199,564.00
TDC:	\$3,155,855.00

Nicollet Square
3700 Nicollet Ave

Project Completion: 9/16/2011
Project Close: 2/23/2010

- New Construction New Production
 Rehab Stabilization Preservation

CPED Coordinator: LePage

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

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
AHTF (2007) (CDBG)	\$977,584.00
TBRA	\$107,000.00
Non Profit Admin	\$30,000.00

OTHER PUBLIC FINANCING	
SOURCE	AMOUNT
MHFA	\$6,093,729.00
MHFA	\$882,774.00
Hennepin County	\$200,000.00

PRIVATE FINANCING	
SOURCE	AMOUNT
paid Loan - Comm. Sp	\$999,629.00
Deferred Dev Fee	\$133,810.00
FHF	\$100,000.00
TDC:	\$9,524,526.00

Nokomis Senior Housing
3733 23rd Ave S

Project Completion: 8/9/2011
Project Close: 4/1/2010

- New Construction New Production
 Rehab Stabilization Preservation

CPED Coordinator: LePage

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	21	0	0	0	0	21
1BR	53	0	16	0	0	37
2BR	3	0	0	0	0	3
3BR	0	0	0	0	0	0
4+BR	0	0	0	0	0	0
TOT	77	0	16	0	0	61

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
1st Mortgage	\$12,070,000.00
HRB (TIF)	\$728,200.00
AHTF (2007) (SHP)	\$614,000.00
Project Revenue Supp	\$471,800.00

PRIVATE FINANCING	
SOURCE	AMOUNT
Developer Equity	\$1,388,400.00
Letter of Credit	\$241,400.00
TDC:	\$15,513,800.00

Report Date: 3/22/2012

01/01/2011 to 12/31/2011

Solhaus

2428 Delaware St SE

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

CPED Coordinator

Project Completion: 8/1/2011
Project Close: 1/1/2011

Glasper

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	5	0	0	0	0	5
1BR	30	0	0	0	0	30
2BR	40	0	0	0	0	40
3BR	0	0	0	0	0	0
4+BR	0	0	0	0	0	0
TOT	75	0	0	0	0	75

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
DEED	\$850,725.00
ERF	\$147,455.00

Sydney Hall Dinkydome

1501 University Ave SE

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

CPED Coordinator

Project Completion: 1/1/2011
Project Close: 1/1/2011

Glasper

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	30	0	0	0	0	30
1BR	17	0	0	0	0	17
2BR	89	0	0	0	0	89
3BR	3	0	0	0	0	3
4+BR	2	0	0	0	0	2
TOT	141	0	0	0	0	141

PRIVATE FINANCING	
SOURCE	AMOUNT
1st Mortgage	\$9,200,000.00
Capital Contributions	\$3,552,365.00
ERF Match	\$147,455.00
TDC:	\$13,898,000.00

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
DEED	\$414,760.00
ERF	\$80,033.00

Thomas T Feeney Manor

901 4th Ave N

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

CPED Coordinator

Project Completion: 12/1/2011
Project Close: 4/1/2011

Goldstein

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	0	0	0	0	0	0
1BR	48	48	0	0	0	0
2BR	0	0	0	0	0	0
3BR	0	0	0	0	0	0
4+BR	0	0	0	0	0	0
TOT	48	48	0	0	0	0

PRIVATE FINANCING	
SOURCE	AMOUNT
1st Mortgage	\$21,000,000.00
Equity	\$10,800,000.00
TDC:	\$32,294,793.00

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
Infrastructure Costs	\$350,000.00

OTHER PUBLIC FINANCING	
SOURCE	AMOUNT
HUD	\$9,730,109.00
MPHA	\$872,234.00
Hennepin County	\$25,000.00

PRIVATE FINANCING	
SOURCE	AMOUNT
Energy Rebates	\$77,000.00
Developer Contributor	\$43,000.00
TDC:	\$11,097,343.00

**COMPLETED CONSTRUCTION RENTAL (NEW
CONSTRUCTION/POSITIVE CONVERSION)
PRODUCTION SUMMARY 01/01/2011 THRU 12/31/2011**

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	143	68	9	10	0	56
1BR	218	53	37	10	0	118
2BR	246	0	6	0	1	239
3BR	47	0	0	0	0	47
4+BR	2	0	0	0	0	2
TOT	656	121	52	20	1	462

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
AHTF - CDBG	\$977,584.00
AHTF - HOME	\$3,108,255.00
Non Profit Admin	\$90,000.00
AHTF: Other	\$1,447,334.00
HRB	\$12,070,000.00
CITY - OTHER	\$3,701,629.00
CPED TOTAL:	\$21,394,802.00

OTHER PUBLIC FINANCING	
SOURCE	AMOUNT
HENN. CTY	\$1,383,470.00
MHFA	\$9,176,069.00
OTHER	\$11,985,736.00
PUBLIC TOTAL:	\$22,545,275.00

Report Date: 3/22/2012

01/01/2011 to 12/31/2011

PRIVATE FINANCING

SOURCE	AMOUNT
SYNDICATION	\$9,217,862.00
FHF	\$100,000.00
OTHER	\$68,822,163.00
PRIVATE TOTAL:	\$78,140,025.00
TDC:	\$122,080,102.00

Report Date: 2/29/2012

01/01/2011 to 12/31/2011

3631 Penn Ave N

3631 Penn Ave N

- New Construction New Production
 Rehab Stabilization
 Preservation

CPED Coordinator: Crowther

Project Completion:
6/27/2011

Project Close:
11/23/2010

#	UNITS		<30%	<50%	<60%	<80%	MKT
0BR	0	0BR	0	0	0	0	0
1BR	2	1BR	0	2	0	0	0
2BR	4	2BR	2	2	0	0	0
3BR	0	3BR	0	0	0	0	0
4+BR	0	4+BR	0	0	0	0	0
TOT	6	TOT	2	4	0	0	0

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
AHTF (2009) (HOME)	\$272,300.00
Non Profit Admin	\$12,000.00

OTHER PUBLIC FINANCING	
SOURCE	AMOUNT
MHFA	\$320,360.00
TDC:	\$604,660.00

A Place of Hope (Transitional)

614 3rd St S

- New Construction New Production
 Rehab Stabilization
 Preservation

CPED Coordinator: Cunningham

Project Completion:
5/20/2011

Project Close:
3/17/2011

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

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
ESG (2010)	\$58,329.00
ESG (2009)	\$35,000.00

PRIVATE FINANCING	
SOURCE	AMOUNT
Private Fundraising	\$15,050.00
TDC:	\$108,379.00

Exodus Redeemer

3131-3133 1st Ave S

- New Construction New Production
 Rehab Stabilization
 Preservation

CPED Coordinator: Goldstein

Project Completion:
1/10/2011

Project Close:
6/2/2010

#	UNITS		<30%	<50%	<60%	<80%	MKT
0BR	0	0BR	0	0	0	0	0
1BR	0	1BR	0	0	0	0	0
2BR	8	2BR	0	2	6	0	0
3BR	4	3BR	0	1	3	0	0
4+BR	0	4+BR	0	0	0	0	0
TOT	12	TOT	0	3	9	0	0

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
AHTF (2008) (CDBG)	\$129,000.00
Non Profit Admin	\$7,500.00

OTHER PUBLIC FINANCING	
SOURCE	AMOUNT
MHFA	\$398,000.00
PRIVATE FINANCING	
SOURCE	AMOUNT
Project Reserves	\$8,000.00
TDC:	\$542,500.00

Paige Hall

727 5th Ave S

- New Construction New Production
 Rehab Stabilization
 Preservation

CPED Coordinator: LePage

Project Completion:
5/18/2011

Project Close:
12/19/2005

#	UNITS		<30%	<50%	<60%	<80%	MKT
0BR	51	0BR	35	16	0	0	0
1BR	18	1BR	0	18	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
TOT	69	TOT	35	34	0	0	0

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
Debt Assumption	\$2,863,150.00
AHTF (2003) (HOME)	\$500,000.00
Non Profit Admin	\$30,000.00

OTHER PUBLIC FINANCING	
SOURCE	AMOUNT
MHFA	\$553,000.00
	\$401,647.00
MHFA	\$313,429.00
PRIVATE FINANCING	
SOURCE	AMOUNT
FHF	\$200,000.00
TDC:	\$4,861,226.00

Report Date: 2/29/2012

01/01/2011 to 12/31/2011

PPL Foreclosure Redirection

3824 Chicago Ave S

- New Construction New Production
 Rehab Stabilization
 Preservation

CPED Coordinator: Crowther

Project Completion:
6/20/2011

Project Close:
11/18/2010

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

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
AHTF (2009) (HOME)	\$300,000.00
NSP I	\$255,000.00
Non Profit Admin	\$8,000.00

Saint Annes Place

2XXX Russell Ave N

- New Construction New Production
 Rehab Stabilization
 Preservation

CPED Coordinator: LePage

Project Completion:
12/1/2011

Project Close:
3/16/2011

#	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
TOT	0	TOT	0	0	0	0

PRIVATE FINANCING	
SOURCE	AMOUNT
	\$50,000.00
Pro Bono Legal	\$1,750.00
TDC:	\$614,750.00

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
ESG (2009)	\$95,000.00

Saint Stephens Shelter

2XXX Clinton Ave S

- New Construction New Production
 Rehab Stabilization
 Preservation

CPED Coordinator: Glasper

Project Completion:
1/31/2011

Project Close:
11/15/2010

#	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
TOT	0	TOT	0	0	0	0

PRIVATE FINANCING	
SOURCE	AMOUNT
	\$20,000.00
TDC:	\$115,000.00

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
ESG (2009)	\$55,000.00

Whittier Cooperative Apts

2609 Blaisdell Ave S

- New Construction New Production
 Rehab Stabilization
 Preservation

CPED Coordinator: Cunningham

Project Completion:
12/20/2011

Project Close:
9/15/2010

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	2	0BR	0	0	2	0
1BR	7	1BR	0	2	5	0
2BR	26	2BR	0	10	16	0
3BR	10	3BR	0	3	7	0
4+BR	0	4+BR	0	0	0	0
TOT	45	TOT	0	15	30	0

PRIVATE FINANCING	
SOURCE	AMOUNT
	\$11,200.00
TDC:	\$66,200.00

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
AHTF (2009) (CDBG)	\$525,000.00
ERF	\$100,000.00
Non Profit Admin	\$30,000.00

OTHER PUBLIC FINANCING	
SOURCE	AMOUNT
MHFA	\$1,565,400.00
MHFA	\$875,000.00
MHFA	\$535,679.00
TDC:	\$3,631,079.00

Report Date: 2/29/2012

01/01/2011 to 12/31/2011

ZOOM House

3244 Blaisdell Ave S

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

CPED Coordinator: Glasper

Project Completion:
9/30/2011
Project Close:
2/28/2011

#	UNITS		<30%	<50%	<60%	<80%	MKT
0BR	6	0BR	0	6	0	0	0
1BR	16	1BR	16	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
TOT	22	TOT	16	6	0	0	0

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
AHTF (2009) (CDBG)	\$255,502.00
ESG (2009)	\$108,398.00
Non Profit Admin	\$22,000.00

OTHER PUBLIC FINANCING	
SOURCE	AMOUNT
MHFA	\$534,650.00
PRIVATE FINANCING	
SOURCE	AMOUNT
Deferred Dev Fee	\$20,500.00
TDC:	\$941,050.00

**COMPLETED CONSTRUCTION RENTAL
(REHAB/STABILIZATION) PRODUCTION SUMMARY
01/01/2011 THRU 12/31/2011**

#	UNITS		<30%	<50%	<60%	<80%	MKT
0BR	59	0BR	35	22	2	0	0
1BR	43	1BR	16	22	5	0	0
2BR	52	2BR	12	18	22	0	0
3BR	14	3BR	0	4	10	0	0
4+BR	0	4+BR	0	0	0	0	0
TOT	168	TOT	63	66	39	0	0

CPED ADMINISTERED FUNDS	
SOURCE	AMOUNT
AHTF - CDBG	\$909,502.00
AHTF - HOME	\$1,072,300.00
Non Profit Admin	\$109,500.00
Debt Assumption	\$2,863,150.00
ESG	\$351,727.00
CITY - OTHER	\$355,000.00
CPED TOTAL:	\$5,661,179.00

OTHER PUBLIC FINANCING	
SOURCE	AMOUNT
MHFA	\$5,095,518.00
Debt Assumption	\$401,647.00
PUBLIC TOTAL:	\$5,497,165.00

PRIVATE FINANCING	
SOURCE	AMOUNT
FHF	\$200,000.00
Private - OTHER	\$126,500.00
PRIVATE TOTAL:	\$326,500.00
TDC:	\$11,484,844.00

Report Date: 4/25/2012

Project Completion:		#	UNITS	<30%	<50%	<60%	<80%	MKT
	0BR			0BR				
	1BR			1BR				
	2BR			2BR				
	3BR			3BR				
	4+BR			4+BR				
	TOT	#Error		TOT				

NOTE: No Multifamily Housing ownership projects were completed in 2011.

AFFORDABLE HOUSING PRODUCTION REPORT - OWNERSHIP 2011

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>
OWNERSHIP PROJECTS						
HOMEOWNERSHIP WORKS PROGRAM	3035 6th St	1	80%	3	New	12/27/2011
GMHC - MPLS NORTHSIDE INITIATIVE PROGRAM						
	4302 Girard Ave N	1	60%	4	Rehab	5/27/2011
	4335 Knox Ave N	1	50%	3	Rehab	6/2/2011
	3618 Russell Ave N	1	80%	3	Rehab	6/3/2011
	2018 Penn Ave N	1	30%	3	Rehab	7/19/2011
	2106 Penn Ave N	1	50%	3	Rehab	8/10/2011
	1422 Queen Ave N	1	80%	4	Rehab	8/5/2011
NSP I						
	2139 James Ave N	1	50%	3	Rehab	2/25/2011
	2613 18th Ave S	1	60%	4	Rehab	1/25/2011
	3121 Columbus Ave. S. (E)	1	50%	4	Rehab	8/11/2011
	525 Logan Ave M	1	30%	4	Rehab	5/5/2011
	2630 Humboldt Ave N	1	50%	3	Rehab	8/19/2011
	527 Newton Ave N	1	80%	3	Rehab	8/19/2011
	2047 3rd Ave N	1	80%	3	Rehab	8/19/2011
	1400 14th Ave N	1	80%	4	Rehab	9/7/2011
	610 29th Ave N	1	50%	3	Rehab	9/28/2011
	2523 Buchanan St NE	1	50%	3	Rehab	12/21/2011
	2754 Thomas Ave N	1	80%	3	Rehab	11/29/2011
	2917 6th St	1	50%	4	Rehab	11/29/2011
	419 30th Ave N	1	50%	3	Rehab	11/29/2011
CITY OF LAKES COMMUNITY LAND TRUST						
	120 E. 35th St	1	60%	4	Rehab	9/23/2011
	3504 14th Ave S	1	60%	3	Rehab	3/7/2011
	110 E. 36th St	1	50%	2	Rehab	9/23/2011
	3635 Vincent Ave N	1	50%	2	Rehab	9/23/2011
	5246 Oliver Ave N	1	60%	3	Rehab	9/23/2011
	6137 12th Ave S	1	60%	3	Rehab	9/23/2011
	2818 Grand St NE	1	60%	3	Rehab	9/23/2011
	3915 Russell Ave N	1	60%	2	Rehab	9/23/2011
TOTAL UNITS		28				
RENTAL PROJECT						
RENTAL RECLAIM 1						
	1727 Emerson Ave N	4	50%	11	Rehab	9/15/2011
	620 23rd Ave N	6	50%	11	Rehab	9/15/2011
	2200 6th St N	2	50%	4	Rehab	9/15/2011
TOTAL UNITS		12				

Asian Women House Of Peace

2XXX 37th St E

- New Construction New Production
 Rehab Stabilization
 Preservation

Project Completion: 1/23/2012
 Project Close: 12/8/2011

#	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	3	4+BR	3	0	0	0
TOT	3	TOT	3	0	0	0

CPED ADMINISTERED FUNDS
ESG (2010)

Avenues for Homeless Youth

1XXX Oak Park Ave N

- New Construction New Production
 Rehab Stabilization
 Preservation

Project Completion: 12/1/2010
 Project Close: 12/1/2010

#	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
TOT	0	TOT	0	0	0	0

CPED ADMINISTERED FUNDS
ESG (2009)
ESG (2010)

Bii Di Gain Dash Anwebi Elder Housi

2401 Bloomington Ave S

- New Construction New Production
 Rehab Stabilization
 Preservation

Project Completion: 10/31/2011
 Project Close: 10/31/2011

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	0	0BR	0	0	0	0
1BR	47	1BR	0	47	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
TOT	47	TOT	0	47	0	0

CPED ADMINISTERED FUNDS
AHTF (CDBG-ARRA)(2008)
NRP (AHRF)
AHTF (CDBG)(2009)
AHTF (Dev Acct)(2010)
Non Profit Admin

Buzza Historic Lofts

1006 W Lake St

- New Construction New Production
 Rehab Stabilization
 Preservation

Project Completion: 12/23/2011
 Project Close: 12/23/2011

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	1	0BR	0	0	1	0
1BR	100	1BR	0	0	100	0
2BR	35	2BR	0	0	35	0
3BR	0	3BR	0	0	0	0
4+BR	0	4+BR	0	0	0	0
TOT	136	TOT	0	0	136	0

CPED ADMINISTERED FUNDS
HRB
TBRA
IHTC - \$1,049,093 (HRB-2011)

Greenway Townhomes

2845 Bloomington

- New Construction New Production
 Rehab Stabilization
 Preservation

Project Completion: 9/3/2008
 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
TOT	15	TOT	0	5	0	10

CPED ADMINISTERED FUNDS
NRP

Harbor Light

1XXX Currie Ave

- New Construction New Production
 Rehab Stabilization
 Preservation

Project Completion: 12/1/2011
 Project Close: 12/1/2011

#	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
TOT	0	TOT	0	0	0	0

CPED ADMINISTERED FUNDS
ESG (2010)

Higher Ground (Housing)

1XX Glenwood Ave N

- New Construction New Production
 Rehab Stabilization
 Preservation

Project Completion: 5/12/2011
 Project Close: 5/12/2011

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	85	0BR	85	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
TOT	85	TOT	85	0	0	0

CPED ADMINISTERED FUNDS
LCDA

Higher Ground (Shelter)

1XX Glenwood Ave N

- New Construction New Production
 Rehab Stabilization
 Preservation

Project Completion: 5/12/2011
 Project Close: 5/12/2011

#	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
TOT	0	TOT	0	0	0	0

CPED ADMINISTERED FUNDS
ESG (2011)
LCDA

Longfellow Station

3815 Hiawatha Ave S

- New Construction New Production
 Rehab Stabilization
 Preservation

Project Completion: 6/10/2011
 Project Close: 6/10/2011

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	24	0BR	0	5	14	0
1BR	108	1BR	0	22	64	0
2BR	44	2BR	0	9	26	0
3BR	4	3BR	0	0	4	0
4+BR	0	4+BR	0	0	0	0
TOT	180	TOT	0	36	108	0

CPED ADMINISTERED FUNDS
HRB (HUD Insured)
TIF (Pay-Go Note)
AHTF (2007) (HOME)
AHTF (2008) (HOME)
AHTF (2006) (HOME)
Hiawatha TOD Set-Aside
LIHTC (HRB) - \$

Lyndale Green
2743 Lyndale Ave S

Project Completion:

- New Construction New Production
 Rehab Stabilization Preservation

Project Close:
11/23/2010

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	0	0BR	0	0	0	0
1BR	32	1BR	0	10	22	0
2BR	31	2BR	0	4	27	0
3BR	0	3BR	0	0	0	0
4+BR	0	4+BR	0	0	0	0
TOT	63	TOT	0	14	49	0

CPED ADMINISTERED FUNDS
AHTF (2009) (SHP)
AHTF (2008) (SHP)
LCDA
TBRA

Oak Street Lofts
313 Oak St

Project Completion:

- New Construction New Production
 Rehab Stabilization Preservation

Project Close:
11/21/2011

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	15	0BR	0	0	0	15
1BR	30	1BR	0	0	0	30
2BR	20	2BR	0	0	0	20
3BR	0	3BR	0	0	0	0
4+BR	0	4+BR	0	0	0	0
TOT	65	TOT	0	0	0	65

CPED ADMINISTERED FUNDS
DEED
TBRA
ERF

Old 3rd Avenue Townhomes
929 3rd Ave NE

Project Completion:

- New Construction New Production
 Rehab Stabilization Preservation

Project Close:
4/26/2011

#	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	8	3BR	0	8	0	0
4+BR	0	4+BR	0	0	0	0
TOT	8	TOT	0	8	0	0

CPED ADMINISTERED FUNDS
AOHP (SHP)

Our Saviors Housing (Transitional)
2XXX Chicago Ave

Project Completion:

- New Construction New Production
 Rehab Stabilization Preservation

Project Close:
10/19/2011

#	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	2	3BR	2	0	0	0
4+BR	0	4+BR	0	0	0	0
TOT	2	TOT	2	0	0	0

CPED ADMINISTERED FUNDS
ESG (2010)

Precision Building
730 Washington Ave N

Project Completion:

- New Construction New Production
 Rehab Stabilization Preservation

Project Close:
12/20/2011

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	44	0BR	0	0	0	44
1BR	38	1BR	0	0	0	38
2BR	34	2BR	0	0	0	34
3BR	0	3BR	0	0	0	0
4+BR	0	4+BR	0	0	0	0
TOT	116	TOT	0	0	0	116

CPED ADMINISTERED FUNDS
TBRA
ERF
DEED

Riverside Plaza
1525 South 4th St

Project Completion:

- New Construction New Production
 Rehab Stabilization Preservation

Project Close:
1/5/2011

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	171	0BR	0	87	84	0
1BR	532	1BR	0	264	247	0
2BR	534	2BR	0	318	153	0
3BR	58	3BR	0	0	21	0
4+BR	8	4+BR	0	0	0	8
TOT	1303	TOT	0	669	505	0

CPED ADMINISTERED FUNDS
HRB
AHTF (2010) (CDBG)
TBRA
LHIA

Riverview Apts Senior Housing
5100 E 54th St

Project Completion:

- New Construction New Production
 Rehab Stabilization Preservation

Project Close:
12/29/2011

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	0	0BR	0	0	0	0
1BR	42	1BR	0	42	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
TOT	42	TOT	0	42	0	0

CPED ADMINISTERED FUNDS
AHTF (HOME) (2009)
AHTF (HOME) (2008)
Non Profit Admin
AHTF (Dev Acct) (2009)

Saint Annes Senior Housing
2323 26th Ave N

Project Completion:

- New Construction New Production
 Rehab Stabilization Preservation

Project Close:
9/2/2011

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	13	0BR	4	9	0	0
1BR	30	1BR	0	12	18	0
2BR	18	2BR	0	0	17	0
3BR	0	3BR	0	0	0	0
4+BR	0	4+BR	0	0	0	0
TOT	61	TOT	4	21	35	0

CPED ADMINISTERED FUNDS
AHTF (2010) (SHP)

**CLOSED / UNDER CONSTRUCTION
PRODUCTION SUMMARY**

#	UNITS	<30%	<50%	<60%	<80%	MKT
0BR	353	0BR	89	101	99	0
1BR	959	1BR	0	397	451	0
2BR	718	2BR	0	332	258	1
3BR	85	3BR	2	12	25	9
4+BR	11	4+BR	3	0	0	8
TOT	2126	TOT	94	842	833	10

2011 FUNDING APPROVALS

EXHIBIT D

Project Name		Financing Source	Amount	New / Rehab	Impacted	# Units	<50% AMI	<30% AMI	FinancingCommitted
2600 17th Ave S	CPED	AHTF (2011)	\$ 356,822.00	NEW	NON-IMPACTED	20	19	19	2/10/2012
2600 17th Ave S	CPED	Non Profit Admin	\$ 30,000.00						2/10/2012
520 2nd St SE	CPED	AHTF (2011)	\$ 925,000.00	NEW	NON-IMPACTED	91	37	0	2/10/2012
520 2nd St SE	City of Minneapolis	HRB							10/7/2011
Alliance Northside Properties (NSPI)	CPED	AHTF (2010 Supplemental)	\$ 188,311.00	REHAB	NON-IMPACTED	13	12	0	6/7/2011
Alliance Northside Properties (NSPI)	CPED	Non Profit Admin	\$ 23,500.00						6/7/2011
Alliance Northside Properties (NSPI)	City of Minneapolis	NSP I	\$ 325,000.00						3/16/2011
Alliance NSP2	CPED	AHTF (HOME) (2011)	\$ 236,073.00	REHAB	NON-IMPACTED	12	12	0	2/10/2012
Alliance NSP2	CPED	Non Profit Admin	\$ 30,000.00						2/10/2012
Alliance NSP2	CPED	NSP II	\$ 720,000.00						8/1/2011
Artspace	CPED	AHTF (2011)	\$ 900,000.00	NEW	IMPACTED	61	36	0	2/10/2012
Artspace	CPED	Non Profit Admin	\$ 30,000.00						2/10/2012
Artspace Jackson Flats	CPED	AHTF (2011)	\$ 228,097.00	NEW	NON-IMPACTED	35	21	7	2/10/2012
Artspace Jackson Flats	CPED	LIHTC - \$280,608 (2012)							2/10/2012
Artspace Jackson Flats	CPED	LIHTC - \$30,158 (2012)							2/10/2012
Artspace Jackson Flats	CPED	LIHTC - \$281,608 (2012)							11/4/2011
Bii Di Gain Dash Anwebi Elder Housing	CPED	AHTF (CDBG-ARRA)(2008)	\$ 400,000.00	NEW	IMPACTED	47	47	0	9/20/2011
Buzza Historic Lofts	City of Minneapolis	HRB		NEW / CONVERSION	NON-IMPACTED	136	0	0	11/1/2011
City Place Lofts	CPED	AHTF (CDBG) (Recovery Act Funds)	\$ 144,047.00	NEW / CONVERSION	NON-IMPACTED	45	27	0	9/20/2011
City Place Lofts	CPED	AHTF (CDBG)(2010 Supplemental)	\$ 800,953.00						6/17/2011
Currie Park Lofts (Phase I)	CPED	AHTF (2011)	\$ 1,200,000.00	NEW	IMPACTED	254	53	0	2/10/2012
Dunwoody Apts	CPED	AHTF (2010 Supplemental)	\$ 875,000.00	NEW	NON-IMPACTED	123	25	0	6/17/2011
Franklin Portland South Quarter IV	CPED	AHTF (2011)	\$ 1,950,000.00	NEW / REHAB	IMPACTED	120	78	12	2/10/2012
Franklin Portland South Quarter IV	CPED	LIHTC - \$1,000 (2012)							11/4/2011
Grant Street Commons	CPED	AHTF (2011)	\$ 425,000.00	REHAB	IMPACTED	84	17	0	2/10/2012
Greenway Heights Family Housing	CPED	AHTF (2011)	\$ 525,000.00	NEW	NON-IMPACTED	42	42	0	2/10/2012
Greenway Heights Family Housing	CPED	Non Profit Admin	\$ 30,000.00						2/10/2012
Higher Ground (Shelter)	CPED	ESG (2011)	\$ 210,759.00	NEW	IMPACTED	0	0	0	1/1/2012
PPL Foreclosure Redirection IIB	CPED	AHTF (2011)	\$ 349,500.00	REHAB	NON-IMPACTED	17	17	0	2/10/2012
PPL Foreclosure Redirection IIB	CPED	Non Profit Admin	\$ 30,000.00						2/10/2012
PPL Foreclosure Redirection IIB	CPED	NRP I	\$ 100,000.00						6/1/2011
Rental Reclaim (Phase IV)	CPED	NSP2 Bridge Loan	\$ 460,500.00	REHAB	IMPACTED	16	16	0	1/19/2012
Rental Reclaim (Phase IV)	CPED	AHTF (CDBG) (2010 Supplemental)	\$ 345,375.00						6/7/2011
Rental Reclaim (Phase IV)	CPED	Non Profit Admin	\$ 30,000.00						6/7/2011
Rental Reclaim (Phase IV)	CPED	NSP2	\$ 819,000.00						5/12/2011
Rental Reclaim (Phase IV)	CPED	NSP3	\$ 200,000.00						5/12/2011
Snelling Apts	CPED	AHTF (2011)	\$ 944,584.00	NEW	NON-IMPACTED	60	60	0	2/10/2012
Snelling Apts	CPED	Non Profit Admin	\$ 30,000.00						2/10/2012
Touchstone Supportive Housing	CPED	LIHTC - \$733,587 (2012)		NEW	NON-IMPACTED	40	40	12	11/4/2011
West Broadway Curve	CPED	AHTF (2011)	\$ 750,000.00	NEW	NON-IMPACTED	53	32	0	2/10/2012
West Broadway Curve	CPED	Non Profit Admin	\$ 30,000.00						2/10/2012
			\$ 14,642,521.00			1,269	591	50	