

EXHIBIT 2

INSTRUCTIONS and FUNDING REQUESTS

Workbook Version: 09/24/2014 v1.1.1

Please complete the Funding Request section below and then click on the "Continue" button. Additional Workbook tabs will appear based on your funding request. Please complete all of the tabs that appear. Additional Instructions can be found below the Funding Request section.

FUNDING REQUEST

Indicate the type(s) of funding you are requesting by placing a checkmark next to the desired funding type(s). The applicable tabs will become available based on the type(s) of funding checked.

First Mortgage / Deferred Loan Request

- | | |
|--------------------------|--|
| <input type="checkbox"/> | Minnesota Housing First Mortgage |
| <input type="checkbox"/> | Minnesota Housing Tax Exempt Bonds - Long Term |
| <input type="checkbox"/> | Minnesota Housing Tax Exempt Bonds - Short Term |
| <input type="checkbox"/> | Deferred Loan(s) (includes Minnesota Housing, Family Housing Fund, Greater Minnesota Housing Fund, and DEED resources) |
| <input type="checkbox"/> | Rental Rehabilitation Deferred Loan - Project Specific (NOTE: Applications for RRDL ineligible for other types of funding) |

Housing Tax Credit Request

Type of Tax Credits requested from Minnesota Housing:

- | | |
|-------------------------------------|--|
| <input checked="" type="checkbox"/> | Housing Tax Credits - 4% |
| <input type="checkbox"/> | Housing Tax Credits - 9% |
| <input type="checkbox"/> | This is part of dual 4% / 9% application |

Tax Credit Pool

- | | |
|-----------------------|------------|
| <input type="radio"/> | Metro |
| <input type="radio"/> | Greater MN |
| <input type="radio"/> | N/A |

Request Status:

- | | |
|-----------------------|--------------------|
| <input type="radio"/> | Reservation |
| <input type="radio"/> | Carryover |
| <input type="radio"/> | 8609 |
| <input type="radio"/> | Qualified Contract |
| <input type="radio"/> | 42 M1 Letter |
| <input type="radio"/> | NA |

Issuance Date:

Tax Credit Request Type:

- | | |
|-----------------------|-------------------------------|
| <input type="radio"/> | First Request |
| <input type="radio"/> | Supplemental Request |
| <input type="radio"/> | Repeat Request - not selected |
| <input type="radio"/> | N/A |

Tax Credit Set-Aside

- | | |
|-----------------------|-------------------|
| <input type="radio"/> | Nonprofit |
| <input type="radio"/> | Rural Development |
| <input type="radio"/> | N/A |

Are you also applying to a Suballocator for Tax Credits? Select Suballocator:

St. Paul

Who are you applying for bonds from, if other than Minnesota Housing?

St. Paul

Previously Awarded Tax Credits:

Allocator		Amount	
Allocator		Amount	
Allocator		Amount	

Rental Assistance Request

The following types of Rental Assistance are available through the Multifamily Consolidated RFP. In order to be considered for project based vouchers you must make a selection below. This will activate the applicable Workbook tabs. Be sure to complete the 'Proposed Rental Assistance and/or Operating Subsidy Funding' section on the Sources tab where you will indicate the source of assistance, term, number of units and amount of subsidy requested.

- | | |
|-----------------------|-------------------------------------|
| <input type="radio"/> | Metro HRA Project Based Vouchers |
| <input type="radio"/> | St. Paul PHA Project Based Vouchers |
| <input type="radio"/> | N/A |

Other Rental Assistance Request for Proposals: Refer to Request for Proposals information on Minnesota Housing's website. Your selection of a rental assistance type will activate the applicable Workbook tabs. Be sure to complete the 'Proposed Rental Assistance and/or Operating Subsidy' section on the Sources tab where you will indicate the source of assistance, number of units, and amount of subsidy requested.

- | | |
|-----------------------|---|
| <input type="radio"/> | Housing Opportunities for Persons with AIDS (HOPWA) |
| <input type="radio"/> | Housing Trust Fund (HTF) Rental Assistance |
| <input type="radio"/> | Section 811 Project Based Rental Assistance (811 PRA) |
| <input type="radio"/> | N/A |

ADDITIONAL INSTRUCTIONS

The **current version** of the Workbook must be used when applying to Minnesota Housing for housing tax credits, first mortgages, deferred loans, rental assistance, operating subsidies, and Rental Rehab Deferred Loans (RRDL).

A completed Workbook along with the required documentation and exhibits comprise a complete application package. Please refer to www.mnhousing.gov for complete instructions on submitting an application.

Data Entry and Validation

Light blue cells indicate where information is required from the applicant. In some cases, incomplete data entry will result in other required fields being left unpopulated.

- | | |
|--|--|
| | Light blue cells indicate where information is required from the applicant. |
| | White cells indicate standard text or formulas that are locked from editing. |

Cell Comments/Instructions

Many cells have imbedded comments, indicated by a small red triangle in the upper right hand corner. These comments contain important information related to populating the Workbook and the cell.

Warning Messages

Some cells and sheets have inputs and limits that if not completed, exceeded or not met, will generate an error message or warning in red text. If a warning pops up in any cell, justification is required.

SUMMARY PAGE

Print

Development Name	East 7th & Bates Senior Development
Primary Address	720 East 7th Street
City	Saint Paul
Zip Code	
County	Ramsey

ACTIVITY TYPE

Acquisition
New Construction

App Date	6/12/2017
Dev #	
Project #	
HTC #	
HDO	
HMO	
Architect	
SHO	

DEVELOPMENT TEAM

Developer	St. Paul Leased Housing Development VI, LLC
Owner	St. Paul Leased Housing Associates VI, LLLP
Management Co	Dominium Management Services, LLC
Service Provider	Not Applicable
Architect	BKV Group

STRATEGIC PRIORITIES

New Affordable Housing

TARGET HOUSEHOLDS

# Units	Target
113	Elderly

First Mortgage / Deferred Loan Request

TYPE	AMOUNT
<input type="checkbox"/> Minnesota Housing First Mortgage	
<input type="checkbox"/> Minnesota Housing Tax Exempt Bonds - Long Term	
<input type="checkbox"/> Minnesota Housing Tax Exempt Bonds - Short Term	
<input type="checkbox"/> Deferred Loan(s)	
<input type="checkbox"/> RRDL	

Subsidy Funding	Amount
Rental Assistance	0
Operating Subsidy	0

UNIT SUMMARIES

Unit Type	# Units	Program Type	# Units
0BR/SRO	0	HTC	113
1BR	80	HOME	9
2BR	33	LTH	0
3BR	0	Market Rate	0
4BR	0	Employee Occupied	0
5BR	0	Owner Occupied	0
6BR	0	Rent Assistance	0
TOTAL UNITS	113	Operating Subsidy	0

Housing Tax Credit Request

Type of Tax Credits requested from Minnesota Housing:

- ☒ Housing Tax Credits - 4%
☐ Housing Tax Credits - 9%
☐ Dual Application

HTC Request Amount

1,026,582

Tax Credit Pool

- ☒ Metro
☒ Greater MN

Request Status

- ☐ Reservation
☐ Carryover
☐ 8609
☐ Qualified Contract
☐ 42 M1 Letter

Tax Credit Request Type

- ☒ First Request
☐ Supplemental Request
☐ Repeat Request - not selected

Tax Credit Set-Aside

- ☐ Nonprofit
☐ Rural Development
☐ N/A

Application to suballocator
Bond issuer if not MHFA

St. Paul
St. Paul

Previously Awarded Tax Credits:

Allocator	0	Amount	0
Allocator	0	Amount	0
Allocator	0	Amount	0

Print

AFFIRMATIVE ACTION STATEMENT

The Minnesota Human Rights Act states that any person or organization having 40 or more employees in the last 12 months in the State of Minnesota and involved in any transaction of \$100,000 or more with state agency must have Affirmative Action Plan approved by the State Department of Human Rights. Therefore, no applications for \$100,000 or more will be accepted unless they include either:

- A. A Certificate of Compliance from the State Department of Human Rights (For information call 651-296-5663) (for organizations with 40 or more employees); or
- B. A notarized statement stating that the applying organization has had less than 40 employees in the State of Minnesota in the last 12 months.
- C. Provide information on how you intend to make opportunities available for women-owned or minority-owned business enterprises.

This application is submitted by the undersigned with the full knowledge and consent of the governing body and is accurate in all details, to the undersigned's best knowledge.

Signature

Date

The Minnesota Housing Finance Agency does not discriminate on the basis of race, color, national origin, sex, religion, age, or disability in employment or the provision of services.

Equal Opportunity Housing and Equal Opportunity Employment

TAX CREDIT STATEMENT AND CERTIFICATION OF APPLICANT/OWNER

Individually, or as the general partner(s) or officers of the applicant entity (hereinafter referred to as "Owner"), we are familiar with the provisions of the Tax Reform Act of 1986 and subsequent revisions with respect to the Low Income Housing Tax Credit (HTC), and to the best of our knowledge and belief, the applicant entity has complied, or will comply with all of the requirements which are prerequisite to issuance of the HTC by Minnesota Housing Finance Agency (Minnesota Housing). We understand that the HTC Program will be governed and controlled by rules and regulations issued by the Internal Revenue Service (IRS). We also understand that we must comply with the Minnesota Statutes 462A and Housing Tax Credit Program Procedural Manual and Allocation Plan of Minnesota Housing concerning Low-Income Housing Tax Credits.

I (We) hereby make application to Minnesota Housing for allocation of HTC. The undersigned hereby acknowledges that the making of an allocation by Minnesota Housing does not warrant that the project is deemed qualified to receive such allocation. I (We) agree that neither Minnesota Housing nor any of its directors, officers, employees, and agent will be held responsible or liable for any representations made to the undersigned or its investors relating to the HTC. I (We) assume the risk of all damages, losses, costs, and expenses related thereto and agree to indemnify and save harmless Minnesota Housing or any of its directors, officers, employees and agents against any and all claims, suits, losses, damages, costs and expenses of any kind and of any nature that the Minnesota Housing may hereinafter suffer, incur, or pay arising out of its decision concerning the application for HTC or the use of the information concerning the HTC Program.

I (We) also understand and agree that:

- (1) The information requested on this application and any attachments hereto are being collected to determine eligibility of the project under Section 42.
- (2) Minnesota Housing may request additional information in order to evaluate this application.
- (3) An applicant who fails to complete all information requested will not be eligible for a reservation of HTC.
- (4) Certain provisions of Internal Revenue Code (IRC) Section 42 and regulations thereunder and Minnesota Statute Chapter 462A may change and as a result of said change may require the submission of additional documentation to Minnesota Housing.
- (5) Information requested in this application is public data which is accessible to the public pursuant to Minnesota Statutes, Chapter 13.

I (We) hereby certify that the information contained in this application is true, correct and complete. I (We) understand that any misrepresentations and/or fraudulent information made in this application may result in the termination of HTC by Minnesota Housing and may bar me(us) and related parties from future program participation, and reporting of such misrepresentation and fraudulent information to the IRS.

Signature of General Partner

by:

of:

its:

Print name

of signatory,

Date

The foregoing instrument was acknowledged before me this _____ day of _____, 20____,

by _____, the _____
(name) (title)

of _____ a _____
(Name of corporation)

Notary Public

TAX CREDIT STATEMENT AND CERTIFICATION OF APPLICANT/OWNER

Signature of Nonprofit Partner (if applicable)

by: _____

of: _____

its: _____

Print name _____

of signatory, _____

Date _____

ss

The foregoing instrument was acknowledged before me this _____ day of _____, 20____,

by _____, the _____
(name) (title)

of _____ a _____
(Name of corporation)

Notary Public

PROJECT DESCRIPTION

DEVELOPMENT LOCATION

Application Date 6/12/2017

MHFA USE ONLY:	
Date	
D#	
Project #	
HTC #	

Development Name	East 7th & Bates Senior Development		
Primary Address	720 East 7th Street		
City	Saint Paul	▼	Enter Primary Address above. If multiple buildings check box below. <input type="checkbox"/> Check if Multiple Buildings
Zip Code			
County	Ramsey	▼	
Latitude	#VALUE!		
Longitude	#VALUE!		

Provide Latitude if no current address.
 Provide Longitude if no current address.

ACTIVITY TYPE (Check all that apply)

<input checked="" type="checkbox"/> Acquisition <input type="checkbox"/> Refinance <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Historic Pres/Renovation <input type="checkbox"/> Demolition <input type="checkbox"/> Rental Subsidy	<input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Conversion/Adaptive Re-use <input type="checkbox"/> Stabilization <input type="checkbox"/> Scattered Site Development <input type="checkbox"/> Other: <input type="checkbox"/> Other:
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MINNESOTA HOUSING STRATEGIC PRIORITIES (Check all that apply)

<input type="checkbox"/> Preservation of Federally Assisted Housing <input type="checkbox"/> Long Term Homeless <input checked="" type="checkbox"/> New Affordable Housing	<input type="checkbox"/> Preservation of Existing Housing Tax Credits <input type="checkbox"/> Foreclosure <input type="checkbox"/> Critical Need <i>(Critical needs are determined annually. Refer to RFP Guide.)</i>
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PROPOSED HOUSING TYPE (Enter the number of units of each applicable housing type.)

# Units	Housing Type
113	Permanent Rental
	Permanent Supportive Housing
	Emergency Shelter
	Transitional (up to 24 months)

TARGET HOUSEHOLDS (Enter the number of units of each applicable population type being applied for.)

# Units	Population	# Units	Population
	General Occupancy		At Risk of Homelessness
	Families		Homeless (not LTH)
	Single Head of Households with Minor Children		LTH Family
	Individuals and Households of Color		LTH Single Adults
	Youth		LTH Unaccompanied Youth
	Single Men		Drug Dependent
	Single Women		Permanent Physical Disabilities
	Elderly		Developmental Disability
	Disabled Individuals		Brain Injury
	Persons with HIV/AIDS		Serious Mental Illness
	Other: 		Serious and Persistent Mental Illness

PROPERTY INFORMATION

SITE DESCRIPTION

Acres	1.59	Project located in:	Census Tract Number
Total Site Area Sq. Footage	69,260	<input checked="" type="checkbox"/> Qualified Census Tract	27123033100
Density (units/acre)	71.07	<input type="checkbox"/> Difficult Development Area	<small>If scattered site enter # for primary bldg</small>
		<input type="checkbox"/> State Designated Basis Boost	

Unusual Site Features (Check all that apply and complete Form "Applicant Certification of Environmental Issues.")

<input type="checkbox"/> Within 1000 ft of railroad	<input type="checkbox"/> Towers (Power, TV, microwave)	<input type="checkbox"/> Creek, lake, etc.
<input type="checkbox"/> Within 3000 ft of airport	<input type="checkbox"/> Industrial/environmental hazard (REC & HREC)	<input type="checkbox"/> High water table
<input type="checkbox"/> Within 5 miles of civil airport	<input type="checkbox"/> Rock formations	<input type="checkbox"/> Poor drainage
<input type="checkbox"/> Within 15 miles of military airport	<input type="checkbox"/> Steep ravines or grades	<input type="checkbox"/> Unstable soil
<input type="checkbox"/> High-tension wires	<input type="checkbox"/> Floodplain	<input type="checkbox"/> Fill

BUILDING DESCRIPTION

Housing Space	Type of Building	Number of Residential Buildings	Number of Stories	Number of Units	Gross Sq Feet
New Construction	Elevator	1	5	113	158,353
TOTALS		1	5	113	158,353

Parking	Type	Number of Parking Spaces	Number Parking Spaces / Unit	Gross Sq Ft
Covered Parking		87	0.77	31,625
Surface Parking		35	0.31	
TOTALS		122	1.08	31,625

Non-Housing Space	Describe	Gross Sq Ft
Administration/Programmatic		
Commercial		
Storage Lockers		2,000
Club House		
Swimming Pool		
Community Service Facility		
Office		150
Other		35,686
TOTAL Non-Hsg Gross Sq Ft		37,836

DEVELOPMENTS INVOLVING ACQUISITION

Will the property be acquired from a related party?	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Has the property been acquired from a related party?	<input type="radio"/> Yes <input checked="" type="radio"/> No	If yes, when? <div style="border: 1px solid black; width: 100px; height: 20px;"></div>
Has the property been acquired from an unrelated party in the last three years?	<input type="radio"/> Yes <input checked="" type="radio"/> No	If yes, when? <div style="border: 1px solid black; width: 100px; height: 20px;"></div>

Existing Indebtedness on the Property/Building

Name of Lender(s) of Existing Loans, Subsidies and Grants (secured and unsecured)	Original Loan Amount	Interest Rate	Term (Yrs)	Unpaid Balance	Date of Unpaid Balance	Date of Maturity	Number of Restricted Units	Restricted to Special Populations?	Loan Will be Paid Off in this Transaction?	Income Limits (%)	Rent Limits (%)
N/A	0										
TOTAL	0			0							

Existing Federal Subsidies

Federal Subsidy	# of Units	Exp. Date	Are the existing federally assisted units at risk of loss?

Existing State and Local Subsidies

State or Local Subsidy	Subsidy Type	# of Units	Exp. Date	Describe if Other

HOUSING INCOME

TENANT PAID UTILITY ALLOWANCE

Utility	Utility Type	0BR/SRO	1BR	2BR	3BR	4BR	5BR	6BR
Heating	Natural Gas		35	59				
Cooking	Electric		8	13				
Water Heating								
Electric								
A/C								
Water/Sewer								
Service Fee								
Other			22	35				
Total Tenant Paid:		0	65	107	0	0	0	0
Source:	St. Paul Public Housing Agency			Effective Date: 12/1/2016				

UNIT / RENT GRID

Unit Type	# of Bath-rooms	# of Units	Unit Sq Ft	Monthly Contract Rent	Total Annual Contract Rent	Tenant Paid Utilities	Monthly Gross Rent	Rent Limit	Income Limit	Program Type								Rooms Per Unit	Total Rooms
										HTC	HOME	LTH	RRDL	Empl Occ	Owner Occ	Rent Asst	Op Subs		
1BR	1.00	80	744	952	913,920	65	1,017	60%	60%	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3.5	280.0
2BR	2.00	10	1,023	1,114	133,680	107	1,221	60%	60%	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.5	45.0
2BR	2.00	14	1,023	920	154,560	107	1,027		60%	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.5	63.0
2BR	2.00	7	1,023	920	77,280	107	1,027		60%	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.5	31.5
2BR	2.00	2	1,023	868	20,832	107	975	50%	50%	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.5	9.0
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										<input type="checkbox"/>	<input type="checkbox"/>	<							

INCOME							
				Total	Per Unit	Per Room	Comments
GROSS POTENTIAL RENT							
Rental Housing Potential				1,300,272	11,507	3,031	
Parking / Garage Rent Potential							
Covered Parking	# of spaces	87	Mo Fee	40	41,760	370	97
Surface Parking	# of spaces	35	Mo Fee				
Commercial Rent Potential							
Gross Potential Rent				1,342,032	11,876	3,128	
OTHER INCOME FROM OPERATIONS (excluding TIF)							
Tenant Fees							
Laundry Equipment							
Other	Storage Lockers			12,000	106	28	
Other	Tenant Charges/Electrical/Cable/Internet			67,028	593	156	
Forfeited Security Deposits							
Interest Income							
Total Other Income				79,028	699	184	
RENTAL LOSS							
Rental Housing Vacancy	Vacancy Rate	7.0%		96,551	854	225	
Parking / Garage Vacancy	Vacancy Rate	15.0%		6,264	55	15	
Commerical Vacancy	Vacancy Rate	0.0%					
Other							
Other							
Total Rental Loss				102,815	910	240	
NET RENTAL INCOME							
Net Rental Income / Total Revenue				1,318,245	11,666	3,073	
MANAGEMENT & OPERATING EXPENSES (M&O)							
				Total	Per Unit	Per Room	Comments
ADMINISTRATIVE							
Advertising and Marketing				26,555	235	62	
Property Management Fee				65,912	583	154	
Percent of Total Revenue (OR)	% Revenue	5.0%	\$/Unit/Mo				
Per Unit Per Month							
Professional Fees (Specify in Comments)							
Applicant Screening/Collection Expense							
Site Office Expense (Specify in Comments)							
On-Site Management Payroll (Specify in Comments)				82,970	734	193	
Other Administration (Specify in Comments)				24,860	220	58	
Administrative Subtotal				200,297	1,773	467	
MAINTENANCE							
Elevator Maintenance/Contract							
Security							
Rubbish Removal				9,888	88	23	
Other Contract Services (Includes Exterminating)							
Maintenance/Janitor Supplies							
Grounds Maintenance							
Snow Removal							
Heat & A/C Repair Services							
General Repair Services							
Painting/Decorating Materials							
Maintenance/Janitor Payroll (Specify in Comments)				56,980	504	133	
Other Maintenance and Operating (Specify in Comments)				67,150	594	157	
Maintenance Subtotal				134,018	1,186	312	
UTILITIES							
Electricity				31,146	276	73	
Water & Sewer				40,044	354	93	
Gas and Oil				17,798	158	41	
Utilities Subtotal				88,988	788	207	
SUPPORTIVE HOUSING							
Unique Operating Expenses (For supportive Housing) (Specify in comments)							

INCOME				
INSURANCE				
Property and Liability Insurance Expense	33,900	300	79	
TOTAL MANAGEMENT AND OPERATING				
Total Management and Operating	457,202	4,046	1,066	
REAL ESTATE TAXES AND RESERVES				
Real Estate Taxes	128,845	1,140	300	
Replacement Reserve	45,200	400	105	
Miscellaneous Reserves				
Reserves & Escrows Subtotal	174,045	1,540	406	
EFFECTIVE GROSS EXPENSE				
Effective Gross Expense	631,248	5,586	1,471	
NET OPERATING INCOME				
Net Operating Income	686,997	6,080	1,601	
TEMPORARY INCOME (i.e. TIF, IRP, etc)				
Specify	TIF Reimbursement	114,672	1,015	267
Specify				
Specify				
Total Temporary Income		114,672	1,015	267

MORTGAGE CALCULATION

INCOME AVAILABLE FOR DEBT SERVICE

		Change on the Cash Flow tab:	Year 1	Year 15
Net Operating income		Income Inflator 2.00%	686,997	784,578
Temporary Income (excluding TIF)		Expense Inflator 3.00%	0	
Income Available for Debt Service			686,997	784,578

SUBORDINATED DEBT PAYMENTS

Lender/Loan	Check if MN Hsg	Principal	Rate	Term (Years)	Amort (Years)	Debt Service Year 1	Debt Service Year 15
Star Loan	<input type="checkbox"/>	200,000	2.00%	42	30	7,042	7,042
	<input type="checkbox"/>						
	<input type="checkbox"/>						
	<input type="checkbox"/>						
	<input type="checkbox"/>						
	<input type="checkbox"/>						
Total Subordinated Debt Payments						7,042	7,042
Income Available after Subordinated Debt						679,955	777,536
Minimum Debt Coverage Ratio						1.2000	1.2000
Net Income Available for Debt Service						566,629	647,946

FIRST MORTGAGE CALCULATION

Lowest Income Available for Debt Service	566,629
Term	40
Amort	40
Interest Rate	3.39%
MIP	0.45%
Debt Service Constant (including MIP)	0.050198577
Maximum Calculated Mortgage	11,287,754
Maximum NOI Supported Mortgage (rounded)	11,287,000

TIF INCOME

Annual TIF Payment	114,672
Minimum Debt Coverage Ratio	1.2000
Available TIF for Debt Service	95,560
Amortization (Years)	25
Total Permanent Note Rate:	3.39%
Mortgage Insurance Premium:	0.45%
Debt Service Constant (including MIP)	0.063869224
Maximum Calculated TIF Mortgage	1,496,188
Maximum TIF Supported Mortgage (rounded)	1,496,000

Combined Total Mortgage Based on Debt Coverage	12,783,000
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ACTUAL MORTGAGE

Principal	Check if MN Housing <input type="checkbox"/>	Revert to Original	10,548,400
Amortization (Years)			40
Interest Rate			3.39%
MIP			0.45%
Debt Service			516,504
First Year DCR - All Amortizing Debt			1.53

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DEVELOPMENT COSTS

		Total Costs	Per Unit	4% Credit Basis	9% Credit Basis	Historic Credits Basis	Inter- med. Costs	Comments
ACQUISITION or REFINANCE EXISTING DEBT								
Land		1,430,000	12,655					
Existing Structures		0	0					
Demolition		0	0					
Acquisition/Refinance Subtotal		1,430,000	12,655	0	0	0		
Special Assessments			0					
Other			0					
Other			0					
Holding Costs			0				<input checked="" type="checkbox"/>	
Holding Costs			0				<input checked="" type="checkbox"/>	
Acquisition/Refinance Total		1,430,000	12,655	0	0	0		
CONSTRUCTION								
New Construction								
Residential		16,244,274	143,755	16,244,274				
Garages	\$ per stall: \$5,017.24	436,500	3,863					
Accessory Structures			0					
On Site Work		209,251	1,852	165,366				
Off Site Work			0					
Other	Disposal	2,846	25	2,846				
Other	Low Voltage Installation & Permit	224,699	1,988	224,699				
New Construction Subtotal		17,117,570	151,483	16,637,185	0	0		
Rehabilitation								
Residential			0					
Garages	\$ per stall \$0.00		0					
Accessory Structures			0					
On Site Work			0					
Off Site Work			0					
Other			0					
Other			0					
Rehabilitation Subtotal		0	0	0	0	0		
New and Rehabilitation Subtotal		17,117,570	151,483	16,637,185	0	0		
General Requirements	Above Std. 6.00%	1,027,895	9,096	1,027,895				
Contractor's Overhead	Above Std. 2.00%	342,632	3,032	342,632				
Contractor's Profit	Above Std. 6.00%	1,027,895	9,096	1,027,895				
Construction Contract Amount		19,515,992	172,708	19,035,607	0	0		
Construction Contingency	0.00%	0	0	0				
Total Construction Costs		19,515,992	172,708	19,035,607	0	0		
ENVIRONMENTAL ABATEMENT								
Soil Abatement			0					
Lead Abatement			0					
Asbestos Abatement			0					
Other			0					
Abatement Contingency (Agency determined)			0					
Abatement Total		0	0	0	0	0		
PROFESSIONAL FEES								
Architect's Fee Total	1.5%	299,976						
Architect's Fee - Design		224,982	1,991	224,982			<input checked="" type="checkbox"/>	
Architect's Fee - Supervision		74,994	664	74,994			<input checked="" type="checkbox"/>	
Architect's Reimburseables		0	0	0			<input checked="" type="checkbox"/>	
Marketing		70,542	624				<input checked="" type="checkbox"/>	
Surveys		27,520	244	27,520			<input type="checkbox"/>	
Soil Borings		3,600	32	3,600			<input type="checkbox"/>	
Payment & Performance Bond Premium			0				<input type="checkbox"/>	
Building Permit(s)		0	0	0			<input type="checkbox"/>	
Sewer-Water Access Charge		22,695	201	22,695			<input type="checkbox"/>	
Other Local Fees			0				<input checked="" type="checkbox"/>	
Appraisal Fee		0	0	0			<input checked="" type="checkbox"/>	
Energy Audit			0				<input checked="" type="checkbox"/>	
Energy Consultant			0				<input checked="" type="checkbox"/>	
Environmental Assessment		18,577	164	18,577			<input checked="" type="checkbox"/>	

DEVELOPMENT COSTS

		Total Costs	Per Unit	4% Credit Basis	9% Credit Basis	Historic Credits Basis	Inter- med. Costs	Comments
Cost Certification/Audit		9,000	80	0			<input checked="" type="checkbox"/>	
Market Study		638	6	638			<input checked="" type="checkbox"/>	
Tax Credit Fees (% of credits)		3,500	31				<input checked="" type="checkbox"/>	
Compliance Fees (1st year)		0	0				<input checked="" type="checkbox"/>	
Furnishings and Equipment		204,967	1,814	204,967			<input type="checkbox"/>	
Legal Fees		288,233	2,551	180,751			<input checked="" type="checkbox"/>	
Relocation Costs			0				<input checked="" type="checkbox"/>	
Other Fees	Civil Engineer	38,050	337	38,050			<input checked="" type="checkbox"/>	
Other Fees	Lease-Up Expenses	68,109	603	0			<input checked="" type="checkbox"/>	
Other Fees			0	0			<input checked="" type="checkbox"/>	
Other Fees			0				<input checked="" type="checkbox"/>	
Professional Fees Total		1,055,407	9,340	796,774	0	0		
DEVELOPER FEE								
Developer Fee		3,819,626	33,802	3,819,626			<input checked="" type="checkbox"/>	
Processing Agent			0				<input checked="" type="checkbox"/>	
Owner's Construction Representative			0				<input checked="" type="checkbox"/>	
Other Consultant Fees		0	0	0			<input checked="" type="checkbox"/>	
Other			0				<input checked="" type="checkbox"/>	
Developer Fee Total	15.0%	3,819,626	33,802	3,819,626	0	0		
SYNDICATOR/INVESTOR FEES								
Organization Fees		5,000	44				<input checked="" type="checkbox"/>	
Bridge Loan		43,616	386				<input checked="" type="checkbox"/>	
Tax Opinion			0				<input checked="" type="checkbox"/>	
Due Diligence Fees			0				<input checked="" type="checkbox"/>	
Other Fees			0				<input checked="" type="checkbox"/>	
Syndicator/Investor Fees Total		48,616	430	0	0	0		
FINANCING COSTS								
Construction Period Costs								
Hazard and Liability Insurance		33,145	293	443			<input type="checkbox"/>	
Construction Interest at:		925,799	8,193	787,186			<input checked="" type="checkbox"/>	
Builder's Risk Insurance			0				<input checked="" type="checkbox"/>	
Taxes During Construction		104,816	928	65,784			<input checked="" type="checkbox"/>	
MN Hsg Bridge Loan Origination Fee		0	0	0			<input checked="" type="checkbox"/>	
Construction Loan Origination Fee		56,876	503	55,686			<input checked="" type="checkbox"/>	
MN Hsg Inspection Fee		0	0				<input checked="" type="checkbox"/>	
Other Inspection Fee		0	0	0			<input checked="" type="checkbox"/>	
Other	STAR Loan Origination Fees	90,335	799	27,690			<input checked="" type="checkbox"/>	
Permanent Financing Costs								
MN Hsg 1st Mortgage Application Fee			0				<input checked="" type="checkbox"/>	
MN Hsg 1st Mortgage Origination Fee			0				<input checked="" type="checkbox"/>	
HUD/FHA MIP		110,250	976	64,312			<input checked="" type="checkbox"/>	
HUD/FHA Exam Fee		36,752	325	1,051			<input checked="" type="checkbox"/>	
HUD/FHA Inspection Fee		61,250	542	1,748			<input checked="" type="checkbox"/>	
Other Permanent Origination Fee		219,966	1,947	142,212			<input checked="" type="checkbox"/>	
Mortgage Insurance Premium	0.25%		0				<input checked="" type="checkbox"/>	
Bond Issuance Fee		326,250	2,887	214,994			<input checked="" type="checkbox"/>	
Bond Counsel		42,500	376	28,007			<input checked="" type="checkbox"/>	
Underwriter Counsel		35,000	310	23,065			<input checked="" type="checkbox"/>	
Trustee Fee		5,000	44	143			<input checked="" type="checkbox"/>	
Rating Agency		11,500	102	327			<input checked="" type="checkbox"/>	
Other Bond Fees			0				<input checked="" type="checkbox"/>	
Title and Recording		74,722	661	1,013			<input checked="" type="checkbox"/>	
Other	HUD Financing Fee	122,500	1,084	3,496			<input checked="" type="checkbox"/>	
Other			0				<input checked="" type="checkbox"/>	
Other			0				<input checked="" type="checkbox"/>	
Financing Costs Total		2,256,661	19,970	1,417,157	0	0		
TOTAL MORTGAGEABLE COSTS		28,126,302	248,905	25,069,164	0	0		

DEVELOPMENT COSTS

		Total Costs	Per Unit	4% Credit Basis	9% Credit Basis	Historic Credits Basis	Inter- med. Costs	Comments
RESERVES AND NON-MORTGAGEABLE COSTS								
Operating Reserve		300,000	2,655					
			0					
Other	Please Specify	Working Capital Escrow & Op	857,500	7,588				
			0					
			0					
Non-Mortgageable Costs Total		1,157,500	10,243	0	0	0		
TOTAL DEVELOPMENT COST								
Total Development Costs		29,283,802	259,149					
Total Basis for Tax Credits				25,069,164	0	0		
Total Intermediary Costs	% of total	23.52%	6,888,383					
RRDL Total Soft Cost - Owner's Match								
RRDL Eligible Construction Costs								

SOURCES

Total Development Cost from Development Costs tab: \$29,283,802

CONSTRUCTION SOURCES

Name of Source	Term	Rate	Amount	Per Unit	Committed	Notes
Wells Fargo Community Lending	1.5	3.00%	6,102,243	54,002	<input type="checkbox"/>	
				0	<input type="checkbox"/>	
				0	<input type="checkbox"/>	
				0	<input type="checkbox"/>	
				0	<input type="checkbox"/>	

Total Construction Financing 6,102,243 54,002

PERMANENT CAPITAL SOURCES OF FUNDING

Name of Source	Term	Rate	Amount	Per Unit	Committed	Include in HTC Gap	Notes (Enter info about status and estimated timing of funding)
First Mortgage	40	3.39%	10,548,400	93,349	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
General Partner Cash				0	<input checked="" type="checkbox"/>		
Syndication Proceeds			10,868,815	96,184	<input checked="" type="checkbox"/>		
State Historic Proceeds				0	<input type="checkbox"/>	<input type="checkbox"/>	
Federal Historic Proceeds				0	<input type="checkbox"/>	<input type="checkbox"/>	
Deferred Loan Request				0	<input type="checkbox"/>	<input type="checkbox"/>	
St. Paul STAR Grant/Loan	42	2.00%	200,000	1,770	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
St. Paul PED - Seller Note	42	1.00%	1,030,000	9,115	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
St. Paul PED - HOME Loan	42	0.00%	975,000	8,628	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Ramsey County ERF	N/A	0.00%	82,720	732	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Letters of Credit	3	0.00%	857,500	7,588	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
TIF			1,701,600	15,058	<input type="checkbox"/>	<input type="checkbox"/>	
				0	<input type="checkbox"/>	<input type="checkbox"/>	
				0	<input type="checkbox"/>	<input type="checkbox"/>	
				0	<input type="checkbox"/>	<input type="checkbox"/>	
				0	<input type="checkbox"/>	<input type="checkbox"/>	
				0	<input type="checkbox"/>	<input type="checkbox"/>	
				0	<input type="checkbox"/>	<input type="checkbox"/>	
Deferred Developer Fee			3,019,766	26,724	<input checked="" type="checkbox"/>		

Total Permanent Financing 29,283,802 259,149
FUNDING GAP REMAINING 0 0

PROPOSED RENTAL ASSISTANCE OR OPERATING SUBSIDY FUNDING

Type of Source	Name of Source	Term	# of Units	Amount	Per Unit	Committed
					0	<input type="checkbox"/>
					0	<input type="checkbox"/>
					0	<input type="checkbox"/>
					0	<input type="checkbox"/>

Total Proposed Rental Assistance or Operating Subsidy Funding 0 0 0

ADDITIONAL COSTS NOT INCLUDED IN TOTAL DEVELOPMENT COST

Minnesota Housing 1st Mortgage Escrow Requirements	Amount
Working Capital Escrow Revert to Standard	0
Rent Up Escrow Revert to Standard	0
Insurance Escrow	
Tax Escrow	
Other	
Other	

FEDERAL/LOCAL/PHILANTHROPIC CONTRIBUTIONS (Must be completed for inclusion in HTC Scoring for Federal/Local/Philanthropic Contributions. Refer to HTC Scoring.)

Contribution	Total Amount	Per Unit Amount	Committed
		0	<input type="checkbox"/>
		0	<input type="checkbox"/>
		0	<input type="checkbox"/>
		0	<input type="checkbox"/>
		0	<input type="checkbox"/>
		0	<input type="checkbox"/>

HOUSING TAX CREDIT INFORMATION

Credit Type (Check all that apply)

<input type="checkbox"/>	Newly constructed and not federally subsidized
<input checked="" type="checkbox"/>	Newly constructed and federally subsidized
<input type="checkbox"/>	Rehabilitation expenditures not federally subsidized
<input type="checkbox"/>	Rehabilitation expenditures federally subsidized
<input type="checkbox"/>	Existing Building
<input type="checkbox"/>	Allocation subject to non profit set aside under sec. 42(h)(5)

Minimum Set-Aside (At this time the Owner "irrevocably" elects one of the minimum set-aside requirements stated by Section 42 of the Internal Revenue Code)

<input type="radio"/>	20% of the units serving households at 50% of the area median
<input checked="" type="radio"/>	40% of the units serving households at 60% of the area median

TENANT FACILITIES / AMENITIES

Common Space - Non Unit		Sq Ft	Fee	Included in Basis?
Parking / Garages		31,625	40	<input type="checkbox"/>
Storage Lockers		2,000	25	<input type="checkbox"/>
Club House		0		<input type="checkbox"/>
Swimming Pool		0		<input type="checkbox"/>
Community Service Facility		0		<input type="checkbox"/>
Office		150		<input checked="" type="checkbox"/>
Other	Includes Storage Lockers	35,686	0	<input type="checkbox"/>

OTHER BASIS CONSIDERATIONS

Will any of the project financing be treated as or considered to be a Federal Grant or Tax-Exempt obligation

(Code Sec. 103)?

☒ Yes ☐ No

If yes, provide the following information:

Source of Funds:	Tax Exempt Bonds	LIHTC 4% Credits
Amount:	14,500,000	10,868,815
	Select one of the following:	Select one of the following:
	<input checked="" type="radio"/> N/A	<input type="radio"/> N/A
	<input type="radio"/> 4% credit	<input checked="" type="radio"/> 4% credit
	<input type="radio"/> Subtract from basis	<input type="radio"/> Subtract from basis

TAX EXEMPT BOND FINANCING

Are tax exempt bonds to be issued?

☒ Yes ☐ No

If yes, complete the following:

Total Aggregate Basis	25,069,164
Total Tax Exempt Bonds	14,500,000
Name of Bond Issuer	City of St. Paul
Date of allocation of bond volume cap	

ACQUISITION/REHABILITATION

Total Rehabilitation Expense		0
Lowest average rehabilitation attributable qualified basis per low income unit/building		
Average rehabilitation expense per low income unit per project		0
Adjusted basis		0

HOUSING TAX CREDIT INFORMATION

BUILDING GRID	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7	Column 8
	Date of Substantial Rehab by Seller	Date of Acquisition by Seller	Date of Original Certificate of Occupancy	Actual / Proposed Date of Rehab by Applicant	Number of Years Between Placed in Service (later of column 2, 3 or 4) and Rehab	Is 10 year rule violated for this project?	Average rehabilitation attributable qualified basis per low income unit for this building
Address of Building (list all buildings separately)							
720 East 7th Street			8/4/2016				
Total Buildings	1						

If less than 10 years since last placed in service, is the project eligible for a waiver under 42(d)(6)(B) or exemption under 42(d)(6)(A) or 42(d)(2)(D)?

☒ **Waiver**
☐ **Exempt**
☐ **No**
☐ **N/A**

If eligible for waiver under 42(d)(6)(B), what is the actual or proposed waiver date?

DETERMINATION OF CREDIT	
PROJECT APPLICABLE FRACTION	

Type of Residential Rental Units	# of Units	Sq Ft
----------------------------------	------------	-------

Type of Residential Rental Units	# of Units	Sq Ft
HTC Low Income Units	113	93,279
Market Rate Units / Non-HTC Units	0	0
TOTAL # HTC LOW INCOME + MARKET RATE	113	93,279
Unit and Area Fractions	100.00%	100.00%
APPLICABLE FRACTION (Lesser of Unit or Area Fraction)	100.00%	
Employee / Common Space Units	0	0
Total # and Sq Ft of Units	113	93,279

	State	Federal
--	-------	---------

	State	Federal
Qualified Rehabilitation Expenditures	0	0
Applicable Percentage	20%	20%
Historic Tax Credits	0	0
Investor Ownership Percentage		
Investor Tax Credits	0.00	0.00
Equity Factor		
Historic Credit Syndication Proceeds	0	0

	4%	9%	Total
--	----	----	-------

TOTAL BASIS		25,069,164	0	25,069,164
Less federal grant(s) used to finance qualifying development costs				0
Less amount of nonqualifying nonrecourse financing				0
Less nonqualifying excess portion of higher quality units				0
Less Historic Tax Credit (Residential Portion Only)				0
Less Rebates				0
<i>Portion not elig for High Cost Adj:</i>				
TOTAL ELIGIBLE BASIS	4%	9%		
High Cost Adjustment				
Total Eligible Basis Adjusted for the High Cost				
Applicable Fraction				
TOTAL QUALIFIED BASIS		32,589,913	0	32,589,913
Applicable Percentage		3.15%		
TAX CREDIT POTENTIAL FOR PROJECT		1,026,582	0	
ANNUAL TAX CREDITS FROM BASIS CALCULATION		1,026,582		

Applicable Sources will populate from the Capital Sources of Funding Grid

Source	Amount
--------	--------

[illegible]

DETERMINATION OF CREDIT

Equity Factor/Syndication Rate	1.0400	
10 Year Credit Gap	28,157,501	
Annual Credit Gap	2,815,750	
Annual Basis Credit	1,026,582	
Maximum Tax Credit Allowed	1,026,582	
MN Housing Approved Maximum Tax Credit	1,026,582	
Credit Amount Previously Allocated and/or Reserved		
Maximum Credit Requested at this time	1,026,582	<input checked="" type="checkbox"/>
Total Calculated Credit Allocation	1,026,582	
Manual Credits Requested at this time		
Ten Year Gross Tax Credits	10,265,820	
Equity Factor	1.0400	
Investor Ownership Percentage	99.98%	
Gross Syndication Proceeds	10,674,318	
Manual Syndication Proceeds	10,868,815	

Requesting waiver
of limit per
development

TAX CREDIT SYNDICATION

If individual, attach a description explaining how the tax benefits will be used.

Type of Offering: ☒ **Syndicated** ☐ **Individual/Private Placement**

Housing Tax Credits					
Pay-In Amount	% of Pro-ceeds	Anticipated Date of Pay-In	Describe Milestones	Required Reserve Amounts	Developer Fee Amount
2,163,184	19.90%	6/1/2015	Closing	0	0
6,662,695	61.30%	3/23/2017	Completion	0	0
2,042,936	18.80%	8/1/2017	Stabilization	300,000	931,592
10,868,815	100.00%			300,000	931,592

Historic Tax Credits					
Pay-In Amount	% of Pro-ceeds	Anticipated Date of Pay-In	Describe Milestones	Required Reserve Amounts	Developer Fee Amount
0				0	0

DEVELOPMENT TEAM

Project Sponsor /		Guarantors: Please list each below
Parent Company	Dominium Development & Acquisition, LL	Paul Sween
Address	2905 Northwest Blvd., # 150	Armand Brachman
City	Plymouth State MN Zip Code 55441	Mark Moorhouse
Federal Tax ID #		
Executive Director/		
CEO/President	Paul Sween & Armand Brachman	
Phone	Fax	
Email		
Contact Person and Title	Ahmed Abdelhameed	
Phone	763-354-5627 Fax	
Email	ahmed.abdelhameed@dominiuminc.com	

Developer	St. Paul Leased Housing Development VI, LLC
Contact Person	Owen Metz
Address	2905 Northwest Blvd. # 150
City	Plymouth
State	MN Zip Code 55441
Phone	763-354-5618 Cell Phone 920-210-1428
Email	ometz@dominiuminc.com
Is Project Sponsor a Related Entity?	Yes

Architect	BKV Group
Contact Person	Mike Krych
Address	222 North Second Street
City	Minneapolis
State	MN Zip Code 55401
Phone	612-339-3752 Cell Phone
Email	mkrych@bkggroup.com
Is Project Sponsor a Related Entity?	No

Owner/Mortgagor	St. Paul Leased Housing Associates VI, LLLP
Contact Person	Owen Metz
Address	2905 Northwest Blvd. # 150
City	Plymouth
State	MN Zip Code 55441
Phone	763-354-5618 Cell Phone 920-210-1428
Email	ometz@dominiuminc.com
Is Project Sponsor a Related Entity?	Yes

Management Company	Dominium Management Services, LLC
Contact Person	Jean Ferguson
Address	2905 Northwest Blvd, # 150
City	Plymouth
State	MN Zip Code 55441
Phone	763-354-5580 Cell Phone
Email	jferguson@dominiuminc.com
Is Project Sponsor a Related Entity?	Yes

General Partner 1	St. Paul Leased Housing Associates VI, LLC
Contact Person	Owen Metz
Address	2905 Northwest Blvd., # 150
City	Plymouth
State	MN Zip Code 55441
Phone	763-354-5618 Cell Phone 920-210-1428
Email	ometz@dominiuminc.com
Is Project Sponsor a Related Entity?	Yes
% of ownership	0.0050%

Service Provider	Not Applicable
Contact Person	
Address	
City	
State	Zip Code
Phone	Cell Phone
Email	
Is Project Sponsor a Related Entity?	

General Partner 2	Not Applicable
Contact Person	
Address	
City	
State	
Phone	Cell Phone
Email	
Is Project Sponsor a Related Entity?	
% of ownership	

Tax Credit Syndicator	Wells Fargo
Contact Person	Meghan Anderson
Address	1700 Lincoln St
City	Denver
State	CO Zip Code 80203
Phone	Cell Phone
Email	meghan.e.anderson@wellsfargo.com
Is Project Sponsor a Related Entity?	No

DEVELOPMENT TEAM

General Partner 3	Not Applicable		
Contact Person			
Address			
City			
State		Zip Code	
Phone		Cell Phone	
Email			
Is Project Sponsor a Related Entity?			
% of ownership			

Processing Agent	Not Applicable		
Contact Person			
Address			
City			
State		Zip Code	
Phone		Cell Phone	
Email			
Is Project Sponsor a Related Entity?			

General Contractor	Weis Builders		
Contact Person	Marc Basara		
Address	7645 Lyndal Avenue S		
City	Minneapolis		
State	MN	Zip Code	55423
Phone	(612) 243-5000	Cell Phone	
Email	marcbasara@weisbuilders.com		
Is Project Sponsor a Related Entity?		No	

Attorney	Winthrop & Weinstine		
Contact Person	Jeff Drennan		
Address	225 South 6th Street, suite # 3500		
City	Minneapolis		
State	MN	Zip Code	55402
Phone	612-604-6730	Cell Phone	
Email	jdrennan@winthrop.com		
Is Project Sponsor a Related Entity?		No	

IDENTITY OF INTEREST

The purpose of this tab is to show if any individual or entity for the Project is Controlled By, In Control Of, Affiliated With, a Related Party to, or has an Identity of Interest with any of the other individuals or entities for the Project. The Project Sponsor/Parent Company column will be pre-populated with checkmarks from the Development Team tab if the answer to the question 'Is Project Sponsor a Related Entity' is 'Yes'. Corrections to this column must be made on the Development Team tab. Indicate all other applicable Identities of Interest on this tab by checking the applicable boxes. Include a detailed description of any of the relationships having an Identity of Interest.

	Project Sponsor/Parent Company	Developer	Owner/Mortgagor	General Partner 1	General Partner 2	General Partner 3	Architect	Management Company	Service Provider	Tax Credit Syndicator	Processing Agent	General Contractor	Attorney
Developer	<input checked="" type="checkbox"/>												
Owner/Mortgagor	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>											
General Partner 1	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>										
General Partner 2	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>									
General Partner 3	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>								
Architect	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>							
Management Company	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>						
Service Provider	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>					
Tax Credit Syndicator	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				
Processing Agent	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
General Contractor	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Attorney	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Other													

Explanation of identified Identities of Interest:

Members of the parent company / project sponsor are also members of the entities identified above.

BUILDINGS

Complete the following information for all buildings in the Project. Enter Primary Address on Project Description Tab.

Building Number	Address	City	Zip	County	Latitude #VALUE!	Longitude #VALUE!	Number of Units 113	Year Built 2016	Construction Type New Construction	Occupied? Yes
Primary	720 East 7th Street	Saint Paul		Ramsey						
2										
3										
4										
5										
6										
7										
8										
9										
10										
11										
12										
13										
14										
15										
16										
17										
18										

PRESERVATION

NOTE: This tab must be completed **ONLY** if you are requesting RFP resources for imminent or High Risk Preservation. All white fields represent answers linked from completed fields on other tabs. All items highlighted in light blue require completion by the applicant. Additional documentation and narrative answers, as required per the Application Checklist, must adequately support all answers below.

PROJECT INFORMATION

Development Name	East 7th & Bates Senior Development	Day Number	
Development City	Saint Paul	Census Tract Number	2721203100
Developer	St. Paul Leased Housing Development VI, LLC	Jobs Growth Area	
Total Units	113	HH Growth Area	
First Lease-Up Year		Rent Burdened Area	

Target Population	# Units
General Occupancy	0
Single	0
Family	0
Elderly	113
LTH	0
Disabled	0
Supportive Housing	0

PRESERVATION ACTIVITY

Type of Federal Subsidy	# of Units	% of Total Units At Risk of Loss?	Subject to Long-Term Use Restrictions?	Preservation of Existing HTC?	Stabilization	Supportive Housing
				Imminent Risk?	Stabilization Plan?	Existing Supp Hsg?
		0%		High Risk?	# of Affordable Units	# of Supp Hsg Units
		0%		# HTC Units	% of Total Units	% of Total Units
		0%		113	0%	0%
	0			100%		

EXPIRATION OF FEDERAL ASSISTANCE OR HTC

Expiration of Federal Assistance or HTC	Earliest Eligible Date	Contract Terms
<input type="checkbox"/> Opt-Out		Begin Date
<input type="checkbox"/> Pre-Payment		Expiration Date
<input type="checkbox"/> Mortgage Maturity		Most Recent Renewal Date
<input type="checkbox"/> Qualified Contract Eligibility (HTC Only)		Renewal Type

RFP FUNDS REQUESTED

RFP FUNDS REQUESTED	Amount	CONSTRUCTION COSTS	Amount	Per Unit	PROPERTY VALUE	Amount
Capital Funding		Description			Description	
UMIR First Mortgage		TDIC	\$29,283,802	\$259,149	Acquisition Price	\$1,430,000
Deferred Loans		Total Rehab	\$0	\$0	Outstanding Debt	\$0
HTC	\$1,026,582	Total of "Immediate Physical Needs" as defined in Narratives			Estimated Proceeds to Seller As-is Appraisal	\$0
<input type="checkbox"/> Agency Allocation		Property Csh and Reserves Available as defined in Narratives			Income-Based Value	\$9,814,248
<input type="checkbox"/> Suballocator					7.0% Cap Rate	
Subsidy Funding						
Rental Assistance	\$0					
Operating Subsidy	\$0					
TOTAL FUND REQUEST	\$1,026,582					

PROJECT RENTS AND MARKET COMPARABLE RENTS

Unit Type	# of Units	Approx Sq Ft	Monthly Contract Rent	Mkt Rent Based on Comps	Market Differ-ential	Total Annual Contract Rent	Tenant Paid Utilities	Monthly Gross Rent	Rent Limit	Program Type					
										HTC	HOME	LTH	RRDL	Ownr Occ	Empl Occ
1BR	80	744	95.2			913,920	\$65	\$1,017	60%	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2BR	10	1023	1,114			133,680	\$107	\$1,221	60%	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2BR	14	1023	920			154,560	\$107	\$1,027	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2BR	7	1023	920			77,280	\$107	\$1,027	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2BR	2	1023	868			20,832	\$107	\$975	50%	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			0							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			0							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			0							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			0							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			0							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			0							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			0							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			0							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			0							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			0							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			0							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			0							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			0							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			0							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			0							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			0							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			0							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			0							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			0							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			0							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			0							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			0							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			0							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			0							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			0							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			0							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			0							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			0							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			0							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			0							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			0							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			0							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			0							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			0							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			0							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			0							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			0							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			0							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			0							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			0							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			0							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			0							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			0							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			0							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			0							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			0							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			0							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			0							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			0							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			0							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			0							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			0							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			0							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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